



Mt. Shasta General Plan HOUSING ELEMENT

6TH CYCLE (2023 - 2031)

Public Review Draft
May 17, 2023



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CHAPTER 1 – INTRODUCTION

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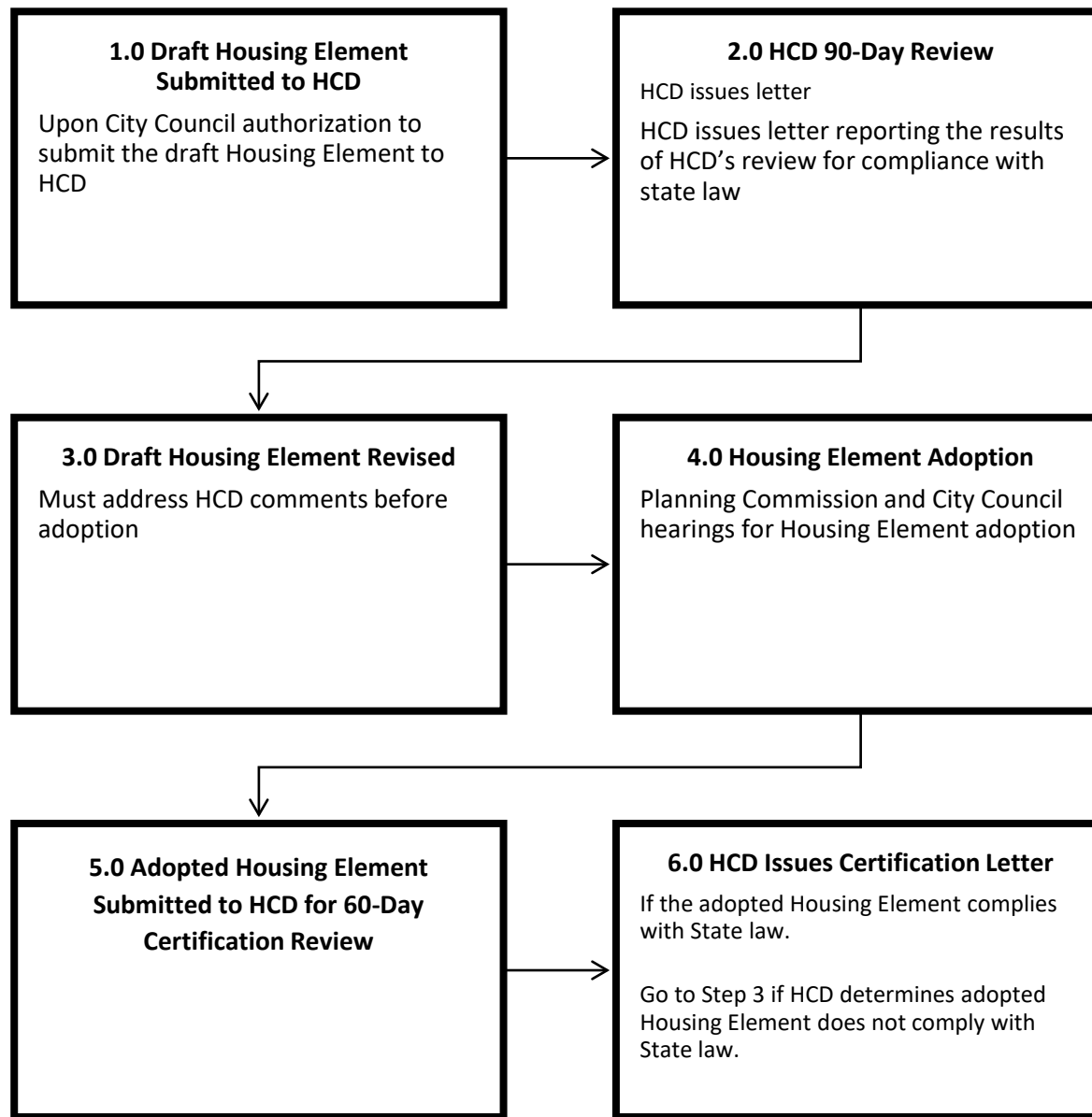
1.0 Overview

The Housing Element is a mandatory ~~general plan element, and is an~~ element of the Mt. Shasta General Plan. State law establishes that each city accommodate its fair share of affordable housing as an approach to distributing housing needs throughout the ~~s~~State. State Housing Element law also recognizes that in order for the private sector to address housing needs and demand, local governments must adopt land-use plans and implementing regulations that provide opportunities for, and do not unduly constrain, housing development by the private sector. Unique from other general plan elements, State law requires local governments update their housing element every eight years.

Housing Elements are also subject to detailed statutory requirements. Unlike other general plan elements, Housing Elements are subject to review and approval (referred to as “certification”) by the State. The California Department of Housing and Community Development (HCD) reviews every local government’s Housing Element and determines whether it complies with ~~state~~State law. Because the Housing Element is part of the City’s General Plan, obtaining ~~HCD~~housing element approval from HCD is critical for maintaining the City’s General Plan compliance. ~~Additionally~~Moreover, ~~often there are~~ State funding programs for transportation, infrastructure, and housing that require (or consider) a local jurisdiction’s compliance with Housing Element Law. Figure 1 below illustrates the process of Housing Element preparation and adoption and HCD’s role in this process.

The Housing Element is a policy document that identifies Mt. Shasta existing and future housing needs and establishes proposed actions to facilitate the provision of housing to meet those needs ~~at for~~all income levels. The Housing Element’s policies and programs in Chapter 2 reflect a combination of the ~~unique~~concerns of the local Mt. Shasta community along with new ~~state~~State housing mandates ~~that aim to allow for the “attainment of decent housing and a suitable living environment for every Californian”~~. The purpose of the Housing Element is to establish specific goals and policies relative to the provision of housing, and to adopt a program to accomplish the City’s housing goals and policies. In addition, the Element identifies and analyzes housing needs and resources and constraints to meeting those needs.

Figure 1



This is Mt. Shasta's sixth Housing Element and it plans for the years 2023-2031. State law (Government Code Sections 65580 through 65589) mandates the contents of the Housing Element. By law, the Housing Element must contain all of the following:

- An analysis of housing needs of the city's population and to adequately plan to meet the existing and projected housing needs, including the jurisdiction's share of the regional housing needs allocation (RHNA).
- An inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment.
- An analysis of housing constraints that impact housing production that identifies and analyzes potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for people with disabilities.
- Programs that implement the city's housing policies. Each jurisdiction must identify specific programs in its housing element that will allow it to implement the stated policies, and achieve the stated goals and objectives.
- An analysis of the jurisdiction's progress to implement the housing programs of the previous housing element, and the effectiveness of the programs.
- Actions that meaningfully promote and further fair housing opportunities in the community.

The Housing Element must also identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of very low-, low-, and moderate-income households; address governmental constraints to housing maintenance, improvement, and development; address the conservation of the existing affordable housing stock, and how the condition of the existing housing stock in need of improvement the condition of the existing affordable housing will be achieved stock; and promote housing opportunities for all persons.

Even though the focus of the Housing Element is on lower- and moderate-income households, the Element must address the housing needs and policy issues for the entire community and be consistent with the adopted policies of the rest of the General Plan.

2.0 Regulatory Context

Since Mt. Shasta's 5th cycle Housing Element was adopted in 2014, a significant number of housing laws have been enacted. These new housing laws mandate new analyses or programs in each Housing Element and apply to the 2023-2031 Mt. Shasta Housing Element update. Wherever available, City staff has consulted the HCD guidance memos to prepare this Housing Element. These housing and Housing Element new laws include, but are not limited to:

- Accessory Dwelling Units (AB 3182, AB 671, AB 68, AB 587, AB 670, AB 881, SB 13) – These new laws limit local jurisdictions' ability to restrict the development of accessory dwelling units (ADU) in a variety of ways and mandate streamlined, ministerial approval of ADUs within defined conditions. For the purpose of the Housing Element, they clarify that a local agency may identify an ADU or JADU as an adequate site to satisfy RHNA housing needs. AB 671 specifically requires that Housing Elements include a plan to

incentivize and promote the creation of ADUs that can offer affordable rents for very-low, low-, or moderate-income households.

- **Affirmatively Furthering Fair Housing (AB 686)** – All Housing Elements adopted on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) prepared in accordance with HCD program guidance, an analysis of the Adequate Sites Inventory, a matrix of identified contributing factors to fair housing issues, and a program of actions that promote and affirmatively further fair housing opportunities throughout the community.
- **No Net Loss (SB 166)** – As jurisdictions make decisions regarding zoning and land use, and as development occurs, jurisdictions must have a program to assess their ability to accommodate new housing on the remaining sites in their Housing Element site inventories. A jurisdiction must add adequate sites if land use decisions or development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category.
- **Replacement housing (Gov. Code § 65583.2 subd. (g)(3))** – A program for a policy requiring developers provide replacement units when occupied by, or deed restricted to lower-income households within the last 5 years, are converted or demolished
- **Site Inventory (SB 6, AB 1397, AB 1486, AB 686, AB 725)** – The Housing Element establishes a jurisdiction’s strategy to plan for and facilitate the development of housing over the planning period by providing an inventory of land adequately zoned or planned to be zoned for housing and programs to implement the strategy. These laws modified the content of the site inventory, including new analyses for capacity calculations, infrastructure requirements, suitability of non-vacant sites, size of site and density requirements, location requirements, sites identified in the previous Housing Element and rezone program requirements, among others.
- **Emergency shelters and other emergency housing (AB 101, AB 2339)** – provides that the sites identified for emergency shelters must be in residential areas or are otherwise suitable, thus prohibiting local governments from situating shelters in industrial zones or other areas disconnected from services. The law also seeks to ease constraints on the development of emergency shelters by requiring that any development standards applied to emergency shelters be "objective." AB 101 added navigation centers as a form of housing to help alleviate homelessness, and as a use by-right as specified.
- **Supportive housing developments (AB 2162)** – Mandate for local governments to allow qualifying permanent supportive housing developments as a by-right use in multifamily and mixed use zones.

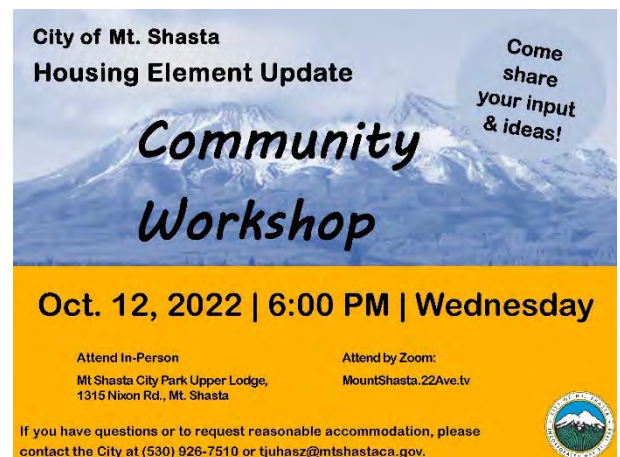
3.0 Public Participation

Public participation is an important part of developing the City’s Housing Element. The information obtained through public meetings, surveys, and stakeholder interviews provide insight to the true needs of the community. While the City’s RHNA may be low, the actual need of the community may be much greater. Through the public participation process the City can identify what issues and obstacles people may be experiencing when trying to find housing. As part of the Housing Element update process, the City implemented the State’s public participation requirements in Housing Element Law, set forth in Government Code Section 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 Housing Element was developed through the combined efforts of City staff, the Planning Commission, the City Council and the City's consultant. The inclusion of community stakeholders in the Housing Element public participation process helps ensure appropriate housing strategies are more efficiently and effectively evaluated, developed, and implemented. In an effort to involve all segments of the community, City staff and consultants developed a community outreach program including announcements on the City website, interviews, opportunity for housing element review and input at Planning Commission and City Council workshops and hearings. Public participation played a critical role in the formulation and refinement of the City's housing goals, policies, and programs. Public comments received during public meetings and workshops, as part of the community surveys, as written correspondence submitted to the City, etc. has been reviewed, and input that relates directly and is consistent with State housing element law and HCD requirements has been incorporated. The City's outreach efforts are summarized below.

City Council Meeting on August 8, 2022: This meeting was noticed on the City's website, email notification to interested parties was sent out, and flyers were distributed online with print copies posted at City Hall. The meeting presentation introduced the Housing Element and update process, provided an overview of the essential components of housing elements, reviewed the City's regional housing needs allocation (RHNA), identified recent legislation, discussed current City demographics, and gathered public input on housing needs and opportunities.

Public Workshop on October 12, 2022: This meeting was noticed on the City's website, email notification to interested parties was sent out, and flyers were distributed online with print copies posted at City Hall. The meeting was conducted in person with an option for attendees to participate virtually. The meeting presentation introduced the Housing Element and update process, provided an overview of the essential components of housing elements, identified recent legislation, and discussed current City demographics. Meeting participants were asked to: describe their experience seeking out housing, identify challenges and/or opportunities for housing, and to identify housing priorities in the City.



Verbal comments received during these two workshops are compiled and presented in Appendix E. Attendees of these meetings expressed the desire to preserve Mt. Shasta's village/small town feel and the natural amenities, and concern that denser residential development may change that. Many commenters expressed concern about the availability of jobs and housing affordability; the impact of short-term rentals and second homes on the availability of housing in the City. Also, concern was expressed regarding long-term rental properties being held vacant. Also, commenters noted that people are spending too much money for housing, leaving less money for food and other necessities regardless of tenure. Commenters also indicated that increasing costs for construction materials and labor contribute to increasing housing costs.

Commenters offered suggestions for improving affordability: adaptive reuse of the Crystal Geyser (a former water bottling plant that is outside City limits) and Roseburg Landing (former lumber mill property owned by the City) properties; allowances for tiny house villages; community land trusts; building regulations that allow for alternative sustainable and more affordability construction materials and techniques.

Community Survey: From October 12, 2022 until November 15, 2022, an anonymous community survey was released to solicit input on housing needs and concerns. The survey was made available online using a platform, SurveyMonkey™, is optimized for mobile devices. Paper copies of the survey were also available at City Hall. The City published regular reminders on their website and on their NextDoor™ page to encourage community participation. One hundred ninety-nine (199) surveys were completed. All economic segments of the community, including lower income households, participated in the community survey with 20.6% indicating their household income was under \$30,000. The complete results are contained in Appendix E, and Table 1-1 below provides a summary of the survey results.

Table 1-1

Question Type	Response (Majority and/or Top 3)
Q1 Live and Work	32.6% Work + live in City 32.6% Live outside city but rely on City 19.6% Live in City and retired/do not currently work
Q2 Renter or Owner	74.4% Owner
Q3 Total Monthly Rent or Mortgage	32% Do not pay either 17.59% \$1,001 – \$1,500 15.08% \$1,501 – \$2,000
Q4 Live in City Limits	38.7% Do not live in City limits 20.6% 20+ years
Q5 Length in current residence	46.2% More than 10 years
Q6 Household size	54.8% 2 people
Q7 Housing Type	82% Single family residence
Q8 # of dwelling units on property	75.4% 1 dwelling unit
Q9 Satisfied w/ current housing	84.4% Yes
Q10 Desire to own home in City	49.8% Other: Already own (in or out of City)
Q11 Places within 1 mile: Top 3	65% Grocery 64% Park 57% School
Q12 New housing barriers: Top 3	44% People cannot afford to build 32% Community resistance to build 30% Permitting too expensive
Q13 Agree/ Disagree: Existing Housing stock/ conditions	67% lacks adequate/ affordability 70% lacks adequate rental housing
Q14 Type of housing needed:	80% Affordable apartment rentals

Question Type	Response (Majority and/or Top 3)
	70% Senior housing
	63% Duplexes, condos, attached multi-
	63% Single family residence detached
	58% Transit oriented development (TODs)
	57% special needs, disability, homeless
Q15 Challenges to rental housing	60% N/A - already own
	25% limited affordable long-term housing
Q16 Age	33.7% 61-70 years
Q17 Check all that apply	homeowner/senior
Q18 Total Household Income	20.6% below \$30,000
	19.6% Decline to state
	18.09% Over \$100,000
Q20 How did you hear about survey?	referral

Question 19 of the Community Survey was an optional, open-ended question that asked respondents, “Are there any additional thoughts you would like to add as the Mt. Shasta considers drafting Goals, Policies, and Programs for the Housing Element Update?”. Table 1-2 below summarizes the common themes and topics expressed in the 149 responses provided.

Table 1-2
Question 19: Common Response Themes and Topics

Too much industrial zoning/ increase infill housing
Limit short term/vacation rentals
Lack of consistent planner
Educating/ understanding local community issues
Wildfire severity/ increase defensible space
Limited economic opportunities
Limited rentals accepting pets
Preserve Volcanic Legacy Scenic Byway/ "mountain town" feel
Lack of multi-generational housing
Lack of land trusts
Lack of ADUs/ expensive permitting
Existing housing stock is outdated/ lack of updated units/SFR
Increase markings for roadways that <u>are</u> shared for bicycles and automobiles.
Increased economic dislocation

Housing Element Webpage: In addition to posting meeting notices and Housing Element update information on the City's website, a webpage dedicated to the 2023-2031 Housing Element update was created and maintained (<https://www.siskiyou-housing.com/mt-shasta/>). This webpage provided easy access to project documents including Housing Element information and resources, meeting presentations, survey link and results, and ability to submit comments and sign up for notices through the contact form.

Stakeholder Interviews: In the late summer/early fall of 2022, the City reached out to a broad range of stakeholders including those working to address special needs housing issues, transitional and supportive housing needs, and community health issues in the City and the County. However, due to recent wildland fires, one in Weed and one near Yreka, only two stakeholders were available for an interview and complete the stakeholder survey. In Spring 2023, the City will be reinitiating stakeholder interviews.

The executive directors of Great Northern Services and the Mt. Shasta Community Resource Center were able to provide input, and their complete questionnaires are included Appendix E. The Project team asked interviewees about fair housing issues, and sought opinions on possible solutions to overcome constraints. The input the City has received as of this writing is incorporated into its AFFH analysis in Appendix A and housing plan, as well as into a variety of programs throughout the policies and programs (see Chapter 2). Many of the issues identified in the two interviews are similar to those expressed in the October 2022 community survey discussed above:

- There is a need for a variety and balance of housing types for the City's demographics.
- Need housing that is affordable for all incomes categories.
- Need to improve/centralize information available about housing programs including available rentals.

- Low inventory of housing, and limited availability of rental housing
- High rent/prices relative to the rest of Siskiyou County.
- Infrastructure is a constraint, including costs associated with connections and upgrades.
- Short term rentals are negatively affecting the availability of housing.
- Housing types that by design are less costly and quicker to build, e.g., permanent tiny homes, manufactured housing.
- Other issues affecting housing include fires, climate, drought.
- Displacement that was caused by recent fires.
- Aging infrastructure in older towns, and infrastructure replacement cost is high.

These needs identified to date are incorporated into this document through policies and programs that encourage a diverse range of housing types that can be accessed by individuals and families from all income levels, and remove governmental barriers to housing production.

Local and regional stakeholders identified during the Housing Element update process were:

- Dignity Health, Mercy Medical Center
- PSA 2 Area Agency on Aging
- Siskiyou County Domestic Violence & Crisis Center
- Cascade Small Business Development Ctr
- Danco
- Far Northern Regional Developmental Disabilities Center
- Great Northern Services
- Karuk Tribal Commission or Karuk Housing Authority
- Mt. Shasta Chamber of Commerce
- Mt. Shasta Community Resource Center
- Mt. Shasta Senior Citizens Nutrition Program
- NorCal Continuum of Care
- Remi Vista
- Siskiyou Community Resource Collaborative
- Siskiyou County Association of Realtors
- Siskiyou County Economic Development Council
- Siskiyou County Public Health and Community Development
- Siskiyou County Special Education Office
- Siskiyou Habitat for Humanity
- Siskiyou Home Health Services
- Siskiyou Opportunity Center
- Team Shasta

4.0 General Plan Consistency

This Housing Element is a stand-alone document intended to replace the City's previous Housing Element adopted in 2014. It is intended to become an integral part of the City's existing General Plan. Chapter, section, objective, and program numbering in this Housing Element conform to that of the Mt. Shasta General Plan (2008).

The California Government Code requires internal consistency among the various elements of a general plan. Section 65300.5 of the Government Code states that the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of policies for the adopting agency. Section 65302 of the Government Code requires cities and counties to amend the safety and conservation element of the general plan to include analysis and policies regarding flood hazard and flood management information. The Federal Emergency Management Agency has not mapped floodplains in the Mt. Shasta planning area, with the exception of the shore of Lake Siskiyou and a narrow fringe area along the Sacramento River. This area is outside the City limits and will not constrain development within the city.

The City has reviewed the other adopted elements of the general plan and has determined that this element is consistent. The City will maintain this consistency as future general plan amendments are processed by evaluating proposed amendments for consistency with all elements of the general plan.

5.0 Analysis of the Previous Housing Element

An important aspect of the Housing Element is an evaluation of achievements of the implementation of programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and the extent to which these programs continue to be relevant in addressing current and future housing needs in Mt. Shasta. The evaluation also provides the basis for recommended modifications to programs and the establishment of new objectives in the Housing Element. Chapter 2 – Goals, Policies, and Programs contains the City's objectives and programs for the past planning period (2014-2019).

6.0 Looking Ahead

During the 6th cycle planning period (2023 to 2031), the City will pursue opportunities for regional coordination to better address housing issues. While housing issues may not be uniform between Siskiyou County and the eight cities, Mt. Shasta believes there are likely more shared issues and solutions as many housing issues do not occur in isolation. Also, there are many small jurisdictions in Siskiyou county and bringing the resources to bear to prepare a legally sufficient housing element is overly burdensome, and for that reason prior to the start of the 7th cycle, the City would appreciate the Department of Housing and Community Development being willing to support the preparation of a regional housing element for the Siskiyou county region.

7.0 Key Definitions and Acronyms

Below are commonly used and important terms and acronyms used throughout the Housing Element, although this is a partial list. Please see Appendix D – Glossary for a comprehensive list.

AB. Assembly Bill. Oftentimes the year that the bill was signed into law follows in parathesis, e.g., AB 5 (2021).

Above Moderate Income. Above moderate income households are defined as households with incomes over 120 percent of the county median.

Accessory Dwelling Unit (ADUs). Accessory dwelling units are also commonly referred to as secondary units, granny flats, or cottages, are small secondary small dwelling units located next to or attached to a single-family home.

Affirmatively Furthering Fair Housing (AFFH). Affirmatively Furthering Fair Housing, also known as Assembly Bill 686, is defined as “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

Affordability. Annual cost of housing includes mortgage, principal and interest payments as amortized over 25 years with a 25 percent down payment or gross rent that does not exceed 30 percent of gross annual household income or 30 percent of gross annual income devoted to rental housing, including utilities are defined as “affordable”.

American Community Survey (ACS). The American Community Survey is a demographics survey program conducted by the U.S. Census Bureau.

Area Median Income (AMI). This is the median, or middle point, of the incomes of every household in a given area. This means that half of the households in the area earn above the AMI and half of the households earn below it. AMI is a metric that is used to benchmark incomes levels. The income benchmark are calculated and adjusted based on family/household size.¹ Therefore, a single individual will have a lower income threshold than a family of four. Most federal and state housing programs qualify participant eligibility based on household income levels. To accomplish this, many State housing programs utilize the same benchmark of income data released by HCD. The State’s AMI may be used also to calculate affordable housing costs for applicable housing assistance programs. State law requires HCD to annually update the AMI limits based on HUD revisions to the Public Housing and Section 8 Income Limits, which HUD also updates annually or nearly so. In accordance with statutory provisions, HCD makes revisions to HUD’S Public Housing Section 8 Income Limits. One of those revisions is, “if necessary, increase a county’s area median income to equal California’s non-metropolitan median income”.² The non-metropolitan median income is determined by HUD, and in 2022 it was \$80,300 for California. HCD applied HUD’s on-metropolitan income to The Siskiyou County AMI for 2022, resulting in an AMI benchmark of is \$80,300 for a family of four. The median household income (in 2021) dollars for California is \$84,097.

At-Risk Housing. Applies to existing subsidized affordable rental housing units, especially federally subsidized developments, that are threatened with conversion to market rents because of termination of use restrictions, due to expiration or non-renewal of subsidy arrangements.

By-Right. The City’s review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the City’s ordinance implementing the Subdivision Map Act. A City ordinance may provide that “use by right” does not exempt the use from design review. However, that design review shall not constitute a “project” for purposes of Division 13

¹ See HCD’s briefing materials for the State Income Limits for 2022: <https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf>

² Ibid.

(commencing with Section 21000) of the Public Resources Code. [Reference Government Code section 65583.2 (i)]]

Comprehensive Housing Affordability Strategy (CHAS). Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data, demonstrate the extent of housing problems and housing needs, particularly for low income households.

Density. This refers to the number of housing units on a unit of land (e.g., ten units per acre).

Disability. As used in Appendix A, Needs Assessment, the 2020 American Community Survey (ACS) and Puerto Rico Community Survey 2020 Subject Definitions, are used. Disability is defined as the product of interactions among individuals' bodies; their physical, emotional, and mental health; and the physical and social environment in which they live, work, or play.

Dwelling Unit. Any residential structure, whether or not attached to real property, including condominium and cooperative units and mobile or manufactured homes. It includes both one-to-four-family and multifamily structures. Vacation or second homes and rental properties are also included.

Emergency Shelter. Housing with minimal supportive services for persons experiencing homelessness and occupancy is limited to six months or less. No individual or household may be denied emergency housing because of inability to pay. Emergency shelter includes other interim housing interventions, including but not limited to, a navigation center, bridge housing, and respite or recuperative care. [Government Code Sections 65582(d) and 65583(a), and Health and Safety Code Section 50801]

Extremely Low Income (ELI) Households. Extremely low income is a subset of very low-income households, and is defined as 30 percent (or less) of the county area median income.

Gov't Code, Gov. Code, or GC. The Government Code of the State of California.

Household. A household is made up of all persons living in a dwelling unit whether or not they are related by blood, birth, or marriage.

HUD. The United States Department of Housing and Urban Development is cabinet level department of the federal government that oversees program and funding for affordable housing laws, development, and federally funded financial assistance.

Income Categories. The federal and state governments require that local jurisdictions consider the housing needs of households in various "income categories." Income categories are determined by the median household income at the local level.

Junior Accessory Dwelling Unit. A junior accessory dwelling unit (JADU) means a housing unit that is no more than 500 square feet in size and contained entirely within an existing single-family structure. A JADU may include separate sanitation facilities, or may share sanitation facilities with the existing structure. (Reference: Gov. Code § 65852.22(g)(1).)

Low Income (LI) Households. Low income households are defined as households with incomes between 50 percent and 80 percent of the area median household income.

Median Income. Each year, the federal government calculates the median income for communities across the country to use as guidelines for federal housing programs. Area median incomes are set according to family size.

Moderate Income Households. Moderate-income households are defined as households with incomes between 80 percent and 120 percent of the county median.

Mt. Shasta Municipal Code (MSMC). Pursuant to the California Government Code, the adopted Mt. Shasta Municipal Code is prepared by the City Clerk and City Attorney of the City of Mt. Shasta, and as published by the City of Mt. Shasta.

Multifamily Dwelling. A structure 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.

Regional Housing Needs Assessment (RHNA). A determination by a council of governments (COG) (or by the California Department of Housing and Community Development (HCD) of the existing and projected need for housing within a region. The RHNA numerically allocates the future housing need by household income group for each locality within the region. This housing allocation must be reflected in the locality's housing element of the general plan.

SB. Senate Bill. Oftentimes the year that the bill was signed into law follows in parathesis, e.g., SB 10 (2021)

The California Department of Housing and Community Development (HCD). This department within the California Business, Consumer Services, and Housing Agency “helps to provide stable, safe homes affordable to veterans, seniors, young families, farm workers, people with disabilities, and individuals and families experiencing homelessness”. HCD is responsible for reviewing and approving all Housing Elements in the state.

Very Low Income (VLI) Households. Very low-income households are defined as households with incomes less than 50 percent of the median income.

CHAPTER 2 – GOALS, POLICIES, AND IMPLEMENTATION PROGRAMS

This chapter of the Housing Element contains the City's goals and policies, and the proposed strategy to implement ~~its the City's housing~~ goals and policies. The ~~objective of the housing programs goals and policies are to address reflect~~ the housing needs, the constraints to housing production, and the contributing factors to fair housing that are identified in Appendix A. ~~identified in the Housing Needs Assessment contained in Appendix A, including the community profile in Appendix A, Affirmatively Furthering Fair Housing in Appendix A, and Constraints.~~ Available funding resources for housing are discussed in Appendix ~~A-C~~ and are integrated into City's ~~strategy programs~~ when applicable. Each proposed ~~implementing action program~~ contains a description of the intended action, an explanation of the responsible agency, possible sources of funding (if applicable), the time frame during which the program would take effect, and anticipated results. Whenever possible, the anticipated results have been expressed in quantified terms.

According to the Governor's Office of Planning and Research (Appendix E, State General Plan Guidelines, accessed February 1, 2023), a goal is an ideal future end related to the public health, safety, or general welfare. A goal is a general expression of community values and, therefore, may be abstract in nature. Consequently, a goal is generally not quantifiable or time dependent. A policy is a specific statement that guides decision-making. It indicates a commitment of the local legislative body to a particular course of action. A policy is based on and helps implement a general plan's vision. A policy is carried out by implementation measures. An implementation measure is an action, procedure, program, plan, or technique used to carry out a Housing Element goal and policy.

Required Program Components

To make adequate provision for the housing needs of people all income levels, to comply with State housing element a jurisdiction must, at a minimum, identify programs that do all of the following:

- Identify adequate sites, with appropriate zoning and development standards and services to accommodate the locality's share of the regional housing needs for each income level.
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
- Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.
- Conserve and improve the condition of the existing affordable-housing stock.
- Preserve assisted housing developments at-risk of conversion to market-rate.
- Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Explicitly address, combat, and relieve disparities resulting from past and current patterns of segregation to foster more inclusive communities, address disparities in housing needs and access to opportunity, and foster inclusive communities.

For each program, the jurisdiction must identify a schedule of actions during the planning period, the agencies and officials responsible for implementation, and identification of funding sources to implement the program. Appropriate grant programs that will be applied can be identified as a funding source.

To affirmatively further~~ing~~ fair housing, jurisdictions must establish goals, policies, and actions based on the identified contributing factors, and the priority of those factors. Government Code section 8899.50 requires “meaningful actions” well beyond combating discrimination to overcome patterns of segregation and foster inclusive communities. These actions, as a whole, must:

- Address significant disparities in housing needs and in access to opportunity;
- Replace segregated living patterns with truly integrated and balanced living patterns;
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity; and
- Foster and maintain compliance with civil rights and fair housing laws, to address Mt. Shasta’s fair housing issues and the contributing factors.

The identified contributing factors are prioritized in Appendix A. Table 2-3, Goal HO-7, contains Mt. Shasta’s AFFH action plan to address the identified contributing factors to overcome identified patterns of segregation and affirmatively further fair housing.

The Goals of the Housing Element and the number of Policies and Programs within each Goal are as follows:

GOAL HO-1 - Provide Adequate Sites

GOAL HO-2 - Ensure the Availability of a Variety of Housing Types

GOAL HO-3 - Conserve, Rehabilitate, and Enhance the Condition of the Existing Housing Stock and Residential Neighborhoods.

GOAL HO-4 - Facilitate the Provision of Housing Suited to Persons with Special Needs

GOAL HO-5 - Encourage and Support the Development of Affordable Housing

GOAL HO-6 - Encourage Sustainable Housing Development and Energy Conservation

GOAL HO-7 - Promote Equal and Fair Housing Opportunities for All People



Use of the California icon  below denotes Mt. Shasta’s programs that fulfill a specific State housing law requirement. Table 2-1 below, lists the 18 programs that are intended to meet a State housing law mandate and is for quick reference. While there are programs that do not have the California icon, these programs are intended to meet one or more of the required program components discussed above. Also, some programs are included in response to public input received during meetings.

Table 2-1 Programs to Meet a Specific State Law Requirement		
HO-1.3.1	HO-2.3.5	HO-4.2.1
HO-1.3.2	HO-2.3.6	HO-4.2.2
HO-1.3.3	HO-2.3.7	HO-4.2.3
HO-2.2.1	HO-2.4.1	HO-4.2.4
HO-2.3.1	HO-3.2.1	HO-4.2.5
HO-2.3.2	HO-3.3.1	HO-7.1.1

Use of the fair housing icon  below denotes Mt. Shasta’s programs that are meaningful actions to affirmatively further fair housing in the City.

Priority Programs that Require Amendments to the Mt. Shasta Municipal Code

City staff have identified the following Programs that require amendments to the Mt. Shasta Municipal Code and are high priority. These programs are identified as high priority because they implement State housing law, have been included as programs in at least one previous housing element, and/or the necessary Zoning Code amendments have not been completed to date. As such, the City has committed General Fund monies to initiate and complete the amendments, with the amendments to be completed, i.e., adopted, within one year of adoption of the 2023-2031 Housing Element.

Table 2-2 Priority Programs	
HO-1.3.3	Subprograms 3), 4), 5a) and 5b) of HO-4.2.1
HO-2.3.1	HO-4.2.2
HO-2.2.6	HO-4.2.3
HO-2.3.6	Subprograms 1), 2), and 5) of HO-4.2.4

GOAL HO-1 - PROVIDE ADEQUATE SITES

The City of Mt. Shasta shall provide adequate sites to accommodate the City’s housing needs and regional housing needs by always ensuring there is an adequate supply of land for residential development.

Policy HO-1.1

The City shall encourage and facilitate the construction of housing to meet the City’s share of regional housing needs during the 2023-2031 Housing Element planning period of at least one (1) extremely low income unit and one (1) low income unit. In addition to Mt. Shasta’s share of the regional housing needs, the City shall encourage

and facilitate the rehabilitation and construction of the following number of housing units according to the following income levels:

Table 2-3
City of Mt. Shasta's Quantified Objectives, 2023-2031

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	7	7	10	9	25	58
Rehabilitation	3	3	3	0	0	9
Preservation	0	14	14	0	0	28
Totals	16 10	27 24	30 27	9	25	107 95

Policy HO-1.2

Ensure Mt. Shasta provides adequate sites with appropriate zoning and available public facilities and services to meet the City's share of regional housing needs for all income groups during the housing element planning period. These lands shall be available at any time with appropriate General Plan and Zoning regulations for residential development to reduce the impact that the lack of available land may have on the cost of single-family and multifamily development.

Policy HO-1.3 (was Policy HO-2.4 in the 2014-2019 HE)

The City shall not place any condition of approval that lowers the proposed density of a residential project if the project otherwise conforms to the General Plan, zoning, and/or development policies in effect, unless the requisite findings required by Government Code Section 65589.5 et seq. are made.

Program HO-1.3.1

To ensure at all times during the planning period the City has an adequate inventory to accommodate its designated regional housing need allocation, the City will evaluate and make written findings for entitlement and building permit applications seeking to develop designated inventory sites for decreases in density and affordability of housing units consistent with No Net Loss Law, Government Code Section 65863 et seq. If project approval will result in an inventory deficit, steps will be taken to replace the lost inventory sites by rezoning qualified properties in other areas as needed to meet the City's remaining RHNA for lower-income households in accordance with Government Code Section 65863 et seq.

Administration: Planning Department, City Manager

Funding: Application fee, General Fund

Timing: On a project-by-project basis; the City shall conform with the provisions of Government Code Section 65863 et seq. if an inventory deficit is found

Program HO-1.3.2 (was Implementation Measure HO-1.2.1)

Every year, as part of the annual Housing Element review, the City shall review the vacant land inventory with the objective of ensuring the City can accommodate a variety of housing types. If a deficiency is projected to occur, the City shall take steps to change the General Plan and zoning as needed to increase the amount of available land. The City shall make the inventory available to the public, especially the development community, for their information and use.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: Annually.

Program HO-1.3.3

- 1) In compliance with State law, i.e., subparagraph (a) of Government Code Section 65589.7, the City shall deliver the adopt housing element to all public agencies that provide water and sewer service in the City of Mt. Shasta.
- 2) The City shall grant priority for the provision of water and sewer services to proposed developments that include housing units affordable to lower income households, in compliance with State law, i.e., subparagraph (a) of Government Code Section 65589.7.
- 3) In compliance with State law, i.e., subparagraph (b) of Government Code Section 65589.7, the City shall establish written policies and procedures that grant priority for water and sewer to proposed development that includes housing affordable to lower-income households.

Administration: Planning Department and Department of Public Works, and City Manager

Funding: General Fund

Timing: 1) Within thirty (30) days of adoption of the 2023-2031 Housing Element; 2) Immediately and at all times for the duration of the 2023-2031 Housing Element; 3) within ~~five~~one years from adoption of the Housing Element.

Policy HO-1.4

With all due consideration to financial constraints, and consistent with other General Plan policies, the City shall encourage, participate, and cooperate in extension of City services to currently unserved and underserved areas, including direct financial participation when deemed appropriate by the City Council.

Program HO-1.4.1 (was Implementation Measure HO-1.5.1)

Subject to availability of funding, the City shall work with developers of housing located outside existing sewer and/or water service areas, or in areas where existing systems are at or near capacity, to develop or improve essential utility systems to facilitate housing development. City assistance may involve direct participation in improvements or cooperation in the formation of assessment districts or other means of financing necessary improvements.

Administration: City Manager

Funding: To be determined.

Timing: As opportunities are recognized.

GOAL HO-2 - ENSURE THE AVAILABILITY OF A VARIETY OF HOUSING TYPES

Mt. Shasta shall remove governmental constraints on the development, maintenance, and improvement of housing to ensure a variety of housing types for all income levels can be developed throughout the City of Mt. Shasta during the 2023-2031 Housing Element planning period.

Policy HO-2.1 (was POLICY HO-3.1)

The City shall continue to allow and encourage residential uses within the Central Business District (CBD) on second floors and above in commercial structures as a means to provide additional affordable and convenient housing.

Policy HO-2.2

The City will ensure that developers and City residents are made aware of key housing programs and development opportunities.

Program HO-2.2.1

The City will improve community awareness and support for the City's housing programs citywide by publicly sharing information on the City's website about zoning ordinances, development standards, fees, exactions, surplus public lands, fair housing resources, and housing affordability requirements. The City shall also encourage development of Accessory Dwelling Units (ADUs) and Junior ADUs by developing materials then publishing information about ADUs and JADUs (the City will utilize resources and materials developed by other California jurisdictions to reduce development costs). This program will be implemented consistent with the requirements of AB 1483 (2019). The City will perform proactive public outreach using a variety of methods that may include in-person or virtual participation and may occur outside City offices and regular business hours, e.g., community events, farmer's markets; real estate industry workshops, and direct contact with developers and property owners to improve the dissemination of information about the City's housing programs including affordable housing programs.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: Within ~~in~~ one year from adoption of the Housing Element. To improve awareness of the City's affordable housing programs, the City will participate in an industry event, workshop, or similar public event/activity at least once a year beginning in 2025.

Policy HO-2.3

The City shall ensure that the City's land use regulations are consistent with State law, and that planning and building entitlement and permit processes and procedures do not unnecessarily constrain the production of housing. The City shall continue its practice of prioritizing multifamily development entitlement applications. The City shall strive also to ensure that City fees, are not a constraint to the development of affordable housing.

Program HO-2.3.1

The City shall implement Government Code Section 65913.4 et seq., the Streamlined Ministerial Approval Process, also referred to as SB 35. To implement SB 35, the City shall prepare written procedures and forms meeting the

requirements of state law. The City shall publish its SB 35 procedures on its website, and shall make its SB 35 forms and materials available for download on the website. Printed copies of the City's procedures, forms and other related materials shall be made available at the Planning Department's public information counter also.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: Within one year from adoption of the 2023-2031 cycle housing element.

Program HO-2.3.2

The City shall amend the Mt. Shasta Municipal Code, Title 18 Sections 18.08.300 and 18.20.120, to adopt implementing procedures that are consistent with State Density Bonus Law, Government Code Section 65915 et seq. and current case law.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: Within one year from adoption of the 6th cycle housing element.

Program HO-2.3.3 (was Implementation Measures HO-2.5.1 and HO-3.5.1)

The City shall review building and development connection fees and permit fees, and modify, as feasible, those standards and fees deemed to be unnecessary, excessive, or that create unusual constraints on affordability and housing availability. At the time of adoption of any new mitigation fees, the City shall consider the housing needs of low- and moderate- income households. Provisions shall be included for potential fee reductions or other cost reductions for projects where 25 percent or more of the housing would be dedicated to low- and moderate-income persons when a covenant is signed assuring continued use by low- and moderate-income households.

Administration: Building Department, Planning Department, and City Manager

Funding: General Fund

Timing:

A) Beginning in 2025, bi-annually thereafter.

B) Prior to adoption ~~to~~ of new ordinances and resolutions for residential development standards and fees.

Program HO-2.3.4

The City shall consider amendments Mt. Shasta Municipal Code, Title 18, to permit owner-occupied, rental, and mixed tenure multifamily uses by-right without a conditional use permit or other discretionary permit for developments in which 20 percent or more of the units are affordable to lower income households and the project achieves a minimum buildout density of 15 dwelling units per acre. Qualifying projects shall be subject only to written objective development and performance standards. The amendments to the Mt. Shasta Municipal Code shall expressly exempt qualifying housing projects from both the Architectural Review requirements of Section 18.60 et seq., and the provision permit requirements of Section 18.70 et seq. of the Mt. Shasta Municipal Code.

Administration: Planning Department and City Manager

Funding: General Fund

Timing: Within two years from adoption of the Housing Element

Program HO-2.3.5

The City shall amend Mt. Shasta Municipal Code, Title 18 Section 18.22 regulations for Accessory Dwelling Units (ADUs), and other sections as applicable, to be consistent with State law. ADUs and Junior ADUs (JADUs) shall be

permitted in any residential or mixed-use zone consistent with State law. Residential or mixed-use zones shall be construed broadly to mean any zone where residential uses are permitted by-right or by conditional use. ~~The following subsections 18.08.040, 18.22.020 and 18.22.040 of the MSMC shall be amended 18.22.020, 18.22.040, and any other sections as necessary to address inconsistencies with State law and as specified in written findings issued by HCD in accordance with Government Code Section 65852.2(h)(1). Mt. Shasta Municipal Code, Section 18.08.040, Definitions, Accessory Dwelling, shall be either repealed or amended such that the definition comports with State law.~~

Administration: Planning Department and City Manager

Funding: General Fund

Timing: Within one year from adoption of the Housing Element. Should HCD issue written findings pursuant to Government Code Section 65852.2(h)(1), then within one year from the date of the letter.

Program HO-2.3.6 (was Implementation Measure HO-2.5.2)

The City shall amend ~~the~~ Title 18 of the Mt. Shasta Municipal Code to allow manufactured homes on permanent foundations on all lots zoned for conventional single-family residential dwellings. The manufactured home and the lot on which it is placed shall only be subject to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject. Any architectural requirements imposed on the manufactured home structure itself, exclusive of any requirement for any and all additional enclosures, shall be limited to its roof overhang, roofing material, and siding material. However, any architectural requirements for roofing and siding material shall not exceed those which would be required of conventional single-family dwellings constructed on the same lot. The amendments of Title 18 of the Mt. Shasta Municipal Code shall not have the effect of precluding manufactured homes from being installed as permanent residences, and shall be consistent with Government Code Section 65852.3 et seq.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: Within one year from adoption of the 2023-2031 cycle housing element.

Program HO-2.3.7

The City shall amend the Design Guidelines, City of Mount Shasta, dated June 14, 2010, to be consistent with the provisions of the R-3 zoning district. The amendments shall expressly allow multiple-family dwellings of four units to not be subject to the Architectural Review provisions of Chapter 18.60 of the MSMC, and procedures adopted in accordance thereto, and to be consistent with the provisions of the R-3 zoning district.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: Within two years from adoption of the 2023-2031 cycle housing element.

Program HO-2.3.8

The City will consider preparation of amendments to 2010 Design Guidelines, and Zoning Ordinance as applicable. Specifically, the amendments would replace and/or remove subjective standards that apply to multifamily development with standards that are objective, within in the meaning of Government Code Section 65589.5, subparagraph (f). The purpose of the amendments to the Design Guidelines is:

- Comply with recent State housing legislation, i.e., SB 35, the Housing Accountability Act, etc.;
- Achieve the intent of the City's planning documents and enhance community character;

- Provide objective criteria for the design review of multifamily residential; and
- Provide certainty to developers.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: Within two years from adoption of the 2023-2031 cycle housing element.

Program HO-2.3.9

The City shall prepare amendments to Chapter 15.44 “Off-Street Parking Requirements” of the MSMC for below market rate housing units to not be subject to the requirement that residential structures of four or more dwelling units shall reserve one additional space per five units for recreational vehicles. The City’s amendments shall provide an administrative exception process for qualifying projects.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: Within two years from adoption of the 2023-2031 cycle housing element.

Policy HO-2.4

The City will facilitate the development of workforce and affordable housing through supporting funding applications, expedited permit review, approval of requests density bonus or development incentives, the availability of ministerial streamlining for qualifying projects, and other incentives. The City will work with market rate and nonprofit housing developers, and community organizations to develop workforce and affordable housing.

Program HO-2.4.1

1) The City shall provide density bonuses to homebuilders proposing to include qualifying dwelling units and/or other qualifying project amenities within residential developments consistent with Government Code Section 65915 et seq.

2) The City will prepare and publish materials on the City’s website informing property owners and housing developers of the City’s density bonus program for qualified housing developments consistent with Government Code 65940.1.

3) During the Housing Element planning period, the City shall monitor State law for amendments to Government Codes Sections 65915 et seq., to ensure ongoing compliance with State law. If State law is amended such that revisions to the City of Mt. Shasta’s Zoning Code are necessary for legal compliance, the City will initiate amendments to Title 18 of the Mt. Shasta Municipal Code.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: 1) As qualifying prospective projects are submitted; 2) within 30 days of adoption of amendments to the Title 18, of the Mt. Shasta Municipal Code; and 3) As part of the City’s annual housing element progress report, the City shall report to the Planning Commission any amendments to Government Codes Section 65915.

GOAL HO-3 - CONSERVE, REHABILITATE, AND ENHANCE THE CONDITION OF THE EXISTING HOUSING STOCK AND RESIDENTIAL NEIGHBORHOODS.

The City shall initiate all reasonable efforts to preserve, conserve, and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long as physically and economically feasible.

Policy HO-3.1

The City shall support housing rehabilitation and encourage housing maintenance in order to avoid future need for significant rehabilitation or replacement.

Program HO-3.1.1

1. The City shall conduct housing conditions survey. The survey will also identify housing units and/or neighborhoods where there may be concentrations of substandard housing to assist with prioritization of funding for rehabilitation of housing units. The City shall prioritize neighborhoods identified by the City's Building Official as having condition issues. Housing unit condition is to be assessed by an exterior survey of the quality and condition of the building and what improvements (if any) may be needed consistent with the requirements of Government Code Section 65583(a)(2). The City shall implement an assessment methodology that meets the requirements of the California Department of Housing and Community Development and/or HUD.
2. The City shall develop an owner-occupied rehabilitation (OOR) program for income-qualified households, and apply for funding. If the City has available program income and OOR is an eligible use of program income per the grantor, the City will consider amendments to the program income reuse plan to include an OOR activity, and establish a suballocation of the program income for the OOR activity.
3. The City shall provide free guidance and technical assistance through the Building Department to homeowners who wish to repair and improve the habitability and weatherization of existing housing. The availability of this service will be advertised as part of the City's proactive public outreach for housing to improve community awareness.
4. The City shall support third-party and non-profit organizations, such as Great Northern Corporation, that offer zero- and low-cost rehabilitation or weatherization programs, including but not limited to, facilitating notification of owners of homes in need of rehabilitation or weatherization about programs that could help meet rehabilitation needs.
5. The City will support and promote the activities of other governmental agencies and non-profits that promote homeowner maintenance and improvement of self-help skills. The City will advertise the availability of these programs and services using the City's website, mailers with utility bills, and display of printed materials in City offices and the City library.
6. The City shall continue to perform proactive code enforcement to improve housing units that are substandard and have habitability issues in order to conserve the inventory of housing.
7. The City shall continue to perform active enforcement against illegal short term rentals because they reduce available housing stock.

Administration: City Manager, and Planning and Building Departments

Funding: General Fund

Timing:

1. The housing conditions survey shall be completed no later than December 31, 2028.
2. No less than annually the City will review state funding calendars to identify programs that allow OOR as an eligible activity. As state and federal funding becomes available, the City will apply for funding for an owner-occupied program.
3. No less than annually
4. The City shall contact third-party and non-profit organizations no less than annually about availability of zero- and low-cost rehabilitation or weatherization programs.
5. The City shall contact agencies and non-profit organizations no less than annually about planned activities, and coordinate participation.
6. & 7. Transactionally during the planning period, and as substandard housing conditions are verified by the Building Department.

Policy HO-3.2

Implement Replacement Housing to Mitigate the Loss of Affordable Housing Units on Housing Element Inventory Sites. Upon City Council adoption of 6th Cycle Housing Element Update, the City shall immediately begin implementing replacement housing, when applicable, in accordance with Government Code Section 65583.2(g)(3). The replacement housing policy shall require new housing developments on the City's designated Housing Element Inventory Sites to replace all affordable housing units lost due to new development. The City shall also prepare and adopt a local replacement housing policy.

Program HO-3.2.1

The City shall prepare and adopt a replacement housing policy consistent with Government Code Section 65583.2(g)(3). The City will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the City's site inventory when any new development (residential, mixed-use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions:

- currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and
- was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- occupied by low or very low-income households.

The City's policy will also consider how to provide disclosure for properties subject to replacement housing for future property owners.

Administration: Planning Department and City Manager

Funding: General Fund

Timeframes: The Replacement Housing requirement shall be implemented immediately and applied as applications on designated Housing Element Inventory Sites are received and processed, and local policy shall be adopted by December 31, 2024.

Policy HO-3.3

The City shall prioritize the preservation of existing affordable housing at risk of loss of affordability covenants as a critical means of mitigating the displacement and loss of affordable housing units from the City's housing stock.

Program HO-3.3.1

The City will establish an at-risk affordable housing program to mitigate the potential conversion of assisted affordable units, such as the Alder Garden and the Pres. George Washington Manor I and Manor II apartments, to market-rate units. The program will monitor at-risk housing developments, assist tenants of affected housing developments, and provide assistance, as feasible, with finance, and technical and regulatory assistance.

1. Monitor owners of at-risk housing developments on an ongoing basis, at least every twelve months, in coordination with other public and private entities to determine their interest in selling, prepaying, terminating, or continuing participation in a subsidy program. For the Pres. George Washington Manor I and Manor II apartments, the City shall engage the property owner and property manager no later than July 30, 2027.
 - A) Contact owners and property managers of assisted housing projects about rehabilitation needs and preservation of at-risk projects. Assist with funding applications to support rehabilitation and preservation.
2. The City shall annually meet with stakeholders and housing interests to participate and support federal, state, and local initiatives that address affordable housing preservation (e.g., support state or national legislation that addresses at-risk projects, support full funding of programs that provide resources for preservation activities).
3. Take all necessary steps, that are feasible and within control of the City, to ensure that a housing development remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice, and assisting with financial resources or supporting funding applications.
4. Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, state, or local levels to preserve at-risk units on a project-by-project basis.
5. Work with owners, tenants, and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest, and identify nonprofit partners and pursue funding-and-preservation strategies on a project basis.
6. The City will coordinate with owners of expiring subsidies to ensure tenants receive the required notices at 3 years, 6 months, and 12 months, per California law.
7. The owner will be required to provide written notification to residents of the expected date of loan prepayment or payoff, at which time the owner will no longer be restricted in the level of rent that can be charged. The notice will also contain an estimate of rent increases at the time rental restrictions no longer apply. Residents moving into a housing development during this one-year period must also be notified in writing of the pending conversion prior to signing a rental agreement.
8. The City will inform property owners regarding any federal and state legal requirements for providing relocation assistance to those low-income households who are unable to afford rent increases.
9. If an affordable housing project indicates it is opting out of its affordability restrictions, the City will ensure that affected residents receive notification of the owner's intent and will provide nonfinancial assistance with relocation.

10. The City will solicit interested nonprofit housing corporations and local housing authorities to acquire and maintain such projects as low-income housing. The City will assist an interested nonprofit housing corporation or housing authority in applying for state or federal assistance for acquisition.

Administration: Planning Department and City Manager

Funding: California Housing Finance Agency Preservation, Acquisition Financing Mortgage Insurance for Purchase/Refinance (HUD)

Time Frame: Contact property owners within 120 days of adoption of the 2023-2031 Housing Element to determine future ownership plans; implement preservation strategy if owners indicate desire to sell or convert their properties.

Program HO-3.3.2 (was Implementation Measure 4.2.1)

The City shall maintain a list of non-profit organizations interested in the retention and construction of affordable housing and entities qualified and interested in participating in the offer of Opportunity to Purchase and Right of First Refusal, and meet with and assist organizations desiring to maintain affordable housing in the city. The City shall also respond to the property owner on any Federal or State notices including Notice of Intent or Opt-Out Notices on local projects.

Administration: Planning Department

Funding: General Fund

Timing: As needed upon receipt of notices.

Program HO-3.3.3 (was Implementation Measure HO-4.2.2)

The City shall continue to monitor “at-risk” subsidized housing when subsidies are within 10 years of expiring (California Government Code Section 65583). The City shall publicize existing State and Federal notice requirements to nonprofit developers and property owners of at-risk housing. The City shall also assist in the search for gap funding for “at risk” projects that may decide to pay off existing assisted loans during the course of the planning period, including but not limited to CDBG and California Housing Finance Agency funds.

Administration: City Manager

Funding: General Fund

Timing: As needed upon receipt of notices.

Policy HO-3.4

Conserve existing housing wherever possible, ensure existing occupants are provided notice and minimize displacement of occupants.

Program HO-3.4.1

The City shall adopt a mobile home park conversion ordinance to establish a procedure is to ensure that any conversion of mobile home parks to other uses is preceded by adequate notice, and that relocation and other assistance is provided park residents, consistent with the provisions of the California Government Code, Section 65863.7.

Administration: Planning Department

Funding: General Fund

Timing: As part of the City’s comprehensive updates of the General Plan and Zoning Code. Release of Public Draft: Q4 2023; with adoption targeted for 2024/2024.

Program HO-3.4.2 (was Implementation Measure HO-4.2.3)

The City shall consider adopting a condominium conversion ordinance that would limit the ability to convert from rental units to condominium units, taking into account the impact of the conversion on the availability of rental units. City staff shall conduct an analysis of the potential impacts of condominium conversions on the availability of rental housing, study options for a condominium conversion ordinance, and present the analysis and options to the City Council to consider adoption of an ordinance.

Administration: Planning Department and City Manager

Funding: General Fund

Timing: Initiate not later than 2025 and complete by 2027

GOAL HO-4 - FACILITATE THE PROVISION OF HOUSING SUITED TO PERSONS WITH SPECIAL NEEDS

The City shall facilitate development of sites for special needs housing, including the housing needs of persons with disabilities and persons experiencing homelessness.

Policy HO-4.1 (WAS POLICY HO-5.3)

The City shall give high priority to the building permit processing and inspections for individuals with disabilities, including developmental disabilities.

Policy HO-4.2

The City shall amend Title 18, Mt. Shasta Municipal Code, to ensure the Zoning Regulations comply with state law and are implemented consistent with state law, specifically Government Code Sections 65582, subparagraphs (g), (i), and (j); 65583(a)(4) et seq.; 65650-65656, and 65660-65668, for transitional and supportive housing definitions, supportive housing developments, and low barrier navigation centers. The amendments shall permit supportive housing developments and low barrier navigation centers in zones that permit multifamily and mixed uses including nonresidential zones permitting multifamily uses as by-right development not subject to a conditional use permit or other discretionary approval when the statutory requirements are met. The amendments shall revise the definitions for supportive housing and transitional housing to comply with state law. The adopted development and performance standards of the Zoning Code amendments shall be objective and shall not have the effect of precluding transitional and supportive housing, supportive housing developments, and low barrier navigation centers.

Program HO-4.2.1 

- 1) Consistent with Government Code Section 65650 et seq., the City shall amend the R-2, R-3, C-1 and C-2 zones to allow by-right supportive housing developments as a by-right use and not subject to a conditional use permit or other discretionary approval if the requirements of Government Code Sections 65651 and 65652 are met.
- 2) Consistent with Government Code 65583(c)(3), the City shall amend the R-2, R-3, C-1 and C-2 zones to allow by-right low barrier navigation centers as a by-right use and not subject to a conditional use permit or other discretionary approval if the requirements of Government Code Section 65662.

- 3) Consistent with Government Code Section 65583(c)(3) et seq., the City shall amend the R-L and R1/B1 zones to allow transitional and supportive as a by-right use and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.
- 4) The City shall amend the definition of transitional housing contained in Mt. Shasta Municipal Code Section 18.08.792 to be consistent with Government Code Section 65582(j).
- 5a) The City shall amend the definition of supportive housing in Mt. Shasta Municipal Code Section 18.08.787 to be consistent with Government Code Section 65582(g) and remove reference to “community care facility”.
- 5b) The definition of target population that is embedded in the definition of supportive housing shall be amended to reference the definition of target population contained Government Code Section 65582(i).

Administration: Planning Department and City Manager

Funding: General Fund

Timing: Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.

Program HO-4.2.2 (was Implementation Measure HO-2.5.2)

The City shall amend Titles 15 and 18 of the Mt. Shasta Municipal Code, Sections 15.44, 18.16, 18.98 and other sections as applicable, for emergency shelters to comply with State law. The amendments shall permit emergency shelters in the R-3, C-1 and C-2 zones without a conditional use permit or other discretionary permit, subject only to development and management standards that apply to residential or commercial development in the same zone, and shall not have the effect of precluding emergency shelters. Management standards shall be objective and encourage and facilitate the development of, or conversion to, emergency shelters, and are consistent with Government Code Section 65583(a)(4) et seq. Off-street parking standards shall be consistent with Government Code Section 65583(a)(4)(A). Specifically, the City shall:

- 1) Amend the definition of emergency shelter, Mt. Shasta Municipal Code Section 18.08.352, to comply with Government Code Section 65583(a)(4)(C).
- 2) Amend Sections 18.16 and 18.98 to expressly allow emergency shelters as a by-right use not subject to a conditional use permit or other discretionary approval in R-3, C-1, and C-2 zones.
- 3) Emergency shelters shall be subject only to development and management standards that apply to residential or commercial development in the same zone, and only development and management standards that are objective shall apply.
- 4) Either repeal the shelter location and concentration standard, i.e., MSMC Section 18.98.090, or reduce the location and concentration separation standard to no more than 300 feet to comply with Government Code Section 65583(a)(4)(B)(v).
- 5) Repeal the following subsections for discretionary approval of emergency shelters:
 - a. Section 18.98.040 that stipulates that the Planning Commission must approve the emergency shelter provider’s written management plan, and
 - b. Section 18.98.100 that requires consistency with the Mt. Shasta Architectural Design Guidelines.
- 6) Emergency shelters shall only be subject to the following written objective standards to comply with Government Code Section 65583(a)(4)(B):
 - a. The maximum number of beds or persons permitted to be served nightly by the facility.

- b. Sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.
 - c. The size and location of exterior and interior onsite waiting and client intake areas.
 - d. The provision of onsite management.
 - e. The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.
 - f. The length of stay.
 - g. Lighting.
 - h. Security during hours that the emergency shelter is in operation.
- 7) The City shall review the off-street parking standards for emergency shelters, MSMC Section 15.44 et seq., and determine if the standard is objective, provides sufficient parking to accommodate the staff working in emergency shelters, and does not require more parking for emergency shelters than other residential or commercial uses within the same zone, consistent with AB 139 (2019). If the City finds the adopt parking standards for emergency shelters do not meet the requirements of AB 139, then the City shall prepare amendments to the Title 15.

Administration: Planning Department and City Manager

Funding: General Fund

Timing: Adopt amendments within one year from adoption of the 2023-2031 Housing Element.

Program HO-4.2.3

The City shall either repeal or amend the definition of “family” in Section 18.08.360, Title 18 – Zoning, Mt. Shasta Municipal Code, and the amendments shall comply with State law.

Administration: Planning Department

Funding: General Fund

Timing: Adopt amendments within one year from adoption of the 2023-2031 Housing Element.

Program HO-4.2.4

The City shall amend Title 18 of the Mt. Shasta Municipal Code for the following, and in preparing the amendments, the City shall consult the Department of Housing and Community Development (HCD) Group Home Technical Advisory published December 2022. The amendments to the Mt. Shasta Municipal Code shall allow:

- 1) Group homes, even homes that have more than six residents, that operate as single-family residences and that do not provide licensable services shall be allowed in all zones where single family units are permitted, i.e., R-L, R1/B1, R-1, R-1-U*, R-2, R-3, C-1, and C-2, and subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences.
- 2) Group homes that operate as single-family residences and that provide licensable services to six or fewer residents shall be allowed in all zones where single family units are permitted, i.e., R-L, R1/B1, R-1, R-1-U*, R-2, R-3, C-1, and C-2, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single family residences.
- 3) Groups homes operating as single-family residences that provide licensable services to more than six residents as a by-right use in the Medium Density Residential (R-2), High Density Residential (R-3), and General Commercial (C-2) zones. Development, performance, and design standards shall be objective, nondiscriminatory health, safety, and zoning laws that apply to all single family and multifamily residences in the same zoning districts.

- 4) Group homes operating as single-family residences that provide licensable services to more than six residents shall continue to be subject to conditional use permit in the Resource Lands (R-L). Group homes operating as single-family residences that provide licensable services to more than six residents shall be permitted subject to conditional use permit in the Low Density Residential, 10,000 Minimum (R1/B1) and Low Density Residential (R-1) and Low Density Residential Urban (R-1-U) zones. The conditional use permit findings shall be objective and provide for approval certainty.
- 5) Amend the definition of group home shall be consistent State law, including the City's obligation to affirmatively further fair housing, and HCD's Group Home Technical Advisory published December 2022.

Administration: Planning Department

Funding: General Fund

Timing: Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.

Program HO-4.2.5

The City shall amend the Reasonable Accommodation Policy, Chapter 18.99 Mt. Shasta Municipal Code to expressly extend the Reasonable Accommodation Policy:

- 1) to the off-street parking requirements in Chapter 15.44 Mt. Shasta Municipal Code, and
- 2) that a provider or developer of housing for individuals with disabilities may request reasonable accommodation.

The Reasonable Accommodation Policy amendments shall be consistent with federal and state law.

Responsibility: Planning Department

Funding: General Fund

Timing: Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.

Policy HO-4.3

The City shall encourage and support organizations and programs, including housing providers, to address the housing needs of special needs groups (seniors, female headed households, persons with disabilities, persons with developmental disabilities, farmworkers, individuals experiencing homelessness, and persons with extremely low incomes). The City shall seek to assist in meeting these special housing needs through a combination of regulatory amendments and incentives, including those presented in Programs HO-2.3.1 through HO-2.3.9, HO-2.4.1, and HO-4.1.1 through HO-4.1.5), and identifying and applying for funding with qualified housing developers to develop needed housing in the City.

Program HO-4.3.1

- 1) The City will support the implementation of the Siskiyou County 10 Year Plan to End Homelessness, specifically goals for increasing the supply of permanent supportive housing and affordable housing, expanding the capacity for housing providers, and expanding options for low barrier emergency shelter and housing. The City will consult with the NorCal Continuum of Care on strategies to provide services, shelter, and housing for those experiencing homelessness in the City.
- 2) The City shall assist appropriate public and/or non-profit entities as feasible to develop a shelter, navigation center, or other recognized type of emergency housing for persons experiencing homelessness in the city by

pursuing grant opportunities and providing technical assistance in grant applications for State and Federal funding. (Was Program HO-5.4.2)

3) The City shall support agencies and organizations providing services to those experiencing homelessness by annually updating referral information. (Was Program HO-5.4.1)

4) The City will continue to support the efforts of the housing authorities in administering the Housing Choice Voucher program.

5) The City will meet with representatives from the Housing Authorities, the NorCal continuum of care, and other nonprofit organizations to provide information on potential sites and housing development proposals that would be appropriate for the use of housing vouchers in conjunction with state or federal new construction or rehabilitation subsidies.

6) The City shall partner with area social services agencies and non-profit organizations to assess the housing needs for seniors, people with disabilities (including developmental disabilities), extremely low-income residents, and identify funding sources to develop needed services in the City.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: Coordination will occur at least annually from 2024 to 2031; the City will apply for funding annually.

GOAL HO-5 - ENCOURAGE AND SUPPORT THE DEVELOPMENT OF AFFORDABLE HOUSING

The City will encourage the construction of new or dedication of existing⁷ housing that is affordable to extremely low, very low, low, and moderate income households.

Policy HO-5.1

The City shall encourage and support the development of housing affordable to extremely low, very low, low, and moderate income households.

Program HO-5.1.1 (was Implementation Measure HO-3.1.1 and HO-3.4.1)

The City shall encourage and support plans that include extremely low, very low, and low income housing in R-2, R-3, C-1 and C-2 zones when located within a distance a person can reasonably walk to services (e.g., quarter mile) or an existing or new transit stop is within a quarter mile of the development. The term “encourage and support”, as used herein, may include, but is not limited to:

- Site identification;
- Local, state, and federal permit assistance.
- Give priority to processing of affordable housing projects, taking the applications out of submittal sequence if necessary to receive an early hearing date;
- Allow phasing of infrastructure whenever possible at time of project review;
- Facilitate the provision of public transportation services to serve residential areas, including services for people with handicaps and the installation of bus stops at safe and convenient locations;

- Maintenance of relationships with funding and facilitating agencies and organizations; and
- Any other action on the part of the City that will reduce development costs.

Administration: City Manager, Planning Commission

Funding: General Fund

Timing: As residential project applications are considered.

Program HO-5.1.2

The City shall encourage and support developers of large residential subdivisions (i.e., 8 or more units) to provide some affordable housing. At a minimum, this may entail encouraging developers to incorporate duplexes, triplexes, townhouses, or other affordable housing products or recommend the overlay of the Planned Development (P-D) zone district to provide development flexibility for clustering, mixed use, and condominium development.

Administration: Planning Department, Planning Commission, City Council

Funding: Private development

Timing: As residential development proposals of 50 or more units are submitted.

Program HO-5.1.3 (was Implementation Measure 5.1.2)

The City shall support the development of low-cost childcare facilities and job training programs in the city to encourage female householders to enter the job market. The City shall meet with the childcare council on an annual basis to review possible childcare needs of the community.

Administration: City Manager, Planning Department

Funding: General Fund

Timing: Annually

Program HO-5.1.4

To support the development of housing affordable to extremely low-income households, the City shall continue to seek and pursue state and federal funds annually, or as funding becomes available; and grant priority to projects that include units affordable to extremely low-income households.

Administration: City Manager

Funding: General Fund

Timing: Apply for funding annually to assist extremely low-income households.

Program HO-5.1.5

The City will improve awareness and support for the City's workforce and affordable housing programs by preparing, publishing, and distributing an affordable housing information brochure/newsletter that will be a local resource for persons interested in developing low-cost housing. The City will encourage the participation of agencies and organizations that operate rental and mortgage subsidy and self-help housing programs. This program will be implemented consistent with the requirements of AB 1483 (2019). To improve the dissemination of the City's affordable housing programs, the City will provide information, printed and as web content. The City will perform proactive public outreach using a variety of methods that may include in-person or virtual participation, e.g., development industry events or workshops, and direct contact with developers and property owners to improve the dissemination of information about the City's affordable housing programs. The City will

refer persons interested in developing low-cost housing to appropriate government and non-profit organizations for assistance.

Administration: Planning and Building Department, City Manager

Funding: General Fund

Timing: Within ~~in~~ two years from adoption of the Housing Element. To improve awareness of the City's affordable housing programs, the City will participate in an industry event, workshop, or similar public event/activity at least once a year beginning in 2025.

Program HO-5.1.6

- A) The City will support the formation and/or use of community land trusts and other non-traditional forms ownership and tenancy that provide for workforce and affordable housing (by design and/or through subsidy), senior housing, intergenerational housing, housing for persons with disabilities, etc.
- B) The City will consider preparing amendments to the MSMC to provide for the development of tiny house village(s), for non-transient occupancy as defined in MSMC Section 18.08.795.

Administration: Planning and Building Department, City Manager

Funding: General Fund

Timing:

A) At all times during the 6th cycle.

B) No later than two years from adoption of the 202-2031 Housing Element.

GOAL HO-6 - ENCOURAGE SUSTAINABLE HOUSING DEVELOPMENT AND ENERGY CONSERVATION

Mt. Shasta will encourage sustainable housing development and energy conservation shall pursue sustainable development for the new development and existing housing stock in the City.

Policy HO-6.1

The City shall promote the use of energy conservation measures in all housing through the use of public and private weatherization programs. The City will be receptive to encouraging new alternative energy systems, such as solar and wind, and water conservation measures.

Program HO-6.1.1

The City will consider exploring options for building regulations that allow the use of alternative building materials and construction methods, within the City's legal authority, that demonstrate energy conservation and sustainability while protecting the public health, safety and welfare.

Administration: Building Department, City Manager

Funding: General Fund

Timing: Initiate no later than December 2025.

Program HO-6.1.2

Promote the use of energy conservation measures in all housing through the use of public and private weatherization programs. Provide information on currently available weatherization and energy conservation programs to residents. The City will have information available for the public at the front counter of City Hall and

will distribute information through an annual mailing. The City will provide referrals and participate in informing households that would potentially benefit from these programs as appropriate. The City shall facilitate the weatherization of an average of 10 homes per year during the 6th cycle planning period by providing information

Administration: Building Department, City Manager

Funding: Private, and government funds. The City will apply for funds to assist residents with energy conservation retrofits and weatherization resources.

Timing: Initiate no later than December 2025.

Program HO-6.1.3

The City shall continue to enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and Specific Plans, as appropriate.

Administration: Building Department

Funding: Private and government funds

Timing: Because this is a current building code requirement, the City will implement it as part of the building permit application and review process.

GOAL HO-7 - PROMOTE EQUAL AND FAIR HOUSING OPPORTUNITIES FOR ALL PEOPLE

The City shall promote opportunities for persons from all economic segments of the community regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Policy HO-7.1

Eliminate housing discrimination based on race, color, religion, sex, national origin, ancestry, marital status, age, household composition or size, disability, or any other arbitrary factor by removing constraints within control of the City.

Program HO-7.1.1 (was Implementation Measures HO-7.1.1, HO-7.1.2, and HO-7.1.3)

- A) The City shall support designated regulatory agencies in the prevention and correction of any reported discrimination in housing.
- B) City staff shall refer all complaints regarding housing discrimination of any kind to the State Department of Fair Employment and Housing. The City shall monitor such complaints by checking with the affected agency and the complainant, and consider the need for future action if a trend develops, or if the complaint is not resolved.
- C) The City shall provide information concerning discrimination complaint procedures to the public at social service centers, the senior center, City Hall, the library, housing projects participating in HUD Section 8 Programs, and other semi- public places. The information will provide locations and phone numbers of agencies to contact for assistance. This outreach effort will be made to include groups likely to experience discrimination in housing including minority, elderly, disabilities, and lower-income households. The City will support and participate in efforts by local government and non-profits to develop a renters' resource program.

- a. The information and content of this program shall be incorporated into the community awareness improvement program, Program HO-2.2.1 herein, sharing information on the City's website, and by performing proactive public outreach using a variety of methods that may include in-person or virtual participation and may occur outside City offices and regular business hours.
- D) Conduct at least bi-annual training for the Planning Commission and City Council on fair housing, affirmatively furthering fair housing, and the Housing Accountability Act.

Administration: City Manager

Funding: General fund

Timing:

A)–C) At all times during the 2023-2031 Housing Element cycle.

D) The City shall provide training at least bi-annually, with the first training held by 12/31/24.

Program HO-7.1.2

The City shall implement the Affirmatively Furthering Fair Housing action plan in Appendix A, Section 10.0, and take meaningful actions citywide to address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming areas of concentrated poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair-housing laws for all persons in accordance with state and federal law.

CHAPTER 3 – ANALYSIS OF PREVIOUS HOUSING ELEMENT

Housing elements must report the progress and effectiveness of the previous housing element. Section 65588, subdivision (a), of the Government Code requires:

- Progress in implementation – A description of the actual results or outcomes of the previous element’s goals, objectives, policies, and programs (e.g., what happened).
- Effectiveness of the element – For each program, include an analysis comparing the differences between what was projected or planned in the element and what was achieved.
- Appropriateness of goals, objectives, policies, and programs –A description of how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element. (e.g., continued, modified, or deleted.)
- Special needs populations – Provide a description of how past programs were effective in addressing the housing needs of the special populations. This analysis can be done as part of describing the effectiveness of the program pursuant to (2) if the jurisdiction has multiple programs to specifically address housing needs of special needs populations or if specific programs were not included, provide a summary of the cumulative results of the programs in addressing the housing need terms of units or services by special need group.

2014-2019 Housing Element Programs

An important aspect of the Housing Element is an evaluation of achievements under the implementation programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs and to which these programs continue to be relevant in addressing current and future housing needs in Mt. Shasta. The evaluation also provides the basis for recommended modifications to programs and the establishment of new objectives in the Housing Element. While many of the City’s former programs were continued or modified in this update, some were removed due to being successfully implemented and others were added to respond to changes in state law and local conditions.

Many of the programs included in the prior Housing Element are being continued, although many program have been modified to comply with State law, to improve effectiveness for the current cycle, or to reduce redundancy. The table below provides a summary of each program, its progress, and status for the current update.

Implementation Program	Progress/Effectiveness	Applicability in the 2023-2031 Housing Element
<p>Program HO-1.2.1: Every year, as part of the annual Housing Element review, the City shall review the vacant land inventory with the objective of ensuring the City can accommodate a variety of housing types. If a deficiency is found, the City shall take steps to change the General Plan and zoning as needed to increase the amount of available land. The City shall make the inventory available to the public, especially the development community, for their information and use.</p> <p>Timing: At annual review</p> <p>Responsibility: Planning Commission</p> <p>Funding: General Fund</p>	<p>Progress: The City continues to maintain a list of the available vacant land in the city that is appropriate to meet its share of regional housing needs. Additionally, the City is the early stages of exploring housing development options to redevelop a legacy industrial property, referred to as the Roseburg property, that is now City-owned. This is currently in progress and will assist in the production of affordable housing in the city.</p> <p>Effectiveness: City staff reports on the Housing Element progress on an annual basis to the Planning Commission; this includes an update on the land inventory. The City receives development requests annually and receives input from interested individuals.</p>	<p>Continue and modify as per Program HO-1.2.1 and Program HO-1.2.2 that obligates the City to implement No Net Loss on a project by project basis. Program HE-1.2.2 calls on the City to annually review the vacant land inventory to ensure adequacy of sites suitable for a variety of residential development.</p>
<p>Program HO-1.3.1: The City shall track and review changes in housing law to determine possible need for revisions in related General Plan policies and programs.</p> <p>Timing: Every five years upon revision of the Housing Element. Next review to be conducted in 2019.</p> <p>Responsibility: Planning Commission</p> <p>Funding: General Fund</p>	<p>Progress: In Spring 2022: The City initiated the 6th cycle housing update. Mt. Shasta adopted urgency ordinance CCR-21-01 on December 22, 2021, to facilitate implementation of SB 9 (2021).</p> <p>Effectiveness: The City is incorporating recent changes in state housing law into the 6th cycle update. This will include recommended general plan and municipal code updates.</p>	<p>Program HO-1.3.1(4) commits the City to reporting on legislative updates to Government Codes Sections 65913.4 and 65915 that trigger the need for local amendments to the Mt. Shasta Municipal Code.</p>

Implementation Program	Progress/Effectiveness	Applicability in the 2023-2031 Housing Element
<p>Program HO-1.4.1: In order to increase public input and support of the City's housing programs, the City shall encourage the participation of groups interested in housing in the annual Planning Commission review of the Housing Element. This will occur through public notice and normal contact and solicitation of participation with local agencies and interest groups.</p> <p>Timing: At annual review</p> <p>Responsibility: Planning Commission</p> <p>Funding: General Fund</p>	<p>Progress: City staff report on the Housing Element progress is made on <u>an</u> annual basis to the Planning Commission.</p> <p>Effectiveness: City staff report on the Housing Element progress on an annual basis to the Planning Commission; this includes an update on the land inventory. The City gets very few development requests annually and has received limited input from local housing agencies or interest groups.</p>	<p>Continue and modify per Program HO-1.2.2 that calls on the City to annually review the vacant land inventory to ensure adequacy of sites suitable for a variety of residential development.</p>
<p>Program HO-1.5.1: Subject to availability of funding, the City shall work with developers of housing located outside existing sewer and/or water service areas, or in areas where existing systems are at or near capacity, to develop or improve essential utility systems to facilitate housing development. City assistance may involve direct participation in improvements or cooperation in the formation of assessment districts or other means of financing necessary improvements.</p> <p>Timing: As opportunities are recognized.</p> <p>Responsibility: City Manager</p> <p>Funding: To be determined.</p>	<p>Progress: The City is continuing to explore opportunities to improve infrastructure to facilitate housing. The City issued an RFP to assist with annexing two areas into the City, which will evaluate infrastructure capacity and needs.</p> <p>Effectiveness: The Roseburg property is outside the City's existing service areas, and the City is currently exploring potential funding vehicles, e.g., enhanced infrastructure financing district (EIFD), to provide financial assistance with the infrastructure costs associated with developing this property.</p>	<p>Continue and modify per Program HO-1.4.1.</p>
<p>Program HO-1.5.2: The City shall continue to develop and implement plans to expand domestic water and sewage collection and treatment systems such that planned development over the General Plan 20-year timeframe can be accommodated.</p>	<p>Progress: The City's wastewater infrastructure needs are determined through the City's Master Sewer Plan, the Sewer System Capacity Evaluation, and the</p>	<p>Removed from the 2023-2031 Housing Element because the Program's scope is broader and</p>

Implementation Program	Progress/Effectiveness	Applicability in the 2023-2031 Housing Element
<p>Timing: Continually</p> <p>Responsibility: City Manager</p> <p>Funding: General Fund</p>	<p>Wastewater Treatment Plant Capacity Evaluation. The City recently installed water meters at every service connection and approved a Rate and Fee Schedule for wastewater service based on water usage.</p> <p>Effectiveness: All capital projects are scheduled through the Capital Improvement Program and implemented as funds allow.</p>	<p>more expansive than the requirements of the Housing Element.</p>
<p>Program HO-2.5.1: The City shall review building and development requirements and standards, connection fees, and permit fees, and modify, as feasible, those standards and fees deemed to be unnecessary, excessive, or that create unusual constraints on affordability and housing availability.</p> <p>Timing: Bi-annual review starting 2016.</p> <p>Responsibility: Building Department, Planning Department, and City Manager</p> <p>Funding: General Fund</p>	<p>Progress: Ongoing; the City continues to monitor and evaluate impacts fees necessary to provide infrastructure and services.</p> <p>Effectiveness: Due to limited application/permit activity there have been few opportunities to evaluate actual development fees.</p>	<p>Continue and modify per Program HO-2.3.3 that states the City will bi-annually monitor the development of new single family and multifamily housing to determine whether the City's development impact fees create an unjustified constraint to affordable housing development.</p>
<p>Program HO-2.5.2: The City shall modify the Zoning Code to ensure consistency with State law and internal consistency related to regulations for specific residential land uses, including manufactured homes, group homes, and emergency shelters. Modifications shall include but shall not be limited to:</p> <ol style="list-style-type: none"> 1. explicitly allowing group homes of six or fewer as a permitted use in all zones where single family units are permitted; 2. Adding transitional housing and supportive housing as permitted uses in the R-L and R-1/B-1 zones; 	<p>Progress: The Zoning Code amendments specified in Program HO-2.5.2 have not been completed.</p> <p>Effectiveness: Due to limited resources and staffing changes, the City was unable to complete amendments to the Mt. Shasta Municipal Code.</p>	<p>Program HO-2.5.2 will be continued but modified into Mt. Shasta's 2023-2031 Housing Element as Programs HO-4.2.1 through HO-4.2.5. The modifications are to ensure the amendments comply with State law. The 2023-2031 Housing Element commits the City to adopting amendments to the Mt. Shasta Municipal Code, Title 18, and</p>

Implementation Program	Progress/Effectiveness	Applicability in the 2023-2031 Housing Element
<p>3. Permitting manufactured homes on permanent foundations in all zones where single family units are permitted; and</p> <p>4. Clarifying provisions related to the zones where emergency shelters are permitted by right and adopting a locational restriction of no more than 300 feet from other emergency shelters.</p> <p>Timing: Review and update Zoning Code in 2016.</p> <p>Responsibility: Planning Department</p> <p>Funding: General Fund</p>		<p>other titles where applicable, within in one or two years of housing element adoption as specified in the Program.</p>
<p>Program HO-3.1.1: The City shall encourage and support plans that include extremely low, very low, and low income housing in areas appropriate to the needs and desires of the population it would house, and at the same time be convenient to public services including bus service and public transit programs. The term “encourage and support”, as used herein, may include, but is not limited to:</p> <ul style="list-style-type: none"> • Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date; • Allow phasing of infrastructure whenever possible at time of project review; • Provide density bonus or other concessions to qualifying projects in accordance with Government Code 65915; • Facilitate the provision of public transportation services to serve residential areas, including services for people with handicaps and the installation of bus stops at safe and convenient locations; and • Any other action on the part of the City which will help to keep development costs to a minimum. <p>Timing: As residential project applications are considered.</p> <p>Responsibility: Planning Commission</p>	<p>Progress: The City supported a <u>2512</u>-unit housing development on Carmen Drive that included <u>3</u> affordable units. The City is also working with the developer of another 25-unit affordable housing development on Chestnut Street.</p> <p>Effectiveness: This program appears effective.</p>	<p>Continue the program as per modified as Program HO-5.1.1. The bullet point regarding a City action on a density bonus or development incentive request for a qualifying project is not discretionary. Also the original subjective language of “... in areas appropriate to the needs and desires of the population it would house, and at the same time be convenient...” has been replaced with objective language indicating the zoning districts, i.e., R-2, R-3, C-1 and C-2 zones, and “when located within a distance a person can reasonably walk to services (e.g., quarter mile) or an existing or new transit stop is within a quarter mile of the development”.</p>

Implementation Program	Progress/Effectiveness	Applicability in the 2023-2031 Housing Element
Funding: General Fund		
<p>Program HO-3.1.2: The City shall encourage developers of large residential subdivisions (i.e., 50 or more units) to provide some affordable housing. At a minimum, this may entail encouraging developers to incorporate duplexes, triplexes, townhouses, or other affordable housing products or recommend the overlay of the Planned Development (P-D) zone district to provide development flexibility for clustering, mixed use, and condominium development.</p> <p>Timing: As residential development proposals of 50 or more units are submitted.</p> <p>Responsibility: Planning Department, Planning Commission, City Council</p> <p>Funding: Private development</p>	<p>Progress: The City did not receive any applications for residential projects with 50 or more units in the 5th cycle planning period.</p> <p>Effectiveness: There have been no recent inquiries or residential projects containing 50 or more units.</p>	<p>Continue as modified per Program HO-5.1.2. The 50 unit threshold has been lowered to 8 units based on a review of Mt. Shasta's 5th cycle permitting history. The 8 unit threshold is consistent with the Multi-Family Residential Standards of the 2010 Design Guidelines. The threshold is also consistent with the City's current practice.</p>
<p>Program HO-3.4.1: The City will assist private and non-profit organizations in the development of extremely low-, very low-, low- and moderate-income housing where such development does not conflict with other policies and provisions of the General Plan and City ordinances. Assistance will include: maintenance of relationships with funding and facilitating agencies and organizations; site identification; and local, state, federal permit assistance.</p> <p>Timing: Annual progress review; annual meeting with local housing advocates regarding coordination and assistance; and upon application submittal.</p> <p>Responsibility: City Manager</p> <p>Funding: General Fund</p>	<p>Progress: The City supported a 2512-unit housing development on Carmen Drive that included 3 affordable units. The City is also working with the developer of another 25-unit affordable housing development on Chestnut Street.</p> <p>Effectiveness: This program appears effective.</p>	<p>This program was modified and incorporated into Program HO-5.1.1.</p>
<p>Program HO-3.4.2: The City shall encourage, coordinate with and support agencies and organizations operating rental and mortgage subsidy and self-help housing programs. The City will refer persons interested in</p>	<p>Progress: The City communicates with local support agencies and will continue to</p>	<p>Continue and modify per Program HO-5.1.5.</p>

Implementation Program	Progress/Effectiveness	Applicability in the 2023-2031 Housing Element
<p>developing low-cost housing to appropriate government and non-profit organizations for assistance. Those provisions of the City's ordinance which support affordable housing (e.g., second dwellings, group housing, density bonuses), will be made available to the public in the form of "an affordable housing information brochure". This brochure will include information from the Housing Needs Study completed for the City in July 2005.</p> <p>Timing: Continuous coordination, as necessary, and completion of the brochure in 2016.</p> <p>Responsibility: City Manager, Planning and Building Departments</p> <p>Funding: General Fund</p>	<p>identify affordable housing providers and opportunities.</p> <p>Effectiveness: To incentivize ADU development, Mt. Shasta has an ongoing program to lower and eliminate fees for ADU applications and construction that started in 2018.</p> <p>Since the program's launch: At least 3 ADUs applications received & building permits issued.</p>	
<p>Program HO-3.4.3: To support the development of housing affordable to extremely low-income households, the City shall continue to seek and pursue state and federal funds annually, or as funding becomes available; and grant priority to projects that include units affordable to extremely low-income households.</p> <p>Timing: Seek funding annually to assist extremely low-income households.</p> <p>Responsibility: City Manager</p> <p>Funding: General Fund</p>	<p>Progress: The City has researched the area for non-profit housing developers; however, the City has not found any that are considering the development of SROs in Mt. Shasta at this time. The City will continue to monitor this situation <u>and</u> support development of units affordable to extremely low income households.</p> <p>Effectiveness: The City reviews grant programs and notice of funding availability, however there is limited staff to evaluate when funding is applicable and to be able to apply for and implement programs.</p>	Continue and modify per Program HO-5.1.4.
<p>Program HO-3.5.1: At the time of adoption of any new mitigation fees, the City shall consider the housing needs of low- and moderate- income households. Provisions shall be included for potential fee reductions or other cost reductions for projects where 25 percent or more of the</p>	<p>Progress: The City has adopted new mitigation fees during this Housing Element planning period.</p>	Continue and as part of Program HO-2.3.3.

Implementation Program	Progress/Effectiveness	Applicability in the 2023-2031 Housing Element
<p>housing would be dedicated to low- and moderate-income persons when a covenant is signed assuring continued use by low- and moderate-income households.</p> <p>Timing: Continually</p> <p>Responsibility: City Council</p> <p>Funding: General Fund</p>	<p>Effectiveness: The City has received limited proposals for low- and moderate-income housing. Fee reductions were considered.</p>	
<p>Program HO-3.5.2: The City will continue to review its planning, permitting and environmental review programs to identify potential constraints to housing development and means by which those constraints may be reduced.</p> <p>Timing: Annually</p> <p>Responsibility: City Manager</p> <p>Funding: General Fund</p>	<p>Progress: Due to limited resources and staffing changes, the City was unable to complete amendments to the Mt. Shasta Municipal Code in the 5th cycle.</p> <p>Effectiveness: The City has identified potential constraints in its permitting and environmental review programs and proposes amendments to the Mt. Shasta Municipal Code to comply with current State law and reduce potential constraints.</p>	<p>Deleted. The 2023-2031 Housing Element includes numerous programs, many of which are mandated by State law, that commit the City to specific regulatory and procedural changes for the purpose to remove procedural and regulatory that constrain housing production: see Programs HO-2.3.1 through HO-2.3.9.</p>
<p>Program HO-3.5.3: Pursuant to Government Code Section 65589.7, the City will develop specific procedures to grant priority sewer and water service to those residential developments that include units affordable to lower income households.</p> <p>Timing: 2015</p> <p>Responsibility: City Manager</p> <p>Funding: General Fund</p>	<p>Progress: The City prioritizes qualifying projects.</p> <p>Effectiveness: The City's existing procedures prioritize service connections for qualifying projects.</p>	<p>Continue and modify per Program HO-1.3.3 that commits the City to establishing written policies and procedures in compliance with GC 65589.7.</p>
<p>Program HO-3.5.4: The City will monitor the development of new single family and multifamily housing by qualified developers and determine whether the City's development impact fees and conditional use permit</p>	<p>Progress: Due to limited development, resources, and staffing changes, the City has limited data compiled about this.</p>	<p>The monitoring of fees component of the Program is embodied in Program HO-2.3.3.</p>

Implementation Program	Progress/Effectiveness	Applicability in the 2023-2031 Housing Element
<p>requirements create an unjustified constraint to affordable housing development.</p> <p>Timing: Annually</p> <p>Responsibility: City Council</p> <p>Funding: General Fund</p>	<p>Effectiveness: As part of this update the City will compile and review this information to determine if impact fees are a constraint to housing development and will continue to monitor annually.</p>	<p>The monitoring of conditional use permit requirements aspect of the Program is deleted. The 2023-2031 Housing Element includes numerous programs, many of which are mandated by State law, that commit the City to specific regulatory and procedural changes for the purpose to remove procedural and regulatory requirements that constrain housing production: see Programs HO-2.3.1 through HO-2.3.9.</p>
<p>Program HO-4.1.1: The City shall continue to support efforts of non-profit organizations, such as the Great Northern Corporation, who undertake rehabilitation programs and apply for State and Federal funds for rehabilitation programs.</p> <p>Timing: Ongoing</p> <p>Responsibility: City Manager</p> <p>Funding: General Fund</p>	<p>Progress: The City continues to support the efforts of organizations that operate rehabilitation programs.</p> <p>Effectiveness: The City has researched non-profit organizations and will continue to identify rehabilitation programs and housing providers.</p>	<p>Continue as per Program HO-3.1.1(4).</p>
<p>Program HO-4.1.2: The City shall use the code enforcement program as a means of keeping track of the condition of the housing stock. This, along with periodic review by Planning Commission and City Council of residential areas needing improvements, could identify needed code enforcement action, necessary improvements to City infrastructure, and/or the opportunity to obtain financing for improvements.</p> <p>Timing: Continually</p>	<p>Progress: As the City becomes aware of issues needing attention, they are addressed. The City has taken action on violations related to health and safety issues on a case-by-case complaint basis.</p> <p>Effectiveness: The City has limited funding and staffing for code enforcement and it is</p>	<p>Discontinued and replaced by Program HO-3.1.1. This is a comprehensive program that commits the City to preparing a Housing Conditions Survey; providing free guidance and technical assistance to homeowners who wish to repair and improve the habitability and weatherization of</p>

Implementation Program	Progress/Effectiveness	Applicability in the 2023-2031 Housing Element
Responsibility: City Manager Funding: General Fund	largely complaint driven; issues are addressed on a case-by-case basis.	existing housing; developing an Owner-Occupied Rehabilitation (OOR) program and seeking funding; supporting organizations that offer zero and \$0 cost rehab and weatherization; and encouraging agencies and non-profits that promote homeowner maintenance and improvement of self-help skills.
Program HO-4.1.3: As information becomes available, the City shall notify or cooperate in notification of owners of homes in need of rehabilitation or weatherization about programs that could help meet rehabilitation needs. The City shall continue to offer free guidance and technical assistance through the Building Department to homeowners who wish to repair and improve existing housing. The City will encourage and, as appropriate, participate in the activities of other agencies promoting homeowner maintenance and improvement self-help skills. Timing: On-going as opportunities are recognized. Responsibility: City Manager Funding: General Fund	Progress: The City continues to provide rehabilitation resources and guidance to homeowners upon request. Effectiveness: The City has received requests and provided guidance/ technical assistance to homeowners.	Continue and modify as per Program HO-3.1.1 described above.
Program HO-4.2.1: The City shall maintain a list of non-profit organizations interested in the retention and construction of affordable housing and entities qualified and interested in participating in the offer of Opportunity to Purchase and Right of First Refusal, and meet with and assist organizations desiring to maintain affordable housing in the city. The City shall also respond to the property owner on any Federal or	Progress: The City continues to maintain a list of non-profit organizations interested in affordable housing construction and meets with organizations upon request. Effectiveness: Due to lack of application/permit activity, there have been limited opportunities to implement this program.	Continue as Program HO-3.3.2.

Implementation Program	Progress/Effectiveness	Applicability in the 2023-2031 Housing Element
<p>State notices including Notice of Intent or Opt-Out Notices on local projects.</p> <p>Timing: As needed upon receipt of notices.</p> <p>Responsibility: Planning Department</p> <p>Funding: General Fund</p>		
<p>Program HO-4.2.2: The City shall continue to monitor “at-risk” subsidized housing when subsidies are within 10 years of expiring (California Government Code Section 65583). The City shall publicize existing State and Federal notice requirements to nonprofit developers and property owners of at-risk housing. The City shall also assist in the search for gap funding for “at risk” projects that may decide to pay off existing assisted loans during the course of the planning period, including but not limited to CDBG and California Housing Finance Agency funds.</p> <p>Timing: As needed upon receipt of notices.</p> <p>Responsibility: City Manager</p> <p>Funding: General Fund</p>	<p>Progress: The City continues to monitor “at-risk” subsidized housing and has reached out to property owners of at-risk housing in the past year.</p> <p>Effectiveness: This program appears effective.</p>	<p>Continue and modify as per Program HO-3.3.1. To minimize the conversion risk of the Pres. George Washington Manor I and Manor II, assisted housing developments, no later than July 30, 2027, the City shall engage the property owners and property managers of these properties. The City shall take actions to retain these units as affordable to lower income households.</p>
<p>Program HO-4.2.3: The City shall consider adopting a condominium conversion ordinance that would limit the ability to convert from rental units to condominium units, taking into account the impact of the conversion on the availability of rental units. City staff shall conduct an analysis of the potential impacts of condominium conversions on the availability of rental housing, study options for a condominium conversion ordinance, and present the analysis and options to the City Council to consider adoption of an ordinance.</p> <p>Timing: Ordinance to be considered in 2016</p> <p>Responsibility: Planning Department, City Manager</p> <p>Funding: General Fund</p>	<p>Progress: The City has not adopted a condominium conversion ordinance.</p> <p>Effectiveness: It appears this program may not be effective and may no longer be needed.</p>	<p>Continue and modify as Program HO-3.4.2, but remove program if not effective during the 6th cycle.</p>

Implementation Program	Progress/Effectiveness	Applicability in the 2023-2031 Housing Element
<p>Program HO 5.1.1: The City shall partner with area social services agencies and non-profit organizations to assess the need for supportive housing types for seniors, people with disabilities (including developmental disabilities), extremely low-income residents, and the homeless, and identify funding sources to develop needed services in the city.</p> <p>Timing: Continually</p> <p>Responsibility: City Manager</p> <p>Funding: General Fund</p>	<p>Progress: Ongoing; the City continues to implement the Uniform Building Code requirements for housing that is accessible for persons with disabilities.</p> <p>Effectiveness: The City has researched area for non-profit housing developers and will continue to identify housing providers and opportunities.</p>	Continue and modify per Program HO-4.3.1(6).
<p>Program HO-5.1.2: The City shall support the development of low-cost child care facilities and job training programs in the city to encourage female householders to enter the job market. The City shall meet with the child care council on an annual basis to review possible childcare needs of the community.</p> <p>Timing: Annually</p> <p>Responsibility: Planning Department</p> <p>Funding: General Fund</p>	<p>Progress: The City will continue to assess childcare needs of the community.</p> <p>Effectiveness: There have been few opportunities to implement this program.</p>	Continue and modify per Program HO-5.1.3.
<p>Program HO-5.4.1: The City shall support agencies and organizations serving the homeless by annually updating referral information on local homeless agencies.</p> <p>Timing: Annually</p> <p>Responsibility: City Manager</p> <p>Funding: General Fund</p>	<p>Progress: Ongoing</p> <p>Effectiveness: The City delegated its PLHA formula allocation to Siskiyou County. The funds are to be used for a project to provide services and shelter for persons experiencing homelessness.</p>	Continue and modify per Program HO-4.3.1(3).
<p>Program HO-5.4.2: The City shall assist appropriate public and/or non-profit entities as feasible to develop a shelter for homeless persons in the city by pursuing grant opportunities and providing technical assistance in grant applications for State and Federal funding.</p>	<p>Progress: Ongoing</p> <p>Effectiveness: The City delegated its PLHA formula allocation to Siskiyou County. The funds are to be used for a project to</p>	Continue and modify per Program HO-4.3.1(2).

Implementation Program	Progress/Effectiveness	Applicability in the 2023-2031 Housing Element
Timing: When requested Responsibility: City Manager Funding: CDBG, ESG, or other grant funds	provide services and shelter for persons experiencing homelessness.	
Program HO-6.1.1: The City shall support Pacific Power and Great Northern Corporation's energy audit and weatherization programs, and provide referrals and participate in informing households that would potentially benefit from these programs as appropriate. The City shall facilitate the weatherization of an average of 10 homes per year during the planning period by providing information on currently available weatherization and energy conservation programs to residents of the City. The City shall have information available for the public at the front counter at City Hall and will distribute related information when appropriate, including distribution through the mail. Timing: Ongoing Responsibility: Building Department Funding: Private and government funds	Progress: The City disseminates information on energy conservation programs. Although one local weatherization program has been discontinued, the City wants to keep and/or find a replacement program. Additionally, the County air pollution control district has an existing program for reduced-cost, efficient wood burning stoves and provides low cost vouchers for wood (with funding every couple years). Effectiveness: This program appears effective and will be continued.	Continue as modified as Program HO-6.1.2.
Program HO-6.1.2: The City shall continue to enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and Specific Plans, as appropriate. Timing: Continually Responsibility: Planning Department, Building Department Funding: General Fund	Progress: The City requires compliance with the Zoning Ordinance and California Building Code, including Title 24, to ensure energy conservation in new residential projects. Effectiveness: All new units must comply with Title 24.	Continue as required by law, and as Program HO-6.1.3.

Implementation Program	Progress/Effectiveness	Applicability in the 2023-2031 Housing Element
<p>Program HO-7.1.1: The City shall support designated regulatory agencies in the prevention and correction of any reported discrimination in housing.</p> <p>Timing: Continually</p> <p>Responsibility: City Manager</p> <p>Funding: General Fund</p>	<p>Progress: Posters from the California Department of Fair Employment and Housing have been posted at City Hall to assist those with discrimination complaints. As complaints are received, individuals are directed to the appropriate agency. Although there have been no formal complaints filed with the City, the City is periodically contacted about renter and tenants' rights and provides information as applicable.</p> <p>Effectiveness: This program appears effective as residents contact the City with questions.</p>	<p>Continue as part of Program HO-7.1.1, the AFFH action plan.</p>
<p>Program HO-7.1.2: City staff shall refer all complaints regarding housing discrimination of any kind to the State Department of Fair Employment and Housing. The City shall monitor such complaints by checking with the affected agency and the complainant, and consider the need for future action if a trend develops, or if the complaint is not resolved.</p> <p>Timing: Continually as complaints are received.</p> <p>Responsibility: City Manager</p> <p>Funding: General Fund</p>	<p>Progress: Posters from the California Department of Fair Employment and Housing have been posted at City Hall to assist those with discrimination complaints. As complaints are received, individuals are directed to the appropriate agency. Although there have been no formal complaints filed with the City, the City is periodically contacted about renter and tenants' rights and provides information as applicable.</p> <p>Effectiveness: This program appears effective as residents contact the City with questions.</p>	<p>Continue as part of Program HO-7.1.1, the AFFH action plan.</p>
<p>Program HO-7.1.3: The City shall provide information concerning discrimination complaint procedures to the public at social service centers,</p>	<p>Progress: Posters from the California Department of Fair Employment and Housing</p>	<p>Continue as part of Program HO-7.1.1, the AFFH action plan.</p>

Implementation Program	Progress/Effectiveness	Applicability in the 2023-2031 Housing Element
<p>the senior center, City Hall, the library, housing projects participating in HUD Housing Choice Voucher Section 8 Programs, and other semi- public places. The information will provide locations and phone numbers of agencies to contact for assistance. This outreach effort will be made to include groups likely to experience discrimination in housing including minority, elderly, handicapped, and lower-income households.</p> <p>Timing: Continually</p> <p>Responsibility: City Manager</p> <p>Funding: General Fund</p>	<p>ing have been posted at City Hall to assist those with discrimination complaints. As complaints are received, individuals are directed to the appropriate agency. Although there have been no formal complaints filed with the City, the City is periodically contacted about renter and tenants' rights and provides information as applicable.</p> <p>Effectiveness: This program appears effective as residents contact the City with questions.</p>	
<p>Overall effectiveness of the 5th cycle's goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female-headed households, farmworkers, and persons experiencing homelessness).</p>	<p>The City processed a 2512-unit affordable housing project on Carmen Dr. that included 3 affordable units and is working with the developer of another proposed 25-unit affordable housing project on Chestnut St. The City did not have the staff or other resources available to consistently implement programs that specifically target special needs populations.</p>	<p>For the 2023-2031 Housing Element, the City is committed to help fund the implementation of Housing Element programs including programs that address the housing of special needs populations.</p>

Appendix A – Needs Assessment, Housing Constraints, Assessment of Fair Housing

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MAPS FOR ASSESSMENT OF FAIR HOUSING

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1.0 Introduction

The Housing Needs Assessment provides a demographic and housing profile of the city. This assessment also provides other important information to support the goals, policies, and programs of the Housing Element to meet the needs of current and future residents.

The Decennial Census, completed every 10 years, is an important source of information for the Housing Needs Assessment, as is the 2016-2020 American Community Survey Data. It provides the most reliable and in-depth data for demographic characteristics of a locality. The State Department of Finance (DOF) also provides valuable data that is more current. Whenever possible, DOF data and other local sources were used in the Housing Needs Assessment. Definitions of various U.S. Census Bureau terms used throughout this document are provided in Appendix E for clarification.

The Housing Needs Assessment focuses on demographic information, such as population trends, ethnicity, age, household composition, income, employment, housing characteristics, general housing needs by income, and housing needs for special segments of the population. It outlines the characteristics of the community, and identifies those characteristics that may have significant impacts on housing needs in the community. Because the analysis and reporting of demographic and housing data for the needs assessment and constraints overlaps significantly with the required analysis of segregation and integration patterns and trends for the fair housing assessment (AFH), this component of the AFH is embedded throughout appropriate sections of this document. The remaining ~~components analysis~~ of the AFH ~~are is~~ found in section 10.

2.0 Population and Employment Trends

2.1 Population Change

As show in Table A-1 over the past 10 years, from 2010 to 2020, the population of the City of Mt. Shasta has decreased by 4.4 percent, from 3,394 in 2010 to 3,223 in 2020. The trend of a declining population is not isolated to Mt. Shasta as it is occurring in Siskiyou county, ~~where a shortage of economic opportunities deters growth,~~ although Mt. Shasta's average decrease is greater than the whole of Siskiyou county's, as indicated in Table A-1. The population trends are illustrated in Figure 1 and Figure 2 below.

Table A-1
Population and Growth, 1995-2020

Year	Mt. Shasta Population	% Change	*Siskiyou County (Total Population)	% Change
1995	3,539		45,020	
2000	3,621	2.3%	44,281	-1.6%
2005	3,577	-1.2%	44,865	1.3%
2010	3,394	-5.1%	44,900	0.1%
2015	3,385	-0.3%	44,721	-0.4%
2020	3,244	-4.2%	44,076	-1.4%
Average Annual Change		-1.7%		-0.4%

* = incorporated and unincorporated areas.

Source: Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2020, with 2010 Benchmark and E-4 Population Estimates for Cities, Counties, and the State, 2001-2010, with 2000 and 2010 Census Counts.

Figure 1

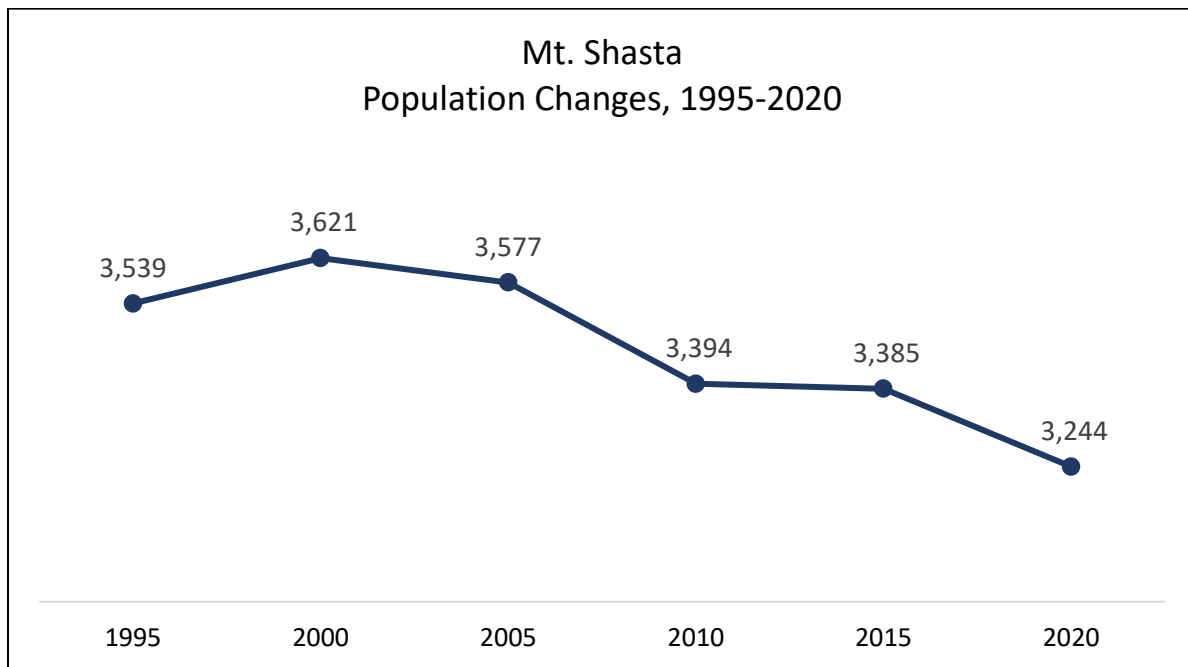
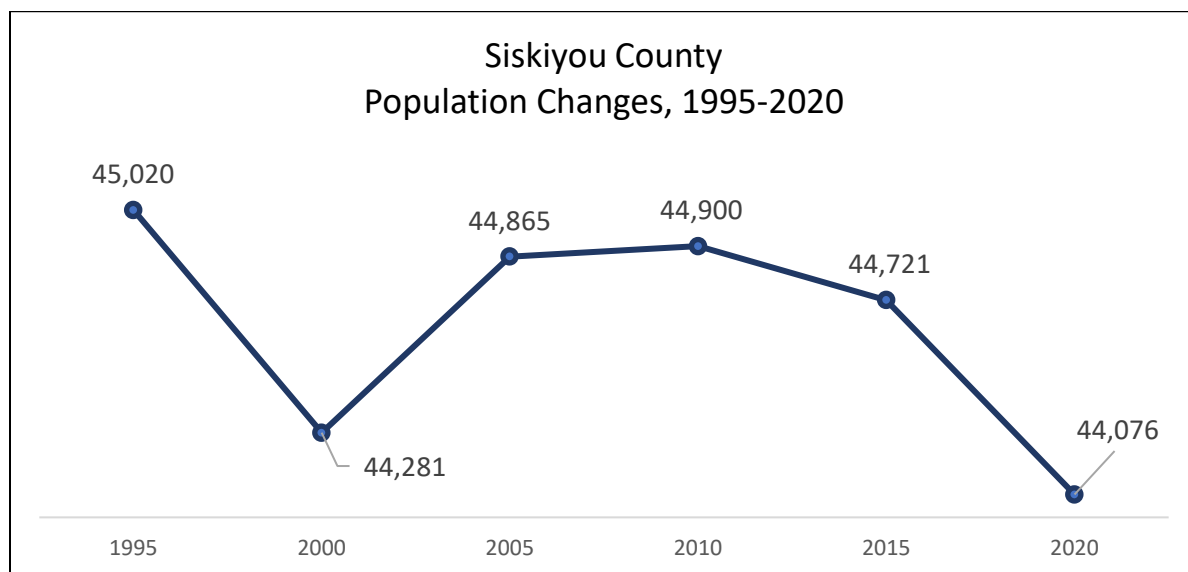


Figure 2



2.2 Population Growth Projections

The City's 2007 General Plan projects an annual growth rate of 0.63 percent for the area within the city limits for the General Plan's 20-year timeframe. The City consulted the population projections prepared by the State of California Department of Finance (DOF). The DOF provides projections for all counties through 2060, however, the prepared growth projections are not for individual cities in Siskiyou county. Table A-2 presents the DOF population growth projections for Siskiyou county from 2020 to 2060. The DOF projects Siskiyou county's population will continue to decline through to 2060, with an average annual change of -1.43 percent. DOF's

population projections are consistent with the patterns for Mt. Shasta and Siskiyou discussed where DOF data indicate the population has been declining. The total population of Siskiyou county's, incorporated and unincorporated, has been declining since 2015, although from 1995 to 2000, the total population declined by 1.6 percent. Altogether this data does not support the General Plan projections for positive growth.

Table A-2
Population Growth 2010-2060, Siskiyou County

Year	Projected Population	Change	% Change
2010	44,855		
2015	44,540	-315	-0.70%
2020	43,792	-748	-1.68%
2030	42,707	-1,085	-2.48%
2035	42,195	-512	-1.20%
2040	41,434	-761	-1.80%
2045	40,605	-829	-2.00%
2050	39,874	-731	-1.80%
2055	39,471	-403	-1.01%
2060	39,395	-76	-0.19%
Average Annual Change			-1.43%

Source Demographic Research Unit, California Department of Finance, July 2021, Report P-2A: Total Population Projections, 2010-2060, California and Counties

Table A-2 shows the expected population changes for the unincorporated and incorporated Siskiyou county from 2010 to 2060. Based on DOF projections, the county is expected to experience an annual negative growth rate of approximately -1.43 percent from 2015-2060. Based on the City's historic growth rate and the current economic downturn, it is unlikely that the City's future growth rate will approach that projected by the General Plan. From 2010 to 2020, the population declined at an average rate of 0.44 percent per year. Although, the City's General Plan projects an annual growth rate of 0.65 percent over the next 20 years, more current data does not support this projection. The data presented in Table A-2 presents current population growth projections.

2.3 Population by Race and Ethnicity, including Segregation and Integration Patterns and Trends

Table A-3 presents population change within the City between 2010 and 2020 by racial and ethnic categories, along with Siskiyou county. Although the city is slowly becoming more diverse, the population continues to be made up primarily of white residents. For example, approximately 84 percent of all residents in the city identified themselves as white at the time of the 2010 Census, while the second largest ethnic group, Hispanic comprised only 8 percent of the population at that time. In the 2020 census, 80 percent of residents identified as white, and the second largest group, Hispanic, had increased to 9 percent. Between 2010 and 2020, the largest percentage population growth has been in the population of Native Hawaiian/Pacific Islander, followed by two or more races.

Using Census block data, Maps 1 and 2 show the geographic areas where one racial or ethnic group dominates.¹ Map 1 shows Whites are predominate (greater than 50 percent) in most of Mt. Shasta's Census blocks, although Map 2 shows four small Census blocks where Hispanics predominate. Census blocks where Hispanics comprise 10 to 50 percent of the population are dispersed throughout the central portions of the City. Figure 3 shows the area adjacent and parallel to eastern side of I-5, bound by Mt. Shasta Blvd and Chestnut Street on the east, with Lassen Lane and Ream Avenue providing north and south bookends, respectively, as having a diversity index of 46.7 which is higher than the balance of the City, which has an index of 32.2.² The geographic pattern seen in Map 3 is consistent with patterns shown in Maps 1 and 2. The pattern shows the area at adjacent to the I-5–East Lake Street, which contains some of the older Mt. Shasta neighborhoods, have a higher diversity index rating. Consistent with the racial and ethnic patterns observed in Maps 1, 2, and 3, and the data presented in Table A-3, Map 4 shows that Mt. Shasta is mostly White, although this data is reported at the Census tract level.

While not predominate, according to the 2020 Census there are nearly 200 residents who identify as two races, i.e., White, American Indian and Alaska Native; White, Asian; and White, Some Other Race, as indicated in Table A-3 below.

Race and Ethnicity: A Regional Comparison

As shown in Table A-3 and Figures 3 and 4, Whites are the predominate ethnic group in most of Siskiyou county, except for in the northeastern corner where Hispanics are the predominate group. For both Mt. Shasta and the county there more Hispanics in 2020 than in 2010. Agriculture is a dominate industry in the northeastern corner and with a larger population of farmworkers. As indicated in Table A-3, American Indians and Alaska Natives are 2nd largest racial group in the county, although this is not the case in Mt. Shasta. Mt. Shasta residents who identify as White and American Indians and Alaska Natives are a greater percentage of the population, which is similar for the county. Racial and ethnic composition of Mt. Shasta residents is nearly identical to that of the larger region for which Whites alone and non-Hispanic or Latino are the predominate racial ethnic group.

¹ The three large geographic areas depicted as “no population” on Map 1 are accurate. These areas are (from north to south): 1) very northern edge of the City; 2) eastern edge of the City, and 3) the area near the southern extent of the City that abuts I-5.

² According to ESRI, website, “a diversity index indicates the probability that two people selected at random within an area belong to a different race or ethnicity. Therefore, higher numbers indicate more diversity”, accessed March 16, 2023.

Table A-3
Population by Race/Ethnicity, 2010 and 2020

	Mount Shasta					Siskiyou County				
	2010		2020		% Change	2010		2020		% Change
		%		%			%		%	
Total:	3,394		3,223		-5%	44,900		44,076		-0.02%
Hispanic or Latino	277	8.2%	284	8.8%	3%	4,615	10.3%	5,527	12.5%	0.2%
Not Hispanic or Latino:	3,117	91.8%	2,939	91.2%	-6%	40,285	89.7%	38,549	87.5%	-0.04%
Population of one race:	2,997	88.3%	2,696	83.6%	-10%	38,445	85.6%	35,454	80.4%	-0.1%
White alone	2,855	95.3%	2,568	95.3%	-10%	35,683	92.8%	32,057	90.4%	-0.1%
Black or African American alone	59	2.0%	46	1.7%	-22%	552	1.4%	471	1.3%	-0.1%
American Indian and Alaska Native alone	17	0.6%	21	0.8%	24%	1,549	4.0%	1,757	5.0%	0.1%
Asian alone	56	1.9%	52	1.9%	-7%	528	1.4%	866	2.4%	0.6%
Native Hawaiian and Other Pacific Islander alone	1	0.0%	4	0.1%	300%	69	0.2%	38	0.1%	-0.4%
Some Other Race alone	9	0.3%	5	0.2%	-44%	64	0.2%	265	0.7%	3.1%
Population of two races:	106	3.1%	232	7.2%	119%	1,714	3.8%	2,894	6.6%	0.7%
White; Black or African American	24	22.6%	37	15.9%	54%	153	8.9%	262	9.1%	0.7%
White; American Indian and Alaska Native	44	41.5%	74	31.9%	68%	1,196	69.8%	1,708	59.0%	0.4%
White; Asian	20	18.9%	38	16.4%	90%	186	10.9%	277	9.6%	0.5%
White; Native Hawaiian and Other Pacific Islander	9	8.5%	9	3.9%	0.0%	50	2.9%	79	2.7%	0.6%
White; Some Other Race	3	2.8%	70	30.2%	2,233%	22	1.3%	466	16.1%	20.2%
All Other	6	5.7%	4	1.7%	-33%	107	6.2%	102	3.5%	0.0%
Three or More Races	14	0.4%	11	0.3%	-21%	126	0.3%	201	0.5%	0.6%

Notes: Percentages may not add up to 100 percent due to rounding. Negative growth is shown in parenthesis. Source: 2010 Decennial Census Summary File 3, U.S. Census Bureau, 2020 Decennial Census Redistricting Data

Figure 3



Figure 4



2.4 Population by Age Group

The distribution of Mt. Shasta's population by age group is shown in Table A-4 and Table A-5 shows the population change from 2010 to 2020. Although Mt. Shasta's total population hasn't changed significantly over the last decade, certain age group categories have. The largest change was in the age group from 45-54 which decreased by nearly 58 percent. The largest increase was those 65 and older which changed by over 53%. In fact, more than half of the population ~~for~~of the City consists of those 55 years and older making up over 53% of the total population. Siskiyou county saw similar population changes by age from 2010 to 2020 as indicated in Table A-5. A possible explanation for these changes is that younger residents are leaving the City in search of job opportunities, while older residents are coming as a place to retire.

Table A-4
Population by Age, 2010-2020

Age	Mt. Shasta				Siskiyou County			
	2010	% of Total	2020	% of Total	2010	% of Total	2020	% of Total
< 5	154	4.5%	79	2.4%	2,473	5.5%	2,232	5.1%
5-14	396	11.7%	334	10.3%	5,136	11.4%	5,074	11.7%
15-24	384	11.3%	264	8.1%	4,935	11.0%	4,414	10.1%
25-34	373	11.0%	389	12.0%	4,277	9.5%	4,446	10.2%
35-44	359	10.6%	229	7.0%	4,536	10.1%	4,391	10.1%
45-54	525	15.5%	222	6.8%	6,910	15.4%	4,751	10.9%
55-64	584	17.2%	785	24.2%	7,851	17.5%	7,225	16.6%
65+	619	18.2%	948	29.2%	8,782	19.6%	10,983	25.2%
Total	3,394	100%	3,250	100%	44,900	100%	43,516	100%

Note: Percentages may not add up to 100 percent due to rounding. Source: 2010 Decennial Census Summary File 3, U.S. Census Bureau, 2020 Decennial Census Redistricting Data Employment.

Table A-5
Population Change from 2010 to 2020

Age	Mt. Shasta		Siskiyou County	
	Number	% Change	Number	% Change
< 5	-75	-49%	-241	-10%
5-14	-62	-16%	-62	-1%
15-24	-120	-31%	-521	-11%
25-34	16	4%	169	4%
35-44	-130	-36%	-145	-3%
45-54	-303	-58%	-2,159	-31%
55-64	201	34%	-626	-8%
65+	329	53%	2,201	25%
Total	-144	-4%	-1,384	-3%

2.5 Labor Force and Unemployment

The most recent labor force data for the city was provided by the U.S. Census American Community Survey. Labor force is the sum of employment and unemployment, excluding people in the armed forces. Table A-6 shows that approximately 96 percent of the labor force in the City is employed as of 2020. The unemployment rate is just over 3 percent, which is lower than the rate in the State and quite a bit lower than that of nearby cities Weed and Yreka and Siskiyou County as a whole.

Table A-6
Labor Force of Mt. Shasta Weed, Yreka, Siskiyou County, and California 2020

	City of Mt. Shasta	City of Weed	City of Yreka	Siskiyou County	California
Labor Force	1,450	1,056	3,089	17,939	20,016,955
Employment	1,401	966	2,868	16,597	18,646,894
Unemployment Number	49	90	220	1,325	1,229,079
Unemployment Rate	3.38%	8.52%	7.12%	7.39%	6.14%

Source: 2020 ACS 5-Year Estimates Data Profiles, U.S. Census Bureau.

Table A-7 shows the 2021 American Community Survey's employment by industry for the city of Mt. Shasta. This data shows the largest employment categories to be 1) retail trade, 2) professional, scientific, and management, and administrative and waste management services, and 3) educational services, and health care and social assistance. Approximately 62 percent of residents were employed in one of these three industries in 2021 according to the data.

Table A-7
2021 Employment by Industry, Mt. Shasta

	Estimate	Percent
Total Civilian employed population 16 years and over	1,396	--
Agriculture, forestry, fishing and hunting, and mining	20	1.4%
Construction	41	2.9%
Manufacturing	18	1.3%
Wholesale trade	90	6.4%
Retail trade	222	15.9%
Transportation and warehousing, and utilities	22	1.6%
Information	39	2.8%
Finance and insurance, and real estate and rental and leasing	128	9.2%
Professional, scientific, and management, and administrative and waste management services	243	17.4%
Educational services, and health care and social assistance	405	29.0%
Arts, entertainment, and recreation, and accommodation and food services	121	8.7%
Other services, except public administration	21	1.5%
Public administration	26	1.9%

Source: American Community Survey, Table DP03, 2021

2.6 Largest Employers

The largest employers in Siskiyou County are listed in Table A-8, and Fairchild Medical Center located in Yreka is the largest employer in the county, according to the Economic Development Department’s 2022 Labor Market Information. Although not all of these employers are located in Mt. Shasta, and residents often leave the city limits to go to work. Table A-9 lists the largest employers in Mt. Shasta, and Mercy Medical Center is currently the largest.

Table A-8
Largest Employers, Siskiyou County 2022

100-249 Employees			250-499 Employees
College of the Siskiyous	Mt. Shasta Resort	Siskiyou County	Fairchild Medical Center
County Coroner	Nor-Cal Products Inc	Siskiyou Joint Commu- nity College Dist.	
Fairchild Medical Clinic	Plant Science Inc	Siskiyou Lake LLC	
Klamath National Forest	Rain Rock Casino	U.S. Forest Service	
Mercy Medical Center	Roseburg Forest Products	Wal-Mart	

Source: Economic Development Department, Labor Market Information, Siskiyou County, 2022.

Table A-9
Largest Employers, Mt. Shasta 2022

50-99 Employees	100-249 Employees
Electro-Guard Inc.	Mercy Medical Ctr Mt Shasta Mt Shasta Resort Siskiyou Lake LLC

Source: Economic Development Department, Labor Market Information, Siskiyou County, 2022.

2.7 Commuting and Transportation Costs

Related to local and regional employment is the commute distance. Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household’s ability to occupy decent housing without being overburdened by cost. Map 4A shows geographically that most of Mt. Shasta’s housing stock is in close proximity to jobs, resulting in low travel times to employment.

Table A-10 indicates that the vast majority of Mt. Shasta residents travel less than 30 minutes from home to work. This data indicates that many of the jobs are within 20 miles of the city and that there is a strong jobs/housing balance, meaning that the available jobs are within relatively close distance to the employees’ places of residence. The data indicate that some Mt. Shasta residents are likely to commute to Yreka because Yreka is an approximately

35 minute drive (one way) from Mt. Shasta. As discussed above, Fairchild Medical Center is the largest employer in the County is located in Yreka.

Table A-10
Travel Time to Work

Travel Time to Work	Number	Percentage
Less than 30 minutes	960	78.9%
30 to 59 minutes	161	13.2%
60 or more minutes	95	7.8%
Total	1,216	100%

Source: ACS, 2021, Table B08303

Siskiyou county is a large rural county, and Mt. Shasta is a relatively low density city, and with a declining population in the region there are not many transit options beyond those provided by private vehicles and the Siskiyou Transit and General Express (STAGE). The entirety of Mt. Shasta and Siskiyou county have high transportation costs. HUD developed the transportation cost index that “estimates of transportation expenses for a family that meets the following description: a 3-person single-parent family with income at 50% of the median income for renters for the region” at the Census tract level (HCD AFFH Data Resources and Mapping Tool, accessed March 29, 2023). The lower the index score, the higher the transportation costs. Index scores are affected by the availability of public transit, the density of housing, services, and jobs in a community. The entirety of Mt. Shasta and Siskiyou county have the lowest transportation index score of 0-20 (where 79-99 is the highest possible score). This means transportation costs for low income Mt. Shasta residents is high.

The Siskiyou Transit and General Express (STAGE) provides regional bus service that largely follows the Interstate 5 corridor with most Mt. Shasta stops located on or near the Mt. Shasta Boulevard corridor. The most eastern bus stop is at the intersection East Lake Street and Rockfellow Drive, near the high school. All STAGE buses are ADA compliant. STAGE offers discount annual passes for income eligible households. There are about 13 STAGE stops in Mt. Shasta. The city of Mt. Shasta does not operate a separate intracity bus service. Madrone Hospice provides transportation for seniors 60 years or older. There is no rail service available in Mt. Shasta, although there is an intercity Amtrak route with a designated stop in the city of Dunsmuir.

2.8 Fastest Growing Occupations

The region’s fastest growing occupations are listed in Table A-11. This information is only available for the Northern Mountains Region (Lassen, Modoc, Nevada, Plumas, Sierra, Siskiyou, and Trinity Counties), but is applicable as Mt. Shasta residents work both inside and outside of the City. It is anticipated that the fastest growing occupation in the Northern Mountains Region is in the areas of medical and health service managers, counselors, and marketing. According to HCD, the 2019 Siskiyou County median income for a family of four is \$65,579. Of the ten fastest growing occupations, only two have a median hourly wage that is on par with the county’s median hourly wage, construction managers and medical and health services managers. Table A-8 identifies the county’s largest employers by city which employ at least 100 people, and Table A-7 presents employment and median income by industry, which is an aggregated version of the finer scaled occupation data presented in Table A-11.

Table A-11
Fastest Growing Occupations, 2018-2028

Occupation	Median Hourly Wage*	Estimated Employment		Percentage Change
		2018	2028	
Construction Managers	\$52.59	440	530	20%
Medical and Health Services Managers	\$64.86	240	320	33%
Market Research Analysts and Marketing Specialists	\$25.00	190	230	21%
Substance Abuse, Behavioral Disorder, and Mental Health Counselors	\$22.56	320	390	22%
Medical Assistants	\$19.99	400	470	18%
Cooks, Restaurant	\$17.01	1,020	1,250	23%
Animal Caretakers	\$16.37	200	240	20%
Industrial Machinery Mechanics	\$27.47	250	300	20%

Source: Siskiyou County Profile, State of California Employment Development Department, accessed 2021.

* 2021 Q1 Mean Hourly Wage from Occupational Employment and Wage Statistics (OEWS) Survey Results.

3.0 Household Characteristics

3.1 Number of Households and Types

The American Community Survey of 2010 and 2020 data for household types including group quarters are presented in Table A-12. The data indicates changes in family and non-family households in Mt. Shasta from 2010 to 2020. A family household consists of a householder and who are living in the home and who are related to the householder by birth, marriage or adoption. A non-family household consists of the householder living alone or the home is occupied exclusively by unrelated people. People who are not living in housing units and are living in group quarters of which there are two types: institutional and non-institutional. Correctional facilities and nursing homes are examples of institutional group quarters. College dormitories, military barracks, group homes, and shelters are examples of non-institutional group quarters.

Table A-12
Mt. Shasta Household Types and Changes, 2010 and 2020

Household Type	2010		2020		% Change From 2010 to 2020
	Number	Percentage	Number	Percentage	
Household Populations					
Total Households	1,719	100	1,826	100	6%
Average Household Size	1.94		1.78		-8%
Family Households (families)	800	47%	889	49%	11%
Average Family Size	2.83		2.33		-18%

Household Type	2010		2020		% Change From 2010 to 2020
	Number	Percentage	Number	Percentage	
Married-Couple Families	458	57%	687	77%	50%
With Children	220	48%	137	20%	-38%
Female Householder, no spouse	231	29%	177	20%	-23%
With Children	140	61%	83	47%	-41%
Male Householder, no spouse	111	14%	25	3%	-77%
With Children	96	86%	0	0%	-100%
Non-Family Households	919	53%	937	51%	2%
Group Quarters Population (Non-Household Population)					
City of Mt. Shasta	86		7		-92%
Siskiyou County	950		566		-40.4%

Sources: American Community Survey, 2010 and 2020, Table S1101 and Table B26001.

The 2010 and 2020 ACS data presented in Table A-12 indicates the total number of households, that is both family households, and non-family households, both grew from 2010 to 2020. The increase of family households was greater than non-family households, with a 11 percent gain for family households and in comparison to the modest 2 percent gain for non-family households. Although the total number of households in 2020 was greater than in 2010, the average size of households and family size decreased during the same period. The number of family households with children decreased from 2010 and 2020. These household trends are consistent with population change trends shown in Table A-4 and Table A-5. Table A-4 and Table A-5 show residents who are 55 and older increased both numerically and as percentage of the population from 2010 to 2020. From 2010 to 2020, Table A-12 indicates the number and percentage of married-couple families with children decreased: from 48 percent to 20 percent. When the data of Tables A-4, A-5 and A-11 are considered the data indicate the number of individuals who are 65 and older increased the most, and this age group is less likely to have minor children in the household. Aside from a 4 percent increase of residents aged 25-34, all other age groups declined from 2010 to 2020. The household changes are consistent with the population changes in Table A-4 and Table A-5. A non-family household consists of the householder living alone or the home is occupied exclusively by unrelated people. Female householders (no spouse) with children are discussed below in section 5.0 Special Housing Needs Analyses.

According to the most recent American Community Survey, from 2010 to 2020, both Mt. Shasta and Siskiyou county saw a decrease in the population residing in group quarters, with Mt. Shasta having the larger decrease: Mt. Shasta's population in group quarters decreased from 86 persons in 2010 to 7 individuals in 2020. Local changes are consistent with the overall trend for California where the total population in group quarters decreased overall from an estimated population of 826,697 individuals to 824,735 individuals in 2020.

3.2 Household Income, Income Distribution and Poverty, including Segregation and Integration Patterns and Trends

Table A-13 presents the distribution of income for households in Mt. Shasta in 2000, 2015, and 2020 according to Census data. Accounting for inflation, the household median income increased by approximately \$11,680 between 2010 and 2020. Figure 5 below illustrates the 2020 distribution of income, as a percentage, of Mt. Shasta

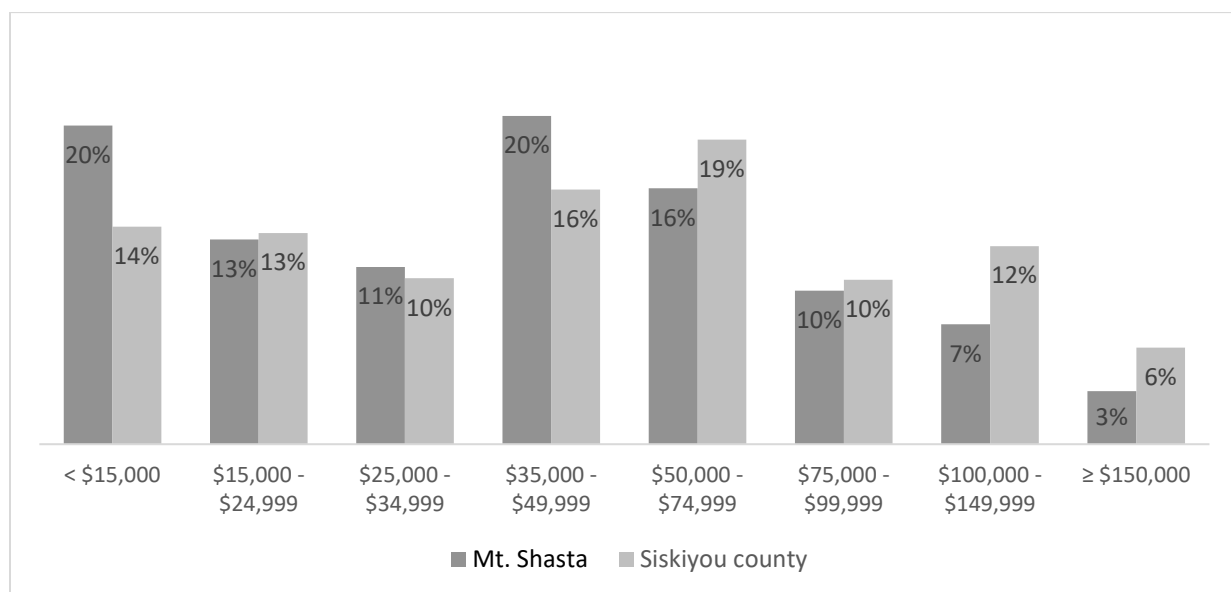
vs. Siskiyou county. Overall, the data indicates that Siskiyou county households had a slightly higher median income at \$47,403, than Mt. Shasta households at \$43,135.

Table A-13
Income Distribution, 2010-2020

Annual Income	Mt. Shasta						Siskiyou County	
	2010		2015		2020		2020	
	# of Households	% of Total	# of Households	% of Total	# of Households	% of Total	# of Households	% of Total
Less than \$15,000	463	28%	435	20%	361	20%	2,591	14%
\$15,000 to \$24,999	345	21%	184	11%	232	13%	2,515	13%
\$25,000 to \$34,999	227	14%	150	11%	201	11%	1,977	10%
\$35,000 to \$49,999	177	11%	248	13%	372	20%	3,033	16%
\$50,000 to \$74,999	262	16%	295	22%	290	16%	3,628	19%
\$75,000 to \$99,999	53	3%	107	7%	174	10%	1,958	10%
\$100,000 to \$149,999	67	4%	130	15%	136	7%	2,361	12%
\$150,000 or more	70	4%	138	3%	60	3%	1,152	6%
Total	1,664	100%	1,687	100%	1,826	100%	19,195	100%
Median Income	\$26,500		\$39,777		\$43,135		\$47,403	
Median Income in 2020 Dollars	Approx. \$31,453*		Approx. \$43,435*		\$43,135		\$47,403	

* Estimates per calculation engine on <https://www.in2013dollars.com>. Percentages may not add up to 100 percent due to rounding Source: 2010, 2020 U.S. Census Summary File 3 and 2015 ACS data.

Figure 5: Mt. Shasta and Siskiyou County 2020 Distribution of Income (as a percentage)



Generally, the 2020 income distributions of Mt. Shasta and Siskiyou are similar, as illustrated in Figure 5. The most notable differences between the City and the Siskiyou county are there are a greater percentage of Mt. Shasta households with an annual income of less than \$15,000, 20 percent. Siskiyou county households with an annual income of \$100,000 to \$149,999 in 2020 was greater in for the larger Siskiyou county region at 12 percent in comparison to Mt. Shasta's 7 percent of households.

Table A-14 illustrates the number of households in Mt. Shasta in each income range based on the Comprehensive Housing Affordability Strategy (CHAS), published by HUD on September 9, 2022. The CHAS is based on ACS 5-year estimates, with the CHAS published September of 2022 using 2015-2019 ACS. The Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. This is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30, 50, and 80 percent of median income). This data is oriented towards addressing housing needs for lower income households.

Table A-14
Household Income Distribution, 2019 CHAS for Mt. Shasta

Income Limit Range for 2019*	Income	# of Owner Households	% of Owner Households	# of Renter Households	% of Renter Households	# of Total Households	% of Total
Extremely Low Income <= 30% HAMFI**	Less than \$25,750	210	25.9%	235	23.3%	445	24%
Very Low Income >30% to <=50% HAMFI**	\$25,751- \$32,400	115	14.2%	175	17.3%	290	16%
Low Income >50% to <=80% HAMFI**	\$32,401- \$51,850	125	15.4%	210	20.8%	335	18%
Low- & Middle Income >80% to <=100% HAMFI†	\$51,851- \$52,000	50	6.2%	60	5.9%	110	6%
Upper Income >100% HAMFI†	\$52,001 or greater	310	38.3%	335	33.2%	645	35%
Total Households		810	100%	1,015	100%	1,825	100%

Note: Values and percentages may not add up due to rounding.

*Income limits for a four-person household. The 2019 median family income for a household of four in Siskiyou county was \$52,000

** "HAMFI" means "HUD Adjustment Median Family Income". Per HUD's methodology, adjustments to the calculated income limit may be applied resulting in income limits that may be different than the calculated value. For more info, visit <https://www.gov.huduser.gov/portal/datasets/il/il2019/2019ILCalc3080.odn>

† Category labels per CHAS Affordability Analysis, Paul Joice, May 20, 2013, https://www.huduser.gov/portal/publications/pdf/CHAS_affordability_Analysis.pdf

According to the CHAS, the 2019 median family income for a household of four in Siskiyou county was \$52,000 (the CHAS reports median family income for Siskiyou county but does not provide this data for individual cities in Siskiyou county). In 2019 40 percent of Mt. Shasta households had gross income of less than 50 percent of the

HUD Adjusted Median Family Income (HAMFI). Of these 735 households, about 40 percent (325) were owner-occupied households and almost 41 percent (410) were renter households. For both tenures, a greater percentage of households were extremely low income, meaning the household's annual income was less than 30 percent of the HAMFI.

About 18 percent, or 335 owner and rental households, had a gross annual income of between 51 percent to 80 percent of the HAMFI, or \$32,401 to \$51,850. According to the data, in 2019 only 6 percent of owner and renter Mt. Shasta households earn between 81 percent and 100 percent, with 35 percent earning above the 2019 HUD median family income for a household of four. Overall, the data indicate in 2019 approximately 59 percent of Mt. Shasta households had a gross annual income that is 80 percent or less than the HAMFI. This poverty data indicate it is likely a significant number of households are on a fixed income. The data also indicate there are a significant number of renter and owner households that may have very little to no disposable income to provide a buffer to withstand inflationary price increases for other necessities and essentials. Ownership households would be sensitive to increasing housing costs, whether it be housing cost increases associated with utility price increases and escalating maintenance costs associated with owning a home. Renter households would be sensitive also to utility increases, and rent increases. Renter households are also at risk from displacement due to the property sale or conversion to a short term rental or a second residence.

Table A-15 shows the poverty rates by age group in the City as well as for single-parent families. The poverty rate is the percentage of people in a given group that live below the poverty level out of the total population of that given group in the city. Because the American Community Survey has such a high margin of error for very small populations, two years are given as reference.³ The City's overall poverty rate is between 18.4 and 25.7 percent. The population with the highest percentage of people in poverty is children younger than 18 years in 2019, and adults below 65 in 2020. Female-headed single parent households experience the most poverty in families, ranging from 26.6 to 64.2 percent. Mt. Shasta's poverty rate decline from 2019 to 2020 may be, in part, on account of the two federal Economic Impact Payments of 2020. Mt. Shasta's poverty rate for the total population was two percent higher in comparison to Siskiyou county in 2020, although Mt. Shasta's poverty rate of single-parent female-headed single households was lower than the county: 26.6 percent in comparison to 28.2 percent.

Table A-15
Population Below Poverty Level, Mt. Shasta

Population	Mt. Shasta				Siskiyou County	
	2019		2020		2020	
	# Below Poverty	%	% Below Poverty	%	# Below Poverty	%
Children < 18 years	154	34.5%	33	8.0%	1,848	21.6%
Adults (18-64)	493	26.2%	403	21.3%	4,397	18.6%
Elderly (65+)	196	20.7%	162	17.1%	1,049	9.6%
Total Population Below	843	25.7%	598	18.4%	7,294	16.9%

³ The ACS 2019 poverty threshold for a family of four with two children was \$25,656 and in 2020 was \$26,076. For a family of two with one children at home and the householder is under 65, the 2019 poverty threshold was \$ \$17,437 and \$17,722 in 2020. For a family of two with no children at home and the householder is 65 or older, the 2019 poverty threshold was \$15, 292 and \$15,542 in 2020. These values were calculated using the 2019 and 2020 ACS Subject Definitions. The mathematical average of the 2019 and 2020 Poverty Factors for January through December were used.

Poverty Level						
Male-headed Single-Parent Family	0	0.0%	0	0.0%	190	22.4%
Female-headed Single-Parent Family	106	64.2%	47	26.6%	531	28.2%
Two Parent Families	88	14.5%	30	4.4%	502	5.8%
Total Families Below Poverty Line	194	12.6%	77	8.7%	1,209	10.6%

Note: Percentages reflect the proportion of the total segment of the population that is below the poverty level. Source: 2015-2019 and 2016-2020 ACS data, Tables S1701 and S1701.

Assessment of Fair Housing: Income and Poverty

It is noted that the City of Mt. Shasta nor the nearby unincorporated areas are not identified in the TCAC mapping as an area of high segregation and poverty. There are no racial and ethnic areas of concentrated poverty (R/ECAP) in the City or Siskiyou county. There are no areas in Mt. Shasta or Siskiyou county that were identified in the homeowners loan corporation (HOLC) redlining grade created during the New Deal Era, a federal government sponsored program that implemented housing segregation and discrimination.

As shown in Map 5, the geographic area with highest median household income, greater than \$75,000, is the Census tract that is west of I-5, but only a small portion of this tract includes geographic area and population that are within Mt. Shasta's city limits. The development pattern in this area is characterized as generally low density residential, the location of the Chateau Shasta Mobile Home and RV Park (see section 4.6(B) and Table A-31 below for more details), along with a State facility consisting of a branch of the California Highway Patrol. Residents residing in the eastern and southeastern portions of the City have the next highest household median income, ranging from \$50,000 to \$75,000. These neighborhoods are a greater distance and separation from areas that presently, and/or historically, are developed with commercial and heavy commercial uses. Also, the northeast corner of this area has larger parcels due to the larger lot size requirement of a 10,000 square foot minimum.

As shown on Map 5, households with median household incomes ranging from greater than \$25,000 to less than \$50,000 (as of 20202) ~~are~~ This household income range roughly corresponds to the income data in Table A-14 capturing some households at the upper range of the extremely low income (which is less than \$25,750), the entirety of the very low income range (which is \$25,751-\$32,400), and a portion of the low income range (which is \$32,401-\$51,850). The geographic ally distributed ion is in central Mt. Shasta (I-5 at ~~the~~ East Lake Street), and continuing es in a northeasterly direction to the City's limits (no population areas are included). Theis household income range roughly corresponds to the income data in Table A-14 capturing some households at the upper range of the extremely low income (which is less than \$25,750), the entirety of the very low income range (which is \$25,751-\$32,400), and a portion of the low income range (which is \$32,401-\$51,850). Fifteen to almost 20 percent of the population residing in a sub-portion of this geographic area, however, are below the poverty line as shown on Map 6 as shown by the grey shading. ~~In~~ The sub-portion area, is where more of Mt. Shasta's older housing stock is located. This same area is also, ~~and is the~~ City's present, and historic, ~~commercial corridor of the City.~~

Households with the lowest median income and highest percentage of population below the poverty line are the north and east portions of the City (note that no population areas are included in this mapping). The commercial corridors paralleling Mt. Shasta Boulevard in these neighborhoods tend to have more heavy commercial uses. The residences in close proximity to heavy commercial uses are generally considered less desirable due to real or

perceived higher levels of noise, traffic, etc., are. The cost of housing units (purchase price and rent) may be less due to proximity to these less desirable land uses relative to other neighborhoods in the City.

Income and Poverty: Regional Comparison

There are mapped areas of high segregation and poverty in northwest and northeast Siskiyou County, however, these areas are outside the City limits and are not adjacent to the City.

Figure 6: Median Income

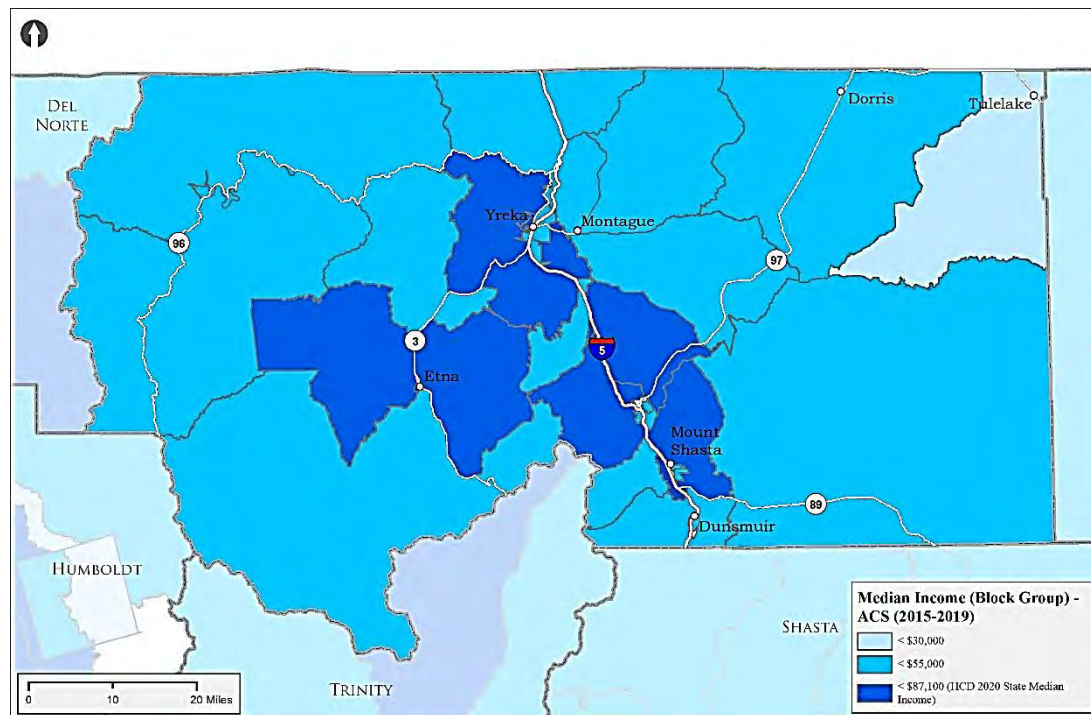


Figure 7: Poverty Status

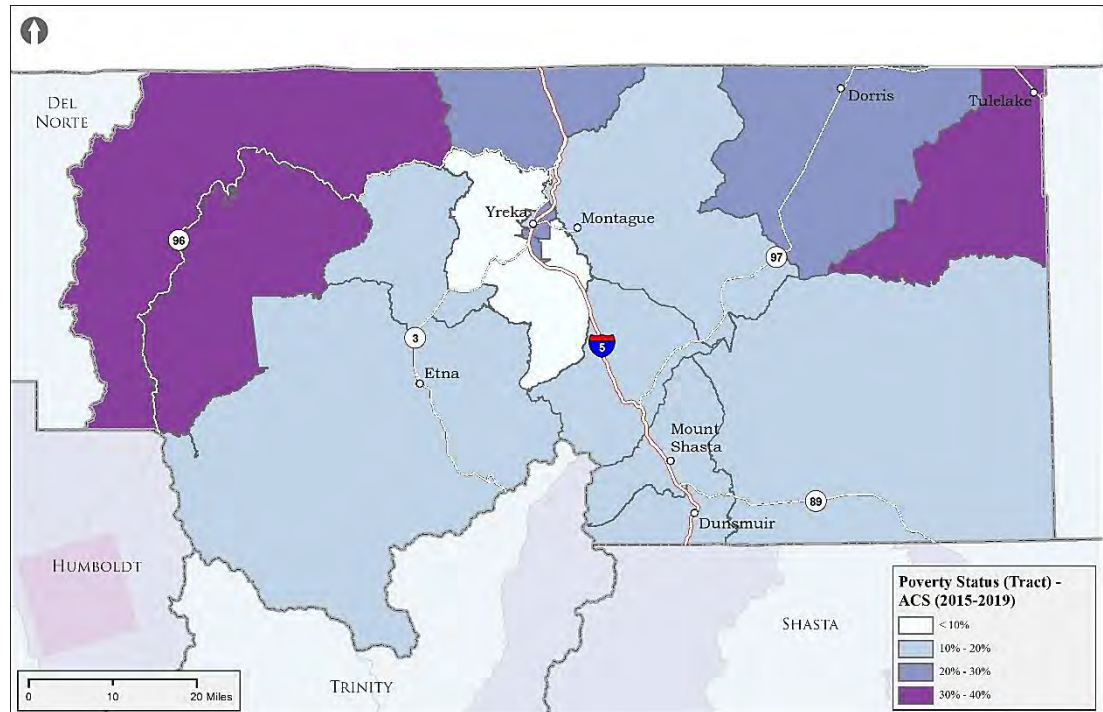


Figure 6 and Figure 7 above show Mt. Shasta's median income and poverty status geographically and in a regional context. Both figures show Mt. Shasta is similar to much of Siskiyou county, including the adjoining areas. The mapping of income and poverty data yields similar results as the preceding tables in this section. As discussed above, a comparison of the 2020 income distribution for Mt. Shasta and Siskiyou county are similar although Mt. Shasta has a higher percentage of households with gross of less than \$15,000, while Siskiyou county had higher percentages at \$100,000 and above. With respect to poverty, Mt. Shasta and Siskiyou county were reasonably comparable as discussed above.

3.3 Occupancy and Tenure

Table A-16 and Table A-17 illustrate the tenure and occupancy of housing in Mt. Shasta. The most recent tenure information comes from the 2020 Census ACS. According to this information, the majority of housing units are renter occupied (57 percent), and which is occurring a higher rate in comparison to the Siskiyou county region at 34 percent. The Mt. Shasta data presented in Table A-16 is consistent with the households by tenure data presented below in Table A-26 presented in Section 4.4 below. Table A-26 shows the number of renter households increased by 19 percent from 2010 to 2020 while the number of owner households declined by 9 percent during the same period. Map 7 presents Census Tract level data of the geographic distribution of renter households. Because the City is a portion of this larger Tract that is mostly unincorporated Siskiyou county which has a lower percent of renter households according to Table A-16, Map 7's reporting that "20% to 40% of households in the Tract are renters" appears to underreport the percentage of renter households and overstate percentage of owner households in Mt. Shasta.

Table A-16
Housing Units by Tenure, 2020

Tenure	Mt. Shasta		Siskiyou County	
	Number	%	Number	%
Owner Occupied	786	43%	12,659	66%
Renter Occupied	1,040	57%	6,536	34%
Total Occupied Housing Units	1,826	100%	19,195	100%

Source: 2020 U.S. Census ACS.

Occupancy information is available from the Census Bureau for 2010 and 2020. The US Census considers a housing unit to be vacant if,

A housing unit is vacant if no one is living in it at the time of the interview, unless its occupants are only temporarily absent. In addition, a vacant unit may be one which is entirely occupied by persons who have a usual residence elsewhere. (<https://www.census.gov/housing/hvs/definitions.pdf>, pg. 3, accessed March 27, 2023)

The number of housing units increased by less than one percent between 2010 and 2020, although the vacancy rate rose slightly to 12.8 percent in 2020. Table A-18 reports American Community Survey 2020 vacancy data, which may shed a bit more light about vacancy. This data shows over 300 vacant units that are used seasonally, recreational, or occasional use persons. This category includes units that are not for-rent or for-sale-only but are held for weekends or occasional use throughout the year. Units that are occupied temporarily by persons who usually live elsewhere are also captured in this category. The “seasonal, recreational, or occasional use” category broadly reflects housing units that are second homes.

The “other vacant” category are units that were vacant for other reasons not included in one of the preceding categories. This may include units held vacant for settlement of an estate, held for personal reasons, or held for repairs. At this time the U.S. Census does not have a unique category for housing units that are short term rentals. Based on the existing categories, it appears short term rentals may be categorized in either the “seasonal, recreational, or occasional use” or “other vacant” categories depending on property owner’s use of the property.

The values of zero for the categories “for rent” and “for sale only” for 2018, 2020, and 2021 indicates a tight housing market with little mobility.⁴ These data indicate this condition may have preceded the COVID-19 pandemic.

⁴ 2021 is the most current year available of ACS data as of March 27, 2023, when this report was written.

Table A-17
Occupancy Status, 2010, 2020

Occupancy	2010		2020	
Total Occupied (Households)	1,664	87.8%	1,662	87.2%
Total Vacant	231	12.2%	244	12.8%
Total Housing Units	1,895	100%	1,906	100%

*An occupied housing unit is a household.

Source: 2010 and 2020 U.S. Census, Table H1.

Table A-18
Vacancy Status, Mt. Shasta, Multiple Years

Vacant housing units	2010	2015	2018	2020	2021
Total:	310	279	251	408	437
For rent	13	60	0	0	0
Rented, not occupied	0	0	0	0	0
For sale only	39	47	0	0	0
Sold, not occupied	0	0	0	0	0
For seasonal, recreational, or occasional use	258	157	198	334	281
For migrant workers	0	0	0	0	0
Other vacant	0	15	53	74	156

Source: American Community Survey, Table B25004.

3.4 Overpayment for Housing (Cost Burdened)

The State of California publishes annual income limits for each county that are used to determine eligibility for assisted housing programs within that county, including Mt. Shasta residents. The California Health and Safety Code requires that the State limits for the low, very-low, and extremely-low income categories will be the same as those in the equivalent levels established by the U.S. Department of Housing and Urban Development (HUD) for its Section 8 program. California's 2022 income limits by household size are shown in Table A-19.

Table A-19
2022 State Income Limits, Siskiyou County

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$16,350	\$18,700	\$23,030	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630
Very Low	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Low	\$43,650	\$49,850	\$56,100	\$62,300	\$67,300	\$72,300	\$77,300	\$82,250
Median	\$56,200	\$64,250	\$72,250	\$80,300	\$86,700	\$93,150	\$99,550	\$106,000
Moderate	\$67,450	\$77,100	\$86,700	\$96,350	\$104,050	\$111,750	\$119,450	\$127,200

Source: California Department of Housing and Community Development, May 2022.

Definitions of housing affordability can vary, but in general a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered “cost-burdened” and households that pay more than 50 percent are considered “severely cost-burdened.” Measuring the number of people paying more than this percentage helps define a community’s affordability problem. Table A-20 illustrates the extent of overpayment in Mt. Shasta. It is noted that Table A-20 uses 2015-2019 ACS data, therefore would not be affected by potential anomalies related to the COVID-19 pandemic. It is also notable that the renter households exceed the number of owner households in Mt. Shasta. As seen in the table, both owner and renter households are not immune from overpaying for housing and are cost burdened: nearly 44 percent of owner households are cost burdened and almost 63 percent of renter households being cost burdened. Of those cost burdened households, almost 61 percent of owner households are paying more than 50 percent of their gross income for housing and are severely cost burdened. Renter households are also severely cost burdened but at a lower percentage, 30 percent, although by count, the number of households owners and renters are similar. Uniformly extremely low income Mt. Shasta households are cost burdened and severely cost burdened.

Table A-20
Overpayment for Housing, Ownership and Rental

Housing Income Range	Total Households	Overpayment (> 30% income on housing)		Severe Overpayment (> 50% income on housing)	
		Number	Percent	Number	Percent
Owner Households	810	355	43.8%	215	60.6%
Extremely Low Income (<=30% HAMFI)	210	210	100.0%	160	76.2%
Very Low Income (>30% to <=50% HAMFI)	115	35	30.4%	0	0.0%
Low Income (>50% to <=80% HAMFI)	125	55	44.0%	35	63.6%

Housing Income Range	Total Households	Overpayment (> 30% income on housing)		Severe Overpayment (> 50% income on housing)	
		Number	Percent	Number	Percent
Moderate Income and above (>80% HAMFI)	50	20	40.0%	20	100.0%
Household Income >100% HAMFI	310	35	11.3%	0	0.0%
Renter Households	1,015	635	62.6%	305	30.0%
Extremely Low Income (<=30% HAMFI)	235	210	89.4%	175	74.5%
Very Low Income (>30% to <=50% HAMFI)	175	105	60.0%	55	31.4%
Low Income (>50% to <=80% HAMFI)	210	185	88.1%	75	35.7%
Moderate Income and above (>80% HAMFI)	60	60	100.0%	0	0.0%
Household Income >100% HAMFI	335	75	22.4%	0	0.0%
All Households	1,825	990	54.2%	520	28.5%
Extremely Low Income (<=30% HAMFI)	445	420	94.4%	335	75.3%
Very Low Income (>30% to <=50% HAMFI)	290	140	48.3%	55	19.0%
Low Income (>50% to <=80% HAMFI)	335	240	71.6%	110	32.8%
Moderate Income and above (>80% HAMFI)	110	80	72.7%	20	18.2%
Household Income >100% HAMFI	645	110	17.1%	0	0.0%

HAMFI = "HUD Adjustment Median Family Income".

Source: 2015-2019 HUD CHAS Data

A majority of Mt. Shasta households (54.2 percent) are cost burdened, and of those cost burdened households, nearly 30 percent are severely cost burden. The data show a greater percentage of Mt. Shasta households rent their homes in comparison to the county. Mt. Shasta households, both owner and renter, are experiencing high housing costs relative to gross household income. This data when considered by the age of the City's population indicates a number of households are on fixed incomes. These conditions are exacerbated by the low level of housing production, the number of housing units held as second homes, and competition from short term rentals.

Figure 8 and Figure 9 below shows there are Tracts in the region where both homeowners and renter households are cost burdened at a similar rate Mt. Shasta of 40 to 60 percent of households.

Figure 8

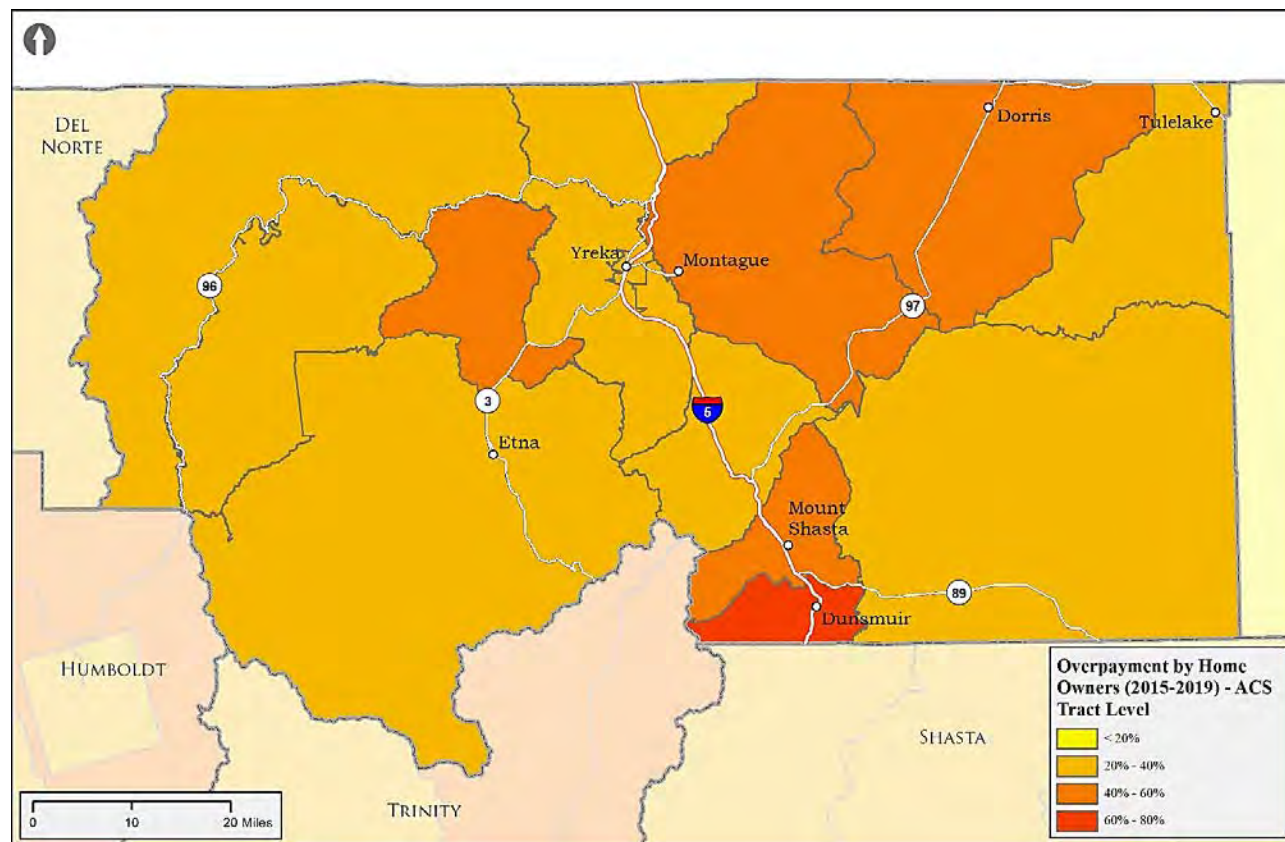
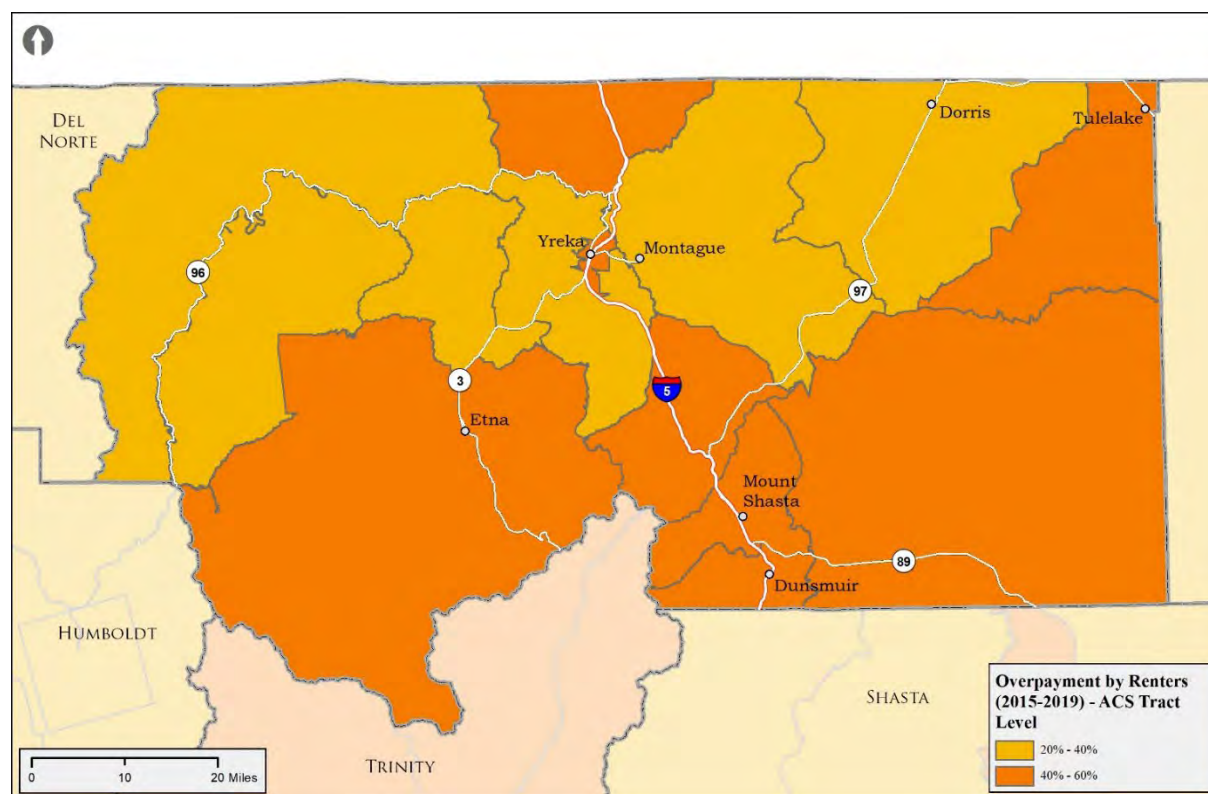


Figure 9



4.0 Mt. Shasta's Existing Housing Stock

4.1 Housing Composition

Mt. Shasta existing housing stock is mostly, 63 percent, detached single family residence. As indicated in Table A-21 The total number of multifamily units, two or more units, has remained the same since 2010. Table A-21 displays the estimated number of each type of housing unit for 2000, 2010, and 2021 as reported by the State Department of Finance.

Table A-21
Housing Unit Types, 2000-2021

	2000		2010		2021	
	Number	Percent	Number	Percent	Number	Percent
Single family						
Detached*	1,144	64%	1,196	63%	1,206	63%
Attached*	89	5%	37	2%	37	2%
Multifamily						
2-4 units*	247	14%	400	21%	400	21%
5 or more	245	14%	233	12%	233	12%
Mobile Homes	73	4%	29	2%	30	2%
Total Units	1,790	100%	1,895	100%	1,906	100%

Note: Percentages may not add up to 100 percent due to rounding Source: California Department of Finance, E-5 report, 2000, 2010, and 2021.

*Definitions:

Single-Detached Unit - a one-unit structure with open space on all four sides. The unit often possesses an attached garage.

Single-Attached Unit - a one-unit structure attached to another unit by a common wall, commonly referred to as a townhouse, half-plex, or row house. The shared wall or walls extend from the foundation to the roof with adjoining units to form a property line. Each unit has individual heating and plumbing systems.

2- 4 Units per Structure - a structure containing two, three, or four units and not classified as a single-unit attached structure. The units in the structure share attic space and heating and plumbing systems.

The actual number of units that were issued for new construction between 2009 and 2021 totaled 33 units. Of those 17 units are known to be single family, 3 ADUs, ~~two~~ two multifamily units, and one live-work unit. For the remaining 13 units information was not available at the time of writing. Building permit statistics are shown in Table A-22 below.

Table A-22
Residential Building Permits Issued

Year	# of Housing Units Issued Bldg. Permits	Structure Type
2009	2	Single Family

Year	# of Housing Units Issued Bldg. Permits	Structure Type
2010	2	Single Family
2011	4	3 Single Family 1 Commercial/Residential
2012	0	N/A
2013	3	Single Family
2014	1	Information not available
2015	0	N/A
2016	10	Information not available
2017	2	Information not available
2018	1	Accessory Dwelling Unit
2019	4	3 Single Family 1 Accessory Dwelling Unit
2020	3	Single Family
2021	4	1 accessory dwelling unit; 1 single family, attached; and 2 multifamily units

Source: City Staff, and City of Mt. Shasta Housing Element Annual Progress Reports, 2018-2021.

4.2 Age of Housing

Housing Element law requires an estimate of substandard housing in the community. Determining the percentage of units built prior to 1960 provides an estimate of major rehabilitation or replacement need. One can also assume that homes built prior to 1980 may require some form of rehabilitation. Table A-23 indicates that approximately 34 percent of the units in the city were constructed prior to 1960 and 25 percent of units were constructed between 1960 and 1980. Therefore, based upon age alone, approximately 59 percent of homes in the city may require rehabilitation or replacement depending on the level of maintenance these units have received.

Table A-23
Age of Housing, 2020

Year Built	Number	Percent
Built 1939 or earlier	485	22%
Built 1940 to 1949	119	5%
Built 1950 to 1959	161	7%
Built 1960 to 1969	282	13%
Built 1970 to 1979	275	12%
Built 1980 to 1989	438	20%
Built 1990 to 1999	359	16%
Built 2000 to 2009	76	3%
Built 2010 or later	39	2%

Year Built	Number	Percent
Total	2,234	100%

Note: Percentages may not add up to 100 percent due to rounding Source: 2016-2020 ACS.

4.3 Rehabilitation Needs

A summary of the results of Mt. Shasta's 2003 Housing Condition Survey, funded by the State of California Community Block Grant Program (CDBG), are presented below in Table A-24. The conditions survey was a "windshield survey," meaning that the observations were made from a moving vehicle, which is standard practice. The Housing Condition Survey classified 41 percent of the housing stock as deteriorating and in need of rehabilitation, of which 3.9 percent as dilapidated and in need of demolition and replacement. The survey did not include mobile home parks. ~~Including, and inclusion of the~~ mobile home parks it would be expected to ~~result in an increase in~~ the number of units requiring rehabilitation or replacement. The preparers of this report consulted with the City's Building Inspector to ~~find~~ find out if the condition of the City's housing stock had changed since the 2003 study. The Building Inspector, who has been with the City's for about four years and was an apprentice before that, advised "that the condition and age of the homes in the Mt. Shasta area has seen no significant changes since the previous survey was completed."⁵ Geographically, central Mt. Shasta has a greater number of housing units in need of rehabilitation as these units tend to be older. Program HO-3.1.1(1) commits the City to comprehensively updating the 2003 Housing Condition Survey no later than December 2028, with the survey prioritizing neighborhoods where there may be a concentration of substandard housing. Additionally, Program HO-3.1.1(2) commits the City to developing an owner-occupied rehabilitation (OOR) program for income-qualified households, and to apply for available funding annually until successful. Additionally, the City will continue its existing practices of providing free guidance and technical assistance through the Building Department to homeowners who wish to repair and improve the habitability and weatherization of their homes, supporting local zero- and low-cost rehabilitation and weatherization programs that are offered by non-profit organizations, such as Great Northern Corporation (Programs HO-3.1.1(3) and (4)). The availability of these programs will be incorporated into the programs for proactive public outreach to improve community awareness about housing programs.

Table A-24
Summary of Housing Condition Survey, 2003

Housing Condition	Number of Units	Percent of Total Units
Sound	756 units	58.6%
Minor	285 units	22.0%
Moderate	166 units	12.8%
Substantial	32 units	2.4%
Dilapidated	51 units	3.9%
Total of Survey	1,290 units	99.7%

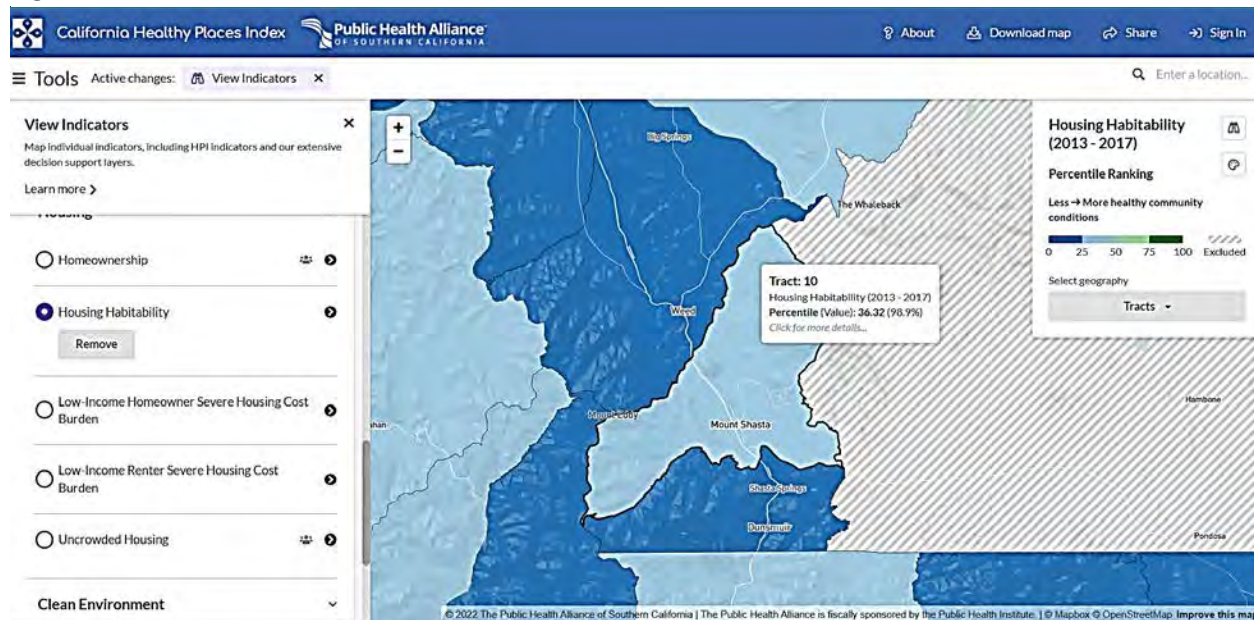
Source: Mt. Shasta Housing Condition Survey, 2003

⁵ Email from James McIntyre, March 29, 2023.

Habitability of Existing Housing Stock and Regional Comparison

Housing habitability, as measured by completeness of kitchen and plumbing facilities, is not reported at the city level. Mt. Shasta city officials do not have local knowledge of concentrated habitability issues that may be occurring. Therefore, this analysis relies on data reported by California Healthy Place Index which uses HUD's CHAS data at the Census tract level (<https://map.healthypacesindex.org>, accessed February 13, 2023). This tract

Figure 10



(Tract 10) contains the entirety of the City and adjacent areas to the east and west as shown in Figure 10. According to the data, 98.9 percent of households in this tract have basic kitchen facilities and plumbing. In comparison to Siskiyou County and the State, the percentage of Mt. Shasta households with complete kitchens and complete plumbing is higher:

- Siskiyou county: 98 percent of households have basic kitchens and plumbing
- California: 98.7 percent of households having basic kitchen and plumbing.

As discussed above and in section 5.2, approximately 59 percent of Mt. Shasta's housing stock is about 55 years or older and was built prior to 1979, and this older housing is more likely to be in need of repair and rehabilitation. Generally, the City's older housing stock is located in central Mt. Shasta. This is also the geographic area shown on Map 5 where 15 to 20 percent of the population is below the poverty line. This local information indicates housing in these areas may be more affordable to households with lower incomes due to condition issues. Also, this information also suggests homeowners in these neighborhoods may be on fixed incomes and unable to afford repairs and maintenance which is consistent with the geographic distribution of Median Household Income and Poverty shown on Maps 5 and 6. To address habitability issues, the Housing Element includes Program HO-3.1.1 that commits the City to developing an owner-occupied rehabilitation (OOR) program that would provide low-interest loans, grants, labor, or materials to assist low-income, older adults, or residents with disabilities make needed home repairs, and seek funding to enable implementing the OOR program. This is in addition to the City continuing its practices of providing free guidance and technical assistance through the Building Department to homeowners who wish to repair and improve the habitability and weatherization of their homes, supporting local zero- and low-cost rehabilitation, as discussed above.

4.4 Housing Unit Size and Tenure

Table A-25 illustrates the tenure of the City's housing units by size, of housing units measured by the number of bedrooms, by tenure in the city in 2020. Much of the City's housing stock contains a large proportion of is two to three bedroom units, which comprise or approximately 88-75 percent of the City's housing stock. Nearly 89 percent of owner households occupy a 2-3 bedroom unit. Because housing units of this size comprise a majority of the City's housing stock, a majority of renter households also occupy this size of housing unit. Four or more bedroom units comprise the smallest percentage of the City's housing stock at 5.3 percent. Seventy-five percent of these units are owner occupied units, with the balance being renter occupied. One bedroom units comprise almost 20 percent of the City's housing stock and nearly 95 percent of these units are occupied by renter households. The cost associated with renting these smaller units may be less, thereby the smaller units maybe more affordable to lower income households. -owner-occupied and 65 percent renter-occupied. There are substantially more smaller, one bedroom rental units (19 percent) than owned units (2 percent) within the City.

Table A-25
Housing Unit Size, 2020

Number of Bedrooms	Owner Occupied		Renter Occupied		Total	
	Number	Percent	Number	Percent	Number	Percent
No bedrooms	0	0%	0	0%	0	0%
1 bedroom	18	2.293%	339	32.6%	357	19.655%
2 or 3 bedrooms	696	88.556%	677	65.1%	1,373	75.192%
4 or more bedrooms	72	9.162%	24	2.31%	96	5.263%
Total	786	100%	1,040	100%	1,826	100%

Note: Percentages may not add up to 100 percent due to rounding Source: 2016-2020 ACS.

Household size by tenure is shown in Table A-26. In 2010 and 2020, the majority of owner-occupied households were inhabited by two residents, while the majority of renter occupied households were 1-person. Between 2010 and 2020, the number of large occupancy households stayed about the same, while two-person households increased by over 10 percent for both renter and owner-occupied households.

Mt. Shasta's household size by tenure for 2010 and 2020 is shown in Table A-26, and overall this data is consistent with changes in population and households discussed above in sections 3.4 and 4.1. The number of owner occupied housing units has declined by 7 percent from 2010, while renter occupied housing units has increased by approximately 19 percent. The number of ownership units that are occupied by one- and two-person households increased from 2010 to 2020, with two-person households increasing by about 70 ~~percent~~percent. Renter units occupied by two-person households increased from 2010 to 2020 also by nearly 70 percent. One-person households occupying rentals, however, decreased from 2010 to 2020. Owner-occupied units with households of three or four persons decreased from 2010. Three person households occupying renter units decreased in 2020 from 2010, there was an increase in the number and percentage of four person households in renter units. Altogether and consistent with other demographic changes, more housing units are occupied by two-persons households in 2020 than in 2010.

Table A-26
Household Size by Tenure

Persons per Household	2010		2020		% Change
Owner Occupied					
1-person	278	31.9%	296	36.5%	6%
2-person	278	31.9%	473	58.3%	70%
3-person	187	21.4%	21	2.6%	-89%
4-person	89	10.25	0	0%	-100%
5-person	10	1.1%	21	2.6%	110%
6-person	30	3.4%	0	0%	-100%
7-or-more	0	0	0	0%	0
Total Owner	872	100	811	100%	-7%
Renter Occupied					
1-person	484	57.1%	514	50.8%	6%
2-person	192	22.7%	339	33.6%	77%
3-person	142	16.8%	109	10.8%	-23%
4-person	18	2.1%	50	4.9%	178%
5-person	0	0	0	0%	0%
6-person	11	1.3%	0	0%	-100%
7-or-more	0	0	0	0%	0%
Total Renter	847	100%	1,012	100%	19%
Total	1,719	100%	1,823	100%	6%

Note: Percentages may not add up to 100 percent due to rounding Source: 2010 and 2020 ACS 5-Year Estimates

4.5 Overcrowded Housing

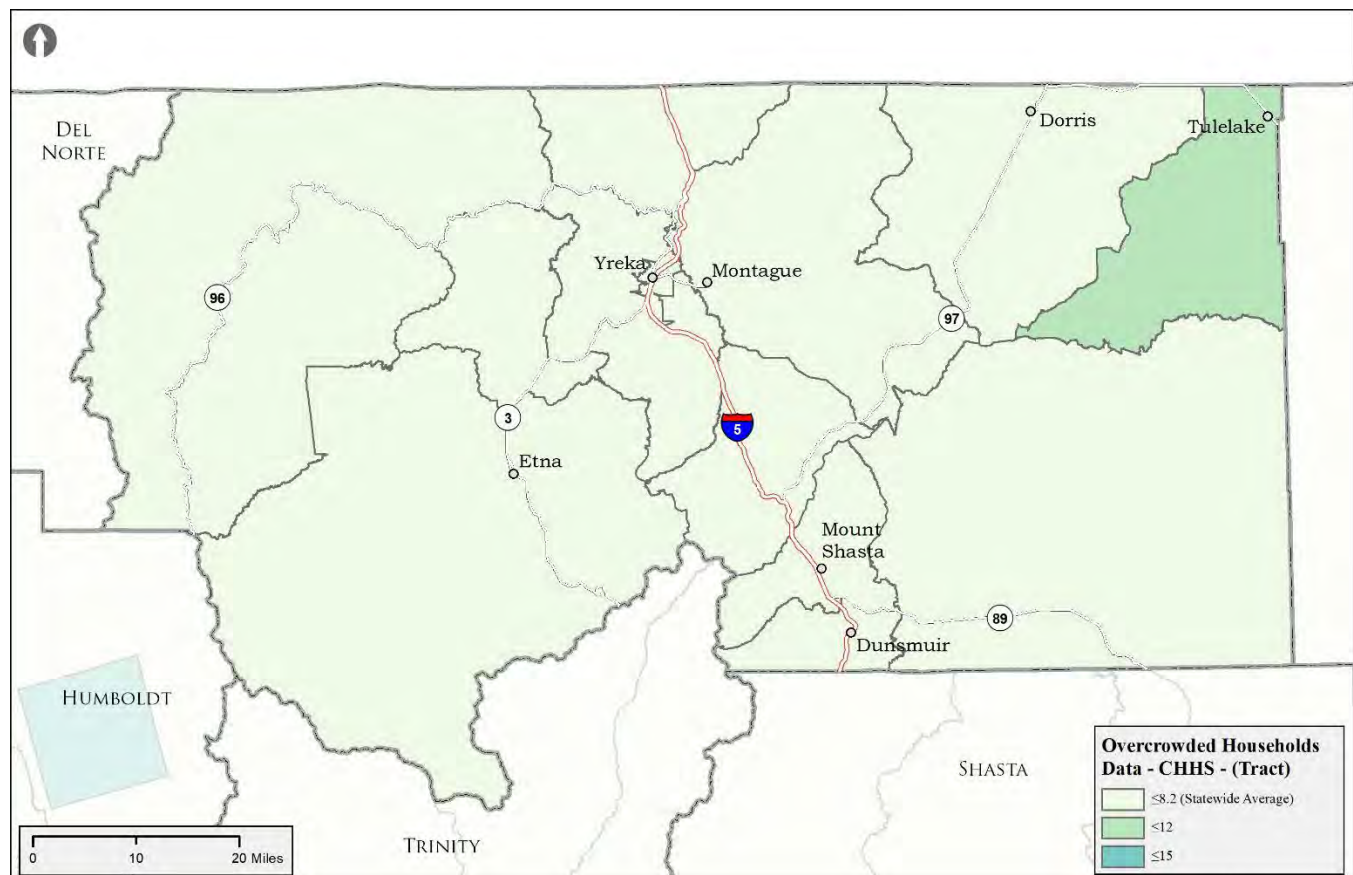
The U.S. Census Bureau defines overcrowding as more than 1.01 persons per room. Severe overcrowding occurs when there are more than 1.5 persons per room. Table A-27 illustrates the number and percentage of units in the city according to occupants per room. In Siskiyou county, five percent of renter households are experiencing overcrowding and one percent of renters are experiencing severe overcrowding, according to the latest ACS data. Homeowner households are experiencing overcrowding and severe overcrowding in the county but at significantly lower rates, i.e., less than 1 percent, in comparison to renters. In Mt. Shasta, according to the data, no overcrowding exists for owner households housing, and 2 percent for renter households are experiencing overcrowding but no severe overcrowding. The rate of overcrowding for the region, generally is lower than the statewide average except for in the northeast of Siskiyou count, as shown in Figure 11 below.

Table A-27
Overcrowded Housing, 2020

	Mt. Shasta				Siskiyou County			
	Owner #	Owner %	Renter #	Renter %	Owner #	Owner %	Renter #	Renter %
Occupied total:	786	100%	1,040	100%	12,659	100%	6,536	100%
0.50 or less occupants per room	724	92%	781	75%	10,211	80.7%	4,088	63%
0.51 to 1.00 occupants per room	62	8%	236	23%	2,257	17.8%	1,998	31%
1.01 to 1.50 occupants per room	0	0%	23	2%	114	0.9%	350	5%
1.51 to 2.00 occupants per room	0	0%	0	0%	53	0.4%	70	1%
2.01 or more occupants per room	0	0%	0	0%	24	0.2%	30	0%

Note: Percentages may not add up to 100 percent due to rounding. Source: 2016-2020 ACS.

Figure 11



4.6 Housing Cost

Table A-28 summarizes the 2021 HCD-defined household income limits for extremely low, very low-, low-, median, and moderate-income households in Siskiyou County by the number of persons in the household (up to a six person household) and shows maximum affordable monthly rents and maximum affordable purchase prices for homes. Households earning the 2022 HUD median income for a family of four in the County (\$62,700) could afford to spend up to \$18,816 a year or \$1,568 a month on housing without being considered “overpaying.”

A household can typically qualify to purchase a home that is 2.5 to 3.0 times the annual income of that household, depending on the down payment, existing debt obligations (such as a car loan), interest rates, and down payment. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual incomes. These factors—interest rates, insurance, and taxes—are held constant in the table below in order to estimate the maximum affordable rent and purchase price for households of each income category.

Table A-28
Estimated Ability to Pay by Household Size, Siskiyou County, 2022

<i>Extremely Low-Income Households <= 30% of 2022 HUD Median Family Income*</i>						
Number of Persons	1	2	3	4	5	6
Income Level	\$16,350	\$18,700	\$23,030	\$27,750	\$32,470	\$37,190
Max. Monthly Gross Rent (1)	\$409	\$468	\$576	\$694	\$812	\$930
Max. Purchase Price (2)	\$49,050	\$56,100	\$69,090	\$83,250	\$97,410	\$111,570
<i>Very Low-Income Households at <=50% of 2022 HUD Median Family Income*</i>						
Number of Persons	1	2	3	4	5	6
Income Level	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200
Max. Monthly Gross Rent (1)	\$683	\$780	\$878	\$974	\$1,053	\$1,130
Max. Purchase Price (2)	\$81,900	\$93,600	\$105,300	\$116,850	\$126,300	\$135,600
<i>Low-Income Households at >50% and <=80% of 2022 HUD Median Family Income*</i>						
Number of Persons	1	2	3	4	5	6
Income Level	\$43,650	\$49,850	\$56,100	\$62,300	\$67,300	\$72,300
Max. Monthly Gross Rent (1)	\$1,091	\$1,246	\$1,403	\$1,558	\$1,683	\$1,808
Max. Purchase Price (2)	\$130,950	\$149,550	\$168,300	\$186,900	\$201,900	\$216,900
<i>Low- & Middle Income Households at >=80% to <=100% of 2022 HUD Median Family Income*</i>						
Number of Persons	1	2	3	4	5	6
Income Level	\$43,900	\$50,200	\$56,400	\$62,700	\$67,700	\$72,700
Max. Monthly Gross Rent (1)	\$1,098	\$1,255	\$1,410	\$1,568	\$1,693	\$1,818
Max. Purchase Price (2)	\$131,700	\$150,600	\$169,200	\$188,100	\$203,100	\$218,100
<i>Moderate-Income Households at >100% and 110% of 2022 HUD Median Family Income*</i>						
Number of Persons	1	2	3	4	5	6
Income Level	\$48,300	\$55,200	\$62,100	\$69,000	\$74,500	\$80,000
Max. Monthly Gross Rent (1)	\$1,208	\$1,380	\$1,553	\$1,725	\$1,863	\$2,000

Max. Purchase Price (2)	\$144,900	\$165,600	\$186,300	\$207,000	\$223,500	\$240,000
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(1) Assumes rent, including utilities, does not exceed 30 percent of gross income.

(2) Assumes 96.5% loan at 4.5 percent annual interest rate and 30-year term; and mortgage payments, property taxes, mortgage insurance, and homeowners' insurance do not exceed 28 percent of annual income.

* 2022 HUD Median Family Income for Siskiyou County was \$62,700

Source: <https://www.doughroller.net/loans-credit/mortgages/how-much-house-can-i-afford/>

Table A-29 provides a list of homes for sale in Mt. Shasta in June 2022. Most of the homes available were three-bedroom units priced between \$360,000 and \$1,595,000, which exceeds the estimated maximum affordable purchase price of a moderate-income household of four as indicated in Table A-28, and are outreach for lower income households.

Table A-29
Homes For Sale, City of Mt. Shasta June 2022

Bedrooms	Units Available	Average Square Feet	Price Range	Average Price	Median Price
1	--	--	--	--	--
2	6	1,486	\$299,900 - \$525,000	\$408,483	\$384,000
3	13	1,867	\$360,000 - \$1,595,000	\$681,765	\$479,000
4	8	3,370	\$395,000 - \$5,999,999	\$1,338,625	\$649,000
5	5	3,586	\$425,000 - \$2,395,000	\$1,112,000	\$1,090,000
6	1	2,784	\$629,000	\$629,000	\$629,000

Source: www.trulia.com, accessed June 15, 2022.

Figure 12 ~~Figure-11~~ below shows historical home value for homes in Mt. Shasta (December 2016 to August 2022) from zillow.com. The prices show an incline from 2016 to the end of 2020, which then climbed steeply upward trend beginning in 2021. The average value for homes in the City in August 2020 was \$435,000 (Zillow). Again, comparing this average listing price to the maximum affordable prices in Table A-28 shows that the average home prices are out of reach for moderate- and lower-income households.

Figure 12: City of Mt. Shasta December 2016 – August 2022: All Homes



All Homes: Non-adjusted

Source: zillow.com, accessed September 2022.

A. Rental Housing Costs

Table A-30 shows the available apartments and houses for rent in the City of Mt. Shasta and surrounding communities during a survey taken in September 2022. A total of 11 single family and multifamily units were available for rent and were renting for \$795 to \$3,200 per month. One bedroom apartments were listed from \$695 to \$800, two-bedroom units from \$795 to \$1,400, and three-bedroom units from \$1,600 to \$3,200. There were no four-bedroom units advertised inside the city at the time of this survey. For multiple years Mt. Shasta's rental vacancy rate has been zero, according to the 2020 American Community Survey. However, it is difficult to determine the true vacancy rate within the city as many rentals are not advertised. Rentals in Mt. Shasta were similar to those in McCloud, and lower than those in Weed and Dunsmuir. Because there were not many rentals available in nearby cities, it is difficult to estimate relative prices. According to the California Housing Partnership's 2022 Affordable Housing Needs Report, average monthly asking rent is \$832, and asking rents have increased by 3.8 percent between Q4 2020 and Q4 2021 (https://chpc.wpenginepowered.com/wp-content/uploads/2022/05/Siskiyou_Housing_Report_2022-AHNR-1.pdf, access March 28, 2023).

Table A-30
Apartment and House Rentals, September 2022

Community	Number of Bedrooms			Number of Listings
	1	2	3	
Mt. Shasta	0	1	0	1
Weed/Lake Shastina	2	1	2	5
Dunsmuir	1	1	1	3
Gazelle	0	0	0	0
McCloud	0	0	1	1

[±]Indicates none available at time of survey

Source: Zillow, Elite Real Estate Group, Shasta Summit Properties, Craigslist, September 2022.

B. Mobile Home Parks and Costs

The Department of Finance 2021 Estimate of Population and Housing data shows a total of 30 occupied mobile homes in the City of Mt. Shasta, which represents 2 percent of the total housing stock, which is small increase from 2010, when there were 29 occupied mobile homes. However, in 2000 there were 73 mobile homes which represented 4 percent of the City's housing. Although the overall number of housing units increased by 116 units from 2000 to 2021, the number of occupied mobile homes has decreased. According to HCD'S "Find A Park" portal there are two mobile parks operating inside Mt. Shasta city limits, and Table A-31 below presents the type of spaces in the two parks.⁶

Table A-31
Mobilehome/RV Parks Operating in Mt. Shasta, 2023

	MH Spaces	RV Lots with Drains	RV Lots without Drains
Shasta Horizon MHPS	34	29	0
Mount Shasta KOA Campground	24	25	50

Together these parks are licensed for 58 mobilehome spaces, 54 RV spaces, and 50 RV spaces without drains. The Mount Shasta KOA Campground, however, is focused on serving tourists and short-stay visitors (e.g., less than 30 days). Mobilehome parks spaces rent for a range of \$250 (Shasta Horizon MHPS, dba Chateau Shasta Mobile Home Park) to \$396 (Shadow Mountain Mobile Home Park, which is located nearby but is not within City of Mt. Shasta), based on the most recent data.

5.0 Special Housing Needs Analyses

Housing Element law requires the consideration of the housing needs of special needs persons and households. Certain groups have greater difficulty finding decent, affordable housing due to their special circumstances. Special circumstances may be related to one's employment and income, age, family characteristics, or disabilities.

⁶ The portal is located on this HCD webpage, <https://www.hcd.ca.gov/manufactured-and-mobilehomes/mobilehome-parks>, accessed March 16, 2023.

As a result, certain segments of Mt. Shasta’s population may experience a higher prevalence of overpayment, overcrowding, housing cost burden, or other housing problems.

State Housing Element law identifies the following “special needs” groups: elderly households; persons with disabilities, including those with developmental disabilities; large households; female-headed households; families and persons in need of emergency shelter; and agricultural workers.

5.1 Senior Population

Elderly households, sometimes referred to as senior households, typically have special housing needs due to three primary concerns – income, housing and health care costs, and physical disabilities. Elders are defined by HCD as persons who are 65 years of age or older; however, it should be noted that some housing programs define seniors as age 55 and over. This section will include data on both elderly groups and seniors aged 55 and older. According to the 2016-2020 American Community Survey, 523 city residents were ages 65 and older (about 54.7 percent of the total population).

As citizens get older, their housing needs change. Special housing needs of the elderly include smaller and more efficient housing to minimize maintenance and barrier-free designs to accommodate restricted functions. Table A-32 illustrates the population of residents aged 55 and older in 2000, 2010, and 2020. According to the 2020 ACS, 54.7 percent of residents of Mt. Shasta are 65 years and over, compared to 25.2 percent of residents of Siskiyou County overall. The proportion of retirement age residents (55-64) increased between 2010 and 2020. With such a high concentration of seniors, this may indicate a need for a variety of senior housing and living options, including traditional assisted living and retirement communities, to intergenerational housing designed for a range of age groups. In 2020, 195 seniors 65 and over lived in family households and 96 in non-family households. A total of 352 seniors at least 65 lived alone. According to 2020 ACS approximately 162 (17 percent) seniors at least 65 live below the poverty level (see Table A-15 above). Senior citizens have indicated that housing is generally available, but that ever-increasing costs versus their fixed income makes affordable housing more and more difficult to obtain and/or retain.

Table A-32
Senior Population, 2000, 2010, 2020

Age Group	Mt. Shasta						Siskiyou County	
	2000		2010		2020		2020	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
55 to 64 years	333	37.4%	584	48.5%	785	45.3%	7,225	39.7%
65 to 74 years	237	26.6%	343	28.5%	523	30.2%	6,840	37.6%
75 and over	320	36.0%	276	22.9%	425	24.5%	4,143	22.8%
Total Seniors	890	100%	1,203	100%	1,733	100%	18,208	100%

Note: Percentages may not add up to 100 percent due to rounding. Source: 2000, 2010 U.S. Census, 2020 ACS.

Table A-32 first shows changes Mt. Shasta’s senior population from 2000 to 2020. The data indicate individuals 55 to 64 increased from 2000 to 2010, while the number of 75 and over decreased. From 2010 to 2020, the percentage for these two age groups remained fairly consistent. The trend for the 65 to 74 age group has been a steady increase. In comparison to Siskiyou county as percentage, Mt. Shasta’s senior population is fairly similar, although there are some variance for the 55 to 64 years age group and the 65 to 74 age group.

The data Table A-33 illustrates the tenure of senior households in the city. The majority of senior households are owner occupied (54.5 percent). The age groups with the highest ownership rate are the 65 to 74 age group (19.2 percent) and 55 to 64 age group (19 percent). Most of the senior renter households are also headed by someone aged 55 to 64 years or older (30 percent).

Table A-33
Senior Households by Tenure, 2020

Tenure	2020	
	Number	Percent
Owner Occupied		
55 to 64 years	245	19.0%
65 to 74 years	248	19.2%
75 years and older	210	16.3%
Renter Occupied		
55 to 64 years	387	30.0%
65 to 74 years	81	6.3%
75 years and older	120	9.3%
Total Senior Households	1,291	100%

Source: 2020 ACS 5-year estimates.

Table A-34 describes the care facilities available for seniors or disabled persons. There are a total of 98 units available.

Table A-34
Facilities for Seniors and/or Persons with Disabilities, 2022

Facility Name	Address	Capacity (persons) [±]
Rockfellow House	185 Rockfellow Drive, Mt. Shasta	6
Eskaton President G. Washington	1020 Kingston Road Mt. Shasta	60
Shasta Manor I and II	1198 Kingston Road, Mt. Shasta	22
President Grover Cleveland Manor	1020 Kingston Road, Mt. Shasta	10

Capacity assumes one person per unit, though these facilities permit two persons per unit in the case of couples. Source: www.retirenet.com, April 2014, and communication with facility staff.

5.2 Persons with Disabilities

Persons with a disability may live on a fixed income and may have limited income-earning capacity, which limit their ability to pay for housing. Persons with disabilities may need housing that accommodates their accessibility needs, which may include on- or off-site support services. The 2020 American Community Survey (ACS) and Puerto Rico Community Survey defines disability as the product of interactions among individuals' bodies; their physical,

emotional, and mental health; and the physical and social environment in which they live, work, or play. Disability exists where this interaction results in limitations of activities and restrictions to full participation at school, at work, at home, or in the community. The ACS definition recognizes that disability is a dynamic concept that changes over time as one's health improves or declines, as technology advances, and as social structures adapt. ACS data collection covers six disability types:

- Hearing difficulty: deaf or having serious difficulty hearing (DEAR).
- Vision difficulty: blind or having serious difficulty seeing, even when wearing glasses (DEYE).
- Cognitive difficulty: Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions (DREM).
- Ambulatory difficulty: Having serious difficulty walking or climbing stairs (DPHY).
- Self-care difficulty: Having difficulty bathing or dressing (DDRS).
- Independent living difficulty: Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping (DOUT).

Respondents who report anyone of the six disability types are considered to have a disability. Table A-35 illustrates the population of persons with disabilities who may require housing with special features such as wheelchair ramps, special doorbells, roll-in showers, high- set toilets, or other adaptive devices or medical equipment. The majority of the population with disabilities in Mt. Shasta is in the elderly group (65 and older). Most of the disabilities in this group (12 percent) are ambulatory, followed by sensory and then independent living. Table A-34 below lists care facilities for seniors and persons with disabilities within the City. The City has a clear shortage of residential care facilities. With the substantial increase in the elderly population over the last twenty years, this poses a problem and requires a variety of senior living options including assisted living and retirement communities.

Table A-35
Persons with Disabilities, 2020

	Mt. Shasta		Siskiyou County	
	Number	Percent	Number	Percent
Total Population over 5 years	3,171	100%	41,173	100%
Population over 5 years with a disability	404	13%	8,042	20%
Total Population 5-15 years	334	100%	6,557	100%
Population 5-15 years with disability	0	0%	370	6%
Sensory (Hearing/Vision)	0	0%	97	1%
Ambulatory	0	0%	64	1%
Cognitive	0	0%	319	5%
Self-care	0	0%	107	2%
Independent Living	0	0%	--	--
Total Population 16-64 years	1,889	100%	23,692	100%

	Mt. Shasta		Siskiyou County	
	Number	Percent	Number	Percent
Population 16-64 years with disability	206	11%	3,850	16%
Sensory (Hearing/Vision)	110	6%	1,488	6%
Ambulatory	66	3%	1,687	7%
Cognitive	142	8%	1,922	8%
Self-care	20	1%	620	3%
Independent Living	31	2%	1,514	6%
Total Population 65 years and older	948	100%	10,924	100%
Population 65 and older with a disability	198	21%	3,822	35%
Sensory (Hearing/Vision)	104	11%	2,537	23%
Ambulatory	112	12%	2,105	19%
Cognitive	0	0%	878	8%
Self-care	0	0%	526	5%
Independent Living	75	8%	1,342	12%

Note: Percentages may not add up to 100 percent due to rounding. Source: 2016-2020 ACS.

B. Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes intellectual disabilities, cerebral palsy, epilepsy, and autism.

According to the California Department of Developmental Services, as of June 2020, there were a total of 142 residents in Mt. Shasta with a developmental disability. Of the total persons with disabilities, 35 percent of those persons with developmental disability were 16 to 64 years of age.

Many persons with developmental disabilities can live and work independently in a conventional housing environment. Individuals with more severe disabilities require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical care and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities is the transition from the person’s living situation as a child to an appropriate level of independence as an adult. Most persons with developmental disabilities lived independently (31 residents); 20 residents resided in self-care.

C. State and Federal Requirements

In response to the serious lack of accessible housing in the United States, the Fair Housing Act requires that all ground floor dwelling units in buildings of four or more units without elevators and all dwelling units in elevator buildings of four or more units include the following basic features of accessible and adaptive design:

- Public and common areas must be accessible to persons with disabilities; and

- Doors and hallways must be wide enough for wheelchairs.
- All units must have:
 - An accessible route into and through the unit;
 - Accessible light switches, electrical outlets, thermostats, and other environmental controls;
 - Reinforced bathroom walls to allow later installation of grab bars; and
 - Kitchens and bathrooms that can be used by people in wheelchairs.

The Fair Housing requirements are included in California's Title 24 regulations, which are enforced by the City through its building codes, building plan review, and site inspections.

In the case of persons with a physical or mental disability (including hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and mental retardation) that substantially limits one or more major life activities, landlords may not:

- Refuse to let tenants make reasonable modifications to their dwelling or common use areas, at their expense, if necessary for the disabled person to use the housing; or
- Refuse to make reasonable accommodations in rules, policies, practices, or services if necessary for the disabled person to use the housing.

Besides the construction of new accessible housing, the needs of individuals with limitations can sometimes be met by simply retrofitting existing housing to transform conventional units into suitable housing. This is perhaps the least costly way in which to provide accessible housing.

D. Persons with Disabilities: Segregation and Integration Patterns and Trends

Map 9 shows that persons with disabilities are most likely to reside in neighborhoods that are northeast of central Mt. Shasta. This concentration pattern may be attributed, in part, the fact this neighborhood Alta Vista Manor Apartments, and Alder Gardens, and Rockfellow House all of which providing housing for seniors and/or persons with disabilities.

The second greatest concentration of persons with disabilities shown in Map 9 is the geographic area that includes central Mt. Shasta to Mt. Shasta's northern boundary (again, the no population areas are included). While portions of this area include blocks where Hispanics are a slim to a predominate majority (see section 2.3 above), there are six assisted housing developments in this geographic area: President George Washington Manor I, President George Washington Manor II, President Grover Cleveland Manor, Shasta Manor, Shasta Manor II, and Alder Gardens (see section 6.1 and Table A-49 below for further discussion about assisted housing in Mt. Shasta). There are 32 housing units in these six housing developments that specifically provide housing for persons with disabilities. The Chateau Shasta Mobile Home and RV Park is also located in this second tier (see section 4.6(B) and Table A-31 below for more details). Mobilehome parks, such as Chateau Shasta, often provide housing that is of lower cost and may be a more affordable housing option. This concentration of persons with disabilities appears to be due to the presence of these assisted housing developments and the mobilehome park, and less related to greater ethnic diversity. This assessment is consistent with ACS 2021 data presented in Table A-36 below:

Regional Comparison

The regional comparison in Figure 13 indicates the Census Tract that includes Mt. Shasta has a lower percentage population of persons with disabilities. Adjoining there are Tracts where the percentage of persons with a disability is 20 to 30 percent. To supplement the data on HCD's AFFH viewer, the City consulted the draft Siskiyou

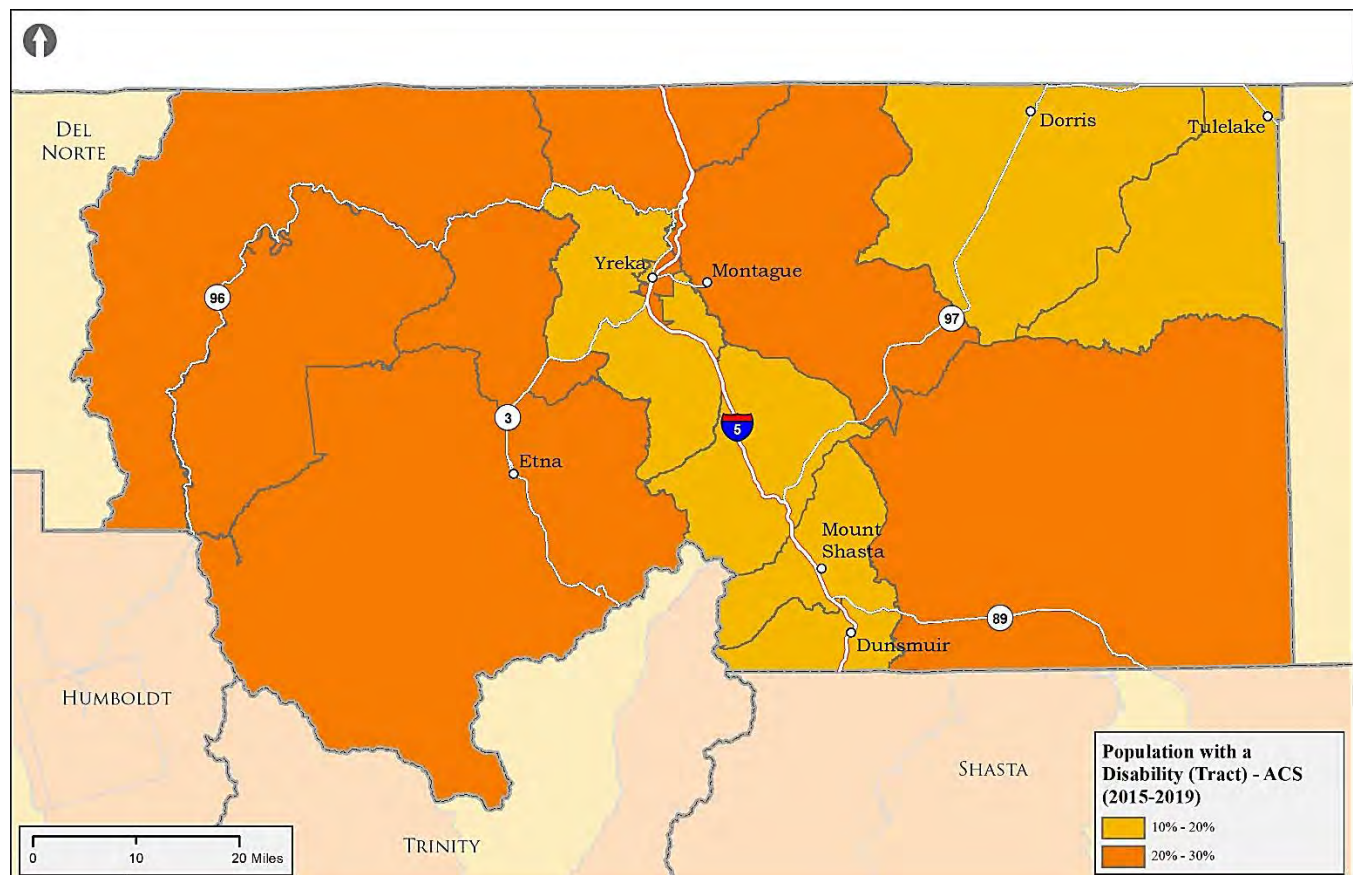
County Housing Element, dated October 19, 2022, as the draft Housing Element analyzed 2015-2019 ACS data, which is more recent than the data available on the AFFH data viewer.

Table A-36
Disability by Race and Ethnicity, Mt. Shasta, 2021

Race and Hispanic or Latino Origin	Total	With a Disability	% with a Disability
White alone	3,014	318	10.6%
Black or African American alone	65	5	7.7%
American Indian and Alaska Native alone	0	0	-
Asian alone	0	0	-
Native Hawaiian and Other Pacific Islander alone	14	0	0.0%
Some other race alone	65	0	0.0%
Two or more races	89	0	0.0%
White alone, not Hispanic or Latino	2996	318	10.6%
Hispanic or Latino (of any race)	105	0	0.0%

Source: ACS 5-Year, 2021, Table S1810

Figure 13



According to the County’s draft 6th cycle Housing Element (pg. 80), County staff found:

In the Northwestern Region and Southwestern Region, 20-30% of the population has a disability. In the Northeastern Region, 10-20% of the population has a disability. In the Northern Region, 20-30% of the population has a disability with the exception of the areas surrounding Yreka (Census Tracts 7.01 and 7.02), where 10-20% of the population has a disability. In the Southeastern Region, 10-20% of the population has a disability with the exception of Census Tract 12, where 20-30% of the population has a disability.

Table A-37 below provides a summary comparison by age using ACS data. By age, Mt. Shasta residents who are 65-74 have a significantly lower rate of disability in comparison to Siskiyou county. For Mt. Shasta’s 75 and older residents, the rate of disability is closer to that of Siskiyou county.

Table A-37
Total Disabilities for Ages 65 and Older

	Siskiyou county		Mt. Shasta	
Ages	Number	Percent	Number	Percent
65-74 years	1,979	29.5%	41	6.8%
75 and older	1,871	47.1%	112	32.7%
Total	3,850	76.6%	153	39.5%

Source: 2015-2019 ACS, Table S1810

5.3 Large Households, including Segregation and Integration Patterns and Trends

A large household is one with five or more members. Large households are considered a special needs group because they require larger homes, but do not necessarily make enough money to afford many of the larger homes that may be available. Large homes are often luxury homes out of the range of affordability for lower income households; thus, a large household may struggle to find suitable affordable housing. Another potential outcome for large families who are unable to find appropriate housing is overcrowding.

The number of large households in the city is shown in Table A-38, along with data for Siskiyou county. According to 2019 ACS there are no renter-occupied large households and 21 owner occupied large households. While Table A-38 reports 2020 data for Siskiyou county, it shows there are significantly larger number and percentage of large families in the region, and the presence of large families in Mt. Shasta’s departs from the region. This pattern may be attributed to Mt. Shasta’s higher housing costs and that about 5.3 percent of the City’s existing housing is configured as 4 or more bedrooms as shown in Table A-25. Although the City has a small percentage of large households, they represent an important housing need since there is a limited supply of large affordable units in the City.

Table A-38
Large Households by Tenure, 2019

	Mt. Shasta		Siskiyou County	
	2019		2020	
Owner Households				
5 persons	21	100%	349	33.8%
6 persons	0	0	156	15.1%
7 or more persons	0	0	36	3.5%
Owner Total	21	100%	541	52.4%
Renter Households				
5 persons	0	0	278	26.9%
6 persons	0	0	148	14.3%
7 or more persons	0	0	66	6.4%
Renter Total	0	0	492	47.6%
Total Large Households	21	100%	1,033	100%

Source: 2019 ACS 5-year estimates

Household sizes have been decreasing in Mt. Shasta. As shown in Table A-39, from 1990 to 2010, the average household size decreased from 2.29 to 2.02. By 2020 the household size had decreased further to 1.78 persons per household.

Table A-39
Household Size, 1990-2020

Year	Population	Households	Persons per Household	Household Size Percent Change
1990	3,460	1,511	2.29	
2000	3,621	1,669	2.14	-6.6%
2010	3,358	1,664	2.02	-5.6%
2020	3,250	1,826	1.78	-11.9%

Source: 1990, 2000, and 2010 U.S. Census, 2020 ACS 5-year estimates.

Table A-40 shows the number of persons per unit for occupied units by tenure. The number of persons per unit is decreasing for both renter and owner units. There are generally more persons per unit in an owner-occupied housing unit.

Table A-40
Household Size by Tenure, 1990-2020

Year	Renter Occupied Housing Units	Persons per Renter Unit	Owner Occupied Housing Unit	Persons per Owner Unit
1990	756	2.05	755	2.48
2000	830	1.98	839	2.30
2010	883	1.88	781	2.18
2020	1040	1.8	786	1.75

Source: 1990, 2000, and 2010 U.S. Census, 2020 ACS 5-year estimates.

5.4 Single-Parent and Female-Headed Households, including Segregation and Integration Patterns and Trends

Single-parent households, and those headed by single females in particular, experience the full range of housing problems. Single parent households, particularly female-headed households, generally have lower-incomes and higher living expenses, often making the search for affordable, decent, and safe housing more difficult. Single parent households often cannot afford units large enough to accommodate their families which in turn increases the possibility of overcrowding; and sometimes, they experience discrimination. In addition to difficulties faced by these households in finding and maintaining affordable housing, these households also typically have additional special needs relating to access to day care/childcare, health care and other supportive services. The City of Mt. Shasta recognizes these problems and has included policies and programs to address affordability, overcrowding, and discrimination for all segments of the population.

The total number single-parent households decreased from 2010 and 2020: 236 to 83, as shown in Table A-12. In 2010, there were 96 male-headed single parent households and 140 female-headed single parent households. In 2020, there were zero male-headed single parent households and 83 female-headed single parent households, a 100 percent and 41 percent, respectively, decline. This decline of female-headed single parent households outpaced the decline of female householders with no spouse and no children, a 23 percent decline, from 2010 to 2020.

Table A-41 illustrates the number of households that are headed by single parents in Mt. Shasta and Siskiyou county, as per 2020 ACS data. Single-parent households comprise approximately 4.5 percent of all households in the City and almost 7 percent at the county. The percentage of female-headed single parent households between Mt. Shasta and the county is comparable at 4.5 percent and 4.1 percent, respectively. One difference between the two is in 2020, Mt. Shasta did not have any male-headed single-parent households; whereas nearly 40 percent of Siskiyou county single parent households were male-headed. The county data Similarly, at the county 69 percent of single parent households are female-headed while 31 percent are male-headed.

Table A-41
Single-Parent Households, 2020

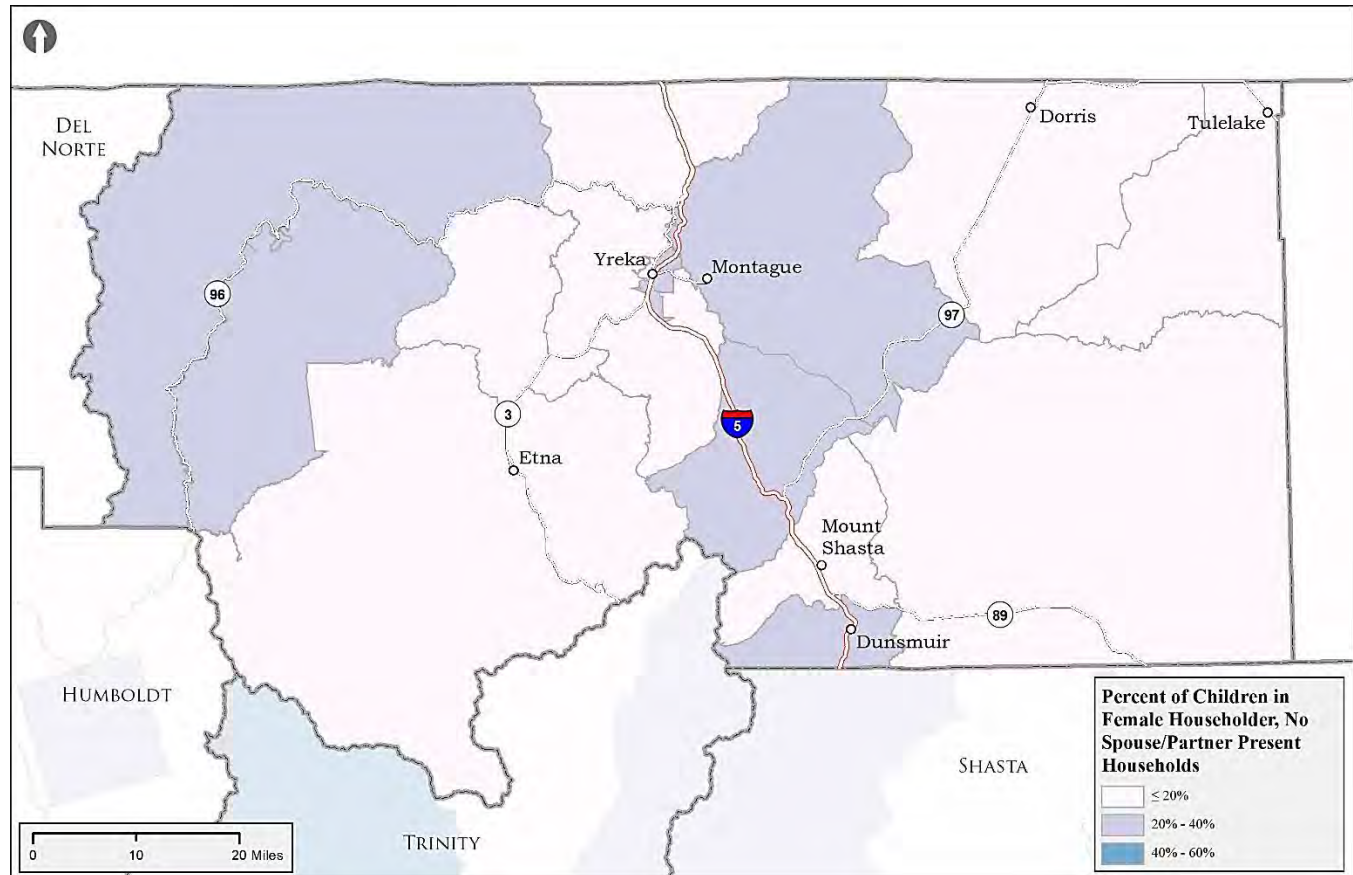
	Households	% of Single-Parent Households	% of Total Households
Mt. Shasta			
Total Households	1,826	--	100%
Female householder, no spouse, with Children	83	100%	4.5%
Male householder, no spouse, with Children	0	0%	0
Total Single-Parent Households with Children	83		4.5%
Siskiyou County			
Total Households	19,195	--	100%
Female householder, no spouse, with Children	784	60%	4.1%
Male householder, no spouse, with Children	514	39.6%	2.6%
Total Single-Parent Households	1,298		6.8%

Source: 2020 ACS 5-year estimates, Table S1101

Housing needs of lower-income single-parent households can be more acute than those of other lower-income households. Both male and female headed single-parent households are subject to child day care costs in order to allow the household head to work. Many single-parent households are in poverty. As shown in Table A-15 above, of households with children in the home, female-headed single parent households have the highest poverty rate in Mt. Shasta at 26.6 percent, although this is a decrease from the 2019 rate of 64 percent. The decline from 2019 to 2020 is mostly linked to the steep drop in households: from 106 female-headed single parent households in 2019 to 47 in 2020, a difference of 59 households. The decline may also be on account, but to a lesser degree, the two federal stimulus payments distributed in 2020. Also seen in Table A-15, shows Mt. Shasta's poverty rate of 4.4 percent for female-headed single parent households is somewhat similar to Siskiyou county's rate of 5.8 percent, although lower.

Figure 14 below shows that Mt. Shasta has a low percentage of female headed household with children and no spouse/partner in comparison to the region. The Census Tracts adjacent to the Tract that includes Mt. Shasta have higher rates of single parent female headed households at 20 to 40 percent.

Figure 14: Percent of Children in Female Headed Households, No Spouse Partner Present



5.5 Farmworkers

Mt. Shasta is a low density rural community. There are no commercially farmed areas within the City, although there — ~~nor~~ are ~~there~~ agricultural areas adjacent to the City. According to California Farm Bureau (<https://www.cfbf.com/about-the-farm-bureau/counties/>, accessed January 3, 2023), the top crops in Siskiyou county are cattle, vegetables, strawberries, timber, and alfalfa hay. Closer to Mt. Shasta, the agricultural uses are primarily ranching with little need for seasonal farmworkers. According to representatives of the Modoc-Siskiyou Community Action Agency, silvicultural workers are mostly found in those Siskiyou County communities that are closer to planting sites. The nearest community employing seasonal farmworkers is Macdoel, which is approximately 52 miles northeast of Mt. Shasta. This is the closest area where intensive farming of strawberry and potato crops occurs. Intensive farming of this nature does not occur within Mt. Shasta's city limits. Soils in the Mt. Shasta area are considered to be too heavy for regular tillage. Permanent farmworkers in Siskiyou county are paid wages similar to other skilled and semi-skilled workers in the region and need not be considered separately.

Farmworkers are defined as those households whose wage-earners make their living through permanent or seasonal agricultural work. Farmworker households may move with the seasons to different farming communities, or those who find tree planting jobs and who also move throughout the forested regions on a seasonal basis. Farmworker households may permanently reside in a community. According to the 2017 U.S. Department of Agriculture Census, it is estimated there were nearly 4,000 farmworkers in Siskiyou County. Of those, approximately 34 percent worked 150 days or more at the same farm, whereas 66 percent worked less than 150 days on the same farm. This data suggests a majority of farmworkers are seasonal and are working on larger

farms. The 2021 American Community Survey indicates there are approximately 20 individuals, over the age of 16, who employed in the agriculture, forestry, fishing and hunting, and mining industries and live in the city (American community Survey, Table DP03, 2021). Summer forest related employment does increase but is typically filled by individuals who work mainly on tree planting and brush clearing projects. Many of the forest related jobs are year-round jobs such as loggers, log truck drivers, and those employed within the remaining mills. Log harvesting like ranching, is a year round business, that experiences some slowdown in winter months. These jobs are fairly permanent and draw from the local labor force. Permanent farmworkers are paid wages similar to other skilled and semi-skilled workers in the region and need not be considered separately. Because Mt. Shasta offers many essential services and public amenities, it is anticipated the number of farmworker households ~~are~~ who reside in Mt. Shasta has increased since 2000.

Table A-42
Hired Farm Labor – State of California and Siskiyou County

	Farms	Hired Workers	\$1,000 payroll
California	30,421	377,593	6,978,923
Siskiyou County	217	3,949	45,640

Source: USDA Census of Farmworkers 2017

Table A-43
Hired Farm Labor – State of California and Siskiyou County

		California	Siskiyou Co.
150 Days or More	Farms [All]	18,439	124
	Workers [All]	187,875	1,009
	Farms with 10 or More Workers		
	Farms	3,481	15
	Workers	146,791	714
Fewer than 150 Days	Farms [All]	20,505	142
	Workers [All]	189,718	2,940
	Farms with 10 or More Workers		
	Farms	3,298	13
	Workers	146,715	2,664

Source: USDA Census of Farmworkers 2017

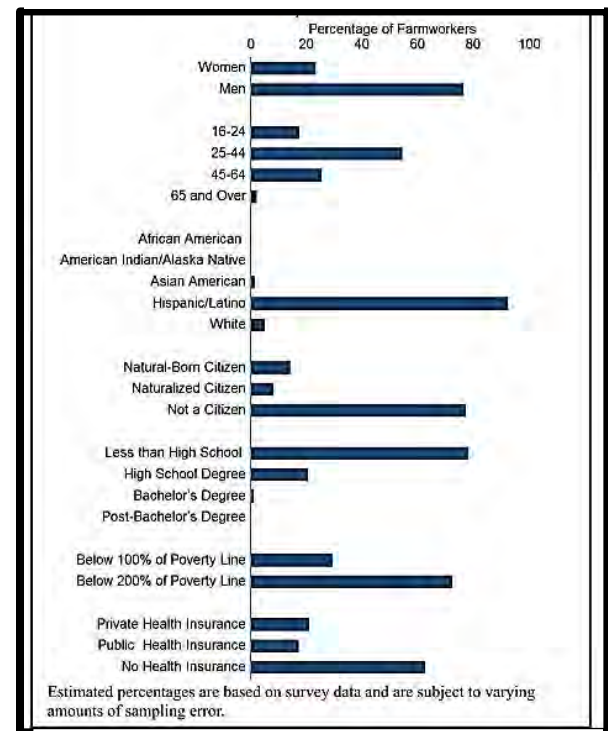
The City was unable to locate Mt. Shasta-specific demographic data of farmworkers. Figure 15 provides a demographic summary of key characteristics of California Farmworkers based on 2009-2011 American Community Survey data. Farmworkers in California:

- Are more likely to be men
- Between the ages of 25 and 44
- Over 80 percent are Hispanic/Latino
- Are not a citizen
- Have less than a high school education
- Live below the poverty line, with a majority living 200 percent below the poverty line
- Do not have health insurance

The 2019-2020 Findings from the National Agricultural Workers Survey (NAWS) provides some demographic insights that point to farmworker housing needs (<https://www.dol.gov/sites/dolgov/files/ETA/naaws/pdfs/NAWS%20Research%20Report%202016.pdf>, accessed January 3, 2023). The NAWS was prepared for the U.S Department of Labor, Employment and Training Administration. The preparers conducted field interviews of 2,172 U.S. farmworkers.

- Seventy-eight percent of all farmworkers were Hispanic. Among U.S.-born workers, 32% were Hispanic.
- Thirty-three percent of farmworkers self-identified as White, fewer than 1% as Black or African American, and 66% of respondents did not select a category; instead, they described race with an open-ended “other” response.
- Ten percent of farmworkers were identified as indigenous.
- Most farmworkers were settled workers (85%). 15 percent were migrants.
- Sixty-six percent of interviewed farmworkers were men.
- Farmworkers’ average age was 41, and median age was 39.
- 57 percent of all farmworkers were married.
- 50 percent of all farmworkers had children.
- Thirty-eight percent of farmworkers were living apart from all nuclear family members at the time of their interview. 66% of unaccompanied farmworkers were single workers without children, 14% were parents, and 10% had a spouse but no children.
- Approximately 62% of surveyed farmworkers reported that Spanish is their primary language.
- Thirty-two percent of workers reported that they could speak English “well,” and 29% said, “not at all.” 31% reported that they could read English “well”; 40% said, “not at all.”
- The average level of formal education completed by farmworkers was ninth grade.
- Average hourly wage for all farmworkers: \$13.59.

Figure 15



Source: Farmworkers in California: A Brief Introduction, Latino Caucus, October 2013.

Altogether these data indicate farmworker housing needs to be affordable to extremely low and very low income households. Housing configurations for families and group living situations are needed. Farmworker housing needs to be located near schools and employment opportunities for spouses. Also, the data indicates a need for

the dissemination of fair housing materials with being made available in Spanish, and proactive outreach to the farmworker community. There are two general categories of farmworker housing:

- If the housing is provided by the Employer: Living quarters in urban or rural areas provided by an employer in connection with any work (including agricultural work), whether or not rent is involved. HSC 17008(a) applies.
- If the housing is not provided by the Employer: Living quarters that house agricultural workers employed by an agricultural employer(s), and meet some other requirements. HSC 17008(b) applies. This second type of employee housing is outside the scope of this document. See the state’s rules for additional licensing requirements.

In accordance with Health and Safety Code Sections 17021.5 and 17021.6, housing for farmworkers can be accommodated in the R-3 zone district under the category of “multiple-family dwellings”, a group of attached dwelling units of four or more within one unit”, which requires the processing and issuance of a Conditional Use Permit. Standards for a “rooming or boarding house” are similar to apartments, except that parking is provided at a ratio of 1.5 spaces for each guest room. The City does not have an agricultural zoning district. See section 8.5.K below for further discussion.

5.6 Persons Experiencing Homelessness

Historically most persons experiencing homelessness in Mt. Shasta have been observed to be seasonal, with estimates of individuals experiencing homelessness year-round to be low.⁷ Low numbers has been attributed to harsh winter weather and the lack of emergency shelter. Communities situated adjacent to the I-5 and Union Pacific Railroad corridors typically see the highest number with the more isolated communities seeing relatively few. Services for individuals and families experiencing homelessness are largely available in Yreka, although a few of the smaller communities also provide services. Table A-48 below shows the programs available in the City and surrounding area.

Individuals and families may find themselves homeless for a variety of economic, social and/or personal reasons. Their homelessness can be a temporary, a semi- or permanent living situation. Each situation in which people become homeless is different, requiring different housing needs. Regardless of the cause, the most immediate housing needs can be satisfied with three basic shelter types: emergency, transitional and temporary. Since the last Housing Element, the number of residents experiencing homelessness in the City has visibly increased, although there is not a count. According to the 2022 Community Health Needs Assessment for Siskiyou county the rate of homelessness, i.e., the number of homeless individuals per 100,000 population of Siskiyou county is greater than the rate of California as shown in Figure 16:⁸

Figure 16



The NorCal Continuum of Care in 2020 and 2022 performs Point in Time (PIT) Counts for the region. The NorCal Continuum of Care (CoC) is a seven-county homeless consortium and is charged by the US Department of Housing

⁷ Homelessness Needs Assessment and Action Steps for Team Shasta, July 2017, prepared by Marbut Consulting.
⁸ 2022 Community Health Needs Assessment, prepared by Dignity Health Mercy Medical Center Mt. Shasta, Fairchild medical Center, and Siskiyou County Public Health Department, pg. 45

and Urban Development (HUD) to conduct a Point In Time (PIT) Count annually. The counties participating in the NorCal CoC are Del Norte, Lassen, Modoc, Plumas, Shasta, Sierra, and Siskiyou. As PIT Counts are linked to federal programs the federal definitions of homelessness are used. The federal definitions consider, and count, unsheltered and sheltered persons who are experiencing homelessness:

- An unsheltered homeless person/household resides in: A place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, or on the street.
- A sheltered homeless person/household resides in: A supervised publicly, or privately operated shelter designated to provide temporary living arrangement (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, state, or local government programs).

The PIT Count results in data that helps communities to prioritize those most vulnerable and chronically homeless for different types of shelter and housing. The NorCal CoC's PIT Counts are conducted annually and are reported at the county level only, and both sheltered and unsheltered individuals are counted. The summary results of the 2020 and 2022 PIT Counts for Siskiyou county are presented in Table A-44 below. According to the PIT data, there were 126 fewer individuals who were unsheltered in 2022 than in 2020. The number of sheltered individuals, however, increased by 136 individuals.⁹ Overall, in 2022 there were ten more individuals counted in Siskiyou county than in 2020.

Table A-44
2020 and 2022 PIT Counts for Siskiyou County

	2020 Total Persons	2022 Total Persons
Total	311	321
Sheltered	37	173
Unsheltered	274	148

The number and percentage of individuals experiencing chronic homelessness has increased by nearly 32 percent in the CoC service region. HUD defines a chronically homeless individual as an adult (persons 18 years or older) who has a disability and:

- Has either been continuously homeless for a year or more
OR
- 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. Each period separating the occasions must include at least seven nights of living in a situation other than a place not meant for human habitation, in an emergency shelter, or in a safe haven.

To be considered chronically homeless, persons must have been sleeping in a place not meant for human habitation (e.g., living on the streets) and/or in an emergency shelter/safe haven during that time. The chronic homeless population represents one of the most vulnerable populations and some of the hardest to house.¹⁰ For

⁹ In 2021 HUD provided the CoC a waiver from conducting the unsheltered count due to COVID-19. This analysis excludes the 2021 PIT Count due inherent undercounting due to the HUD waiver.

¹⁰ NorCal Continuum of Care, 2022 Point in Time Count final report, pg. 20.

the Siskiyou county region, the number of chronically homeless individuals decreased by 9, as indicated in Table A-47.

Table A-45 below provides the available racial and ethnic composition data from the 2020 and 2021 PIT counts for the entire CoC service region. This data indicates the majority of unsheltered individuals for the CoC region are White and Non-Hispanic, and American Indian/Alaska Native being the next largest racial group.

Table A-45
Racial and Ethnic Information, 2020 and 2022 PIT Counts,
Entire NorCal Continuum Care Service Area

	2020 PIT		2022 PIT	
	% of Unsheltered	Total Persons	% of Unsheltered	Total Persons
White	71.70%	733	78.66%	1,445
Black or African American	3.10%	32	3.76%	69
American Indian/Alaska Native	10.80%	110	14.53%	267
Native Hawaiian/Other Pacific Islander	1.40%	14	1.20%	22
Asian	1.00%	10	0.82%	15
Multiple Races	7.30%	75	3.43%	63
Did not Respond	4.80%	49		
Refused		n/a		
Hispanic/Latino	9.70%	99	9.09%	167
Non-Hispanic/Latino	84.80%	867	90.91%	1,670
Did Not Respond	5.60%	57		
Don't Know		n/a		

Table A-46
Gender Information, 2020 and 2022 PIT Counts for Siskiyou County

	2020 Total Persons	2022 Total Persons
Male	208	172
Female	95	146
Gender Non-Conforming	4	2
Trans	2	0
Did not Respond	2	1
Refused	n/a	
Total	311	321

With respect to age, 61 children under the age of 18 were counted in the 2022 PIT Count and for 2020, the number of children under 18 years of age were “not reported” as indicated in Table A-47. This percentage of minor children who are experiencing homelessness in Siskiyou county is high even absent a 2020 data point. For NorCal’s service region, Siskiyou county had the second highest percentage of minor children experiencing homelessness, with

Lassen county having the highest percentage of minor children at 22.5 percent. The reported data does not provide insight as to the percentage minor children who were unaccompanied. Additional demographic data PIT Count data are presented in Table A-47, although the data are primarily from the 2022 PIT Count.

Table A-47
Additional Demographics, 2020 and 2022 PIT Counts for Siskiyou County

Additional	2020 Total Persons	2022 Total Persons	% of Siskiyou County
Chronically Homeless	92	83	25%
Families	24	not reported	
Mental Disability	not reported	not reported	
Physical Disability	not reported	not reported	
Developmental Disability	not reported	not reported	
Veteran	not reported	11	3.4%
Domestic Violence Victim	not reported	18	5.9%
Felony Conviction	not reported	57	17.75%
COVID-19	not reported	14	4.4%
Natural Disaster	not reported	31	9.6%
Youth (18 to 24)	not reported	26	8.1%
Children (under 18)	not reported	61	19.0%

Altogether the data indicate both men and women are experiencing homelessness. The public and stakeholders have remarked that individuals and households are experiencing homelessness because they have been displaced from their homes by the recent wildfires in Siskiyou county and the larger region, and the slow and costly rebuilding process. The most recent fires were in 2022, with the nearby Mill Fire in the city Weed that destroyed 100 housing units.

Services for individuals and families experiencing homelessness are available in the city and elsewhere in the county. Mt. Shasta delegated the entirety of their 5-year formula allocation of Permanent Local Housing Allocation funds to the County. The County is allocating a portion of the PLHA formula funding to convert an existing structure to a low barrier shelter that is anticipated to open fall or winter 2023. PLHA funding is also providing financial support for a project sponsored by a local youth homeless program for the conversion of office space to a three room family shelter. Table A-48 below outlines the programs in the City and surrounding area that offer assistance.

Clearly there is a need for shelter and housing that is available and affordable to persons and families who experience ing-homelessness. While emergency shelters provide temporary shelter and safe place to be, they do not provide a long term solution. Overall addressing the housing needs of this special population requires a variety of housing types that is assured to be affordable, mostly by way of government subsidies, such as housing choice vouchers. There are examples of sanctioned communities that employ more affordable housing forms, such as tiny houses, to meet the housing needs of those experiencing homelessness. Permanent supportive housing is needed to meet the needs of those experiencing chronic homelessness and disabilities. Another housing need is accessibility: according to the 2022 PIT, of those experiencing homelessness, approximately 42 percent indicated they had one or more disability which speaks to a need for permanent supportive housing and group homes. Given the number of children experiencing homelessness, housing that is configured for families, is affordable for this target population,

and is located in close to schools is critical. Universally, housing for this target population needs to be located close, e.g., no more than a quarter of a mile, from a transit stop, essential services such as a full grocery store, pharmacy, etc.

Table A-48
Homelessness Services

Agency Name	Address	City	Service Codes
St. Anthony's Catholic Church Hall	507 Pine St.	Mt. Shasta	13
Siskiyou County Domestic Violence & Crisis Center	118 Ranch Lane	Yreka	1, 4, 6, 7, 9
Lane Street Effort	417 Lane Street	Yreka	6, 7, 8
Barker's Board and Care	200 S. 4th Street	Montague	8
Northern Valley Catholic Social Services	1515 S. Oregon Street	Yreka	1, 3, 10
Siskiyou County Behavioral Health Department	2060 Campus Drive	Yreka	1, 2, 3, 4, 5, 12, 14, 15, 16, 17
California Department of Rehabilitation	1288 S. Main Street	Yreka	11
Workforce Connection	310 Boles Street	Weed	11
Siskiyou Training and Employment Program	310 Boles Street	Weed	11
Mt. Shasta Family Resource Center	109 E. Lake Street	Mt. Shasta	3, 4, 11, 12, 13, 15, 17, 18
WIC	1217 S. Main Street	Yreka	10
Salvation Army	501 N. Main Street	Yreka	9, 10
Veteran's Administration	311 Lane Street	Yreka	8, 13
Greenhorn Grange	300 Ranch Lane	Yreka	10
St. Joseph's Catholic Church Hall	314 Fourth Street	Yreka	10
Yreka Dream Center Food Closet	900 North Street	Yreka	10
Great Northern Services	310 Boles Street	Weed	10
Siskiyou County Women, Infant, & Children	700 S Main Street	Yreka	10, 18
Siskiyou Food Assistance	776 S Davis Avenue	Weed	10, 15
Klamath Falls Gospel Mission	1931 Mission Avenue	Klamath Falls, OR	5, 7, 8, 10
Klamath Lake County Food Bank	3231 Maywood Drive	Klamath Falls, OR	10
Tulelake-Newell Family Center	810 Main Street	Tulelake	18
Klamath & Lake Community Action Services	2316 S Sixth Street Suite C	Klamath Falls, OR	14, 15, 17, 18
Klamath Advocacy Center	142 Riverside Drive	Klamath Falls, OR	3, 6
Disabled American Veterans	2809 Avalon Street	Klamath Falls, OR	13, 18
Exodus House	303 Washington Street	Klamath Falls, OR	3, 7, 14

Service Codes

(1) Adult Counseling	(10) Food or Clothing Referral
(2) Anger Management Classes	(11) Job Training
(3) Counseling, Education, & Prevention	(12) Treatment & Housing of Mentally Ill
(4) Crisis Intervention	(13) Veterans Assistance
(5) Drug & Alcohol Treatment	(14) Independent Living Skills Training
(6) Emergency Assistance For Battered Women	(15) Food Stamps, CalWorks, General Relief
(7) Emergency Housing for Women & Children	(16) Day Treatment
(8) Emergency Housing For Men	(17) Workshops
(9) Emergency, Transportation (e.g., bus ticket)	(18) Family Services

Sources: mtshastacrc.com, accessed March 28, 2023; 2023-2031 adopted Housing Element for the City of Yreka.

6.0 Housing Resources and Opportunities

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in Mt. Shasta. This analysis includes an evaluation of the availability of land resources for future housing development, the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

6.1 Existing Affordable Housing

An affordable rental housing development is a development where all or a portion of the housing units must be rented at affordable levels to extremely low-, very low-, and/or low-income households. The units are made affordable for an extended period of time by subsidy contracts, deed restrictions, and/or development agreements. When the contracts, deed restrictions, and development agreements expire, the units can be rented at market rates to any household. State housing element law requires an analysis of the affordable housing developments to determine if there are any affordable units that are at risk of being converted to market rate units. The "at-risk" analysis must cover a period of 10 years.

As shown in Table A-49, the City of Mt. Shasta currently has multiple affordable multifamily projects containing of 205 assisted units. The approximate location of these properties is mapped in Figure 17 below. There are 91 housing units in three properties that are at-risk of converting to market rate within ten years from the start date of the planning period of the City's 2023-2031 Housing Element: Alder Gardens (2022), Pres. George Washington Manor I (2032), Pres. George Washington Manor II (2033). In 2022, City staff attempted to contact the property owner and property manager of Alder Gardens to facilitate retaining the units affordable. Unfortunately, those parties did were unresponsive to the City's outreach so at this time it is unknown if the units will convert to market rate or remain below market. In April 2023, the preparers of this report spoke with a representative of Jordan Management, the former property manager of Alder Gardens.¹¹ The representative indicated that beginning in October 2022, they were no longer providing property management services for Alder Gardens, and it was their understanding that ownership of the property had changed. The risk of conversion for the two other properties is less likely because the properties are owned by non-profit organizations.

¹¹ From their website (<https://jordanmanagement.com/overview/>, accessed May 7, 2023), "Jordan Management Company is a licensed California real estate organization specializing in the management of government financed housing projects."

HUD currently provides project based subsidies in Mt. Shasta through its Section 8 program and USDA Rural Development provides subsidies through its Section 515 program. The remaining project receives indirect government subsidy through participation in the LIHTC program administered by HUD. LIHTC properties were funded with tax credits in the 1990s and were required by Federal Law to remain affordable for 30 years. However, California law generally requires a 55-year extended use period for nine percent tax credit projects. Also, four percent tax credit recipients frequently access significant boosts to their basis limits by agreeing to 55-year extended use restrictions. Although not a direct Federal subsidy, LIHTC provides tax incentives for the utilization of private equity in the development of affordable housing.

Figure 17: Assisted Housing Projects



Map Index #	Assisted Housing Project Name
1	Pres. George Washington Manor I, Pres. George Washington Manor II, President Grover Cleveland Manor, and Shasta Manor II
2	Shasta Manor
3	Shasta View Ranch Apartments
4	Alta Vista Manor Apartments
5	Alder Gardens

Table A-49
Assisted Housing Projects, Mt. Shasta

Map Index #	Project Name	Household Type	Zip	HUD PBRA Units	USDA RA Units	Affordable Units	Total Units	Funding Program	Estimated Affordability End Year	Risk Level
1	Pres. George Washington Manor I, 1020 Kingston Rd.	Senior	96067	38		38	39	HUD	2032	Low
1	Pres. George Washington Manor II, 1020 Kingston Rd.	Senior	96067	22		22	24	HUD	2033	Low
1	President Grover Cleveland Manor, 1020 Kingston Rd.	Senior/Disabled	96067	10		10	10	HUD	2038	Low
2	Shasta Manor, 1198 Kingston Rd.	Senior/Disabled	96067	11		11	11	HUD	2042	Low
1	Shasta Manor II, 1020 Kingston Rd.	Senior/Disabled	96067	11		11	11	HUD	2046	Low
3	Shasta View Ranch Apartments, 210 E. Hinkley	Family	96067		37	42	42	USDA	2047	Low
4	Alta Vista Manor Apartments, 625 Marjorie Street	Senior	96067		43	43	44	LIHTC; USDA	2066	Low
5	Alder Gardens, 700 Pine St.	Family	96067	28		28	28	HUD	2022	High

Source: 6th Cycle Housing Element Data Package, Department of Housing and Community Development, December 2021, Mt. Shasta 5th cycle Housing Element, Table8-35 .

6.2 Preservation and Replacement of At-Risk Housing

There are many options to preserving units including providing financial incentives to project owners to extend low-income use restrictions, purchasing affordable housing units by a non-profit or public agency, or providing local subsidies to offset the difference between the affordable and market rate. Scenarios for preservation will depend on the type of project at risk. To maintain the existing affordable housing stock, the City can work to preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include 1) transfer of the project to nonprofit ownership; 2) provision of rental assistance to tenants using non-federal funding sources; 3) purchase of affordability covenants, and 4) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multifamily housing units. These options are described below.

A. Acquisition

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that at-risk units remain affordable for the long term. By transferring property ownership to a nonprofit organization, low-income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance. The Alder Garden apartments complex is currently owned by a development corporation and managed by a private firm based in Roseville. The property manager specializes in management of government assisted housing developments.

The current market value of the project was estimated using information compiled from affordable multifamily sales lists in Yreka, the community with the most current comparable sales information. In Yreka, the average cost to purchase a multifamily development was \$168 per square foot. There are 28 units that total approximately 21,800 square feet in size. If the project was purchased, the estimated cost of acquiring would be approximately \$3.66 million. For the President George Washington Manor projects, it is estimated the 63 units total approximately 45,675 square feet in size. This results in a rough acquisition estimate of \$7.7 million. However, these estimates may be at the lower end of the price range because residential properties in Mt. Shasta are consistently ~~have~~ higher than surrounding areas.

B. Local Rental Subsidy

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the 91 at-risk affordable units. These rent subsidies can be structured to mirror the federal Section 8 program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent (FMR) on the unit. In Siskiyou County, the 2022 fair market rent is determined to be \$701 for a one-bedroom unit, \$922 for a two-bedroom unit, and \$1,310 for a three-bedroom unit. Table A-50 estimates the rent subsidies required to preserve the housing affordability of the units.

The feasibility of this alternative is highly dependent on the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided. The unit mix at Alder Gardens is 16 one-bedroom (average 725 square feet) and 12 two-bedrooms units (average 850 square feet). The development is not age restricted. Based on the per unit analysis in Table A-50 the estimated monthly cost of \$3,064 to subsidize the rents for all 28 at-risk units, or \$36,768 annually. A subsidy for ten years would be approximately \$367,700.

The Pres. George Washington Manor I and Pres. George Washington Manor II housing projects provide affordable housing for seniors. Table A-50 assumes all 63 units in these two developments are configured as 1-bedroom

units. Applying the same tenant-based subsidy approach yields a monthly subsidy cost of \$7,434, or \$89,208 annually. Providing subsidies to preserve both developments for ten years would be about \$892,000.

Table A-50
Estimated Rent Subsidies Required, 2022

Unit Size	Total Units	Fair Market Rent ¹	Household Size	Very Low Income (50% MFI) ²	Affordable Rent Minus Utilities ³	Monthly per Unit Subsidy	Total Monthly Subsidy
1 br	79	\$701	1	\$27,300	\$583	\$118	\$9,322
2 br	12	\$922	2	\$38,950	\$824	\$98	\$1,176
Total	91						\$10,498

Source: HUD 2022

¹Fair Market Rent is determined by HUD for different jurisdictions/areas across the United States on an annual basis.

²2022 Median Family Income (MFI) limits based on 2022 Income Limits from HUD. In Siskiyou County, the median family income in 2022 was calculated to be \$62,700. The income limit for a very low-income household was \$27,300 for a one-person household, \$31,200 for a two-person household, and \$35,100 for a three-person household.

³Affordable cost = 30 percent of household monthly income minus estimated utility allowance of \$100 for a one-bedroom unit, \$150 for a two-bedroom unit, and \$200 for a three-bedroom unit.

C. Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives the City can ensure that some or all of the units remain affordable.

As discussed above in section 4.6, the average monthly rent for the region is \$832. Assuming this value extends to one-bedroom units, this is \$131 more than the 2022 HUD fair market value. In order to further supplement Section 8 subsidies, it would cost an additional \$10,349 a month for all 79 one-bedroom units.

D. Construction of Replacement Units

The construction of new affordable housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction. Assuming an average construction cost of \$520,000 per unit, it would cost over \$14.6 million to construct 28 new assisted units.

Based on the analysis, it would appear that providing a rental subsidy is the most affordable option for preserving the at-risk units. However, there is no funding available to provide this subsidy. A more feasible option would be to acquire and rehabilitate the units.

6.3 Qualified Entities

California Government Code Section 65863.10 requires that owners of Federally assisted properties provide notices of intent to convert their properties to market rate 12 months and six months prior to the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD and the local public housing authority, as well as to all impacted tenant households. The six-month notice must include specific information on the owner's plans, timetables, and reasons for termination. Under Government Code Section 65863.11, owners of Federally assisted projects must provide a Notice of Opportunity to Submit an

Offer to Purchase to Qualified Entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-risk projects, at least one year before the sale or expiration of use restrictions. Qualified Entities have first right of refusal for acquiring at-risk units. Eskaton Properties Inc. of Carmichael, California, is the sole organization found on HCD's Qualified Entities list dated December 17, 2021. The pool of qualified entities is potentially greater than represented on HCD's list: the Shasta County and Karuk Tribe housing authorities both operate in the region, and the non-profit housing developer Rural Communities Housing Development Corporation of Ukiah, California recently secured permits for Siskiyou Crossroads located in nearby Yreka.

6.4 Resources for Preserving Assisted Rental Housing

A. Housing Authority

The State of California does not own or operate public housing; public housing is administered directly through local public housing authorities. However, for those jurisdictions that do not have a local public housing authority, the Department of Housing and Community Development has a Housing Assistance Program that administers the Section 8 program in those counties.

The Federal Section 8 program provides rental assistance to very low-income households in need of affordable housing. The Section 8 program assists a very low-income household by paying the difference between 30 percent of the gross household income and the cost of rent. Section 8 is structured as vouchers; this allows the voucher recipients to choose housing that may cost above the fair market rent as long as the recipients pay for the additional cost.

The Shasta County Housing Authority operates the Section 8 program serving the counties of Modoc, Shasta, Siskiyou, and Trinity. The Housing Authority assists 17 households in Mt. Shasta through its rental assistance programs, and there are currently 3,169 applicants on the waiting list in all four counties. The large majority of Section 8 recipients are low-income families and low-income elderly and disabled single persons; these population types also possess the most urgent special housing needs.

The preservation of affordable rental housing at risk of conversion to market-rate housing can be assisted by nonprofit organizations with the capacity and interest in acquiring, managing, and permanently preserving such housing. HCD maintains a list of individuals and organizations that above meets the eligibility criteria as a qualified entity to participate in the Opportunity to Submit an Offer To Purchase federally-assisted multifamily rental housing projects and Right-of-First Refusal, pursuant to California Government Code Section 65863.11. Eskaton Properties Inc. of Carmichael, California, is the sole organization found on HCD's Qualified Entities list dated December 17, 2021. The pool of qualified entities is potentially greater than represented on HCD's list: the Shasta County and Karuk Tribe housing authorities both operate in the City, and the non-profit housing developer Rural Communities Housing Development Corporation of Ukiah, California recently secured permits for Siskiyou Crossroads.

7.0 Regional Housing Needs Allocation

Pursuant to the California Government Code Section 65584, HCD has developed a Regional Housing Need Allocation (RHNA) Plan for the Siskiyou county region. The RHNA Plan identifies a need for 20 new residential units in Siskiyou county region over an eight-year period (February 2023 to November 2031). The regional housing need for 20 units is evenly shared and distributed among the County and each of the nine cities. Each jurisdiction being allocated two housing units. As part of the RHNA Plan, HCD designates the affordability targets for the housing units. For the two housing units, the RHNA Plan identifies affordability targets of one low-income unit and one very-low income unit for each jurisdiction in the Siskiyou region. Thus, the City of Mt. Shasta's share of regional

housing needs is 2 units over the eight-year period with one unit affordable to very-low income households and the other unit designated as affordable to low income households. The City's RHNA is presented in Table A-51.

The City and the community recognize that the City's RHNA values underestimate the actual local housing need. Mt. Shasta is not immune from the housing crisis facing most communities in California and residents are confronted with price and rent increases often exceeding the buying power of local wages, increasing construction costs, and the historic and present pace of home construction not keeping up with pace population growth and other changes.

As show in Appendix B, the City's inventory of vacant property zoned to allow by-right multifamily is sufficient to meet the City's 2023-2031 RHNA of two housing units: one very low income housing unit and one low income housing unit, making it is unnecessary for the City to undertake a rezoning program in order to have adequate sites for new housing development. Nonetheless, in recognition that the community housing need is greater than the City's RHNA obligation, a critical objective of the Housing Element's Goals, Policies and Programs City is to increase the variety and affordability of housing during the Element's eight year planning period. The sites identified in Appendix B can support the development of housing in excess of the City's share of the 2023-2031 regional housing needs as estimated and allocated by HCD. Therefore, it can be conclusively stated that the City has an adequate inventory of sites to its with supporting public services and facilities, to accommodate its housing needs over the current planning period.

Table A-51
Regional Housing Needs Allocation City of Mt. Shasta, 2023-2031

Income Category	Projected	Percentage of
Extremely Low*	1	50%
Extremely Low	1	50%
Very Low	0	0%
Low	1	50%
Moderate	0	0%
Above Moderate	0	0%
Total	2	100%

* For Extremely Low Income jurisdictions may either use available Census data to calculate the number of projected extremely low-income households (see Overpayment tab), or presume 50 percent of the very low-income households qualify as extremely low-income households.

Source: Siskiyou County 6th Cycle Housing Element Data Packet, December 21, 2021; Siskiyou County Final RHNA, HCD, December 2021.

Based on the requirements of State law, jurisdictions must also address the projected need of extremely low-income (ELI) households, defined as households earning less than 30 percent of the median income, and at least 50 percent of a jurisdiction's very low income RHNA must be categorized as ELI. The City has assigned the one very low income unit to the extremely low income category as reflected in itself one (1) ELI unit, resulting in a total of three (3) units for its 6th cycle RHNA. The City's RHNA is presented in Table A-51 above.

8.0 Actual and Potential Governmental Constraints to Housing

This section identifies possible governmental constraints to housing development in Mt. Shasta. The City has planning, zoning, design, and building standards that guide and affect residential development patterns and influence housing availability, affordability, the location, and type of housing that is constructed in Mt. Shasta. Other potential governmental constraints consist of application processing fees, development impact fees, and code enforcement activity. Housing market conditions are also a housing constraint and reviewed in Section 9.0 below. Potential non-governmental influences include the availability and cost of financing; land and materials for building homes; natural conditions that affect the cost of preparing and developing land for housing; and the business decisions of individuals and organizations in home building, finance, real estate, and rental housing that impact housing cost and availability. These interrelated factors may constrain the ability of the private and public sectors to provide adequate housing that meets the needs of all economic segments of the community. Environmental conditions can also constrain housing development of housing, and the environmental constraints present in the City of Mt. Shasta are evaluated programmatically in Appendix B.

8.1 General Plan

The City of Mt. Shasta General Plan establishes policies that guide all new development, including residential land uses. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the city. Table A-52 shows the residential land use designations established by the General Plan.

Table A-52
Residential Land Use Designations

Designation	Maximum Density	Uses
Rural Residential (RR)	1 unit/2.5 acre	Typical uses include large lot single family residential, either by design or by incorporation of previously developed county areas. Agricultural use is limited due to the higher residential density than conventional agriculture.
Low Density Residential (LDR)	8 units/acre	This designation allows single family development, which is found throughout much of the city.
Medium-Density Residential (MDR)	12 units/acre	Uses are primarily single family homes. Other uses include duplex, triplex, and fourplex developments, as well as smaller apartment buildings. This designation could also support garden apartments and townhouses.
High Density Residential (HDR)	20 units/acre	Uses typically take the form of dwellings in clustered development such as, duplexes, triplexes, apartments, town homes, and condominiums. Conventional apartment or condominium development for larger numbers of units within a single project is common.
Mixed Use Planned Development (MU-PD)	20 units/acre	The mixed use-planned development designation may be applied to lands that are suitable for a compatible mixture of land uses including residential uses, light industrial, commercial, and/or public uses. Development is subject to a Planned Unit Development (PUD) Ordinance.

Source: City of Mt. Shasta General Plan, adopted August 22, 2007

8.2 Zoning Ordinance

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as to implement the policies of the General Plan. The City regulates the type, location, density, and scale of residential development primarily through the Zoning. The Zoning Code also serves to preserve the character and integrity of existing neighborhoods. There are two regulatory concepts that are applied when evaluating land use regulations for consistency with State housing law, especially when evaluating regulations as applied to affordable housing development, including emergency shelters: Use By-Right and Objective Standards.

1. “Use By-Right” is defined in GC Section 65583.2(i). Pursuant to the cited section of the Government Code, by-right means the jurisdiction shall not require:¹²
 - A conditional use permit.
 - A planned unit development permit.
 - Other discretionary, local-government review or approval that would constitute a “project” as defined in Section 21100 of the Public Resources Code (California Environmental Quality Act “CEQA”).

This does not preclude a jurisdiction from imposing objective design review standards. However, the review and approval process must remain non-discretionary and the design review must not constitute a “project” as defined in Section 21100 of the Public Resources Code. For example, a hearing officer (e.g., zoning administrator) or other hearing body (e.g., planning commission) can review the design merits of a project and call for a project proponent to make design-related modifications, but cannot exercise judgment to reject, deny, or modify the “residential use” itself. For subdivision projects that are not exercising or qualified for SB 9 (2021), the subdivision is subject to the Subdivision Map Act and provisions of CEQA.

2. Objective Standards are defined in the Housing Accountability Act, GC Section 65589.5(f): Objective standards are those that involve no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official

Table A-53 below shows the City’s zoning districts that permit residential development by-right, and the respective allowable densities and respective development standards. The lot and development standards of the by-right residential zones are objective. The minimum residential lot sizes range from 4,500 square feet to 87,120 square feet. The maximum height limit for residential units in the R-L, R1/B1, R-1, R-1-U, and R-2 districts is 35 feet and 45 feet in the R-3, C-1, and C-2 districts. In the past, these restrictions have not inhibited multifamily development. It is noted that at the time of preparing this document, there are no properties in Mt. Shasta that are zoned R-L.

¹² Department of Housing and Community Development Sites Inventory Memo, May 2020, accessed February 25, 2023, https://www.hcd.ca.gov/community-development/housing-element/docs/sites_inventory_memo_final06102020.pdf.

Table A-53
Zoning Districts that Allow Residential Uses and the Development Standards

	Resource Lands (R-L)	Low Density Residential, 10,000 Min. (R1/B1)	Low Density Residential (R-1)	Low Density Residential Urban (R-1-U)*	Medium Density Residential (R-2)	High Density Residential (R-3)	Downtown Commercial (C-1)	General Commercial (C-2)
Max. Density: Dwelling Units Per Acre	1 du per 10 acres	4 du per acre	6 du per acre	9 du per acre	10 du per acre	20 du per acre	20 du per acre	20 du per acre
By-Right Permitted Residential Uses	SFD	SFD	SFD; supportive housing; and transitional housing.	SFD; supportive housing; and transitional housing.	SFD (attached or detached); Duplex; MF dwellings Supportive housing; Transitional housing.	SFD (attached or detached); duplex; MF dwellings but no more than four units; supportive housing; and transitional housing.	SFD (attached or detached); duplex; MF dwellings but no more than four units; supportive housing; and transitional housing.	SFD (attached or detached); duplex; MF dwellings but no more than four units; supportive housing; and transitional housing.
Lot area requirements by type of housing for by- right residential uses					SFD: 1 per 4,500 SF of lot area. Duplex: 1 two- unit structure per each 6,000 SF of lot area. MF dwellings: 1 unit per each 3,000 SF of lot area.	SFD: 1 per each 4,500 square feet of gross land area. Duplex: 1 two-unit structure per 6,000 square feet of lot area. Triplex: 1 three-unit structure per 8,000 square feet of lot area. MF: 1 unit per each 2,000 square feet of lot area.		

	Resource Lands (R-L)	Low Density Residential, 10,000 Min. (R1/B1)	Low Density Residential (R-1)	Low Density Residential Urban (R-1-U)*	Medium Density Residential (R-2)	High Density Residential (R-3)	Downtown Commercial (C-1)	General Commercial (C-2)
Conditionally Permitted Residential Uses	Group care home of more than six clients	Senior and assisted housing	Senior and assisted housing	Senior and assisted housing	Senior and assisted housing	> 4 MF dwelling units; senior and assisted housing; mobile home park or trailer park.	> 4 MF dwelling units; senior and assisted housing; mobile home park or trailer park.	> 4 MF dwelling units; senior and assisted housing; mobile home park or trailer park.
Minimum Lot Size	One-half acre	10,000 SF	6,000 SF	4,500 SF	SFR: 4,500 SF per unit; Duplex: 6,000 SF per 2-unit structure; Triplex: 9,000 SF per 3-unit structure	SFR: 4,500 SF per unit; Duplex: 6,000 SF per 2-unit structure; Triplex: 9,000 SF per 3-unit structure MF: 2,000 SF per unit.	Existing Lot: 2,500 SF; New Lot: 5,000 SF	Existing Lot: 2,500 SF; New Lot: 5,000 SF
Minimum Lot Width	100 ft.	80 ft.	60 ft	50 ft.	60 ft.	SFR: 45 ft.; Duplex: 60 ft.; Triplex: 80 ft.; MF: 80 ft.	Ex. Lot: No requirement. New Lot: 50 ft.	
Maximum Lot Depth	≤ 3 x lot width					No requirement		
Front Yard Setback	20 ft.	25 ft.	20 ft	10 ft.	10 ft.	20 ft.	No requirement	
Side Yard Setback	30 ft.	10 ft.	Not less than 10 ft. combined with a min. 4 ft. on one side.				Residential uses, not part of a commercial building, same as in the R-3 district. No setback requirement for residential uses as part of a commercial building.	

	Resource Lands (R-L)	Low Density Residential, 10,000 Min. (R1/B1)	Low Density Residential (R-1)	Low Density Residential Urban (R-1-U)*	Medium Density Residential (R-2)	High Density Residential (R-3)	Downtown Commercial (C-1)	General Commercial (C-2)
Rear Yard Setback	30 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	No requirement	
Max. Building Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	45 ft.		
Max. Lot Coverage	10% for residential uses	45%	40%	50%	55%	65%	20 du per acre	
Between Buildings	20 ft. between ag. bldgs. and residences; otherwise as per the UBC and UFC.	As per the Uniform Building Code (UBC) and Uniform Fire Code (UFC)						
Min. Parking Spaces Per DU	2 parking spaces for each DU, one of which shall be covered or enclosed.				1-3 du require 2 parking spaces for each du, one of which shall be covered or enclosed.	Residential structures of four or more dwelling units shall require 1.5 spaces per unit + 1 additional space per 5 units to be reserved for recreational vehicles.		
Parking Stall Size and Improvement	Size = 10 ft. x 20 ft; hard surface such as asphaltic-concrete and masonry products and shall be designed to the specifications of the Department of Public Works.							

DU = Dwelling Unit

SFD = Single Family Dwelling

MF = Multifamily

SF = Square Feet

8.3 Parking Requirements

Mt. Shasta's off-street parking requirements are codified in Chapter 15.44 "Off-Street Parking Requirements" of the MSMC and are objective:

- Residential structures of one to three dwelling units shall require two parking spaces for each dwelling unit, one of which shall be covered or enclosed.
- Residential structures of four or more dwelling units shall require one and one-half spaces per unit, plus one additional space per five units to be reserved for recreational vehicles.

The parking standards of two parking spaces for residential structures of one to three dwelling units and 1.5 spaces for residential structures with four or more dwelling units have not been a barrier. In accordance with State ADU law, the parking requirements standards do not apply to qualifying ADUs and JADUs. The existing number and improvement parking standards have not been a constraint to residential development.

The requirement that for all residential structures with four or more dwelling units uniformly reserve an RV space without regard to the affordability of the units is a constraint. While market rate multifamily development may have a need for off-street RV parking, the income levels of owners and tenants of subsidized housing are likely to preclude a need for off-street recreational vehicle parking. While Section 15.44.090 provides a modification-waiver procedure, it is a discretionary process and the Planning Commission must make a finding that the waiver, if granted, in the judgment of the Planning Commission would not be detrimental to the public health, welfare or safety. Program HO-2.3.9 directs the City to amending the Chapter 15.54 of the MSMC to provide a non-discretionary pathway to remove the RV parking space requirement for below market rate housing developments.

8.4 Density Bonus Provisions

State law requires the provision of certain incentives for residential development projects that set aside a certain portion of the units to be affordable to lower- and moderate-income households. The City of Mt. Shasta does not have a local Density Bonus ordinance that departs of State law. The MSMC sections 18.08.300 and 18.08.305 define density bonus and density bonus unit by way of cross-referencing State Density Bonus Law (SDBL). Section 18.20.120 of the MSMC elaborates to a small and states that, pursuant to the provisions of the Housing Element of the General Plan, applicable projects may qualify for a density bonus to encourage the development of affordable housing. This ordinance states that the procedures for compliance with the density bonus law are set forth in Section 65915 of the California Government Code, and that the Planning Commission may impose conditions on the project as would be considered with any similar project.

Under current State law, jurisdictions are required to provide density bonuses and development incentives on a sliding scale, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. State law requires provision of a density bonus to developers who agree to construct any of the following (not an exhaustive list):

- 10 percent of total units for lower-income households;
- 5 percent of total units for very low-income households;
- A senior citizen housing development or a mobile home park; or
- 10 percent of total units for moderate income households.

The amount of density bonus granted varies depending on the percentage of affordable units provided and ranges from 5 percent to 35 percent. The City is also required to provide up to three additional incentives. During the 5th cycle, the City received one density bonus request which was ministerially approved by the City in March 2022. Program HO-2.3.2, directs the City to adopt procedural updates to ensure continued consistency with SDBL.

8.5 Provisions for a Variety of Housing

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population. Part of this entails evaluating the City's Zoning Code and its provision for a variety of housing types. Housing types include single family homes, multifamily homes, second units, mobile homes, agricultural employee homes, group residential homes, homeless shelters, transitional and supportive housing, and single room occupancy units.

Table A-54
Housing Types Permitted by Zoning District

Residential Uses	R-L	R1/B1	R-1	R-1-U	R-2	R-3	C-1	C-2
Single family	P	P	P	P	P	P	P	P
Duplex	--*	--*	--*	--*	P	P	P	P
Triplex	--	--	--	--	P	P	P	P
Condos/Townhomes	--	--	--	--	P	P	P	P
Accessory Dwelling Units	P	P	P	P	P	P	--	--
Mobile Homes on Individual Lots ¹	--	--	P	--	--	--	--	--
Group Care Homes (6 or fewer) ²	P	P	P	P	P	P	P	P
Residential Care Facilities	C	--	C	C	C	C	C	--
Senior and Assisted Housing	--	C	C	C	C	C	C	--
Multifamily (no more than 4 units)	--	--	--	--	P	P	P	P
Multifamily (more than 4 units)	--	--	--	--	--	C	C	C
Mobile Home Park	--	--	--	--	--	C	--	--
Mixed Uses (vertical or horizontal)	P	P	P	P	P	P	P	P
Emergency Shelter	--	--	--	--	--	P	P	P
Transitional Housing	--	--	P	P	P	P	P	P
Supportive Housing	--	--	P	P	P	P	P	P
Single Room Occupancy (6 or fewer units)	--	--	--	--	--	P	P	P
Single Room Occupancy (7 or more units)	--	--	--	--	--	C	--	C

P = permitted; C = Conditional Use Permit. [Source: City of Mt. Shasta Zoning Ordinance, 2023.](#)

¹ While it is the City's practice to comply with State law, Section 16.16.080 states that mobile homes are allowed only in the R-1 zone. Program HO-2.3.6 is included in the Housing Element to update Section 16.16.080 and other applicable sections of the MSMC to ensure mobile homes on permanent foundations are allowed in all residential zones consistent with State law.

² While it is the City's practice to comply with State law, the Zoning Ordinance does not explicitly state that group homes (six or fewer) are allowed in all residential zones. Implementation Measure HO-2.5.2 would amend the

Zoning Ordinance to explicitly state that group homes of six or fewer are allowed in all residential zones allowing residential uses.

* A duplex housing development meeting all of the requirements of SB 9 (2021), including site requirements, is permitted. See section 8.5.L below for further discussion of SB 9 (2021).

Source: City of Mt. Shasta Zoning Ordinance, 2014.

Table A-54 above summarizes the various housing types allowed within the City's zoning districts. Some housing types are allowed by right while others are allowed with a conditional use permit. Conditions of approval for developments may include, special yards; open spaces; buffers; fences; walls; installation and maintenance of landscaping; street dedications and improvements; regulation of traffic circulation; regulation of signs; regulation of hours of operation and methods of operations; control of potential nuisances; standards for maintenance of building and grounds; prescription of development schedules and development standards; and such other conditions as the Commission may deem necessary to ensure compatibility of the use with surrounding developments and uses and to preserve the public health, safety and welfare.

A. Single Family Units

A "single family dwelling" is defined in the Mt. Shasta Zoning Ordinance as any building or portion thereof which contains one dwelling unit. Single family dwellings are permitted in the R-L, R1/B1, R-1, R-1-U, R-2, R-3, and C-1 zones.

B. Condominiums and Townhomes

Condominiums describe a type of common ownership, while townhomes describe a type of use. Condominiums are permitted in the R-3 district and townhomes are permitted in the R-2 and R-3 districts. Condominiums are also allowed with the Planned Development (P-D) combining zone in any zone pursuant to approval of a planned development plan.

C. Accessory Dwelling Units

Accessory dwelling units (ADU) and Junior Accessory dwelling units (JADU) are types of housing that may be more affordable by design. An ADU is an accessory dwelling unit with complete independent living facilities for one or more persons, and may be configured as detached or attached from the primary unit, be converted from existing space or structure such as a garage or pool house. A JADU is a specific type of conversion of existing space that is contained entirely within an existing or new single-family residence, and cannot be more than 500 square feet. A JADU may share central systems, contain a basic kitchen utilizing small plug-in appliances, may share a bathroom with the primary dwelling, all to reduce development costs. An ADU may be rented for more than 30 days; JADUs may also be rented for more than 30 days but either the JADU or the primary unit must be occupied by the property owner.

The 2017 Legislative Housing Package brought sweeping amendments to State accessory dwelling law to remove regulatory barriers at both the state and local level. State law requires jurisdictions to permit ADUs and JADUs by-right in all areas that are zoned to allow single-family and multifamily residential uses. Jurisdictions must allow conversion of existing accessory structures to ADUs. State law limits development standards such as setbacks and lot coverage that a jurisdiction may impose, along with limiting local parking requirements and the imposition of impact fees. Development and design standards that may be adopted by local government must be objective. ADUs and JADUs that conform with State law shall not be considered to exceed the allowable density for a lot and are deemed a residential use that is consistent with the existing general plan and zoning designations for the lot. ADU/JADU ordinances adopted by jurisdictions are subject to HCD review for compliance with State law. Specific to Housing Element

updates, a jurisdiction's housing element must include a plan that incentivizes and promotes creation of ADUs that can offer affordable rents for very low, low- or moderate income households.

In 2017 and 2020, the City adopted local Accessory Dwelling unit regulations, chaptered at section 18.22 of the MSMC. The amendments are largely consistent with State law circa 2017. However, as the Legislature has enacted annual amendments to ADU statute, the City's local regulations need another round of updates. Program HO-2.3.5 calls on the City amend the local regulations to permit ADUs in any residential or mixed-use zone consistent with State law, and other changes in State law. Also, in the event HCD issues written findings pursuant to Gov't Code Section 65852.2(h)(1), Program HO-2.3.5 commits the City to completing updates within one year of receipt.

D. Multifamily Units

Multifamily housing made up roughly 33 percent of the City's housing stock according to Table A-21 above (inclusive of 2-4 units and 5 or more units). Multifamily developments are permitted in the R-2, R-3, C-1, and C-2 zones. The maximum densities in these zones range from 10 units per acre in the R-2 zone to 20 units per acre in the R-3 and C-1 and C-2 zones. Neither the R-2 and R-3 zone stipulate that housing projects achieve a minimum density and single family residential development is permitted by-right in both R-2 and R-3.

The City's two high density multifamily zones (i.e., at least 10 units/acre) are the Medium Density Residential (R-2) and High Density Residential (R-3) zones. The R-2 and R-3 zones are similar with respect to the type of housing units that are allowed. The primary difference is the allowable densities with the R-2 allowing a maximum of 10 units per acre and the R-3 allowing a maximum of 20 units per acre. Another difference between R-2 and R-3 are the types allowed forms of multifamily housing: R-2 allows up to triplexes by-right but multifamily housing configured as a fourplex or more is not permitted. The R-3 zone permits up to fourplex by-right and to develop more than more than four dwelling units a conditional use permit must first be secured. The allowable types of multifamily in the C-1 and C-2 mirrors the R-3 with multifamily with multifamily housing of up to four units permitted by-right.

A conditional use permit for a multifamily housing with units configured as more than fourplexes entails a public hearing before the Planning Commission and this process typically takes six months. Two months of the six-month period is the City working with a developer on application review and code compliance. As a discretionary project, these types of housing developments are subject to the California Environmental Quality Act (CEQA). Although the environmental review usually results in the preparation of a negative declaration (i.e., a finding that there is no substantial evidence that the project will have a significant effect on the environment) for the project this process takes about four or so months. The Planning Commission primarily considers potential environmental impacts, as well as public improvements (e.g., curb, gutter, sidewalk, and drainage improvements) that may be necessary to support the project. The entire process from submittal to public hearing and project approval is typically about six months. Should a project be appealed to the City Council, another three to four weeks could be added to the processing time, but this has not occurred on the few projects processed in recent years. While the conditional use permit process adds an application step, historically projects have not been denied nor have projects been altered in a manner which would affect project feasibility. Once the entitlement process is complete, the building permit process typically takes another three months for applicants to complete and another month for building review and approval. Overall, planning and building for a housing project with units configured as more than fourplexes would be 9 to 12 months.

E. Manufactured Homes and Mobile Homes

Manufactured housing and mobile homes can be an affordable housing option for low- and moderate-income households. According to the California Department of Finance, in 2013 only about 1.5 percent of Mt. Shasta's housing stock was made up of mobile homes. Pursuant to State law, a mobile home built after June 15, 1976, certified under the National Manufactured Home Construction and Safety Act of 1974, and built on a permanent foundation may be located in any residential zone where a conventional single family detached dwelling is permitted subject to the same restrictions on density and to the same property development regulations. Section 6.16.080 of the Municipal Code only allows mobile homes on permanent foundations within the R-1 zone. Mobile home parks can be established only by conditional uses permit in Mt. Shasta in the R-3 zone. Program HO-2.3.6 is included in the Housing Element to modify the Municipal Code to comply with State law. Program HO-2.3.6 is identified as a priority program in Chapter 2, Table 2-2, because it implements State housing law, has been included as a program in at least one previous housing element (it was Implementation Measure HO-2.5.2 in the 5th cycle Housing Element), and the necessary Zoning Code amendments have not been completed to date. For priority programs, the City has committed General Fund monies to initiate and complete the amendments, with the amendments to be completed, i.e., adopted, within one year of adoption of the 2023-2031 Housing Element.

F. Mixed-Use

Mixed-use projects combine both nonresidential and residential uses on the same site. Mixed-use development can help reduce the effects of housing cost burden by increasing density and offering opportunities for reduced vehicular trips by walking, bicycling, or taking public transportation. Mixed-use residential developments are allowed in the C-1 and C-2 zones, and in any zone with the Planned Development (P-D) combining zone pursuant to approval of a planned development plan.

G. Supportive and Transitional Housing

Transitional housing is a type of housing used to facilitate the movement of individuals and families experiencing homeless to permanent housing. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including group quarters with beds, single family homes, and multifamily apartments, and typically offers case management and support services to help return people to independent living (often six months to two years).

Supportive housing is defined by Section 65582 of the Government Code as housing with no limit of stay, that is occupied by a target population, and is linked with on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. The target population is defined by Government Code Section 65582 as persons with low incomes who have one or more disabilities including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or an individual eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 [commencing with Section 4500] of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people. Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single family homes, and multifamily apartments.

Pursuant to Government Code Section 65583(c)(3), both transitional and supportive housing shall be considered a residential use of property and shall only be subject to those restrictions that apply to other residential dwellings of the same type in the same zone. As shown in Table A-53 above, the MSMC enumerates transitional and supportive housing as a by-right use in the R-1, R-1-U, R-2, R-3, C-1, and C-2. However, the Zoning regulation only partially complies with GC § 65583(c)(3) as supportive housing and transition housing are not enumerated uses in the R1/B1 or R-L zoning districts, which are two residential zoning districts.

Neither supportive or transitional housing is a type of community care facility. While MSMC defines for supportive and transitional housing code, both definitions need to be revised to fully comport with Government Code Sections 65582(g) and 65582(j):

1. The definition of transitional housing in Section 18.08.792 of the Mt. Shasta Municipal Code utilizes the definition of transitional housing contained in the Emergency Housing and Assistance Program, Health and Safety Code Section 50801(i), which is a State funding program for capital improvements. Program HO-4.2.1 directs the City to amend the Zoning Code to modify the transitional housing to be consistent with Government Code Section 65582(j):

“Transitional housing” means 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.

2. The definition of supportive housing contained in Mt. Shasta Municipal Code Section 18.08.787, must be amended to address the following two shortcomings in order to be consistent with Government Code Sections 65582(g) and 65582(i):
 - a) The current definition of supportive housing erroneously states that supportive housing is a type of community care facility; and
 - b) The definition of supportive housing in Section 18.08.787 of the MSMC defines the target population by referencing Health and Safety Code Section (HSC) 53260(d). While the definition of target population in Section 53260(d) of the HSC aligns with the definition at Government Code Section 65582(i), the definition at HSC Section 53260(d) is difficult to locate. It is difficult to locate because it was part of the California Statewide Supportive Housing Initiative Act which sunset in 2009.

Program HO-4.2.1 commits the City to amending the definitions of supportive housing, including target population, and transitional housing contained in the Zoning Code to resolve the shortcomings identified above, and to be consistent with Government Code Sections subparagraphs (g), (j), and (i) of 65582 and 65583(c)(3). Subprogram subprograms 3), 4), and 5a) and 5b) of HO-4.2.1 are identified as high priority as the cited provisions of State law provisions were enacted as part of SB 2 (2007).

H. Supportive Housing Developments

In 2018, AB 2160 was signed into law and added Article 11 “Supportive Housing”, commencing at Section 65650, to Chapter 3, Division 1, Title 7 of the Government Code. AB 2160 applies to a narrowly defined group of housing developments, and complements existing law for supportive housing discussed above. AB 2160 mandates jurisdictions allow qualifying supportive housing developments by-right. More specifically, the new law obligates jurisdictions to permit qualifying supportive housing developments as

by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, when the proposed housing development meets all the requirements. For a housing development to be eligible as a by-right supportive housing development it must be meet all the following:

- Units within the development are subject to a recorded affordability restriction for 55 years.
- 100 percent of the units, excluding managers' units, within the development are restricted to lower income households and are or will be receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, "lower income households" has the same meaning as defined in Section 50079.5 of the Health and Safety Code. The rents in the development shall be set at an amount consistent with the rent limits stipulated by the public program providing financing for the development.
- At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.
- The target population of the supportive housing units are persons and families who have experienced homelessness.
- The developer provides the planning agency with plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project, and contains all of the information required by Section 65652.
- Nonresidential floor area shall be used for onsite supportive services in the following amounts:
- For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.
- For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.
- The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.
- Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

Jurisdictions may require supportive housing developments to comply with written, objective development standards but only to the extent that the objective standards apply to other multifamily development within the same zone. The number of by-right supportive housing units in a qualifying development is limited to 50 units for cities with populations of less 200,000 and a population of less 1,500 persons experiencing homelessness according to the most recent Point in Time Count. Jurisdictions may elect to adopt a policy to allow qualifying housing developments of more than 50 by-right supportive housing units. Program HO-4.2.1 commits the City to amending MSMC consistent with Section 65650 et seq.

I. Single Room Occupancy

Single room occupancy units (SROs) are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen

and a bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. SROs are often the most appropriate type of housing for extremely low-income persons.

In 2010 the City adopted Chapter 18.97 of the Municipal Code with standards for SROs. A “small SRO,” of six or fewer units, is allowed in the R-3 multifamily residential zone and is subject to the same district requirements applicable to multifamily residential or apartment uses in that zoning district. A “large SRO,” of seven or more units, is allowed with a conditional use permit in the R-3 and C-2 zones.

J. Emergency Shelters

State law has received numerous updates for emergency shelter. (Section 2.0 of Appendix B contains the site analysis pursuant to AB 2339 (2022). The analysis contained in this section found the City had an supply of adequate suitable sites that have sufficient capacity to accommodate the City’s need for emergency shelter.) Gov’t Code Section 65582(d) defines emergency shelter by way of cross referencing the Health and Safety Code (HSC) Section 50801. HSC 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 households may be denied emergency shelter because of an inability to pay.” Additionally, GC Section 65583(a)(4) specifies local government’s planning requirements for emergency shelters which are summarized on HCD’s website:¹³

Every jurisdiction must identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones must include sufficient capacity to accommodate the need for emergency shelter as identified in the housing element, and each jurisdiction must identify a zone or zones to accommodate at least one year-round shelter. Adequate sites can include sites with existing buildings that can be converted to emergency shelters to accommodate the need for emergency shelters. Shelters may be subject only to development and management standards that apply to residential or commercial development in the same zone. A local government may apply written and objective standards that include all of the following:

- Maximum number of beds.
- Off-street parking based upon demonstrated need.
- Size and location of onsite waiting and intake areas.
- Provision of onsite management.
- Proximity to other shelters.
- Length of stay.
- Lighting.
- Security during hours when the shelter is open.

In 2010 the City adopted Municipal Code Chapter 18.98, Emergency Shelters. While emergency shelters in the R-3 zone are enumerated as a by-right use, there are other provisions and standards in Chapter 18.98 that are not consistent with the requirements of State law. The City’s 5th cycle identified some inconsistencies and Program HO-2.5.2 was adopted to remedy the inconsistencies, however due to a lack of staffing, Program HO-2.5.2 has not been implemented.

Some of the inconsistencies with State law are as follows: because the C-1 and C-2 zones permit residential uses that are permitted in the R-3 zone, emergency shelters are also permitted in these zones, however, this allowance is not codified creating ambiguity. The language of section 18.98.040 reserves

¹³ <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/zoning-variety-of-housing-types>, accessed March 23, 2023

discretionary review by-way of the requirement that the shelter operator's management plan be approved by the Planning Commission prior to commencing operation. The regulations contain a locational requirement of 1,000 feet from other shelters, which exceeds the State law limit of 300 feet from other shelters. In sum, Mt. Shasta's adopted regulations for emergency shelters do not comply with State law at this time. Consequently, Program HO-4.2.2 directs the City to complete amendments that comply with State law within one year from adoption of the Housing Element. Program HO-4.2.2 also commits the City to preparing amendments to address more recent State law changes for emergency shelter and other types of emergency housing, e.g., navigation centers.

K. Farmworker and Employee Housing

In accordance with Health and Safety Code Sections 17021.5 and 17021.6, housing for farmworkers in the City of Mt. Shasta for six or fewer persons is permitted by right in all residential zone districts. If the proposed units look like a single family house (i.e., two-car garage, driveway, front yard, etc.), the process is a ministerial approval. Limiting by-right employee housing that operates as single family residences and is not subject to State licensure to an occupancy of six individuals may be discriminatory, however, unless the same standard is applied to single family residences occupied by families. Concerns about overcrowding can be addressed by applying the occupancy limits for other types of housing. HCD's December 2022 Group Home Technical Assistance memo suggests:

Under the Uniform Housing Code section 503.2, at least one room in a dwelling unit must have a floor area of at least 120 square feet, with other habitable rooms, except kitchens, required to have a floor area of at least 70 feet. When more than two people occupy a room for sleeping purposes, the required floor area increases by 50 square feet. For example, a bedroom intended for two people could be as small as 70 square feet, while a bedroom would need to be at least 120 square feet to accommodate three people or at least 170 square feet to accommodate four people.

The City requires a conditional use permit for housing developments greater than four units in the R-2, R-3, C-1 and C-2 residential zones. The CUP process is in place to ensure compatibility with surrounding uses. Conditions of approval vary from project-to-project, but most likely they will contain provisions for landscaping, type of fencing, driveway locations, compatible lighting, and recreational facilities. This process is not a constraint to the development of farmworker or employee housing as the process is streamlined and projects can be approved in six months. Policy HO-2.3 memorializes the City's current practice of prioritizing entitlement (non-legislative) applications for multifamily development, which extends to farmworker housing.

AB 1783 amended the Employee Housing Act (EHA) in 2019. One of the highlights of the enacted legislation is to require jurisdictions provide streamlined, ministerial approval for qualifying agricultural employee housing developments. For an employee housing development to exercise the streamline, ministerial approval process, the site must meet a list of criteria, and one criterium is the development is located on land designated as agricultural in the applicable city or county general plan. Only Mt. Shasta's R-L zoning district contemplates agricultural uses, however, there are no lands in Mt. Shasta currently zoned R-L. The City's Resource Land designation of the 2007 General Plan is designated for agriculture:

City of Mt. Shasta General Plan, adopted in 2007: the Land Use Element's description of the Resource Land (RL) land use designation is "This includes lands containing resources suitable for production of agricultural, timber, or mineral resources for commercial harvest, production or conservation" (page 3-6).

However, at this time there are no lands in the City ~~are~~ designated R-L or zoned R-L. Should lands be designated and/or zoned R-L in the future, then the provisions of AB 1783 will apply. On this basis, the City has determined it does not have lands designated as agricultural and the provisions of AB 1783 do not apply at this time. Nonetheless, as discussed in Appendix B, Mt. Shasta has an adequate supply of lands suitable for a variety of housing types, e.g., single family residential, duplexes, multifamily, etc., with 286 sites that allow by-residential development, which total 349 acres, with a total realistic capacity of 2,870 units.

L. Other Locally Adopted Ordinances

Short Term Rentals (STR)

Short term rentals was consistently identified as a significant housing issue by the community. In the first quarter of 2023, Mt. Shasta adopted a Short-Term Rental (STR) Ordinance (Ord. No. CCO-~~22-xx~~23-01, 2023) to limit short-term rental uses to prevent the loss of housing opportunities for residents, preserve residential character, establish operating standards to reduce potential noise, parking, traffic, property maintenance, and safety impacts to neighborhoods, and provide a registration process for the City to track and enforce these requirements as needed and ensure appropriate collection of taxes. The ordinance allows short-term rentals in the C-1 and C-2 zones and in the R-2 and R-3 zones with a use permit; short-term rentals in R-1 zones are prohibited. Use of accessory dwelling units as short term rentals is explicitly prohibited. The Ordinance establishes a total cap of 3 percent of total City housing units will be placed on the total number of Short Term Rental Permits issued. Currently, the number of permitted Short-Term Rentals is 44 with 19 of these located within Residential Zones. The remainder are in Commercially Zoned areas. A total cap of 1 percent of STRs will be allowed in Residential Zones according to the ordinance. In the ordinance, based on the number of total housing units, the number of STRs in R Zones would be capped at 19. Currently, there are 25 STRs in C Zones. In the C zones a total of 12 remaining STR Permits are available. The cap in R zones has already been reached, and no new STRs can be permitted. In order to approve a use permit, the Planning Commission must make a finding that the use permit is consist with the Goals, Policies, and Programs of the City's adopted Housing Element. The ordinance requires application and approval from the City and annual registration to maintain the permit. Operational standards related to taxes, recordkeeping, parking, and other standards are also included in the ordinance.

Large Scale Commercial, Industrial and Multifamily Facilities

MSMC Chapter 18.70 "Size Restrictions for Land Scale Commercial, Industrial and Multifamily Facilities" is triggered for multifamily development that exceeds 20,000 gross floor area (GFA). The GFA method for calculating GFA is objective. Mt. Shasta rarely sees multifamily proposals of a scale that would be subject to Chapter 18.70's provisions so these regulations are infrequently triggered. Multifamily development that is subject to Chapter 18.70 must secure a provisional permit, a type of discretionary permit, pursuant Section 18.70.060. The evaluation criteria itemized in Section 18.70.070 are similar conditional use permit findings and the design review guidelines. Chapter 18.70 includes standards for design and architecture, outdoor lighting and glare, traffic impacts, integration into the public street network, including providing for pedestrian access, etc. The development, design and performance standards are a mix of objective and subjective standards.

Section 18.70.050 provides an exemption for "independent and assisted living facilities" multifamily development, however, as discussed section 8.5(K) above these uses are not defined in the MSMC thereby creating ambiguity for developers and the public. Because the provisions of this section are not objective,

multifamily housing development projects utilizing density bonus, SB 35, supportive housing developments, etc. would by-pass MSMC Chapter 18.70. The requirements of the Housing Accountability Act extends to all non-exempt housing projects.

Senate Bill 9 (2021)

The City of Mt. Shasta is designated by the U.S. Bureau to include some portion of Urban Area, and thereby certain housing and/or lot split projects, located qualifying parcels, may utilize a streamlined ministerial approval process pursuant to Government Code Sections 66452.6, 65852.21, and 66411.7, commonly referred to as Senate Bill 9 (SB 9). SB 9 requires:

1. Cities and counties to ministerially approve construction of two units on any parcel zoned for single-family residential.
2. Cities and counties to ministerially approve "urban lot splits" to subdivide any residential lot into two lots of equal size no smaller than 1,200 square feet each.
3. Or, both 1 and 2 above.

SB 9 does not apply to projects which would require demolition or alteration of affordable housing (which means housing receiving government subsidies), projects which would require demolition of more than 25% of an existing structure (walls), housing that been occupied by a tenant in the last three years, amongst other limits.

For a housing project to exercise SB 9, it must be located on property that is outside each of the areas specified in subparagraphs (B) to (K), of Gov't Code Section 65913.4(a)(6). Local government cannot grant exceptions or waivers to these site eligibility criteria. The site eligibility criteria specified in subparagraphs (B) to (K), of Gov't Code Section 65913.4(a)(6) that are most likely to disqualify sites in Mt. Shasta concern the presence of wetlands and location within a very high fire severity zone. SB 9 uses a one-parameter wetland definition that is more restrictive than the Army Corps of Engineers three-parameter wetland definition, and it is project proponents who have the burden of submitting the wetlands study prepared by a qualified professional.¹⁴ With respect to fire hazard, sites that are located within Very High Fire Hazard Severity Zone as determined by Calfire's for Local Responsibility Areas (LRA) are disqualified.¹⁵

SB 9 housing units cannot be used for short-term rentals because State law mandates the local government to require that a rental of any SB 9 unit created be for a term longer than 30 days. Some jurisdictions SB 9 procedures require the submittal of a deed restriction completed by the property owner as part of a SB 9 application. This deed restriction is recorded prior to building permit issuance and assures the short term rental prohibition is adequately disclosed to future property owners.

¹⁴ Army Corps of Engineers: The ACOE definition requires that at least one indicator from the vegetation, soil, and hydrology must be present for a wetland to be ACOE jurisdiction (commonly referred to as 3-parameter wetland) (<https://www.swg.usace.army.mil/Portals/26/docs/regulatory/Wetlands/WETLANDSBROCHURE.pdf?ver=2012-07-09-151957-023>, accessed May 7, 2023). SB 9 uses the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993) wetland definition: one or more of the following three attributes must be present: (1) at least periodically, the land supports predominantly hydrophytes (plants specifically adapted to live in wetlands); (2) the substrate is predominantly undrained hydric (wetland) soil; and (3) the substrate is nonsoil and is saturated with water or covered by shallow water at some time during the growing season.

¹⁵ Although Calfire published updated Fire Hazard Severity Zones for State Responsibility Areas in November 2022, at the time of this writing Calfire had not yet published updated maps for Local Responsibility Area (LRA).

In December 2021, the Mt. Shasta City Council adopted urgency ordinance CCR-21-01 to enact regulations for SB 9. Ordinance CCR-21.01 was extended once but expired after one year without further discussion. SB 9 does not require adoption of an local ordinance to implement SB 9 and can be implemented directly from State law. As SB 9 imposes numerous site eligibility requirements and limits on the housing development, to improve transparency for the public and property owners who may be interested in utilizing SB 9, the City may elect to establish local SB 9 procedures by resolution.

M. Other Mandatory State Housing Laws

Housing Crisis Act of 2019, Government Code 66300-66301:

The Housing Crisis Act (HCA) requires the HCD to develop a list of cities (“affected cities”) and census designated places (CDPs) within the unincorporated county (“affected counties”). An affected City includes all cities in urbanized areas and all cities with a population greater than 5,000 in an urban cluster. In accordance with the provisions of the HCA, HCD recently updated their listing of affected cities and affected counties based on new data obtained from the 2020 Census, which was released on May 3, 2023. Nearly 94 percent of California cities are affected cities. Affected cities and counties are prohibited from taking certain zoning-related actions, including, among other actions:

- Downzoning certain parcels.
- Imposing a moratorium on development.
- Imposing or enforcing design standards established after January 1, 2020, that are not objective design standards.
- Requires jurisdiction-wide housing replacement when a housing development project will require demolition of occupied or vacant units.
- Subject to limited exceptions, HCA provides that a qualifying housing development project is only subject to the ordinances, policies, and standards adopted and in effect when a “preliminary application” is submitted, which occurs at the outset of the entitlements process. Development impact fees, charges, or other monetary exactions are also vested at that same time, and the only changes allowed relate to increases resulting from an automatic annual adjustment based on an independently published cost index that is referenced in the ordinance or resolution establishing the fee or other monetary exaction.
- In addition to creating new timing requirements under the Permit Streamlining Act, HCA provides that no more than five public hearings, including continued hearings and appeals, may be held on a project after an application for a qualified housing development project is deemed complete.
- Subject to limited exceptions, HCA provides that any determination as to whether a project site is historic must be made at the time the application for the qualifying housing development project is deemed complete, as defined therein.

While the Replacement Housing Program HO-3.2.1 in Chapter 2 is similar to the HCA requirement for replacement housing, Program HO-3.2.1 applies only to the City’s identified RHNA sites pursuant to the statutory requirement. The HCA replacement housing requirement applies City-wide and has stronger protections for assisted housing developments. Assisted housing development are housing developments that are/were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income within the past five years. These types of housing developments are classified as “protected units” under the HCA. All of the housing developments identified in Table A-49 above are protected units under the HCA.

While Housing Crisis Act limits some local land use authority of affected cities and counties, pursuant to Section 66300(h)(1), the Housing Crisis Act does not relieve local government of their CEQA responsibilities, “Nothing in this section supersedes, limits, or otherwise modifies the requirements of, or the standards of review pursuant to, Division 13 (commencing with Section 21000) of the Public Resources Code”.

Prior to adopting a new development policy, standard, or condition, an evaluation that may affect housing development, the City will need to ensure the proposed new regulation complies with the HCA to ensure it is not deemed void.

Ministerial Streamlining (SB 35)

California Senate Bill 35 (SB 35) was enacted in 2017. SB 35 applies in cities and counties that are not meeting their RHNA goal for construction of above-moderate income housing and/or housing for households below 80 percent area median income (AMI). SB 35 requires local government to streamline the approval of certain housing projects located on a qualify property by providing a ministerial approval process. HCD annually determines which cities and counties are subject to SB 35. Currently, a proposed development in Mt. Shasta with at least 10 percent affordability may be eligible for SB 35, provided the development and the site both meet all the eligibility criteria. Housing projects qualify for SB 35 if they satisfy a number of criteria, including:

- Provide the specified number of affordable housing units,
- Comply with objective planning standards,
- Are in an urban area with 75% of the perimeter developed,
- Are on sites zoned or planned to allow residential use,
- Are not located in the coastal zone, agricultural land, wetlands, or Very High Fire Hazard Severity zone, and
- Pay prevailing wages (only for projects with 10 or more units).

SB 35’s site qualifying criteria for wetlands and fire hazard areas are identical to those discussed above under SB 9 (2021). As discussed above, the site eligibility criteria for wetlands and Very High Fire Hazard Severity zone are most likely to disqualify sites in Mt. Shasta. Like SB 9, a SB 35 project proponent is responsible for submitting a wetland report prepared by a qualified professional. Nonetheless, the City must prepare written local procedures and forms meeting the requirements of State law. These documents are to be made available on the City’s website and at the public information counter. Program HO-2.3.1 reflects these obligations.

8.6 Water and Sewer Priority

The City of Mt. Shasta is the sole provider of water and sewer service within the City. In 2021 Siskiyou County Local Agency Formation Commission (LAFCo) updated Mt. Shasta’s Municipal Services Review. Siskiyou county LAFCo determined the

present needs for public facilities and services are currently being met. Probable needs for public facilities and services are not currently anticipated to vary from present needs, as future demands

are expected to remain relatively the same. No significant growth or population increases are currently anticipated that would affect the City's ability to provide services.¹⁶

The City does not have policies or procedures, written or otherwise, that would prevent any level of income unit from connecting to sewer and water services. Gov't Code Section 65589.7(a) requires cities to deliver their adopted housing elements to the water and sewer providers which are to grant priority for service connections to proposed developments that include units affordable to lower-income households. Pursuant to this statute, within thirty (30) days of adoption of its 2023-2031 Housing Element, the Planning Department will be internally distributed to the City of Yreka Department of Public Works, along with a summary of its Regional Housing Needs Allocation. In compliance with subparagraph (b) of Government Code Section 65589.7, this Housing Element includes program HO-1.3.3, a new program, that commits the City to establishing written policies and procedures to prioritize water and sewer connections for housing development that include lower income units within one year of adoption of the 2023-2031 Housing Element.

8.68.7 Constraints to Housing for Persons with Disabilities

As part of a governmental constraints analysis, housing elements must analyze constraints upon the development, maintenance, and improvement of housing for persons with disabilities. Both the Federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications) in their zoning laws and other land use regulations when such accommodations may be necessary to afford persons with a disability an equal opportunity to use and enjoy a dwelling. An analysis was conducted of the zoning ordinance, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

A. Zoning and Land Use for Group Homes

Group homes are an important housing type for persons with disabilities. Like many other small rural jurisdictions, Mt. Shasta's zoning regulations contemplate group homes in the context of licensed residential care facilities that provide 24-hour non-medical care of unrelated persons who have a disability and are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Consequently, MSMC currently provides a definition of group care home that is based upon Health and Safety Code Section 1500 et seq. (See section 8.6.B for constraints discussion related to the definition of family.) The City found the definition of group care home in section 18.08.420 MSMC to be limiting, ambiguous, and not be consist with HCD's December 2022 Group Home Technical Assistance memo. Program HO-4.2.5, subprogram 5) commits the City to amending the MSMC update the definition of group home consistent with State law State law, including the City's obligation to affirmatively further fair housing, and HCD's Group Home Technical Advisory published December 2022.

In accordance with State law, the City must allow group facilities for six persons or less in any area zoned for residential use, and may not require licensed residential care facilities for six or less individuals to obtain conditional use permits or variances that are not required of other family dwellings. Consequently, group care facilities for six and fewer individuals are allowed by right in all residential zones. While it is

¹⁶ City of Mount Shasta Municipal Service Review and Sphere of Influence Update, Siskiyou County LAFCo, April 2021, pg. 2-13.

the City's practice to comply with State law, the City's zoning regulations do not expressly state that group homes for six or fewer individuals are allowed in all residential zones. Subprograms 1), and 2), along with 5) discussed above, of Program HO-4.2.4 commit the City to amending MSMC to explicitly comply with State law. Moreover, these two subprograms of Program HO-4.2.4 are identified as priority programs because these subprograms implement State housing law, have been included in at least one previous housing element, and the necessary Zoning Code amendments have not been completed to date.

For group homes that provide services to seven or more individuals, it is the City's practice to apply the "senior and assisted housing" use to group home facilities that serve more than six individuals. The senior and assisted housing use is enumerated as a conditional use in the R1/B1, R-1, R-1-U*, R-2, R-3, and C-1 zones as conditional use. Group homes for seven or more individuals is not a by-right use in any zones at this time. The senior and assisted housing use is not defined, nor does the MSMC provide clear linkage to Group Care Home, which is defined in section 18.08.420, which may create ambiguity for housing developers and the public.

In addition to catching up Mt. Shasta's zoning regulations with State law, Program HO-4.2.4 includes subprograms 1) and 3), excerpted below, that will remove regulatory barriers for group homes that provide services to more than six residents. Implementation of subprogram 3) will allow group homes operating as single-family residences that provide licensable services as a by-right use in the R-2, R-3, and C-2 zoning districts (the below numbering correspondence with Program HO-4.2.4):

- 1) Group homes, even homes that have more than six residents, that operate as single-family residences and that do not provide licensable services shall be allowed in all zones where single family units are permitted, i.e., R-L, R1/B1, R-1, R-1-U*, R-2, R-3, C-1, and C-2, and subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences.
- 3) Groups homes operating as single-family residences that provide licensable services to more than six residents as a by-right use in the Medium Density Residential (R-2), High Density Residential (R-3), and General Commercial (C-2) zones. Development, performance, and design standards shall be objective, nondiscriminatory health, safety, and zoning laws that apply to all single family and multifamily residences in the same zoning districts.

Subprogram 4) of HO-4.2.4 essentially retains the status quo but stipulates that conditional use permit findings be objective and provide for approval certainty.

- 4) Group homes operating as single-family residences that provide licensable services to more than six residents shall continue to be subject to conditional use permit in the Resource Lands (R-L). Group homes operating as single-family residences that provide licensable services to more than six residents shall be permitted subject to conditional use permit in the Low Density Residential, 10,000 Minimum (R1/B1) and Low Density Residential (R-1) and Low Density Residential Urban (R-1-U) zones. The conditional use permit findings shall be objective and provide for approval certainty.

Implementation of Program HO-4.2.4 will update the City's land use regulations and remove existing regulatory barriers to the development and operation of group homes in the City. Additionally, implementation of the program is a meaningful action to affirmatively further fair housing.

B. Definition of a Family

A restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may be discriminatory by illegally limiting the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated. Section 18.08.360 of the Mt. Shasta Zoning Ordinance defines a family as “a group of individuals with a common bond by means of blood, marriage, or conscientiously established relations living together as a housekeeping unit sharing a dwelling unit.” This definition is a constraint because the definition includes an ambiguous requirement for a “common bond by means of blood, marriage, or conscientiously established relations living”. Program HE-4.2.3, a high priority program, commits Mt. Shasta to either repealing the definition of family from ~~the~~ Title 18 of the Municipal Code or updating the definition of family to comport with State law.

C. Building Codes

The City actively enforces current California Building Standards Code provisions that regulate the access and adaptability of buildings to accommodate persons with disabilities. No unique restrictions are in place that would constrain the development of housing for persons with disabilities. Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multifamily buildings without elevators consisting of three or more rental units or four or more condominium units subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality tests.
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include, but are not limited to, kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
- Common use areas shall be accessible.
- If common tenant parking is provided, accessible parking spaces is required.

D. Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the Zoning Ordinance to ensure that homes are accessible for the mobility impaired. Whether a particular modification is reasonable depends on the circumstances.

Mt. Shasta’s reasonable accommodation (RA) policy are chaptered at 18.99 of the MSMC and were adopted in ~~in~~ 2010. The RA Policy provides reasonable accommodation in rules, policies, practices, and procedures to persons with disabilities that may be necessary to ensure equal access to housing. In order to make specific housing available to an individual with a disability, any person acting on behalf of an individual with a disability may request a reasonable accommodation by completing the “Fair

Housing Accommodation Request” form and filing it with the Planning Department. The request is then reviewed by the Planning Director, who will issue a written determination on the request.

The current RA policy, however, is not explicit whether it extends to the Off-Street Parking requirements chaptered at 15.44 of the MSMC. This ambiguity creates the prospect of an RA request to the off-street parking requirements being subject to the Minor modifications – Waiver procedures of section 15.44.090. For purposes of reasonable accommodation, the procedures and requirements of ~~the~~ section 15.44.090 are not consistent with federal and state law for reasonable accommodation. Another ambiguity is whether the RA Policy extends to a provider or developer of housing for individuals with disabilities may request reasonable accommodation. Program HO-4.125 commits the City to preparing and adopting amendments to the RA Policy to remove the current ambiguities with respect to the Policy extending to the off-street parking requirements in Chapter 15.44 of the MSMC, and that a provider or developer of housing for individuals with disabilities may also request reasonable accommodation.

8.78.8 Permit Processing Times Constraints

In Mt. Shasta, most development applications for single family and multifamily developments take approximately two to three weeks to process as long as no discretionary approvals are needed. Table A-55 lists the typical review times for each type of permit or approval process in the City. If an applicant proposes developments that require discretionary review, such as a use that requires a CUP, the processing time can extend to two months regardless of if it is a single family or multifamily project. These review periods do not present constraints to development as some review is needed to ensure the maintenance of health and safety standards. The Planning Department encourages developers to submit applications concurrently where possible to minimize the total processing time and related cost for a project.

Table A-55
Permit Processing Times

Type of Approval or Permit	Typical Processing Time
Ministerial Review	2-4 weeks
Conditional Use Permit (CUP)	3-6 months
Zone Change	4-6 months
Site Plan Review	45 days
Parcel Maps	3-6 months
Initial Study	4-6 months
Environmental Impact Report	10 months +

Source: City of Mt. Shasta Planning Department, 2022

B. Conditional Use Permit

While approval of a use permit does require more detailed analysis and discretionary consideration than a use allowed by-right, this process does not appear to be a substantial constraint to development of affordable housing. A Conditional Use Permit for a multifamily housing project entails a public hearing before the City Council, as well as notification of property owners within 300 feet of the project. An environmental review pursuant to the California Environmental Quality Act (CEQA) (typically a negative

declaration) is conducted and staff reviews the project for compliance with City and CEQA standards. The CUP process is in place to ensure compatibility with surrounding uses. Conditional use permit applications are reviewed for conformance with setbacks, building height, lot coverage, density, and parking requirements, and conformance with the Design Review standards (discussed below). The Planning Commission primarily considers potential environmental impacts, as well as public improvements (e.g., curb, gutter, sidewalk, and drainage improvements) that may be necessary as conditions of approval to support the project. The entire process from submittal to public hearing and project approval is typically about four to six months. Conditions of approval vary from project-to-project, but most likely they will contain provisions for landscaping, type of fencing, driveway locations, compatible lighting, and recreational facilities.

While on the surface the Conditional Use Permit process as an extra application step may seem to be a constraint, actual practice has shown that residential projects have not been denied, nor have projects been altered in a manner which would substantially affect project feasibility. Since application and processing fees are moderate, as shown herein, the only real constraint is the approximately three to six-month period necessary to process the application before the Planning Commission. This processing time is minimal and has little to no effect on the cost or feasibility of a multifamily housing project.

Conditional Use Permit Procedures:

Prospective applicants are required to meet with City officials for a pre-application meeting. The purpose of this meeting is to answer questions concerning the project and review the application and identify project elements that may be incomplete. Also, these meetings are intended to provide a better understanding of the City's permitting processes and, through early consultation, troubleshoot project issues for potentially complex development proposals, but is not an application completeness review.

In accordance with the Permit Streamlining Act (PSA) and the California Environmental Quality Act (CEQA), all applications for discretionary housing projects are reviewed for completeness and applicability of CEQA within thirty (30) days of submittal to the City. The application cannot be officially accepted if the submittal is incomplete. Applications reviewed and found to be complete will be prepared for submittal to the Planning Commission.

For this phase, the City Planning Department, other City Departments, and other outside agencies, as necessary, review project application and respond with conditions of approval, any issues, or a request for additional information. The Planning Department collects issues, comments, or conditions of approval from reviewers and provides a letter, identifying any needed information or studies, issues identified by reviewing agencies, and/or anticipated recommended conditions of approval. This letter is provided to the applicant within thirty days from the date of submittal. Project applicants are also notified of the City's preliminary CEQA determination and if the proposal may qualify for a CEQA exemption or not based on the submitted information and comments received from reviewing agencies. Submitted applications revisions restart the 30-day review clock described above.

All Use Permit requests are subject to CEQA, and this process is performed concurrently with use permit. Depending on the details of the project and its location, a document such as a Notice of Exemption, a negative declaration or a mitigated negative declaration, or at times an environmental impact report (EIR), will be prepared and circulated for agency and public review. In the case of a negative declaration or mitigated negative declaration, it may take 180 days for this report to be prepared and circulated for review and comment. If an EIR, this may take 365 days.

Once the work described above is complete, staff reviews comments and prepares the Planning Commission staff report, and schedules a public hearing. The Mt. Shasta Planning Commission consists of seven members and they meet once a month to review land use projects for the City. Applicants or their representatives are advised to attend all meetings relating to their project. Following notification to affected agencies, property owners and residents within 300 feet of the project area. For approval, the Planning Commission must make the required findings (specified below). The Planning Commission may designate such conditions in connection with the Use Permit as it deems necessary to secure the purposes of the zoning classification and may require that such conditions ~~will~~ be complied with by the applicant.

Conditional Use Permit Findings

Conditional use permit finding are contained in Section 18.29.030 of the MSMC:

- (A) The proposed use is consistent with the Mt. Shasta General Plan, any applicable specific plan, and the provisions of this code.
- (B) The subject property is adequate in land area to accommodate the proposed project, its required parking area, access, landscaping, and site improvements.
- (C) The proposed land use is compatible with neighboring land use and zoning.
- (D) The public and private roads providing access to the subject property meet necessary standards to provide safe and adequate access, or have been amended by conditions of project approval to satisfy the access requirements.
- (E) Conditions of project approval are necessary for protection of the public health, safety, and welfare, and to reduce or eliminate potential environmental effects.
- (F) Any requirements for the dedication of land are reasonably related to the use of the property.
- (G) The requirements for the posting of improvement security for installation of public or private improvements is reasonably related to the use of the property. (

C. Design Review

Pursuant to Title 18, Section 18.60.050 MSMC, the Planning Commission is delegated the authority to adopt a procedures document and design criteria and guidelines which set forth the City's procedures and criteria for architectural review. The current Design Guidelines were adopted by the Planning Commission in June 2010. According to Section 18.60.050, the procedures document and criteria for architectural review are approved by the City Council by resolution.

The design review procedures are listed in Section F.2 of the 2010 Design Guidelines and are presented below. According to City staff, the process typically takes 1-2 months from when a complete design review application is filed to when the PC takes action on the item. The PC is typically able accomplish their review and decision-making in 1 to 2 hearings.

Design Review Procedures:

1. A required pre-application meeting with the City. The purpose of this meeting is to identify areas of the application that are incomplete or need additional development elements. Identify any off-site requirements necessary to support the project. Identify any other applicable applications that are required for the proposal
2. Following the pre-application meeting the applicant may need to re-vise the submittal. Depending on the degree of revision it may be necessary to meet again with Staff to review the proposal.

3. Within 30 days, staff prepares staff report with recommendation Approval/Denial of design review requirements.

4. The Planning Commission will either approve or deny the design review. Design review will be considered after all other development applications and is not acted on independently of the approvals. such as General Plan Amendment, Rezoning, Conditional Use, Subdivision Plat, etc.

In Table 18.36.1, Title 18 MSMC, the City Planner is ~~the~~ designated as the Recommending Body and the Planning Commission is the Final Decision-Making Body, although the Planning Commission's actions are subject to appeal to the City Council.

Design Review Findings

Section F.2 enumerates the Planning Commission findings to either approve or deny the design review.

- a) The proposed building and site plan is consistent with the photo-graphic examples of acceptable styles, elements, themes, materials, massing, detailing, landscaping, and relationships to street frontages and abutting properties examples shown in these guidelines.
- b) The design of the proposed building(s) or structure(s) includes universally acceptable wall materials, or alternative treatments for panelized or prefabricated structures, identified in the guidelines under Color and Material.
- c) Roof design includes appropriate detail to match the surrounding structures, do not create glare and are complimentary in color to the building.
- d) Design of the structures is sufficient to prevent vibrations or noise from sources internal to the structure from being detected at the property lines.
- e) Proposed color scheme is consistent with the preferences identified in the guidelines under "Color and Materials." Base color is a neutral color and the trim color accents or contrasts the base color.
- f) The site plan demonstrates both motorized and non-motorized connectivity from the public right of way to the buildings and other site amenities.
- g) The proposed development is in conformity with the standards of the Land Development Code and other applicable ordinances in-so far as the location and appearance of the building and structures are involved.

Per Section F of the 2010 Design Guidelines, all multiple family residential buildings in excess of three units is subject to design review. Although the R-3 zone enumerates multifamily dwelling up to four units as a by-right use, Section F of the Architectural Guidelines establishes a lower threshold for when discretionary review is required which is inconsistent with the purpose of the R-3 zone to

...provide opportunities for the highest number of dwelling units on land within the City. The R-3 district helps achieve Housing Element goals for a mix of housing styles and characters for broad cross-section of the City residents. The R-3 zone is traditionally developed with apartments, townhouses, or condominiums.

While the City's zoning regulations discussed above in section 8.2 aim to balance the goal of providing affordable housing opportunities for all income groups while protecting the health and safety of residents and preserving the character of existing neighborhoods, when viewed in combination with the Design Guidelines, the Design Guidelines create a barrier to developing multifamily dwellings above a triplex in the R-3, C-1 and C-2 zones. Program HO-2.3.7 directs the City to amend the Architectural Guideline's to

be consistent with the R-3 zone. Program HO-2.3.8 commits the City to considering the preparation of objective design standards for multifamily development.

D. On- and Off-Site Improvements

The City has residential development requirements for landscaping, street width, fences, and walls. The City adopted these standards to ensure that minimum levels of design and construction quality are maintained and adequate levels of street and facility improvements are provided. Similar to most cities in this region of California, the City's construction standards have been adapted from those of the City of Redding.

These criteria are the basic minimums necessary to protect public health and safety. The City's standards are summarized below. The standards included in this summary are those which typically have a potential to affect housing costs, but are necessary to provide a minimum level of design and construction quality in the city's neighborhoods.

Local Streets:

- Right-of-way: 50-56 feet
- Pavement width: 32 feet

Major Streets:

- Right-of-way: 80 feet
- Pavement width: 56 feet

Sidewalks:

- Provided when near schools, park or public

area Sewers:

- Minimum pipe: 8 inches
- Manholes: 500 foot maximum

spacing Storm drains:

- Based on 10-year storm event for 40 acres, over 40 acres 25-year storm event

Water mains and fire hydrants:

- As determined by the Director of Public Works

While all development-related improvements add to the cost of housing, the City's adopted standards do not substantially or unnecessarily constrain the development of affordable housing. The greatest constraints to the development of affordable housing continue to be the regional economy, the scarcity of jobs, land costs, and the distance from major markets.

Most of the areas zoned for higher density projects (10-20 units per acre or more) currently have on- and off-site improvements, such as water and sewer connections, streets, and sidewalks in place, so there are no additional requirements. For other areas, however, the City does require developers to construct improvements and/or pay fees to help deter the costs of providing infrastructure, public facilities, and services.

E. Development Impact, Connection, and Processing Fees

Impact fees that apply to new residential single family and multifamily construction are listed in Table A-56. The City of Mt. Shasta's fees for a typical single family dwelling may amount to \$15,638.28 per unit, and \$10,068.13 per unit for a multifamily dwelling. The City also collects fees from developers to help cover the costs of planning and processing permits. Processing fees are calculated based on average staff

time and material costs required to process a particular type of case. Planning and processing fees are summarized in Table A-56. The City's impact fees are slightly higher than other small cities in the region. Siskiyou County, for example, has fees of approximately \$9,363 per single family unit and \$6,821 per multifamily unit. Yreka's impact fees are estimated at \$15,550 per unit.

School impact fees in the amount of \$3.79 per square foot (of habitable living space) for Siskiyou Union High School District and \$0.80 per square foot (of habitable living space) for Mt. Shasta Union School District are collected for both for single family and multifamily dwellings. School impact fees typically range from approximately \$1,200 to \$5,040 per unit for single family and multifamily development. These school fees are not collected by the City, but are paid directly to the Siskiyou Union High School District and the Mt. Shasta Union School District. These school fees are on par with other cities in the region.

In 2009, the City adopted a Development Impact Fee Ordinance that increased development impact fees to provide for the orderly development of infrastructure necessary to accommodate the anticipated growth of the community. The fees increased at the time by \$9,249 per residential unit. The total impact fees per residential unit as of December 25, 2009 were \$31,452. In 2010 and 2011, the City significantly reduced Plan and suspended the Neighborhood Park fee requirement for residential projects, which reduced fees by \$4,965. The City further reduced development fees by approximately 75% in 2017-2018 per City Council Resolutions CCR-17-79 and CCR-18-18. Depending on the housing unit size and type, the sum of estimated City connection and impact fees and school district fees will amount to roughly three percent of the total cost of each new housing unit (based on a 1,500 square foot unit).

While these costs will be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are necessary to provide and maintain necessary public facilities and services, and maintain the quality of life desired by city residents. However, as noted in Implementation Measure HO-2.3.3, provisions shall be included for potential fee reductions or cost reductions for projects where 25 percent or more of the housing would be dedicated to low- and moderate-income persons when a covenant is signed assuring continued use by low- and moderate-income households. Also, as noted in Implementation Measure HO-3.5.4 the City will annually monitor the development of new single family and multifamily housing by qualified developers and determine whether the City's development impact fees create an unjustified constraint to affordable housing development.

Table A-56
Connection and Impact Fees, 2022

Type of Fee	Fee Per Dwelling Unit
Sewer Connection Fee	
Single Family Residence	\$4,495.12
Duplex, Triplex and Condo with private entrance (per unit)	\$4,495.12
Four plus apartment units	
Per unit-one bedroom unit	\$2,787.06
Per unit-two bedroom units	\$3,371.34
Per unit-three bedroom units	\$3,955.70
Water Connection Fee	

Type of Fee	Fee Per Dwelling Unit
Single Family Residence	\$3,642.00
Duplex, Triplex and Condo with private entrance (per unit)	\$3,642.00
Four plus apartment units	
Per unit-one bedroom unit	\$2,257.91
Per unit-two bedroom units	\$2,731.34
Per unit-three bedroom units	\$3,204.78
Drainage fees	
Single Family Residence (1.00 residential equivalent)	\$200.00/structure
Duplex (1.25 residential equivalent)	\$250.00/structure
Triplex (1.50 residential equivalent)	\$300.00/structure
Fourplex (2.00 residential equivalent)	\$375.00/structure
Over four units (2.00 residential equivalent + 0.25 for each unit over four)	\$400.00 + \$25.00 for each unit over four
Commercial	\$500.00 for first 5,000 sq. ft. of coverage + \$0.05 for each additional sq. ft.
School Fees	
Siskiyou Union High School District	Residential – \$3.79/ sq. ft.
Mt. Shasta Union School District	Residential –\$0.80/ sq. ft.
Development Impact Fees	
Public Works	\$517.17
Police	\$387.88
Fire	\$711.11
Subtotal	\$1,616.16
Total Fees for Single Family Unit¹	\$15,638.28
Total Fees for Multifamily Unit²	\$10,068.13

Source: City of Mt. Shasta Connection Fees, April 2022.

1 Single family fee is based on a 1,500 sq. ft. home located in the Mt. Shasta Union School District.

2 Multifamily fee is per unit based on an 800 square foot one bedroom unit in a fourplex located in the Mt. Shasta Union School District.

Table A-57
Planning Permit Fees, 2022¹

	Fee ¹
Initial Study Preparation	Actual Cost plus 10% Admin. fee
Negative Declaration	Actual Cost plus 10% Admin. fee
Environmental Impact Report	Actual Cost plus 10% Admin. fee

	Fee ¹
Annexation	\$902.29 + Actual Cost
General Plan Amendment	\$902.29 + Actual Cost
Zoning Amendment	\$902.29 + Actual Cost
Use Permit	\$902.29 + Actual Cost
Architectural Design Review	\$902.29 + Actual Cost
Accessory Dwelling Unit Permit	\$230.00
Boundary Line Adjustment	\$319.03
Administrative Parcel Map – exempt from CEQA	\$2,666.58
Subdivision and Condominium Conversions (4 or less lots)	\$902.29 + Actual Cost
Subdivision and Condominium Conversions (5 or more lots)	\$902.29 + Actual Cost

¹ Fees adopted per Resolutions 2020-11 and 2017-64.

Note: Additional fees for processing applications may include engineering review, attorney review, environmental review with a deposit based on the City's estimate of such costs plus 10 percent.

Source: City of Mt. Shasta Master Fee Schedule, Fiscal year 2020-2021.

F. Building Code and Enforcement Constraints

The City adopts the current California Building Code for its code requirements and deviates from it only in the case of requirements for snow load (i.e., the City has a higher standard for roofing due to local conditions). Because the more stringent standards apply only in case of snow load, and thus serve to protect public health and safety, the enforcement of the California Building Code does not pose a significant constraint to the production or improvement of housing in Mt. Shasta.

All new buildings and alterations to existing 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. They were established in 1978 and most recently updated in 2022 (effective date of January 1, 2023). Through the building permit process, local governments enforce energy efficiency requirements. All new construction must comply with the standards in effect on the date a building-permit application is made.

In July 2010 the California Building Standards Commission (CBSC) adopted the 2010 California Green Building Standards Code, otherwise known as "CALGreen," which became effective January 1, 2011. CALGreen is California's first green building code and a first-in-the-nation State-mandated green building code. It is formally known as the California Green Building Standards Code, Title 24, Part 11, of the California Code of Regulations. The City of Mt. Shasta has adopted the most recent version of this code, which is the 2022 California Green Building Standards Code. CALGreen establishes mandatory minimum green building standards and includes more stringent optional provisions known as Tier 1 and Tier 2. Cities and counties, at their discretion, may adopt Tier 1 or Tier 2 as mandatory, or adopt and enforce other standards that are more stringent than the CALGreen Code. The City of Mt. Shasta has adopted the most recent version of CALGreen, but has not adopted the optional tiers. The City is not considering

implementing voluntary Tier 1 or Tier 2 measures, but will focus instead on enforcement of the mandatory requirements in the code. CALGreen Requirements for new buildings include:

Appendix–B Reduce water consumption by 20 percent;

Appendix–C Divert 50 percent of construction waste from landfills;

Appendix–D Install low pollutant-emitting materials;

Appendix–E Separate water meters for nonresidential buildings’ indoor and outdoor water use; and

Appendix–F Moisture-sensing irrigation systems for larger landscape projects;

Mandatory inspections of energy systems (e.g., heat furnace, air conditioner, mechanical equipment) for nonresidential buildings over 10,000 square feet to ensure that all are working at their maximum capacity and according to their design efficiencies.

Code enforcement typically occurs when the building inspector is processing other permits on the site, or when complaints are filed. The Building Department staff works with the County Health Department when the complaint appears to be a matter of both health and safety.

Most complaints come from renters who have complaints against their landlord. The inspection may reveal building or health code violations that are then written up with a timeline for correction and follow up inspections. If there are no code violations, but other non-code situations occur, the renter is given a question and answer sheet prepared by the California State Department of Consumer Affairs, which helps to define the renters’ rights and options in the matter. Complaints in mobile home parks are referred to the enforcement section of the Department of Housing and Community Development.

The City adopted Ordinance #07-02 on October 1, 2007, which establishes a process for abating public nuisances. The types of nuisances defined within the ordinance vary from unsightly storage and debris on a parcel, to elements of disrepair of buildings.

9.0 Analysis of Actual and Potential Nongovernmental Constraints

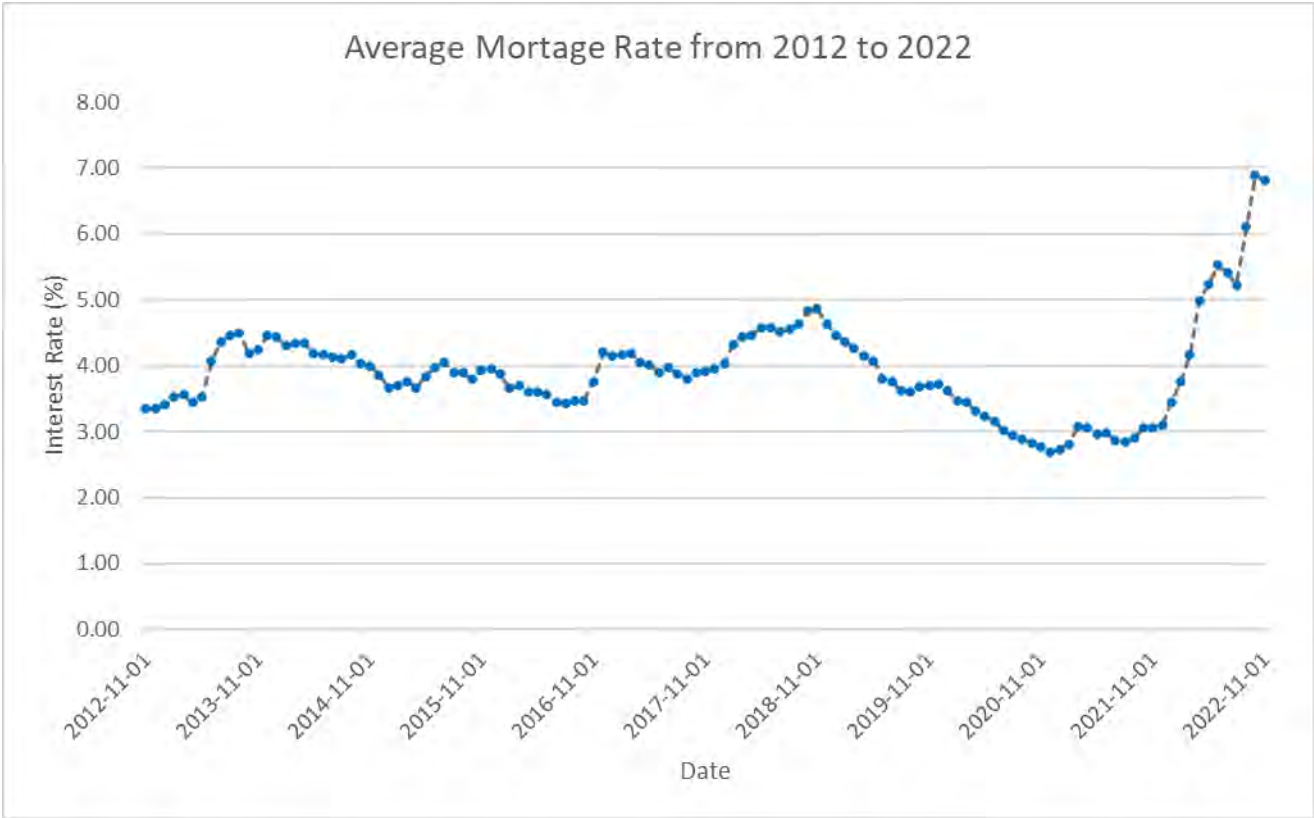
This section identifies and analyzes potential non-governmental influences include such factors as: the availability and cost of financing; land and materials for building homes; natural conditions that affect the cost of preparing and developing land for housing; and the business decisions of individuals and organizations in home building, finance, real estate, and rental housing that impact housing cost and availability. These interrelated factors may constrain the ability of the private and public sectors to provide adequate housing that meets the needs of all economic segments of the community.

9.1 Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of housing available to all income levels in Mt. Shasta; fluctuating interest rates can eliminate many potential homebuyers from the housing market. Higher interest rates increase a homebuyer’s monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer. 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. As shown in Figure 18, mortgage rates reached a ten year low

of 2.68% in December 2020. Since then, they have been increasing and recently peaked in October 2022 at 6.90%.

Figure 18¹⁷



Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates.

Table A-58 illustrates interest rates as of November 2022. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the

¹⁷ Freddie Mac, 30-Year Fixed Rate Mortgage Average in the United States [MORTGAGE30US], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/MORTGAGE30US>, November 25, 2022.

interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

Table A-58
Interest Rates

Conforming Loan Type	Interest	APR
30-year fixed	6.250%	6.431%
15-year fixed	5.625%	5.959%
7/6-month adjustable	6.250%	6.431%

Source: Wells Fargo, November 2022

B. Land Costs

The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. Land prices are determined by numerous factors, most important of which are land availability and permitted development densities. As land becomes less available, the price of land increases. Developers often seek City approval for the maximum allowed densities per parcel of land.

According to online listings from Zillow.com in November 2022, 24 vacant parcels were listed for sale in the Mt. Shasta area with asking prices ranging from \$0.56 to \$15.30 per square foot or \$20,000 to \$595,000 per lot. This provides an average of \$3.89 per square foot or \$169,530 per acre. The prices of land vary depending on a number of factors, including size, location, the number of units allowed on the property, and access to utilities.

Table A-59
Land Costs

City	Lot Size in Sq. Ft.	Price	Price per Sq. Ft.
Mt. Shasta	16,117	\$119,500	\$7.41
Mt. Shasta	37,981	\$110,000	\$2.90
Mt. Shasta	54,450	\$90,000	\$1.65
Weed	17,747	\$11,119	\$0.63
Montague	49,223	\$28,500	\$0.58
Seiad Valley	65,340	\$80,000	\$1.22
Hornbrook	43,560	\$37,000	\$0.85
Dorris	6,354	\$11,000	\$1.73

Source: Zillow.com, accessed November 2022

C. Construction and Labor Costs

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. They are also influenced by market demands and market-based changes in the cost of materials.

An Internet source of construction cost data (www.costtobuild.net) estimates the cost of a single-story four-cornered home in the greater Redding area to be approximately \$366 per square foot. This cost estimate is based on a 1,500-square-foot house of good-quality construction including a two-car garage and central heating and air conditioning. The total construction costs excluding land costs are estimated at approximately \$548,800 (as of November 2022), which is nearly \$90,000 more than the November 2022 median home sales price in the City (median sold home price of \$459,000 based on homes listed on Realtor.com).

A reduction in amenities and the quality of building materials can result in lower construction costs and lower purchase prices. Per-unit costs also decline with the size of the project, as developers benefit from economies of scale and are able to produce housing at a lower per-unit cost. High labor or material costs could substantially increase the cost of construction in Mt. Shasta to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

Table A-60

Affordable Multifamily Construction and Labor Costs, Siskiyou and Shasta Counties, 2021

Project	Address	Total Units	Total Sq. Ft.	Construction Costs	Construction Cost Per Unit	Construction Cost Per Sq. Ft.
Siskiyou Crossroads	510 N. Foothill Dr., Yreka	49	36,317	\$12,820,045	\$216,634	\$353
Burney Commons	Bainbridge Dr., Burney	29	28,428	\$8,642,000	\$298,000	\$304
Lowden Lane Senior Apts.	2775 Lowden Lane, Redding	60	56,091	\$16,266,436	\$271,107	\$290
Center of Hope Apts.	1201 Industrial St., Redding	47	43,819	\$14,942,373	\$317,923	\$341
Live Oak Redding	1320 and 1358 Old Arturas Rd., Redding	38	65,203	\$11,215,000	\$295,132	\$172
Average				\$12,820,045	\$279,759	\$292

10.0 Assessment of Fair Housing

This is an analysis of Mt. Shasta's existing patterns and trends of segregation and inclusion, and current fair housing issues. In the context of AFFH, segregation means there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

The City's inventory of available sites, Section 1. of Appendix B, includes an evaluation of the City's two sites designated to meet the City's Regional Housing Needs Allocation for consistency with affirmatively furthering fair housing. The analysis must include how particular sites will meet the needs of all households, and how segregated living patterns will be replaced by integrated and balanced patterns, transforming racially and ethnically concentrated areas of poverty to areas of opportunity.

Housing Element Programs: Explicitly address, combat, and relieve disparities resulting from past and current patterns of segregation to foster more inclusive communities, address disparities in housing needs and access to opportunity, and foster inclusive communities.

As described Chapter 1, Introduction, the City engaged community members and stakeholders in several venues. The information obtained through public meetings, surveys, and stakeholder interviews. While the City's RHNA may be low, the actual need of the community may be much greater. Through the public participation process the City can identify what issues and obstacles people may be experiencing when trying to find housing.

10.1 Key Elements of an Assessment of Fair Housing

An assessment of fair housing (AFH) is a comprehensive analysis that considers all of the following to identify fair housing issues in a city:¹⁸

- A. Assessment of Fair Housing Enforcement and Outreach Capacity. This is an evaluation of the local government's ability to disseminate information related to fair housing and provide outreach and education. Also, the local government's ability to address compliance with fair housing laws, including a discussion of any findings, lawsuits, enforcement actions, settlements, or judgements is also assessed.
- B. Assessment of segregation and integration patterns and trends. Attributes that are analyzed are race, ethnicity, income, poverty, familial status, and persons disabilities. In the context of AFFH, segregation means there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.
- C. Assessment of disparities in access to opportunity. The AFFH rule defines "significant disparities to in access to opportunity" as "substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing," Title 24 Code of Federal Regulations 5.152. This is assessed using indices for education, transportation, economic development and access to jobs, and a healthy environment. The rationale behind this evaluation is that a lack of housing and transportation choices can limit access to opportunity and stifle economic growth by isolating residents from jobs and other essential services.¹⁹
- D. Assessment of disproportionate housing needs, including displacement. To assess if residents in a city are experiencing disproportionate housing needs, data for cost burden and severe cost burden conditions,

¹⁸ Source: HCD's https://www.hcd.ca.gov/community-development/affh/docs/AFFH_Webinar_Slides.pdf, June 15, 2021.

¹⁹ HUD, <https://www.hud.gov/sites/documents/ACCESS-OPPORTUNITY.PDF>, accessed March 28, 2023.

overcrowding, substandard housing, homelessness, are assessed. Displacement is also considered, and displacement may be driven by investment and/or disinvestment, and disaster.

- E. Cities are to assess whether there are racially/ethnically concentrated areas of poverty (R/ECAP) present within their boundaries ~~in-or~~ nearby. Mapping of racially concentrated areas of affluence (RCAA) are also consulted.

Once fair housing issues are identified, then contributing factors that contribute significantly to that issue must be identified. From there, the contributing factors are prioritized, and highest priority is to be given to those factors that most limit or deny fair housing choice, access to opportunity, or negatively impact fair housing or civil rights compliance disproportionate housing needs. With this analysis, a housing plan is developed that commits the local government to taking meaningful actions that

- Enhancing housing mobility strategies
- Encouraging development of new affordable housing in high resource areas
- Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing
- Protecting existing residents from displacement

The AFH housing action plan must outline goals, milestones, and metrics for implementing actions to address fair housing issues in Mt. Shasta.

A. Assessment of Fair Housing Enforcement and Outreach Capacity

No lawsuits or actions have resulted from discrimination complaints related to compliance with existing fair housing laws. The City implements fair housing laws by ensuring the City's procedures, policies and regulations comply with state and federal fair housing laws, and by implementation of the code enforcement program. The City's code enforcement is ~~compliant~~complaint driven where received complaints are investigated by a building inspector.

HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO) reports data on queries and cases. For Siskiyou county queries are reported at the city level whereas cases are reported at the county level. Queries are not official cases but may have value to help identify concerns that residents have about possible discrimination. Cases are fair housing cases filed with the FHEO for alleged discriminatory acts. From 2013 to 2021, there was less than one query per 1,000 people in Mt. Shasta. For cases, in 2020 there were two disability cases were filed with the FHEO, and is a case rate of 0.05 cases per one thousand of the Siskiyou county population. According to the California Department of Fair Employment and Housing (CDFEH) 2020 annual report, there was one housing violation for the Siskiyou county region (the type of violation, e.g., disability, race, etc. is not indicated). While underreporting to the FHEO and CDFEH may occur, the available data indicates low incident rate of housing discrimination in the City and the regional, generally.

In addition to continuing to make fair housing information available, Program HE-6-1.2 commits the City to codifying its reasonable accommodation procedures into the Zoning Code, and marketing the availability of the procedures to the public. This Program includes review the current procedures for compliance with federal and state fair housing law, and preparing amendments as needed.

The City posts fair housing posters from the California Department of Fair Employment and Housing at City Hall to assist those with discrimination complaints. As complaints are received, individuals are directed to the appropriate agency. The City will continue to make information on fair housing available to the public by posting fair housing

information in City Hall, the public library, other public buildings, the Mt. Shasta Family Resource Center and on bulletin boards at existing apartment complexes.

Compliance with Existing Fair Housing Laws and Regulations

Reasonable Accommodation: As discussed in section 8.6(D) above, the City has reasonable accommodation procedures that are largely compliant with state and federal law. Program HO-4.2.5 commits the City to address the ambiguities in the existing reasonable accommodation identified by this Housing Element concerning extension of the reasonable accommodation procedures to the off-street parking requirements and that a provider of housing for persons with disabilities may request reasonable accommodation.

Government Code Section 65008 covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. The City encourages housing developments of all types, regardless of size, prospective tenant, or financing source, and supports by-right development in residential zones.

Government Code Section 8899.50 requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing. While the City practices reflect this goal, the City has yet to adopt a policy or ordinance committing to this goal. The City's AFFH Housing Action Plan contained in Table A-61, commits the City to annually reporting on whether the desired outcomes of its AFFH programs are being achieved, and to make adjustments as needed to increase goal obtainment.

Government Code Section 11135 et seq. requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class. The City adheres to these mandatory requirements when applying for and administering state programs.

Density Bonus Law (Government Code Section 65915.). As discussed above in section 8.4, in 2009 Mt. Shasta adopted density bonus provisions. The provisions cross-reference State density bonus law (SDBL) and direct that qualifying projects be granted density bonuses, and/or other development incentives, consistent with SDBL. Since the City's 2009 adoption of their density bonus provisions, SDBL has been substantively updated and has been amended almost annually since the 2017 Legislative session. Program HO-2.3.2 commits the City to updating its existing regulations to be consistent with SDBL. As discussed above, during the 5th cycle, the City received one density bonus request for a 20 percent density increase which was ministerially approved by the City in March 2022. While The City actively promotes the construction of new housing and will process all housing applications, during the 5th cycle there was limited opportunities to implement the City's existing density bonus regulations due to low levels of application/permit activity.

Housing Accountability Act (Government Code Section 65589.5.). The City Planning staff is familiar with recent amendments to the Housing Accountability Act, and actively monitors, no less than annually, online resources for legislative updates. Mt. Shasta is a member of the California League of Cities and receives legislative updates distributed by the League, which includes amendments to the Housing Accountability Act amongst others.

No Net Loss Law (Government Code Section 65863). This housing element meets No Net Loss (NNL) requirements by providing capacity sufficient to meet the RHNA plus a minimum buffer of 20 percent additional capacity in all income categories. As compliance with NNL requires transactional review of development applications, both ministerial and discretionary, Program HO-1.3.1 memorializes and commits the City to conducting this review on

a project-by-project basis, and to take the actions as required by State law should an inventory deficit as defined in NNL law. Additionally, Program HO-1.3.2 commits the City to annually reviewing the status of its inventory and to project whether a deficit may occur. Should a deficit be anticipated, the City will take steps to change the General Plan and zoning as needed to increase the amount of available land consistent with Program HO-1.3.1.

Least Cost Zoning Law (Government Code Section 65913.1). As shown in the Inventory of Sites, Sites for Emergency Shelters, and Lands Available for Residential Development, Appendix B of this Housing Element, the City has designated and zoned sufficient vacant land for residential use with appropriate standards in order to accommodate all income categories identified by the RHNA.

Excessive subdivision standards (Government Code Section 65913.2.). The City complies. The City has no policies, ordinances, or recent practices that impose design controls or public improvement standards for the purpose of rendering development infeasible. Further, the City considers the effect of ordinances adopted and actions taken on the housing needs of the region.

Limits on growth controls (Government Code 65302.8.). The City does not currently impose growth controls or growth management practices.

B. Assessment of Segregation and Integration Patterns and Trends

As stated earlier, the segregation and integration analysis considers attributes—race, ethnicity, income, poverty, familial status, disabilities—and if there are high concentrations with these attributes in a particular geographic area when compared to a broader geographic area. The analysis for each subject area is embedded above in the following sections:

- Race and ethnicity: see section 2.3 above
- Income and poverty: see section 3.2 above
- Familial status: see sections 5.3, large families, and 5.4, female-headed households with children and no spouse/partner, above
- Persons with disabilities: see sections 5.2 and 5.2C above.

To summarize the above analysis: Whites alone are the predominate racial and ethnic group, although residents who are Hispanic or Latinos has increased in both the City and the surrounding region. The median household income for Mt. Shasta and the region is more than 80 percent below the State median income. The data indicates that Siskiyou county households had a slightly higher median income at \$47,403, than Mt. Shasta households at \$43,135. The poverty rates for the total population and families of Mt. Shasta and the region are similar, as shown in Table A-15 above. Large family households are a significantly smaller percentage of Mt. Shasta's households when compared to the rates for the larger region. Mt. Shasta and the region have similar rates of female-headed households with children in the home, no spouse/partner. The percentage of persons with disabilities in Mt. Shasta is lower than the region. For this attribute there is a pattern of concentration but it appears this pattern is due to the location of assisted housing projects in Mt. Shasta. The data does not show strong patterns of concentration for protected attributes.

C. Assessment of Disparities in Access to Opportunity.

This is assessed using indices for education, transportation, economic development and access to jobs, and a healthy environment. The California Tax Credit Allocation Committee (TCAC) has developed Opportunity Areas mapping to evaluate and rank funding application for housing, and these are updated annually. The Opportunity Areas mapping is an approach “to measure and visualize place-based characteristics linked to critical life

outcomes, such as educational attainment, earnings from employment and economic mobility” (Methodology for the 2021 TCAC/HCD Opportunity Map, pg. 1). HCD recommends jurisdictions consult these maps as part of their AFFH analysis to help identify opportunity areas to locate and prioritize affordable housing. The four key indicators indexed for the Opportunity Areas mapping are:

- high levels of employment and close proximity to jobs,
- access to effective educational opportunities for both children and adults,
- low concentration of poverty, and
- low levels of environmental pollutants.

According to TCAC information, these indicators were selected because research has shown these to be most strongly associated with positive economic, educational, and health outcomes for low-income families—particularly long-term outcomes for children—when compared to other neighborhoods in the same region.²⁰ After assessing these indicators, the TCAC arrives at a composite score that identifies areas along a spectrum ranging from a “highest resource area” to “a low resource area”. Geographic areas with higher resource scores indicate areas that support positive economic, educational, and health outcomes for low-income families.

Mt. Shasta’s access to opportunity maps are Maps 9 through 12. These maps were prepared using TCAC’s 2021 mapping as this was the available mapping at the time when the City prepared the map set for the 2023-2031 Housing Element. The maps for the economic, education and environmental indicators (Maps 11 through 13) all display the same pattern: central Mt. Shasta consistently scores lower for these three indicators. This pattern is consistent with the patterns shown in Map 3’s diversity index mapping. Map 3 indicated this area has a higher diversity index which reflects that blocks where Hispanics have a slim, sizeable, and predominate majority as seen Map 2. Maps 11 through 13 show the balance of Mt. Shasta to have more positive outcomes (although the “no population” areas are included, again). The lower ranking of central Mt. Shasta by these three indicators reflects:

- Lower household income and higher rates of poverty. This is consistent with Map 6. Map 6 shows that 15 to 20 percent of households residing in this area are below the poverty line.
- Lower education attainment, lower rates of preschool enrollment,
- The lower healthy environmental score is attributed, at least in part, to the elevated ozone levels. This may be associated with the area’s close proximity to I-5, and the City’s major thoroughfares, East Lake Street and Mt. Shasta Boulevard, which traverse through central Mt. Shasta.

Another metric is the cost of transportation and public transit, and this analysis is provided in section 2.7 above. To summarize section 2.7, Mt. Shasta and Siskiyou county uniformly have high transportation costs, especially for low income Mt. Shasta residents. Siskiyou Transit and General Express (STAGE) does provide transit with about 13 stops in Mt Shasta. STAGE’s service and routing is oriented to providing intercity service, however. Residents of Mt. Shasta have short commutes according to Table A-10, meaning residents have lower transportation costs and spend a smaller amount of their incomes traveling to and from their jobs.

Map 9 shows the geographic distribution of TAC’s composite score for Mt. Shasta as of 2021. Central Mt. Shasta is identified as “missing/insufficient data”. The remaining areas of Mt. Shasta are identified as High Resource and Highest Resource (again, the “no population” areas are included are included in these rankings). While central

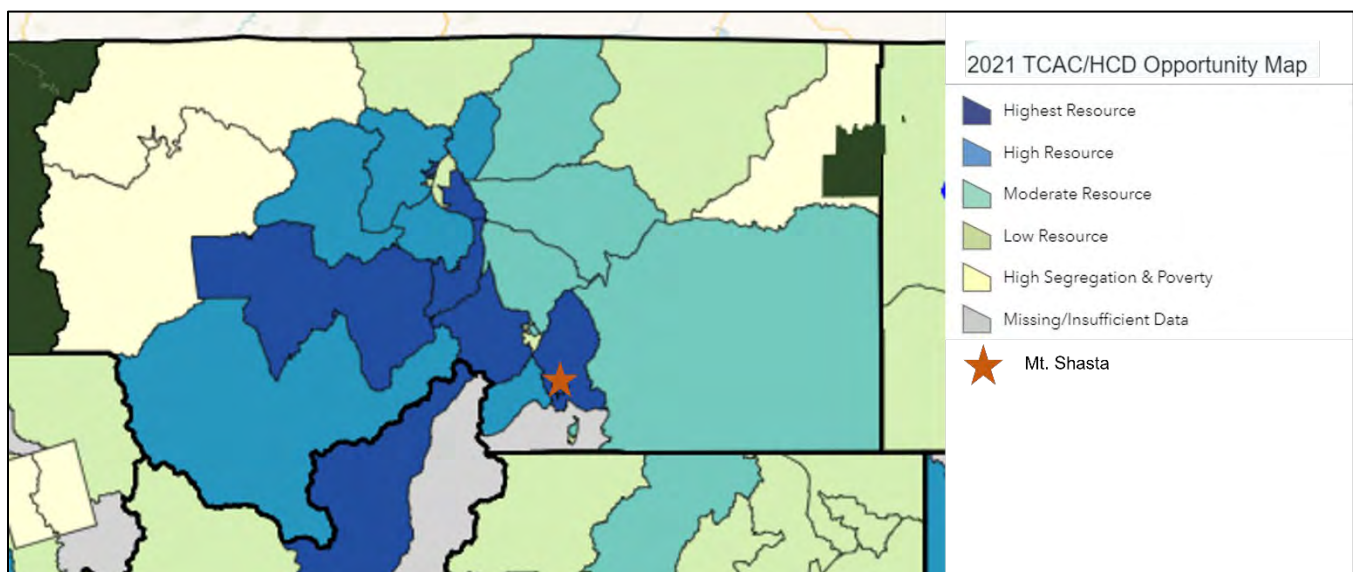
²⁰ TCAC/HCD Opportunity Map, www.hcd.ca.gov/sites/default/files/docs/planning-and-community/TCAC-HCD-Opportunity-Map.pdf, accessed March 28, 2023.

Mt. Shasta is noted as having missing/insufficient data on Map 9, the 2021 TAC Opportunity Areas – Composite Score map, the City estimates this area to have characteristics that are similar to a low to moderate resource area based on the analysis and data contained herein.

Although the City encourages ADUs citywide, infill residential development (e.g., SB 9 (2021)) and ADUs should be encouraged in High and Highest Resource areas, especially neighborhoods located within a quarter-mile of public transit, and public water and sewer and dry utilities are available. For existing vacant lots located in these neighborhoods, the City should encourage and incentivize inclusion of an ADU in development applications of these existing vacant lots.

Figure 18 below shows the regional TCAC composite opportunity scores regionally. As discussed above, Mt. Shasta is ranked as a High and Highest Resource Opportunity Area according to the 2021 TCAC composite score. Unlike Mt. Shasta, Siskiyou county contains tracts identified as areas of high segregation and poverty. These tracts are located in western and northeastern portions of the county. These areas are rural, generally located far from the major job centers, historically the economies of these areas have been resource dependent, and the availability of local goods and services are limited along with access to local healthcare options. These communities are outside the service area of STAGE the regional transit provider.

Figure 19



D. Assessment of Disproportionate Housing Needs, including Displacement.

To assess if residents in a city are experiencing disproportionate housing needs, data for cost burden and severe cost burden conditions, overcrowding, substandard housing, homelessness, are assessed. Displacement is also considered, and displacement may be driven by investment and/or disinvestment, and disaster. The analysis for each subject area is embedded above in the following sections:

- Cost burden and severe cost burden conditions: see section 3.4 above
- Overcrowding: see section 4.5 above.
- Habitability of existing housing: see section 4.3 above.
- Homelessness: see section 5.6 above.

To summarize the above sections, it is notable that renter households exceed the number of owner households in Mt. Shasta. Both owner and renter households are cost burdened. ~~It is also notable that the~~ As seen in ~~the~~ Table A-20, both owner and renter households are not immune from overpaying for housing and are cost burdened: nearly 44 percent of owner households are cost burdened and almost 63 percent of renter households being cost burdened. Of those cost burdened households, almost 61 percent of owner households are paying more than 50 percent of their gross income for housing and are severely cost burdened. Renter households are also severely cost burdened but at a lower percentage, 30 percent, although by count, the number of ~~households~~ owners and renters households are similar. Uniformly, extremely low income Mt. Shasta households are cost burdened and severely cost burdened.

The occurrence of overcrowding in Mt. Shasta is relatively low at 2 percent of renters and zero for homeowners, as of 2020. Severe overcrowding, defined as more than 1.5 persons per room, is not occurring in Mt. Shasta. Mt. Shasta's overcrowding rates are similar to those for the region as shown in Table A-27. While Mt. Shasta's housing stock is older, the City ~~saw did not not seen experience~~ significant worsening of housing condition ~~changes~~ since the 2003 Housing Conditions Survey. This Survey found nearly 60 percent of the housing stock to be in sound condition, while approximately 2.4 percent of the stock was evaluated as needing substantial rehabilitation and nearly 4 percent being dilapidated. Homelessness is a region-wide issue. Mt. Shasta does not have a year around shelter at this time, but local providers are available to help unhoused persons connected with assistance, housing, etc. The City has committed financial resources (i.e., its PLHA formula allocation) to ~~the develop~~ menting an emergency shelter in the City of Yreka, where more services are available.

As shown in Figure 20, the available estimated displacement risk indicates Mt. Shasta has a "lower displacement risk, and the City's estimated displacement risk is similar to the risk for the region as shown in Figure 21.

Figure 20

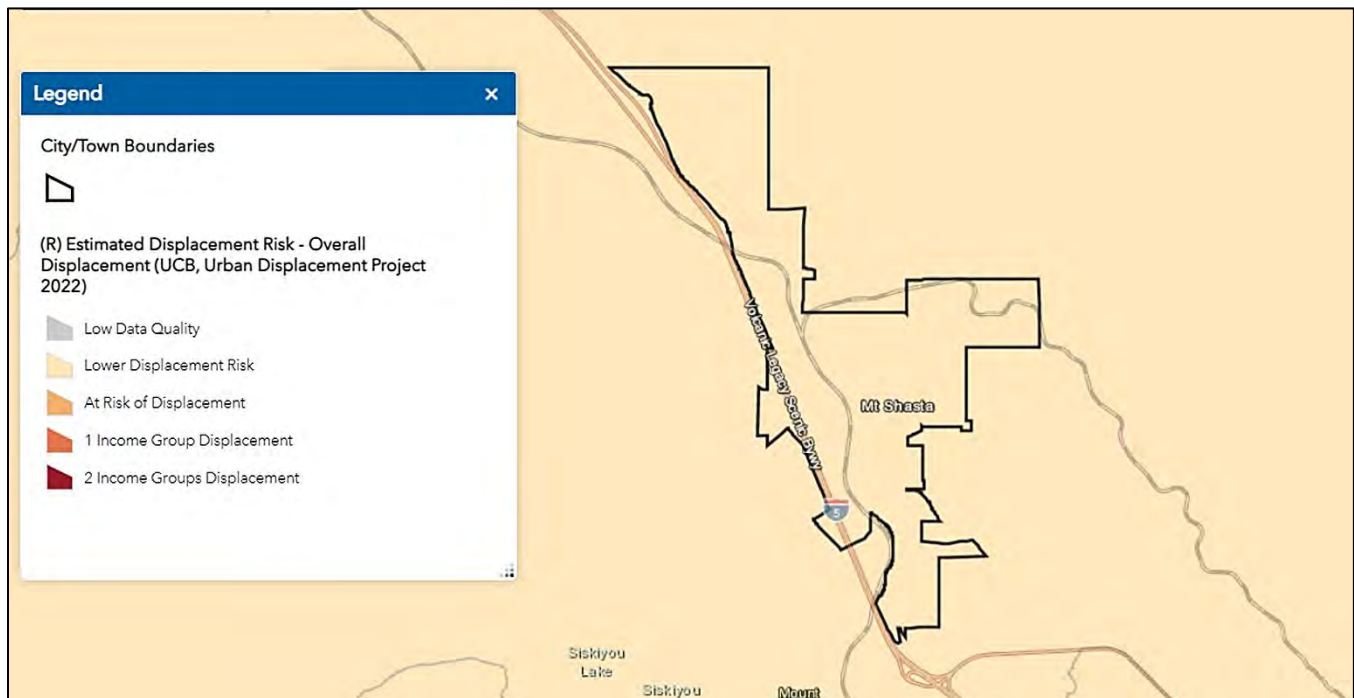
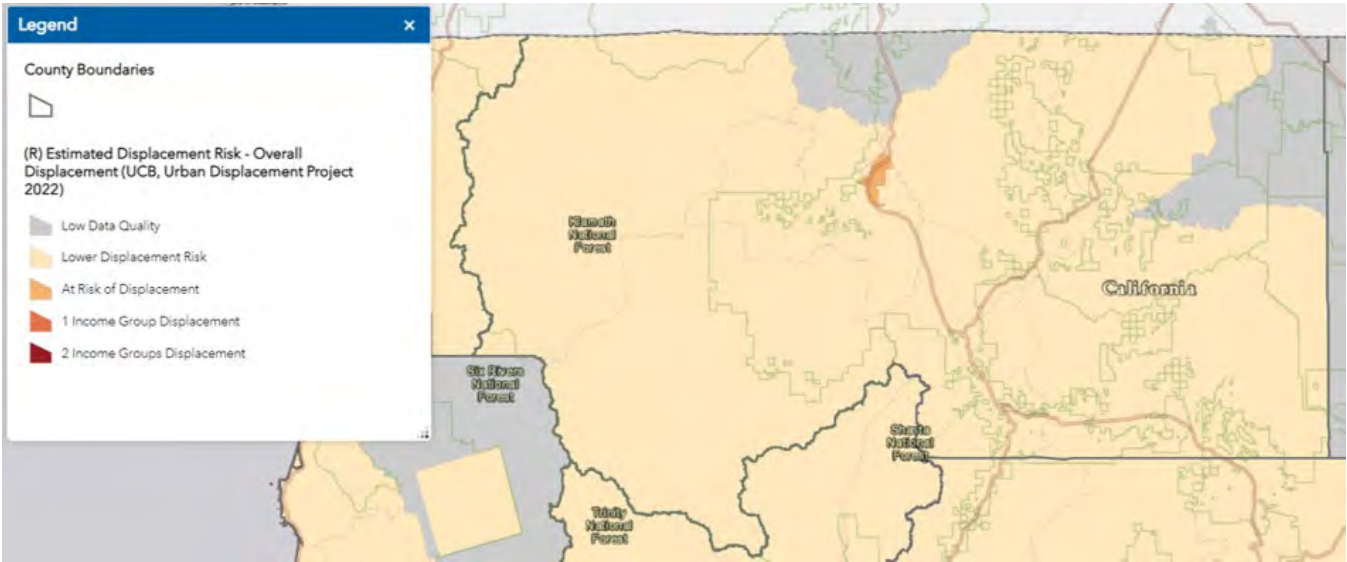


Figure 21



E. Presence of R/ECAP and RCAA

The City consulted all available mapping which shows that the City of Mt. Shasta is not identified in the 2022 TCAC mapping as an area of high segregation and poverty. In Siskiyou county there are two areas mapped areas of high segregation and poverty. These areas area of high segregation and poverty are to the northwest around the community of Happy Camp, and to the northeast, around the city of Tulelake. Neither community is in the vicinity of Mt. Shasta: Happy Camp area is over 100 miles away from Mt. Shasta, and Tulelake is more than 80 miles.

There are no racial and ethnic areas of concentrated poverty (R/ECAP) in the City or Siskiyou county. There are no Mt. Shasta neighborhoods or adjacent unincorporated areas that were identified in the homeowners loan corporation (HOLC) redlining grade created during the New Deal Era, a federal government sponsored program that implemented housing segregation and discrimination. There are no racially concentrated areas of affluence (RCAA) mapped in Mt. Shasta or Siskiyou county.

10.2 Contributing Factors

Table A-61 below identifies Mt. Shasta’s fair housing issues, contributing factors, and actions to address the AFFH issue. Consistent with the requirements of AFFH, each contributing factor is prioritized (i.e., high, medium, or low) with those that limit or deny fair housing choice or access to opportunity or negatively effect compliance with federal and state fair housing laws given the highest priority (AFFH Rule Guidebook, National Housing Law Project, accessed March 16, 2023). Each action that addresses an AFFH issue is also contained in Chapter 2–Goals, Policies, and Programs and the corresponding program is noted in brackets.

Table A-61
City of Mt. Shasta's AFFH Housing Action Plan

Identified Fair Housing Issue	Contributing Factors	Priority*	Actions to Address AFFH Issue
Actual and enabled choice as there is a shortage of affordable housing, housing affordable and accessible for seniors housing, and affordable workforce housing. The lack of available housing has been exacerbated by the wildland fires, most recently the Mill Fire in Weed. This limits the housing options for the lowest-income households, including seniors, persons with disabilities, farmworkers, and those experiencing homelessness.	Availability and marketing of fair housing information to the public	Medium	Maintain fair housing information the City's website, and support and participate in efforts by local government and non-profits efforts to develop a renters' resource program. Incorporate fair housing information and resources into the community awareness improvement program, see Program HO-2.2.1, for the sharing of information on the City's website, and performing proactive public outreach. The City will continue to support the enforcement of the fair housing laws to protect against housing discrimination, provide adequate information about renters' rights, and promote equal housing opportunity. [Programs HO-2.2.1 and HO-7.1.1]
Shortage of workforce housing, and affordable housing that results in lack of actual housing choice.	Community opposition to density increases and multifamily development that increases the time and cost for completion of the entitlement process.	High	<ol style="list-style-type: none"> 1. Conduct at least bi-annual training for the Planning Commission and City Council on fair housing, affirmatively furthering fair housing, and the Housing Accountability Act. [Program HO7.1.1(D)] 2. The City will improve community awareness and support for the City's housing programs citywide by publicly sharing information on the City's website, and by performing proactive public outreach using a variety of methods that may include in-person or virtual participation and may occur outside City offices and regular business hours. [Program HO-2.2.1] 3. Facilitate and support housing plans that include extremely low, very low, and low income housing in R-2, R-3, C-1 and C-2 zones when located within a distance a person can reasonably walk to services (e.g., quarter mile) or an existing or new transit stop is within a

Identified Fair Housing Issue	Contributing Factors	Priority*	Actions to Address AFFH Issue
			<p>quarter mile of the development. This includes, but is not limited to:</p> <ul style="list-style-type: none"> • Site identification; • Local, state, and federal permit assistance. • Give priority to processing of affordable housing projects, taking the applications out of submittal sequence if necessary to receive an early hearing date; • Allow phasing of infrastructure whenever possible at time of project review; • Facilitate the provision of public transportation services to serve residential areas, including services for people with handicaps and the installation of bus stops at safe and convenient locations; • Maintenance of relationships with funding and facilitating agencies and organizations; and • Any other action on the part of the City that will reduce development costs. <p>[Program HO-5.1.1]</p>
Disproportionate Housing Needs, including Displacement Risks	Economic pressures due to low inventory, high housing costs, and competing uses for housing units.	Medium	<ol style="list-style-type: none"> 1. Contact owners and property managers of assisted housing projects about rehabilitation needs and preservation of at-risk projects. Assist with funding applications to support rehabilitation and preservation. [Program HO-3.3.1(A)] 2. Encourage the formation of a local community land trust as a mechanism to develop affordable housing. Encourage collaboration between the City and community land trusts to develop housing that is affordable by design and/or through subsidy. [Program HO-5.1.6(A)]
Disproportionate Housing Needs, Including Displacement Risks	Competition for housing stock from short term rentals	High	<ol style="list-style-type: none"> 1. Continued active enforcement against illegal short term rentals because they reduce available housing stock. [Program HO-3.1.1.7]
Housing condition and habitability	Low household incomes	Medium	<ol style="list-style-type: none"> 1. Develop an owner-occupied rehabilitation (OOR) program for income-qualified households, and apply for funding. 2. The City provide free guidance and technical assistance through the Building Department to homeowners who wish to repair and improve the habitability and weatherization of existing housing. The availability of this service will be advertised as part of the City's proactive public outreach for housing to improve community awareness. 3. Support and promote third-party and non-profit organizations, such as Great Northern Corporation, that offer zero- and low-cost rehabilitation or weatherization programs,

Identified Fair Housing Issue	Contributing Factors	Priority*	Actions to Address AFFH Issue
			<p>including but not limited to, facilitating notification of owners of homes in need of rehabilitation or weatherization about programs that could help meet rehabilitation needs.</p> <p>4. The City will support and promote the activities of other governmental agencies and non-profits that promote homeowner maintenance and improvement of self-help skills. The City will advertise the availability of these programs and services using the City's website, mailers with utility bills, and display of printed materials in City offices and the City library.</p> <p>5. Perform proactive code enforcement to improve housing units that are substandard and have habitability issues in order to conserve the inventory of housing.</p> <p>[Program HO-3.1.1]</p>

11.0 Energy Conservation

Opportunities for energy conservation can be found for both existing and future housing developments. Conservation can be achieved through a variety of approaches, including reducing the use of energy-consuming appliances and features in a home, physical modification of existing structures or land uses, and reducing the reliance on automobiles by encouraging more mixed-use and infill development and providing pedestrian access to commercial and recreational facilities.

Some energy conservation features are incorporated into the design of residential structures in Yreka due to the requirements of Title 24, which outlines measures to reduce energy consumption. These measures include low-flow plumbing fixtures, efficient heating and cooling opportunities, dual-pane windows, and adequate insulation and weatherstripping. Incorporating new technology in residential developments offers developers a chance to design projects that allow for maximum energy conservation opportunities. Although energy regulations establish a uniform standard of energy efficiency, they do not ensure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads and overall energy consumption. While it is not feasible that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Many modern building design methods are used to reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
 - Location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter.
 - Use of “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night.
 - Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior.
 - Location of openings and the use of ventilating devices that take advantage of natural air flow.
 - Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.
 - Zone heating and cooling systems, which reduce heating and cooling in the unused areas of a home.
2. Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
 - North-south orientation of the long axis of a dwelling.
 - Minimizing the southern and western exposure of exterior surfaces.

- Location of dwellings to take advantage of natural air circulation and evening breezes.
3. Use of landscaping features to moderate interior temperatures. Such techniques include:
- Use of deciduous shade trees and other plants to protect the home.
 - Use of natural or artificial flowing water.
 - Use of trees and hedges as windbreaks.

In addition to these naturally based techniques, modern methods include:

- Use of solar energy to heat water.
- Use of radiant barriers on roofs to keep attics cool.
- Use of solar panels and other devices to generate electricity.
- High efficiency coating on windows to repel summer heat and trap winter warmth.
- Weather stripping and other insulation to reduce heat gain and loss.
- Use of natural gas for dryers, stovetops, and ranges.
- Use of energy-efficient home appliances.
- Use of low-flow showerheads and faucet aerators to reduce hot water use.

Major opportunities for residential energy conservation in the city will include insulation and weatherproofing, landscaping, and maximizing orientation, lowering appliance consumption, and maximizing solar energy.

The State of California offers numerous programs to assist residents with energy efficiency upgrades and renewable energy resources. Many of the programs include special financing and extended subsidies for affordable housing. Siskiyou County residents are eligible for several of these programs, including the California Solar Initiative, New Solar Homes Partnership, and Energy Upgrade California.





The following policies and programs relate to the City's opportunities for energy conservation:

- Policy HE-2.3 Promote the use of energy conservation measures in all housing, including very low-, low, and moderate-income housing.
- Program HE-2.3.1.2: Promote the use of energy conservation measures in all housing through the use of public and private weatherization programs. Provide information on currently available weatherization and energy conservation programs to residents of the city. The City will have information available for the public at the front counter of City Hall and will distribute information through an annual mailing.
- Program HE-2.3.1.3: Continue to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and Specific Plans as appropriate.



 City of Mount Shasta

White Population

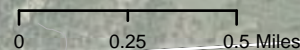
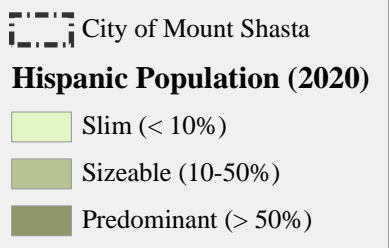
-  Slim (< 10%)
-  Sizeable (10-50%)
-  Predominant (> 50%)
-  No Population

0 0.25 0.5 Miles

City of Mount Shasta White Majority Blocks

Map 1

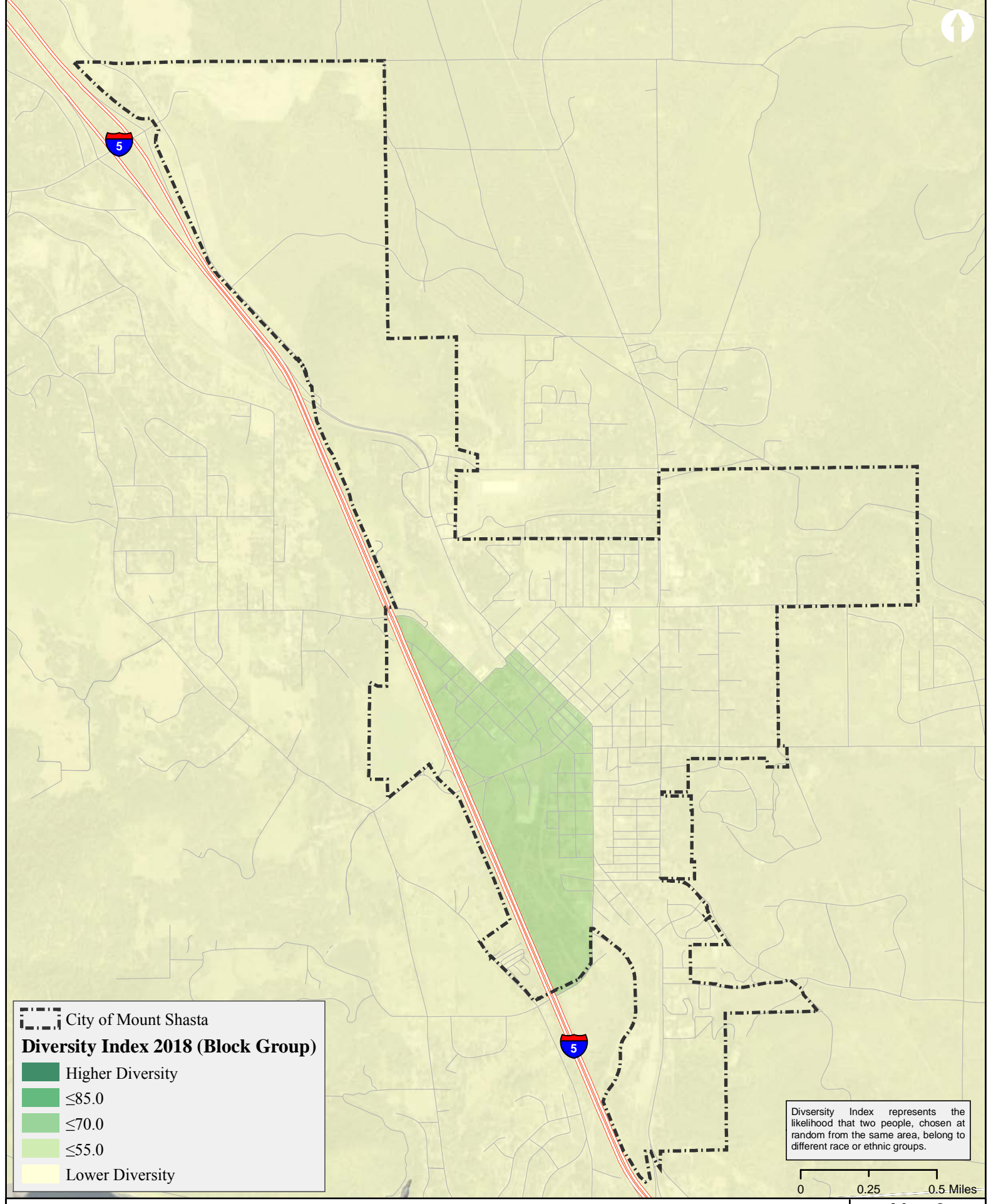
Map Date: 7/29/2022



City of Mount Shasta Hispanic Majority Blocks

Map 2

Map Date: 10/25/2022





City of Mount Shasta
Diversity Index

Map 3

Map Date: 9/21/2022



-  City of Mount Shasta
-  Mostly White

0 0.25 0.5 Miles

City of Mount Shasta Neighborhood Segregation






Map 4

Map Date: 7/28/2022



 City of Mount Shasta

**Jobs Proximity Index (2014-2017) -
HUD (Block Group)**

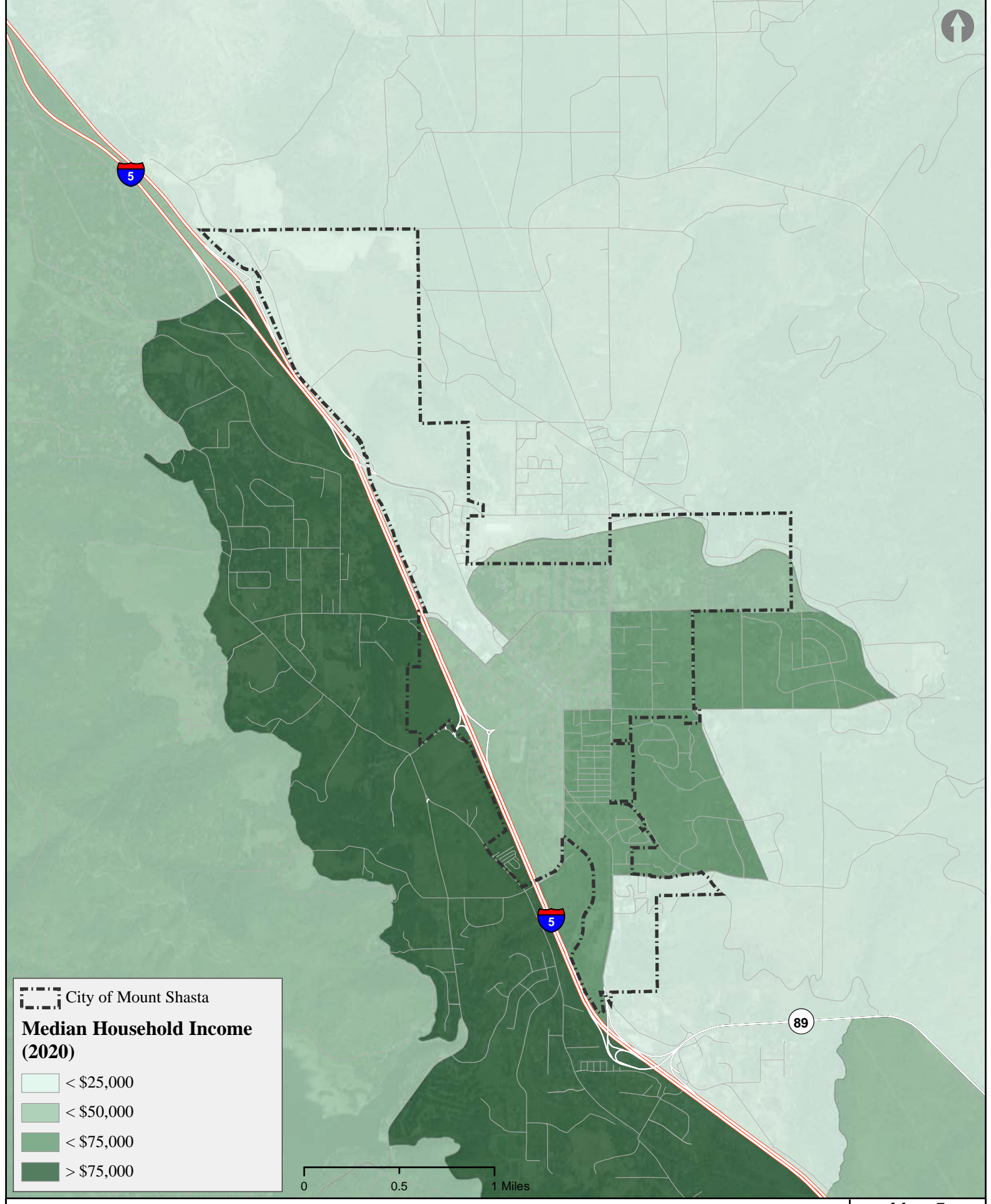
-  < 20 (Furthest Proximity)
-  20 - 40
-  40 - 60
-  60 - 80
-  < 80 (Closest Proximity)

0 0.35 0.7 Miles

City of Mount Shasta Jobs Proximity Index

Map 4A

Map Date: 10/25/2022



City of Mount Shasta

**Median Household Income
(2020)**

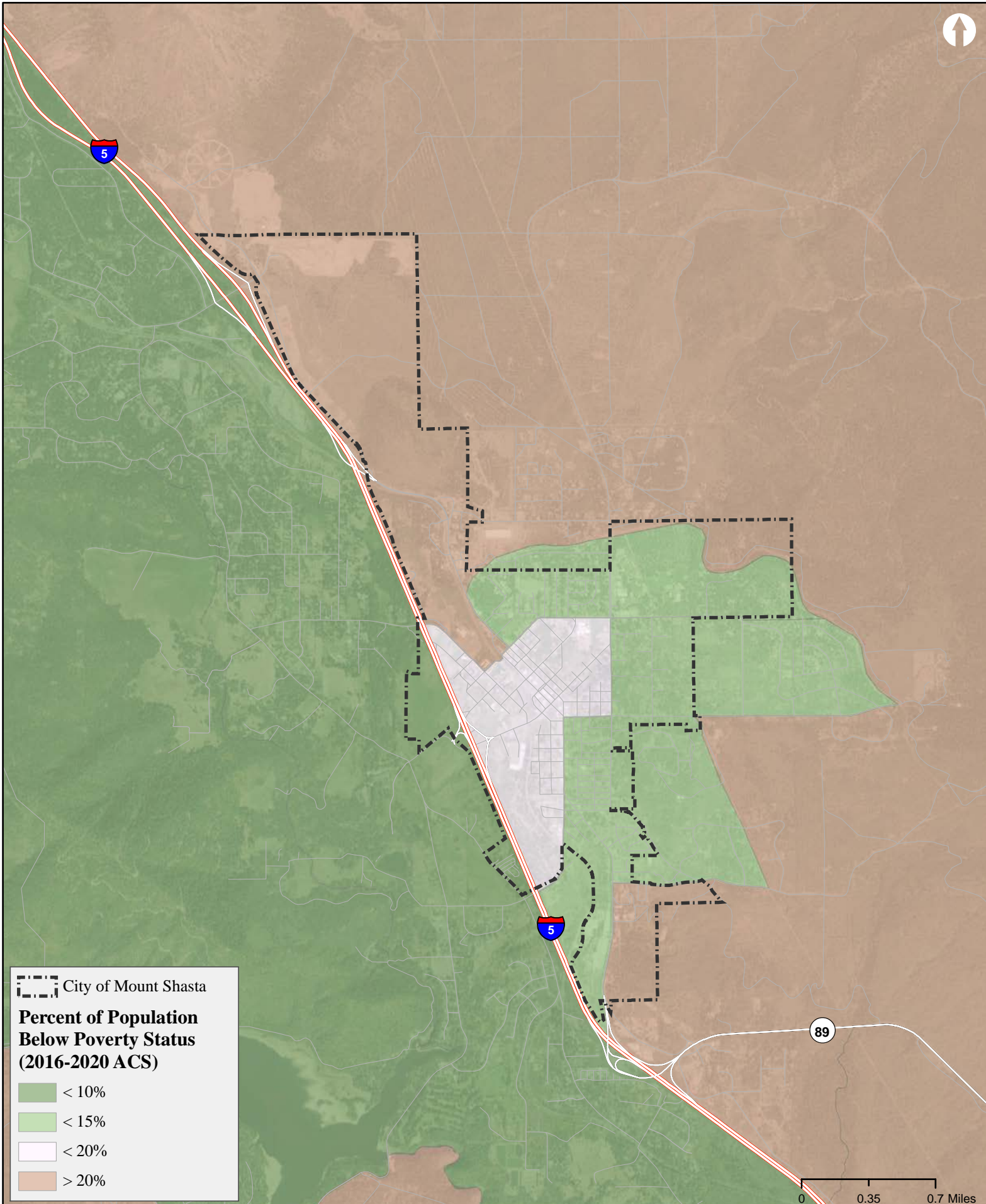
< \$25,000

< \$50,000

< \$75,000

> \$75,000

City of Mount Shasta
Median Household Income

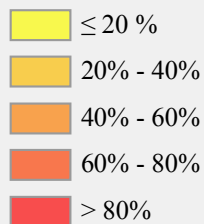


City of Mount Shasta
Poverty Status



 City of Mount Shasta

**Percent of households in
renter-occupied housing units
- HUD (Tract)**

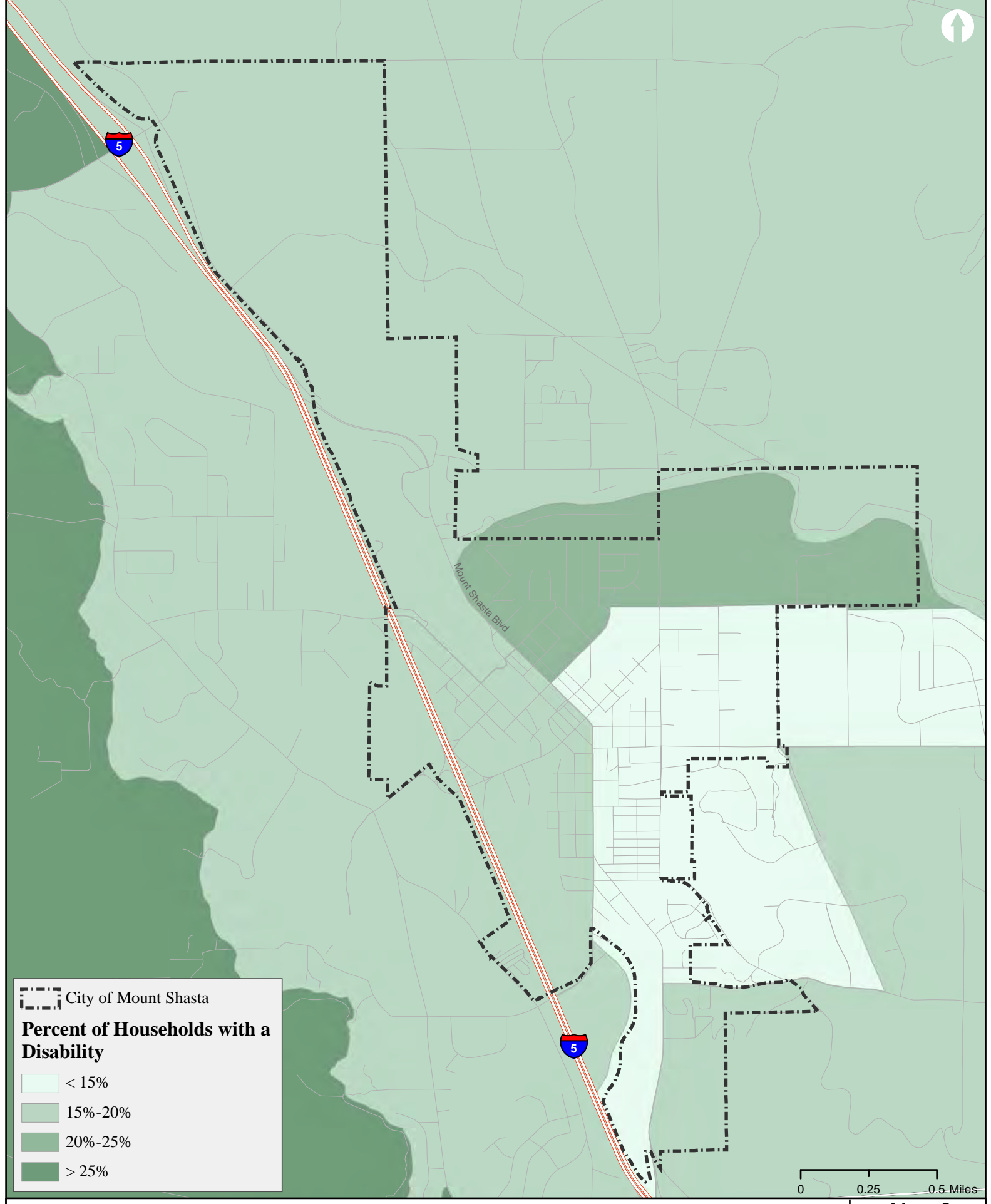



0 0.25 0.5 Miles

City of Mount Shasta Renter Occupied Housing Units





Map 7

Map Date: 7/28/2022



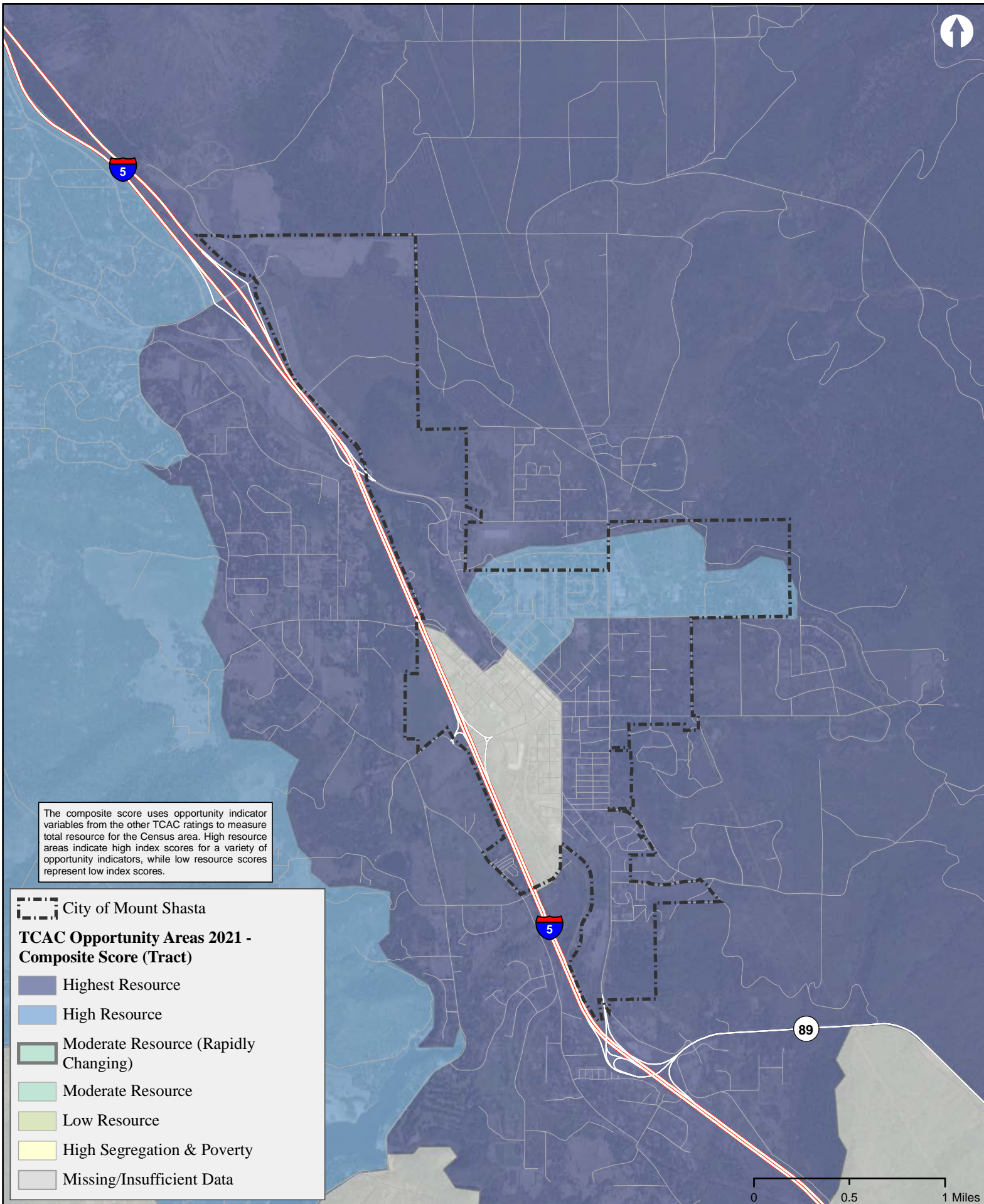
 City of Mount Shasta

Percent of Households with a Disability

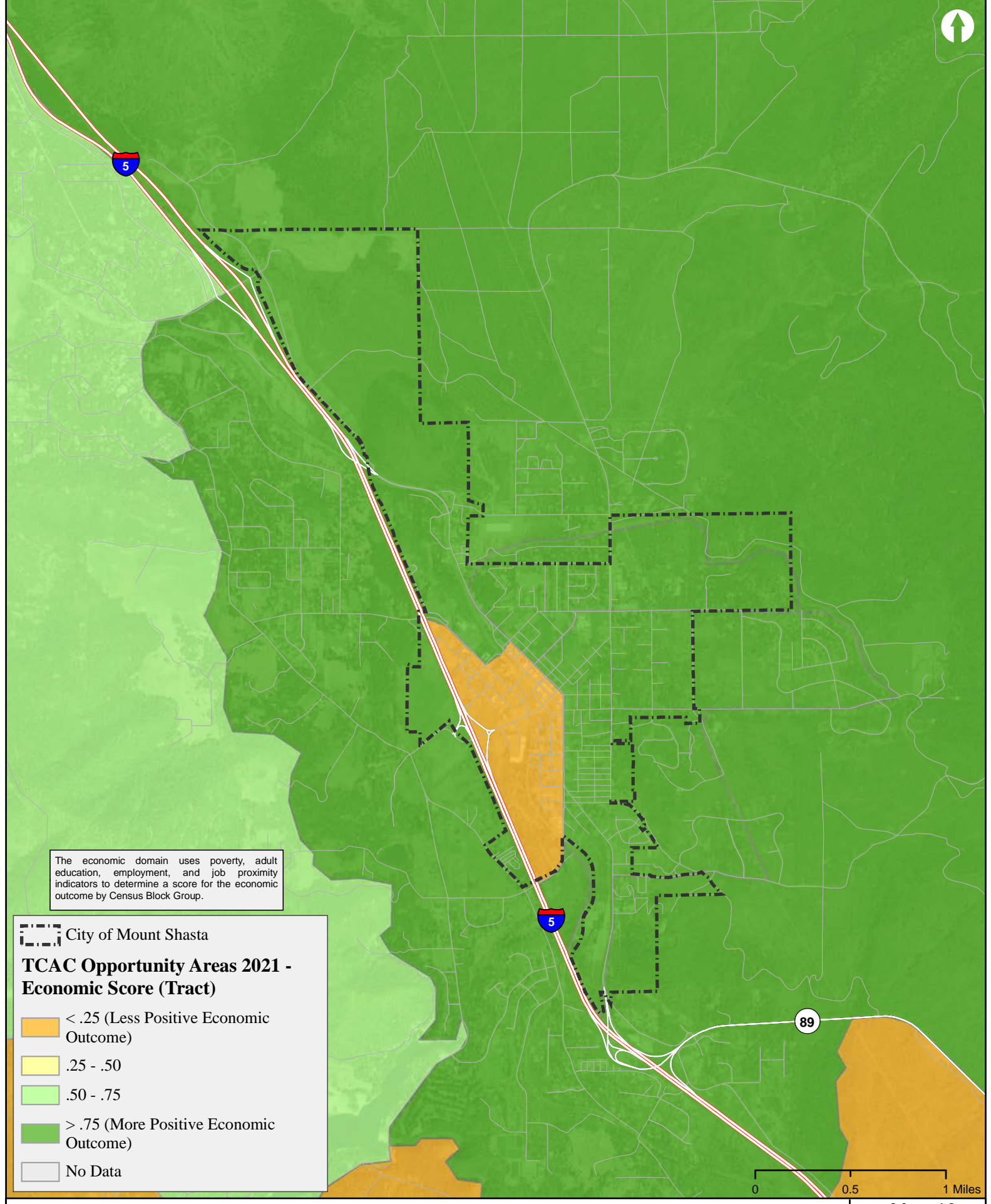
	< 15%
	15%-20%
	20%-25%
	> 25%

City of Mount Shasta

Households with a Disability



City of Mount Shasta
TCAC Opportunity Areas - Composite Score










89

The education domain uses math and reading proficiency indicators, high school graduation rate indicator, and student poverty indicator to determine an overall education score at the Census Tract level.



City of Mount Shasta

TCAC Opportunity Areas 2021 - Education Score (Tract)

-  < .25 (Less Positive Education Outcomes)
-  .25 - .50
-  .50 - .75
-  > .75 (More Positive Education Outcomes)
-  No Data

0 0.5 1 Miles

City of Mount Shasta TCAC Opportunity Areas - Education Score

Map 11

Map Date: 10/25/2022







89

The environmental domain relies on twelve of the indicators that are used in the California Office of Environmental Health Hazard Assessment (OEHHA)'s CalEnviroScreen 3.0 tool under the "exposures" and "environmental effect" subcomponents of the "pollution burden" domain.

 City of Mount Shasta

TCAC Opportunity Areas 2021 - Environmental Score (Tract)

-  < .25 (Less Positive Environmental Outcomes)
-  .25 - .50
-  .50 - .75
-  > .75 (More Positive Environmental Outcomes)

0 0.5 1 Miles

City of Mount Shasta TCAC Opportunity Areas - Environmental Score

Map 12

Map Date: 10/25/2022

APPENDIX B – INVENTORY OF SITES, SITES FOR EMERGENCY SHELTERS, AND LANDS AVAILABLE FOR RESIDENTIAL DEVELOPMENT

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3.0 Summary of Lands Available and Suitable for Residential Development

REGIONAL HOUSING NEEDS ALLOCATION PROGRESS FOR THE 5TH CYCLE.....

ENVIRONMENTAL CONSTRAINTS.....

1.0 Sites Designated for the Regional Housing Needs Allocation.....

2.0 Adequacy of Sites to Accommodate Emergency Shelters

3.0 Summary of Lands Available for Residential Development

1

4

5

9

12

1

3

3

5

7

State law requires the jurisdiction’s housing element have an inventory of land suitable for residential development. The inventory is to include vacant sites and sites with potential for redevelopment, an analysis of the relationship of zoning and infrastructure and services to these sites, and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction’s duty to affirmatively further fair housing. The purpose of the inventory is to identify sites that can be developed for housing within the planning period (GC Section 65583.2). The enactment of AB 2339 (2022), the housing element must also assess the adequacy of sites designated for emergency shelters. Appendix B is divided into the following three subsections:

- Section 1.0 – Analysis of the site(s) designated by the City to meet its regional share of allocated housing need.
- Section 2.0 – Analysis of the adequacy of sites identified to accommodate emergency shelters pursuant to AB 2339 (2022).
- Section 3.0 – A programmatic summary of vacant lands in the City of Mt. Shasta that allow residential uses by-right and are available to provide a variety of housing types.

REGIONAL HOUSING NEEDS ALLOCATION PROGRESS FOR THE 5TH CYCLE

Table B-1 below presents Mt. Shasta’s regional housing needs allocation progress according to Table B of the City’s most recently filed housing element annual progress report (APR) which was in 2021.¹ As of the end of calendar year 2021, a total of 22 housing units have been developed from 2014-2020, with 6 of those units being affordable

¹ As of this writing, City staff is preparing the 2022 Housing Element Annual Progress Reports for filing.

to moderate income households and 16 units being above moderate. According to the 2021 APR, housing units affordable to lower income households had not been constructed since the start of the 5th cycle.

Table B-1
Mt. Shasta RHNA Progress 2014-2021

Income Level		RHNA Allocation by Income Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	11											11
	Non-Deed Restricted												
Low	Deed Restricted	7											7
	Non-Deed Restricted												
Moderate	Deed Restricted	8										6	2
	Non-Deed Restricted				2	2		1	1				
Above Moderate		19	1		8			1	2	4		16	3
Total RHNA		45											
Total Units			1		10	2		2	3	4		22	23

ENVIRONMENTAL CONSTRAINTS

Pursuant to GC Section 65583.2(b)(3), the City's sites analysis programmatically considers the following environmental constraints that may limit development potential and were applied to ~~screen sites in sections 1.0, 2.0, and 3.0 as described below.~~ Housing element law stipulates that only those environmental constraints where documentation of such conditions is available to the City be described. State housing element law does not require the City to perform a project level environmental analysis on a site-by-site basis. Moreover, the City does have consent from individual property owners to conduct project level review. Identification of a property in the housing element does not constitute an environmental clearance or approval of an entitlement to develop the property for housing, nor does it infer or assure clearance or approval. Neither a property owner or the City are relieved from completing site specific environmental studies, using qualified professionals, as appropriate.

Brownfields: The California Water Board's GeoTracker data (<https://geotracker.waterboards.ca.gov/>) was used to remove sites that require cleanup, such as Leaking Underground Storage Tank (LUST) Sites, Department of Defense Sites, and Cleanup Program Sites. Sites with or adjacent to a GeoTracker status other than *Completed – Case Closed* are excluded.

Fire Hazard: Calfire's 2009 Very High Fire Hazard Severity Zones for Local Responsibility Areas (LRA) mapping was consulted and used to evaluate sites; see Figure B-1.² Sites that have very high fire severity rating ~~are not designated as sites to meet Mt. Shasta's RHNA (Section 1 below), and~~ are excluded from the evaluation of sites to accommodate emergency shelter need (Section 2 below). The very high fire severity rating was not used to filter and remove sites that are available to provide a variety of housing types during the 6th cycle (Section 3); although it is anticipated these sites are more likely to be affordable to above moderate income households.

Flooding Hazard: The Federal Emergency Management Agency (FEMA) has not mapped floodplains in the Mt. Shasta planning area, with the exception of the shore of Lake Siskiyou and a narrow fringe area along the Sacramento River. This area is outside the city limits and will not constraint development within the city.

Streams and Water Bodies: The U.S. Geologic Survey's (USGS) National Hydrography Dataset. Sites where streams or water bodies are present are excluded.

Wetlands: Source: the U.S. Fish and Wildlife Service's current National Wetlands Inventory (NWI); see Figure B-2. According to ~~this NWI~~ data, there are numerous areas in the City where wetlands may be present. The presence of wetlands ~~on a wetland~~ can significantly increase preconstruction time and cost due to additional regulatory requirements. Consequently, sites where wetlands are present according to ~~this NWI~~ data ~~are not designated as sites to meet Mt. Shasta's RHNA (Section 1 below), and~~ are excluded from the evaluation of sites to accommodate emergency shelter need (Section 2 below). Sites that are available to provide a variety of housing types during the 6th cycle (Section 3), however, the presence of wetlands was not used to filter and remove sites. Because of the increased preconstruction costs associated with the presence of wetlands, these sites are more likely to be affordable to above moderate income households, although an assisted housing development project located on a site with wetlands was approved by the City in March 2023. The California Aquatic Resources Inventory (CARI) Wetlands was also consulted. CARI is a compilation of local, regional, and statewide aquatic resource GIS datasets

² Although Calfire published updated Fire Hazard Severity Zones for State Responsibility Areas in November 2022, at the time of this writing Calfire had not yet published updated maps for LRA.

into a seamless, statewide coverage of aquatic resources that employs a common wetland classification system. Application of this data yielded essentially the same result as application of the NWI data. In response to the April 2023 Public Review Draft, members of the public shared wetland information associated with a 2020 Conditional Use Permit approval. This information has been reviewed and incorporated herein.

1.0 Sites ~~Designated~~ Identified for the Regional Housing Needs Allocation

As discussed in Appendix A, Section 7.0, the City of Mt. Shasta's regional housing needs allocation (RHNA) for the 6th cycle is two housing units: one low income (LI) unit and one very low income (VLI) unit. In determining the City's extremely low income (ELI) housing need, City staff has allocated the one (1) VLI unit to ELI category. To meet the City's 6th cycle RHNA allocation, the City has ~~designated~~ identified the site of entitled Mountain Townhomes development to meet two properties to meet the City's RHNA the City's RHNA pursuant to , which are discussed in more detail below. Gov't Code Section 65583.2(c)(2)(C). The cited section of the Government Code allows a site may be presumed to be realistic for development to accommodate lower income housing need during the planning period if, at the time of the adoption of the housing element, a development affordable to lower income households has been proposed and approved for development on the site. According to HCD's Housing Needs Determination Schedule, Siskiyou county's 6th cycle projection period started December 31, 2018, and the planning period is February 15, 2023 to February 15, 2031.³ In March 2023, the Mt. Shasta Planning Commission adopted a mitigated negative declaration, and approved a conditional use permit and architectural review for the development of a 25-unit multifamily affordable housing development on a vacant in-fill property. The parcel's C-1 zoning allows a maximum density of 20 dwelling units per acre, resulting in a density of 21.7 units per acre. Twenty-four of the units will be rentals, and one unit will be for an onsite manager. The developer, Danco Communities, is seeking TCAC funding to support the development. According to Danco Communities' TCAC application four of the units will be affordable for households at 30% AMI, and the remaining 20 units will be affordable to households with an income of no more than 60% of the AMI. To assure long-term affordability in compliance with the TCAC funding, the 24 units will be subject to a 55-year affordability covenant. The building permits necessary to commence construction of Mountain Townhomes have not been filed with the City. This site and the entitlement meets the provisions Gov't Code Section 65583.2(c)(2)(C).

³ <https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-and-regional-housing-needs-determination-schedule>, accessed May 17, 2023.

Table B-2
RHNA Sites

<u>APN</u>	<u>GPU</u>	<u>Zoning</u>	<u>Max. # Units/Acre</u>	<u>Realistic Develop- ment %</u>	<u>Realistic # of Units</u>	<u>Acres</u>	<u>Square Feet</u>	<u>Wetland</u>	<u>Very High Fire Severity</u>	<u>Other Considerations</u>
Preferred RHNA Site										
<u>057-112-010</u>	<u>CC</u>	<u>C-1</u>	<u>20</u>	<u>25</u>	<u>25</u>	<u>1.2</u>	<u>50,000.0</u>	<u>Yes</u>	<u>No</u>	<u>Identified as RHNA site per GC § 65583.2(c)(2)(C).</u>
Optional RHNA Sites										
057-071-040	HDR	R-3	20	15	8	0.5	21,780.0	No; Other Waters of the United States (OWOTUS)	No	Vegetative ditches delineated as Other Waters of the United States in Recirculated Mitigated Negative Declaration for the Golden Eagle Charter School, dated August 2020, present along the perimeter of two of the parcel boundaries.
057-102-140	CC	R-3	20	15	9	0.6	24,393.6	No	No	Aerial imagery of vegetation indicates possible presence of waterbodies and/or wetlands
057-023-010	tbd	C-1	20	10	25	2.5	108,712.0	No	No	The site may be challenging because transit and commercial services are located on the east side of I-5. The overpass over I-5 does not feature pedestrian or bike-friendly features. Site is in very close proximity to I-5 and associated excessive noise levels.

APN	GPU	Zoning	Max. # Units/Acre	Realistic Develop- ment %	Realistic # of Units	Acres	Square Feet	Wetland	Very High Fire Severity	Other Considerations
057-231-170	tbd	C-1	20	10	27	2.7	117,251.9	No	No	The site may be challenging because transit and commercial services are located on the east side of I-5. The overpass over I-5 does not feature pedestrian or bike friendly features. Site is in very close proximity to I-5 and associated excessive noise levels.
057-641-030	tbd	C-2	20	10	39	3.8	165,913.5	No	Yes	The site may be challenging because transit and commercial services are located on the east side of I-5. The overpass over I-5 does not feature pedestrian or bike friendly features. Site is in very close proximity to I-5 and associated excessive noise levels.
057-791-010	CC	C-2	20	10	87	8.6	376,761.7	No	Yes	The site may be challenging because transit and commercial services are not located within a 1/4 mile. Adjacent lands are undeveloped or sparsely developed, with no adjoining or nearby residential uses.
-	-	-	-	Total	195 Units	18.7 Acres	-	-	-	

~~Although the C-1 and C-2 zoning districts allow multifamily development and have the same maximum allowable density of 20 dwelling units per acre, Mt. Shasta is designating sites zoned High Density Residential (R-3) to meet its RHNA obligation because:~~

- ~~• The maximum allowable density of the R-3 zone is 20 dwelling units per acre which exceeds the default density of 15 dwelling units per acre specified in GC Section 66583.2(c)(3), to allow sites to be deemed appropriate to accommodate the City's regional share of housing for lower income households.~~
- ~~• The purpose of the R-3 zone, as articulated in MSMC Chapter 18.16, Table 7.1, is to help the City achieve its housing element goals, thereby is the most consistent with providing affordable multifamily development:~~

~~The R-3 zoning district provides opportunities for the highest number of dwelling units on land within the City. "The R-3 district helps achieve Housing Element goals for a mix of housing styles and characters aimed for a broad cross-section of the City residents. The R-3 zone is traditionally developed with apartments, townhouses, or condominiums.~~

Although allowable density of the R-3 zone exceeds the default density, the City has opted to rely on the state-defined default density standard of 15 units per acre to demonstrate that it has adequate sites to accommodate the lower-income share of the RHNA. A net density of 15 dwelling units per acre, which is 75 percent of the R-3 allowance is consistent with recent residential development activity in the City. An example of a recent multifamily project that was developed or approved in the City was the Shasta Manor senior housing residential project. Eleven units were developed on 1.04 acres; for a maximum density of approximately 10 units per acre and a 55 percent buildout. There are very few large single family residential subdivisions approved in the City of Mount Shasta with which to estimate buildout densities. The most recent single family residential subdivision that was approved in the City of Mt. Shasta was the Tanner Subdivision. Nine units were developed on 1.6 acres; for a maximum density of 5.6 units per acre. Another project, the Moss Mountain Meadows Subdivision, which is situated on a level parcel with a slope of less than 5 percent was approved for 42 units on 10 acres (including roads), for a maximum density of 4.2 dwelling units per acre and a 70 percent buildout.

~~Two properties are designated to meet Mt. Shasta's 6th cycle RHNA of two housing units affordable to lower income households: Assessor's Parcel Numbers (APN) 057-051-010 and 057-051-020, and are shown in Figure B-3.~~

~~**APN 057-051-010.** This property is approximately 1.15 acres in size, and is approximately 550 feet northeast of the intersection of Cedar Street and West Field Street, and is located between Mercy Medical Center and Interstate 5. The site is designated by the Mt. Shasta General Plan as High Density Residential (HDR), which has maximum allowable density of 20 dwelling units per acre. Consistent with the General Plan and the HDR land use designation the site is zoned High Density Residential (R-3) with a maximum density 20 dwelling units per acre (R-3). As presented in Table discussed in Table A-47 in Section 8.2 of Appendix A, the R-3 zoning permits multifamily dwellings by right up to four units. At 100 percent buildout, the site's potential full buildout is 23 units. The potential net buildout density is 18 units. Water and sewer services, and dry utilities, are available from either a service extension along Cedar Street or from Pine Street. Should infrastructure be extended along Cedar Street, this extension can be accomplished during the 6th cycle planning period. Access to the site can be developed from Cedar Street, a City roadway, or from Pine Street via a new encroachment.~~

~~**APN 057-051-020.** This property is 1.15 acres and is located approximately 520 feet northwest of the intersection of West Field Street and Pine Street. This site's frontage is on Pine Street, and it is located across the street from Mercy Medical Center. Like APN 057-051-010, the site is designated by the Mt. Shasta General Plan as High~~

Density Residential (HDR) and is zoned High-Density Residential (R-3). At full buildout, the site has the potential for 23 units, and a potential net buildout density of 18 units. Water and sewer services, and dry utilities, are available along the parcel's Pine Street frontage.

Environmental Constraints for Both Sites. Neither site is constrained by flooding, streams or water bodies, the presence of wetlands or brownfields. The sites are not located in an area having a very high fire severity hazard rating. According to the Noise Element of Mt. Shasta's 2007 adopted General Plan, both RHNA sites are within the 60 dB Ldn noise level contour for I-5, however. Interior and exterior noise levels associated with I-5 can be attenuated through acoustical engineering, site and building design, construction materials, and use of barriers to protect future residents from exposure to noise levels in excess of the General Plan threshold in Table 7-6 consistent with Implementation Measure NZ 1.4(b). Noise attenuation features would be applied at the site(s) because that is where the development activity is occurring. Both RHNA sites are outside the 60 dB Ldn noise contours for the Union Pacific and the McCloud railroads according to the Noise Element of the 2007 General Plan.

Both RHNA sites are within a one-quarter mile of a transit stop, which is located at Mercy Medical Center. A variety of supermarkets, grocery stores, and pharmacies are located within one-half mile. Many of these services are near a transit stop, as shown in Figure B-4.

Both properties were included as inventory sites in Mt. Shasta's 5th and 4th housing element cycles, but only in the 5th cycle were the sites designated as accommodating a portion of the City's lower income RHNA. Although the properties were included in the inventories of the previous two housing elements, applications to develop the sites have not been filed with the City. Consequently, the City has not had an opportunity to take an action (approval or otherwise) on applications to develop either of the sites.

At 100 percent buildout, the two sites have a combined potential for 46 units, and a combined net potential of 36 units. As discussed in Appendix A, the City's regulatory requirements that 1) multifamily developments configured as more than a fourplex first secure a conditional use permit, and 2) that multifamily development of more than three units are subject to the City's discretionary Design Review are considered a regulatory constraint. Nonetheless, for both RHNA sites the City's existing R-3 zone allows by-right multifamily development of up to three housing units and this development is expressly excluded from the City's discretionary Design Review. This yields a combined potential for six (6) by-right units. This capacity provides a margin that is three times the City's RHNA obligation.

2.0 Adequacy of Sites to Accommodate Emergency Shelters

This section evaluates the adequacy of sites to accommodate emergency shelters pursuant to AB 2339 (2022). Section 8.5(K) of Appendix A evaluates Mt. Shasta's existing emergency shelter zoning regulations, and Program HO-4.1.2 commits the City to amending the MSMC within one year from adoption of the 2023-2031 Housing Element to comply with the current requirements of State law. As discussed in Appendix A, Section 8.5(K), emergency shelters are permitted by-right in the R-3, C-1 and C-2 zoning districts. As discussed in Appendix A, the R-3 zoning district permits residential uses by-right, and the C-1 and C-2 are commercial zones that also allow by-right residential uses. Section 18.98.050 of the MSMC establishes an emergency shelter maximum resident occupancy standard of 60 residents. All R-3, C-1 and C-2 sites have been evaluated for proximity to amenities and services for people experiencing homelessness and for suitability for use as an emergency shelter as discussed below. The

Subparagraph (I) of GC Code Section 65583(a)(4) requires the emergency shelter site assessment to determine if there are sufficient sites to accommodate the need for emergency shelters. Section 5.8 of Appendix A reviews the 2020 and 2022 Point In Time counts conducted by the NorCal CoC. According to 2020 PIT, there were a total of 311 individuals experiencing homelessness in 2020 (sheltered and unsheltered) of which 274 were unsheltered. In 2022, 321 persons (sheltered and unsheltered) were counted in the whole of Siskiyou county as experiencing homelessness, of which 148 individuals were unsheltered. To calculate if Mt. Shasta has sufficient sites to accommodate the need for emergency shelter this assessment uses the average of the number persons who were unsheltered in 2020 and 2022, which is 211 individuals, then the following formula was used:

$$211 \text{ persons} * 200 \text{ sq. ft. per person} = \text{total } 42,200 \text{ sq. ft.}^4$$

The result is a cumulative total of nearly one acre of land total is needed to accommodate the City's emergency shelter need. The suitability of sites in R-3, C-1, and C-2 zoning districts was further assessed using the criteria in [Table B-3](#) ~~Table B-2~~:

~~Table B-2~~ **Table B-3**
Emergency Shelter Site Assessment

Primary Variables	
Zoning	Only sites zoned R-3, C-1, and C-2 are included.
Vacant Lands	Only sites that are vacant are included.
Proximity to transit	Sites must be located within a ¼ mile from a transit stop
Environmental Constraints	Environmental constraints for flooding, very high fire hazard rating, brownfields, wetlands, streams water bodies were assessed programmatically using publicly available information as discussed above. Sites containing these environmental constraints were removed.
Proximity to retail outlets	Only sites located within a ¼ mile of retail outlet that sells groceries and personal sundries. Retail outlets include grocery stores and national pharmacy chains.
Availability of public water and sewer systems	Sites must have public water and sewer available during the planning period.
Secondary Variables	
Proximity to health care facilities	Sites located within a ¼ mile of Mercy Medical Center are noted. This variable was not used to eliminate sites because Siskiyou Transit and General Express (STAGE), the regional transit provider, has a regular stop at Mercy Medical Center and the "proximity to transit", a primary variable, eliminated sites located more than ¼ mile from a transit stop.

⁴ Pursuant to Gov't Code Section 65583(a)(4)(I) the "200 square feet per person" factor used in the formula to calculate emergency shelter need herein is intended only for calculating site capacity pursuant to the cited Gov't Code section, and shall not be constructed as establishing a development standard applicable to the siting, development, or approval of a shelter.

The result of this analysis yields a total of 18 sites that total 3.31 acres with a total shelter capacity for 721 persons as presented in [Table B-4](#) below [in the column labeled Capacity \(1\)](#). Fifteen of the sites are zoned C-1 or C-2, and three are zoned R-3. Two of the sites are also within a one-quarter mile of Mercy Medical Center: APNs 057-102-140 and 057-111-070. The location of the sites and geographic relationship of the [Table B-3](#) variables are shown in Figure B-5.

Table B-3

APN	Zoning	Zoning Description	Medical	Acres	Site Size in SF	Capacity (1)	Capacity (2)
057-102-140	R-3	High Density Residential	Yes	0.56	24,270	121	<u>-61</u>
057-131-170	R-3	High Density Residential	No	0.22	9,365	47	<u>+13</u>
057-181-190	R-3	High Density Residential	No	0.07	3,054	15	<u>+45</u>
057-272-110	C-2	General Commercial	No	0.19	8,392	42	<u>+18</u>
057-272-160	C-2	General Commercial	No	0.19	8,390	42	<u>+18</u>
057-111-070	C-2	General Commercial	Yes	0.15	6,405	32	<u>+28</u>
057-273-030	C-2	General Commercial	No	0.13	5,597	28	<u>+32</u>
057-273-070	C-2	General Commercial	No	0.13	5,597	28	<u>+32</u>
057-273-120	C-2	General Commercial	No	0.13	5,597	28	<u>+32</u>
057-264-060	C-1	Downtown Commercial	No	0.30	13,021	65	<u>-5</u>
057-182-080	C-1	Downtown Commercial	No	0.24	10,575	53	<u>+7</u>
057-262-150	C-1	Downtown Commercial	No	0.18	7,890	39	<u>+21</u>
057-142-070	C-1	Downtown Commercial	No	0.17	7,571	38	<u>+22</u>
057-183-030	C-1	Downtown Commercial	No	0.16	7,138	36	<u>+24</u>
057-182-070	C-1	Downtown Commercial	No	0.16	6,981	35	<u>+25</u>
057-262-130	C-1	Downtown Commercial	No	0.15	6,635	33	<u>+27</u>
057-141-100	C-1	Downtown Commercial	No	0.12	5,137	26	<u>+34</u>
057-261-020	C-1	Downtown Commercial	No	0.06	2,513	13	<u>+47</u>
Total				3.31		721	<u>1,080</u>

Capacity (1) = site size in SF ÷ 200 SF per person

Capacity (2) = 60 – result in Capacity (1)

There are a variety of sites sizes:

- Three sites are 10,000 square feet or greater, with the largest site being 24,270 square feet in size.
- Two sites that are less 5,000 square feet, with the smallest site being 2,513 square feet in size.
- The average site size is 8,007 square feet.

As mentioned above, the maximum resident occupancy standard at an emergency shelter is 60 residents. When this occupancy threshold is uniformly applied to each site in identified in Table B-4, the calculated capacity is over 1,000 residents. When the results of the 200 square feet per person threshold of GC Section 65583(a)(4)(I) is compared capacity to the City's resident limit, there are only two sites having greater capacity under the GC section. This data indicates the City's resident occupancy standard is not constraint.

The data evidence that Mt. Shasta has adequate sites to meet the local need for emergency shelters, and these sites are located near transit and outlets for individuals to obtain necessities and services that are available in the community.

3.0 Summary of Lands Available and Suitable for Residential Development

This section summarizes the available vacant land in Mt. Shasta that is appropriate to meet housing needs identified by the City and the community that is beyond the 6th RHNA obligation for two lower income housing units. This section includes sites that can support the development of a variety of housing for all income levels. This analysis deems a sites as available for residential development during the 6th cycle based on the following factors:

- Site is zoned to permit by-right residential development. Only sites zoned R-1, R-2, R-3, C-1 and C-2 are included in this analysis.
- Only sites that are vacant are included.
- To be included, sites must not ~~have a very high fire hazard rating, not~~ include a brownfield, ~~are and be located~~ outside flooding hazards, ~~and streams and water bodies are not present.~~
- All sites have public sewer and water connections available at the property or this infrastructure is available during the 6th cycle. Dry utilities are available at the site or are available during the 6th cycle for all included sites.

As indicated in Table A-47 in Section 8.2 of Appendix A, the maximum allowable number of dwelling units in the five zoning districts are:

Zone	Max. Allowable # of Units (du/acre)	Factor to Calculate Realistic # of Units
R-1	6	75% = 4.5 dwelling units per acre
R-2	10	75% = 7.5 dwelling units per acre
R-3	20	75% = 15 dwelling units per acre
C-1 + C-2	20	50% = 10 dwelling units per acre

The City has opted to rely on the state-defined default density standard of 15 units per acre to demonstrate that it has adequate housing that is affordable to lower income households. Based on recent development activity in the City, a net density of 75 percent of the maximum density was assumed for the R-1, R-2 and R-3 zoned parcels. An example of a recent multifamily project that was developed or approved in the City was the Shasta Manor senior housing residential project. Eleven units were developed on 1.04 acres; for a maximum density of approximately 10 units per acre and a 55 percent buildout. There are very few large single family residential

subdivisions approved in the City of Mount Shasta with which to estimate buildout densities. The most recent single family residential subdivision that was approved in the City of Mt. Shasta was the Tanner Subdivision. Nine units were developed on 1.6 acres; for a maximum density of 5.6 units per acre. Another project, the Moss Mountain Meadows Subdivision, which is situated on a level parcel with a slope of less than 5 percent was approved for 42 units on 10 acres (including roads), for a maximum density of 4.2 dwelling units per acre and a 70 percent buildout. Although the C-1 and C-2 zones have a density of 20 dwelling units per acre and up to four multifamily units are allowed by-right, due to the competing commercial uses, this analysis assumes 50 percent of the maximum density of 20 units per acre (or, 10 dwelling units per acre) will be achieved on in the C-1 and C-2 zoning districts.

Other assumptions applied to this analysis:

- No dwelling units are assumed for sites that are 1,200 square feet or less in size, but otherwise meet the criteria. This size limit corresponds to the limit of Government Code Section 66411.7. Furthermore, pursuant to MSMC Section 18.24.030, a lawfully created lot may be used for the purposes permitted by Title 18. Only two sites were eliminated on this basis.
- The “Realistic # of Units” value is the result of multiplying the “Factor to Calculate Realistic # of Units” value by the acres value. If this multiplication resulted in a fractional dwelling unit, then the result was rounded up to the next whole number consistent with GC Section 65915 et seq.

Altogether Mt. Shasta has 286 sites that allow by-residential development, which total 349 acres, and Figure B-6 shows the location of these sites. Combined these sites have a total realistic capacity of 2,870 units. Table B-5 provides a summary of Table B-6, with the latter providing which is the a comprehensive listing of all sites meeting the criteria discussed above that are available residential development. As presented in Table B-5, the C-1 and C-2 zones have the greatest potential capacity for residential development at 1,171 housing units. This is followed by the R-1 zone, which has a capacity for 861 dwelling units. The R-3 zone has capacity for 781 units, and the R-2 zone has the lowest capacity at 54 units. The data indicate the potential presence of wetlands is a constraint, with the R-2 and R-3 zoning districts seeing the greatest decreases in the estimated number of potential dwelling units and acreage. While the potential presence of wetlands decreases the potential capacity in the R-1, C-1 and C-2 zones as well, the decrease is measurably less as indicated in Table B-5. For R-1 lands, wetlands are unlikely to be present for approximately 59 percent of R-1 lands; for C-1 and C-2 lands about 73 percent of sites wetlands are unlikely to be present. The pattern is somewhat reversed when considering lands located in mapped Very High Fire Hazard Severity Zone (VHFHSZ): it-VHFHSZ is a constraint for R-1 sites with only 12.3 percent of sites not being within the mapped VHFHSZ. Location within the VHFHSZ is also a constraint for R-3, C-1 and C-2 lands as indicated in Table B-5: about 47 percent of R-3 lands and 55.7 percent of C-1 and C-2 lands are not within the mapped VHFHSZ.

Table B-5 also summarizes lands available and suitable for residential and where wetlands and VHFHSZ are not constraints: the City’s total residential capacity is 438-218 units across all reviewed zoning districts. Within 81 APNs that total 37.2 acres. The C-1 and C-2 zones have the largest capacity at 221 units. The R-3 zone has a capacity of 128-25 units ~~(or 29 percent), which has the purpose to “provide opportunities for the highest number of dwelling units on land within the City.”~~ The R-3 district in combination with the C-1 and C-2 zones helps the City achieve Housing Element goals for a mix of housing styles and characters aimed for a broad cross-section of the City residents” [MSMC Section 7.1]

~~Table B-4~~Table B-5

Summary of Lands Available and Suitable for Residential Development

Zone	Constraints	Count: # of APNs	Acres	Realistic # DU	% of Total	% by Zone
R-1	No Known Env. Constraints Not Applied	154	177.4	860	30%	
	No Wetlands**	133 132	101	507 504		59.0%
	Not In VHFHSZ*	58	18.1	106		12.3%
	w/o Wetlands and VHFHSZ	<u>48</u>	<u>13.5</u>	<u>80</u>		9.3%
R-2	No Known Env. Constraints Not Applied	19	6.2	54	2%	
	No Wetlands**	4	0.72	8		14.8%
	Not In VHFHSZ*	18	5.9	52		96.3%
	w/o Wetlands and VHFHSZ	<u>3</u>	<u>0.49</u>	<u>6</u>		11.1%
R-3	No Known Env. Constraints Not Applied	47	50.5	781	27%	
	No Wetlands**	272 20	9.43 5	156 65		20.08 3%
	Not In VHFHSZ*	23	23.6	370		47.4%
	w/o Wetlands and VHFHSZ	<u>9</u>	<u>2.04</u>	<u>37</u>		<u>4.7%</u>
C-1 + C-2	No Known Env. Constraints Not Applied	65	114.5	1,171	41%	
	No Wetlands**	45	83.7	857		73.2%
	Not In VHFHSZ*	41 39	46.33 3.79	477 351		55.73 0%
	w/o Wetlands and VHFHSZ	<u>21</u>	<u>8.7</u>	<u>95</u>		<u>8.1%</u>
Total	No Known Env. Constraints Not Applied	285	348.5	2,866	100%	
	No Wetlands**	209 201	195 188.6	1,528 1,434	100%	<u>50%</u>
	Not In VHFHSZ*	140 138	93.9	1,005	100%	<u>35.1%</u>
	w/o Wetlands and VHFHSZ	<u>81</u>	<u>24.75</u>	<u>218</u>	<u>100%</u>	<u>8%</u>

** per USFWS National Wetlands Inventory (NWI) *VHFHSZ = Very High Fire Hazard Severity Zone

~~Table B-5~~
~~Available Lands without Constraints~~

Zone	Count: # of APNs	Acres	Realistic # DU	% of Total
R-1	49	14.0	83	19%
R-2	3	0.49	6	1%
R-3	16	7.8	128	29%
C-1 + C-2	23	21.2	221	50%
Total	91	43.5	438	100%

~~Table B-5~~ **Table B-6**
Lands Available and Suitable for Residential Development

APN	GPU	Zoning	Max. # Units/Acre	Factor to Calculate Realistic # of DU	Realistic # of DU	Acres	Wetland (per USFWS NWI)	Very High Fire Severity Zone (VHFHSZ)
057-071-010	HDR	R-1	6	4.5	3	0.50	No Yes	No
057-092-050	HDR	R-1	6	4.5	6	1.22	No	No
057-092-060	HDR	R-1	6	4.5	1	0.04	No	No
057-093-130	HDR	R-1	6	4.5	1	0.17	No	No
057-101-150	HDR	R-1	6	4.5	1	0.14	No	No
057-122-030	HDR	R-1	6	4.5	1	0.22	No	No
057-122-230	HDR	R-1	6	4.5	3	0.63	No	No
057-122-310	HDR	R-1	6	4.5	1	0.22	No	No
057-122-330	HDR	R-1	6	4.5	1	0.17	No	No
057-123-070	HDR	R-1	6	4.5	2	0.26	No	No
057-123-190	HDR	R-1	6	4.5	2	0.28	No	No
057-123-240	HDR	R-1	6	4.5	1	0.17	No	No
057-123-260	HDR	R-1	6	4.5	1	0.18	No	No
057-123-270	HDR	R-1	6	4.5	1	0.18	No	No
057-142-090	HDR	R-1	6	4.5	3	0.53	Yes	No
057-142-170	LDR	R-1	6	4.5	2	0.26	Yes	No
057-142-180	LDR	R-1	6	4.5	2	0.31	Yes	No
057-143-180	LDR	R-1	6	4.5	1	0.07	No	No
057-151-090	LDR	R-1	6	4.5	2	0.26	Yes	No
057-151-100	LDR	R-1	6	4.5	2	0.26	Yes	No
057-153-130	HDR	R-1	6	4.5	4	0.72	Yes	No
057-161-090	HDR	R-1	6	4.5	1	0.14	No	No
057-161-100	HDR	R-1	6	4.5	1	0.14	No	No
057-161-120	HDR	R-1	6	4.5	5	0.93	No	No
057-201-020	LDR	R-1	6	4.5	1	0.23	Yes	No
057-241-120	HDR	R-1	6	4.5	1	0.19	No	No
057-241-130	HDR	R-1	6	4.5	6	1.31	Yes	No

APN	GPLU	Zoning	Max. # Units/Acre	Factor to Calculate Realistic # of DU	Realistic # of DU	Acres	Wetland (per USEWS NWI)	Very High Fire Severity Zone (VHFHSZ)
057-281-040	HDR	R-1	6	4.5	1	0.14	No	No
057-283-020	HDR	R-1	6	4.5	1	0.12	No	No
057-291-030	HDR	R-1	6	4.5	1	0.08	No	No
057-291-100	HDR	R-1	6	4.5	1	0.18	No	No
057-291-120	HDR	R-1	6	4.5	1	0.09	No	No
057-291-130	HDR	R-1	6	4.5	1	0.09	No	No
057-301-100	HDR	R-1	6	4.5	1	0.05	No	No
057-301-110	HDR	R-1	6	4.5	1	0.17	No	No
057-301-120	HDR	R-1	6	4.5	1	0.17	No	No
057-302-100	HDR	R-1	6	4.5	1	0.05	No	No
057-335-050	LDR	R-1	6	4.5	1	0.08	No	No
057-335-100	LDR	R-1	6	4.5	1	0.14	No	No
057-342-010	LDR	R-1	6	4.5	1	0.18	Yes	No
057-351-100	LDR	R-1	6	4.5	9	2.00	No	No
057-362-040	LDR	R-1	6	4.5	2	0.29	No	No
057-362-080	LDR	R-1	6	4.5	2	0.29	No	No
057-362-120	LDR	R-1	6	4.5	1	0.09	No	No
057-362-140	LDR	R-1	6	4.5	1	0.09	No	No
057-362-160	LDR	R-1	6	4.5	1	0.11	No	No
057-364-080	LDR	R-1	6	4.5	1	0.06	No	Yes
057-372-140	LDR	R-1	6	4.5	1	0.16	No	No
057-392-100	HDR	R-1	6	4.5	1	0.18	No	Yes
057-392-110	HDR	R-1	6	4.5	1	0.18	No	Yes
057-392-120	HDR	R-1	6	4.5	1	0.18	No	Yes
057-392-130	HDR	R-1	6	4.5	1	0.23	No	Yes
057-411-030	LDR	R-1	6	4.5	1	0.15	No	Yes
057-423-170	LDR	R-1	6	4.5	1	0.03	No	Yes
057-431-020	HDR	R-1	6	4.5	1	0.18	No	Yes
057-432-020	LDR	R-1	6	4.5	1	0.13	No	Yes
057-432-030	LDR	R-1	6	4.5	1	0.13	No	Yes
057-433-020	LDR	R-1	6	4.5	1	0.14	No	Yes
057-443-060	LDR	R-1	6	4.5	1	0.19	No	Yes
057-463-070	LDR	R-1	6	4.5	1	0.16	No	Yes
057-465-080	LDR	R-1	6	4.5	1	0.11	No	Yes
057-465-090	LDR	R-1	6	4.5	1	0.11	No	Yes
057-472-020	LDR	R-1	6	4.5	1	0.20	No	Yes
057-481-110	LDR	R-1	6	4.5	1	0.22	No	Yes
057-492-100	LDR	R-1	6	4.5	1	0.22	No	No
057-511-020	LDR	R-1	6	4.5	6	1.29	No	Yes

APN	GPLU	Zoning	Max. # Units/Acre	Factor to Calculate Realistic # of DU	Realistic # of DU	Acres	Wetland (per USEWS NWI)	Very High Fire Severity Zone (VHFHSZ)
057-511-120	LDR	R-1	6	4.5	1	0.17	No	Yes
057-511-200	LDR	R-1	6	4.5	2	0.41	No	Yes
057-511-540	LDR	R-1	6	4.5	2	0.43	No	Yes
057-511-570	LDR	R-1	6	4.5	2	0.35	No	Yes
057-512-080	LDR	R-1	6	4.5	2	0.27	No	Yes
057-512-170	LDR	R-1	6	4.5	2	0.29	No	Yes
057-512-260	LDR	R-1	6	4.5	1	0.15	No	Yes
057-512-280	LDR	R-1	6	4.5	3	0.55	No	Yes
057-513-200	LDR	R-1	6	4.5	3	0.62	No	Yes
057-513-580	LDR	R-1	6	4.5	2	0.41	No	Yes
057-513-590	LDR	R-1	6	4.5	2	0.41	No	Yes
057-513-600	LDR	R-1	6	4.5	2	0.41	No	Yes
057-513-610	LDR	R-1	6	4.5	2	0.41	No	Yes
057-513-620	LDR	R-1	6	4.5	7	1.41	No	Yes
057-551-720	LDR	R-1	6	4.5	1	0.13	No	Yes
057-562-040	LDR	R-1	6	4.5	24	5.15	No	Yes
057-562-050	LDR	R-1	6	4.5	19	4.02	No	Yes
057-562-060	LDR	R-1	6	4.5	61	13.43	Yes	Yes
057-562-100	LDR	R-1	6	4.5	5	1.11	No	Yes
057-562-110	LDR	R-1	6	4.5	18	3.91	No	Yes
057-562-120	LDR	R-1	6	4.5	9	1.96	No	Yes
057-562-130	LDR	R-1	6	4.5	5	1.02	No	Yes
057-562-140	LDR	R-1	6	4.5	32	7.10	No	Yes
057-562-150	LDR	R-1	6	4.5	5	1.11	No	Yes
057-562-160	LDR	R-1	6	4.5	21	4.47	No	Yes
057-562-200	LDR	R-1	6	4.5	1	0.17	No	Yes
057-562-210	LDR	R-1	6	4.5	19	4.17	Yes	Yes
057-562-280	LDR	R-1	6	4.5	19	4.13	No	Yes
057-562-310	LDR	R-1	6	4.5	21	4.61	Yes	Yes
057-562-320	LDR	R-1	6	4.5	44	9.69	Yes	Yes
057-562-330	LDR	R-1	6	4.5	49	10.73	Yes	Yes
057-562-340	LDR	R-1	6	4.5	63	13.83	No	Yes
057-562-490	LDR	R-1	6	4.5	3	0.55	Yes	Yes
057-571-030	LDR	R-1	6	4.5	5	1.00	No	Yes
057-571-040	LDR	R-1	6	4.5	3	0.51	No	Yes
057-571-100	LDR	R-1	6	4.5	1	0.10	No	Yes
057-571-160	LDR	R-1	6	4.5	3	0.51	No	Yes
057-571-170	LDR	R-1	6	4.5	3	0.62	No	Yes
057-571-200	LDR	R-1	6	4.5	1	0.17	No	Yes

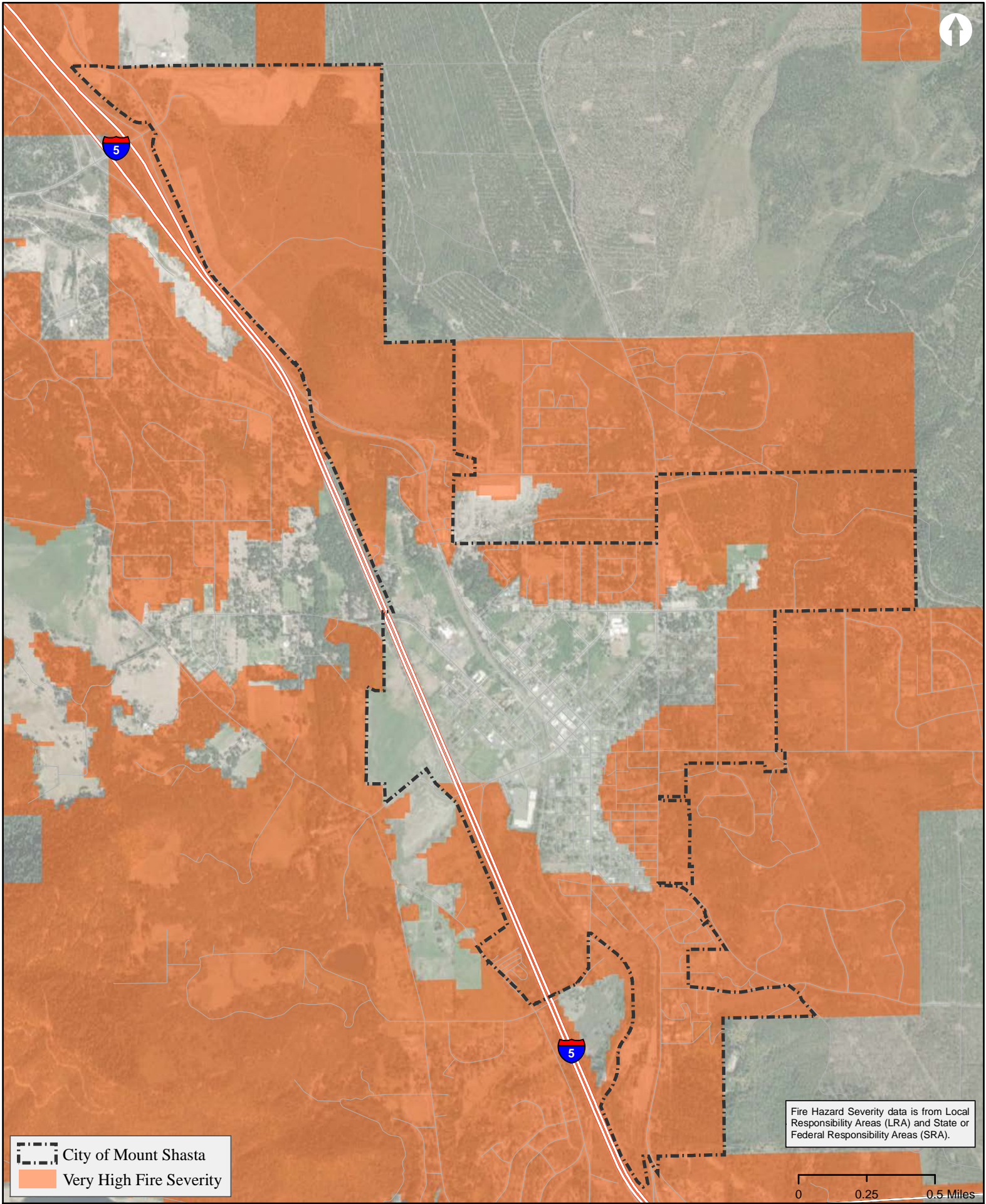
APN	GPLU	Zoning	Max. # Units/Acre	Factor to Calculate Realistic # of DU	Realistic # of DU	Acres	Wetland (per USEWS NWI)	Very High Fire Severity Zone (VHFHSZ)
057-571-220	LDR	R-1	6	4.5	4	0.79	No	Yes
057-571-340	LDR	R-1	6	4.5	3	0.51	No	Yes
057-571-400	LDR	R-1	6	4.5	19	4.13	No	Yes
057-571-410	LDR	R-1	6	4.5	3	0.46	No	Yes
057-581-050	LDR	R-1	6	4.5	1	0.20	No	Yes
057-581-060	LDR	R-1	6	4.5	1	0.11	No	Yes
057-581-120	LDR	R-1	6	4.5	1	0.08	No	Yes
057-581-320	LDR	R-1	6	4.5	2	0.45	No	Yes
057-594-300	LDR	R-1	6	4.5	6	1.29	No	Yes
057-594-440	LDR	R-1	6	4.5	3	0.50	No	Yes
057-594-450	LDR	R-1	6	4.5	3	0.50	No	Yes
057-594-490	LDR	R-1	6	4.5	3	0.50	No	Yes
057-594-530	LDR	R-1	6	4.5	2	0.45	No	Yes
057-594-560	LDR	R-1	6	4.5	4	0.78	No	Yes
057-594-570	LDR	R-1	6	4.5	2	0.38	No	Yes
057-594-580	LDR	R-1	6	4.5	1	0.23	No	Yes
057-594-590	LDR	R-1	6	4.5	1	0.23	No	Yes
057-594-600	LDR	R-1	6	4.5	2	0.42	No	Yes
057-594-620	LDR	R-1	6	4.5	2	0.39	No	Yes
057-594-660	LDR	R-1	6	4.5	3	0.62	No	Yes
057-595-090	LDR	R-1	6	4.5	3	0.47	No	No
057-595-140	LDR	R-1	6	4.5	1	0.18	No	No
057-595-190	LDR	R-1	6	4.5	3	0.46	No	No
057-595-260	LDR	R-1	6	4.5	1	0.21	No	No
057-595-470	LDR	R-1	6	4.5	5	1.08	No	No
057-595-560	LDR	R-1	6	4.5	1	0.23	No	No
057-596-020	LDR	R-1	6	4.5	1	0.21	No	No
057-596-210	LDR	R-1	6	4.5	1	0.10	No	No
057-596-230	LDR	R-1	6	4.5	2	0.41	No	No
057-596-270	LDR	R-1	6	4.5	2	0.29	No	Yes
057-601-080	LDR	R-1	6	4.5	101	22.26	Yes	Yes
057-611-100	LDR	R-1	6	4.5	2	0.31	No	Yes
057-611-110	LDR	R-1	6	4.5	2	0.30	No	Yes
057-611-120	LDR	R-1	6	4.5	2	0.31	No	Yes
057-631-070	LDR	R-1	6	4.5	46	10.17	No	Yes
057-651-110	HDR	R-1	6	4.5	2	0.34	Yes	Yes
057-691-330	HDR	R-1	6	4.5	1	0.15	No	Yes
057-691-400	HDR	R-1	6	4.5	1	0.15	No	Yes
057-691-410	HDR	R-1	6	4.5	1	0.15	No	Yes

APN	GPLU	Zoning	Max. # Units/Acre	Factor to Calculate Realistic # of DU	Realistic # of DU	Acres	Wetland (per USEWS NWI)	Very High Fire Severity Zone (VHFHSZ)
057-711-090	LDR	R-1	6	4.5	1	0.21	No	No
057-722-120	LDR	R-1	6	4.5	1	0.14	No	Yes
057-722-160	LDR	R-1	6	4.5	1	0.14	No	Yes
057-750-260	LDR	R-1	6	4.5	1	0.21	Yes	Yes
057-811-160	LDR	R-1	6	4.5	2	0.24	No	Yes
057-811-190	LDR	R-1	6	4.5	2	0.37	No	Yes
057-811-230	LDR	R-1	6	4.5	1	0.14	No	Yes
057-821-130	HDR	R-1	6	4.5	13	2.80	Yes	Yes
067-010-110	CC	R-1	6	4.5	5	1.11	Yes	Yes
067-010-120	CC	R-1	6	4.5	11	2.40	Yes	Yes
Subtotal R-1					860	177.4		
057-084-040	HDR	R-2	10	7.5	2	0.20	Yes	No
057-084-060	HDR	R-2	10	7.5	6	0.79	Yes	No
057-084-070	HDR	R-2	10	7.5	4	0.46	Yes	No
057-084-090	HDR	R-2	10	7.5	3	0.40	Yes	No
057-153-060	HDR	R-2	10	7.5	6	0.73	Yes	No
057-154-180	HDR	R-2	10	7.5	2	0.20	Yes	No
057-154-190	HDR	R-2	10	7.5	2	0.27	Yes	No
057-172-280	MDR	R-2	10	7.5	2	0.20	Yes	No
057-172-290	MDR	R-2	10	7.5	2	0.25	Yes	No
057-192-100	CC	R-2	10	7.5	2	0.17	No	No
057-192-280	CC	R-2	10	7.5	2	0.16	No	No
057-202-120	HDR	R-2	10	7.5	2	0.23	Yes	No
057-202-150	HDR	R-2	10	7.5	2	0.17	Yes	No
057-202-160	HDR	R-2	10	7.5	5	0.65	Yes	No
057-203-040	HDR	R-2	10	7.5	2	0.17	Yes	No
057-203-050	HDR	R-2	10	7.5	2	0.26	Yes	No
057-203-060	HDR	R-2	10	7.5	4	0.47	Yes	No
057-596-010	MDR	R-2	10	7.5	2	0.16	No	No
057-671-060	MDR	R-2	10	7.5	2	0.23	No	Yes
Subtotal R-2					54	6.2		
057-031-030	HDR	R-3	20	15	12	0.78	No	No
057-031-060	HDR	R-3	20	15	16	1.04	No	No
057-044-020	HDR	R-3	20	15	17	1.08	No	No
057-044-040	HDR	R-3	20	15	2	0.07	No	No
057-051-010	HDR	R-3	20	15	18	1.15	No	No
057-051-020	HDR	R-3	20	15	18	1.15	No	No
057-071-040	HDR	R-3	20	15	8	0.50	No; <u>OWOTUS</u>	No

APN	GPLU	Zoning	Max. # Units/Acre	Factor to Calculate Realistic # of DU	Realistic # of DU	Acres	Wetland (per USEWS NWI)	Very High Fire Severity Zone (VHFHSZ)
057-072-070	CC	R-3	20	15	4	0.22	No	No
057-102-130	CC	R-3	20	15	7	0.42	No	No
057-102-140	CC	R-3	20	15	9	0.56	No	No
057-102-170	CC	R-3	20	15	2	0.10	No	No
057-102-180	CC	R-3	20	15	3	0.16	No	No
057-112-130	HDR	R-3	20	15	4	0.21	Yes	No
057-131-170	HDR	R-3	20	15	4	0.22	No	No
057-173-060	HDR	R-3	20	15	22	1.42	Yes	No
057-173-070	HDR	R-3	20	15	6	0.34	Yes	No
057-181-090	HDR	R-3	20	15	3	0.14	No	No
057-181-190	HDR	R-3	20	15	2	0.07	No	No
057-311-010	HDR	R-3	20	15	3	0.15	No	No
057-562-190	LDR	R-3	20	15	2	0.11	No	Yes
057-631-260	HDR	R-3	20	15	65	4.28	Yes	No
057-641-110	LDR	R-3	20	15	17	1.08	No	Yes
057-731-040	CC	R-3	20	15	66	4.39	Yes	No
057-740-060	HDR	R-3	20	15	3	0.14	Yes	No
057-821-370	HDR	R-3	20	15	193	12.87	Yes	Yes
057-821-380	HDR	R-3	20	15	38	2.50	Yes	Yes
057-831-130	HDR	R-3	20	15	113	7.53	Yes	Yes
057-831-140	HDR	R-3	20	15	76	5.04	Yes	No
057-840-130	HDR	R-3	20	15	1	0.04	Yes	Yes
057-840-140	HDR	R-3	20	15	1	0.04	Yes	Yes
057-840-150	HDR	R-3	20	15	1	0.04	Yes	Yes
057-840-160	HDR	R-3	20	15	1	0.04	No	Yes
057-840-170	HDR	R-3	20	15	1	0.04	No	Yes
057-840-180	HDR	R-3	20	15	1	0.04	No	Yes
057-840-190	HDR	R-3	20	15	1	0.04	No	Yes
057-840-200	HDR	R-3	20	15	1	0.04	No	Yes
057-840-210	HDR	R-3	20	15	1	0.04	No	Yes
057-840-220	HDR	R-3	20	15	1	0.04	No	Yes
057-840-230	HDR	R-3	20	15	1	0.04	No	Yes
057-840-240	HDR	R-3	20	15	1	0.04	No	Yes
057-840-250	HDR	R-3	20	15	1	0.04	Yes	Yes
057-840-260	HDR	R-3	20	15	1	0.04	Yes	Yes
057-840-270	HDR	R-3	20	15	1	0.05	Yes	Yes
057-840-280	HDR	R-3	20	15	1	0.05	Yes	Yes
057-840-290	HDR	R-3	20	15	1	0.04	Yes	Yes
057-840-300	HDR	R-3	20	15	1	0.04	Yes	Yes

APN	GPLU	Zoning	Max. # Units/Acre	Factor to Calculate Realistic # of DU	Realistic # of DU	Acres	Wetland (per USEWS NWI)	Very High Fire Severity Zone (VHFHSZ)
057-840-320	HDR	R-3	20	15	30	2.00	Yes	Yes
Subtotal R-3					781	50.5		
057-023-010	tbd	C-1	20	10	25	2.50	No	No
057-023-020	tbd	C-1	20	10	1	0.09	Yes	No
057-044-060	CC	C-1	20	10	55	5.49	Yes	No
057-064-060	CC	C-1	20	10	37	3.66	Yes	No
057-084-010	CC	C-1	20	10	2	0.18	Yes	No
057-084-030	CC	C-1	20	10	8	0.79	Yes	No
057-091-070	CC	C-1	20	10	5	0.50	No	No
057-091-090	CC	C-1	20	10	2	0.16	No	No
057-111-040	CC	C-1	20	10	2	0.20	Yes	No
057-111-090	CC	C-1	20	10	6	0.59	Yes	No
057-112-010	CC	C-1	20	10	12	1.15	Yes	No
057-141-100	CC	C-1	20	10	2	0.12	No	No
057-142-040	CC	C-1	20	10	2	0.14	Yes	No
057-142-070	CC	C-1	20	10	2	0.17	No	No
057-182-070	CC	C-1	20	10	2	0.16	No	No
057-182-080	CC	C-1	20	10	3	0.24	No	No
057-183-030	CC	C-1	20	10	2	0.16	No	No
057-231-120	CC	C-1	20	10	57	5.69	Yes	No
057-231-170	tbd	C-1	20	10	27	2.69	No	No
057-241-150	CC	C-1	20	10	4	0.40	Yes	No
057-241-430	CC	C-1	20	10	14	1.40	Yes	No
057-241-530	tbd	C-1	20	10	4	0.39	Yes	No
057-241-570	tbd	C-1	20	10	7	0.66	Yes	No
057-241-580	tbd	C-1	20	10	17	1.63	Yes	No
057-241-630	tbd	C-1	20	10	6	0.53	Yes	No
057-261-020	CC	C-1	20	10	1	0.06	No	No
057-262-130	CC	C-1	20	10	2	0.15	No	No
057-262-150	tbd	C-1	20	10	2	0.18	No	No
057-264-060	tbd	C-1	20	10	3	0.30	No	No
057-601-230	CC	C-1	20	10	18	1.74	No	Yes
057-601-240	CC	C-1	20	10	6	0.58	No	Yes
057-083-030	tbd	C-2	20	10	1	0.05	No	No
057-111-070	tbd	C-2	20	10	2	0.15	No	No
057-263-020	CC	C-2	20	10	2	0.19	Yes	No
057-264-080	tbd	C-2	20	10	20	1.92	Yes	No
057-272-110	CC	C-2	20	10	2	0.19	No	No
057-272-160	tbd	C-2	20	10	2	0.19	No	No

APN	GPLU	Zoning	Max. # Units/Acre	Factor to Calculate Realistic # of DU	Realistic # of DU	Acres	Wetland (per USEWS NWI)	Very High Fire Severity Zone (VHFHSZ)
057-273-030	CC	C-2	20	10	2	0.13	No	No
057-273-070	CC	C-2	20	10	2	0.13	No	No
057-273-120	CC	C-2	20	10	2	0.13	No	No
057-451-040	tbd	C-2	20	10	4	0.35	No	No
057-641-030	tbd	C-2	20	10	39	3.81	No	NoYes
057-771-110	CC	C-2	20	10	9	0.87	No	Yes
057-771-120	CC	C-2	20	10	66	6.51	No	Yes
057-771-170	CC	C-2	20	10	17	1.68	No	Yes
057-771-180	CC	C-2	20	10	16	1.56	Yes	Yes
057-771-250	CC	C-2	20	10	16	1.52	No	Yes
057-771-260	CC	C-2	20	10	18	1.74	No	Yes
057-771-270	CC	C-2	20	10	10	0.95	No	Yes
057-771-280	CC	C-2	20	10	11	1.02	No	Yes
057-781-020	CC	C-2	20	10	17	1.70	No	Yes
057-781-040	CC	C-2	20	10	17	1.70	No	Yes
057-781-060	CC	C-2	20	10	33	3.22	No	Yes
057-781-070	CC	C-2	20	10	41	4.06	No	Yes
057-781-100	CC	C-2	20	10	23	2.27	No	Yes
057-781-220	CC	C-2	20	10	202	20.15	No	Yes
057-781-230	CC	C-2	20	10	42	4.11	No	Yes
057-781-240	CC	C-2	20	10	59	5.84	No	Yes
057-791-010	CC	C-2	20	10	87	8.65	No	NoYes
057-801-040	CC	C-2	20	10	4	0.33	No	Yes
057-801-160	CC	C-2	20	10	3	0.30	No	Yes
057-801-230	tbd	C-2	20	10	20	1.93	No	Yes
057-811-200	CC	C-2	20	10	2	0.14	No	Yes
057-821-180	tbd	C-2	20	10	2	0.16	No	Yes
057-831-100	tbd	C-2	20	10	42	4.11	Yes	Yes
Subtotal for C-1 + C-2 zones					1,171	114.5		



City of Mount Shasta
Fire Hazard Severity Zones

Figure B-1
Map Date: 9/21/2022

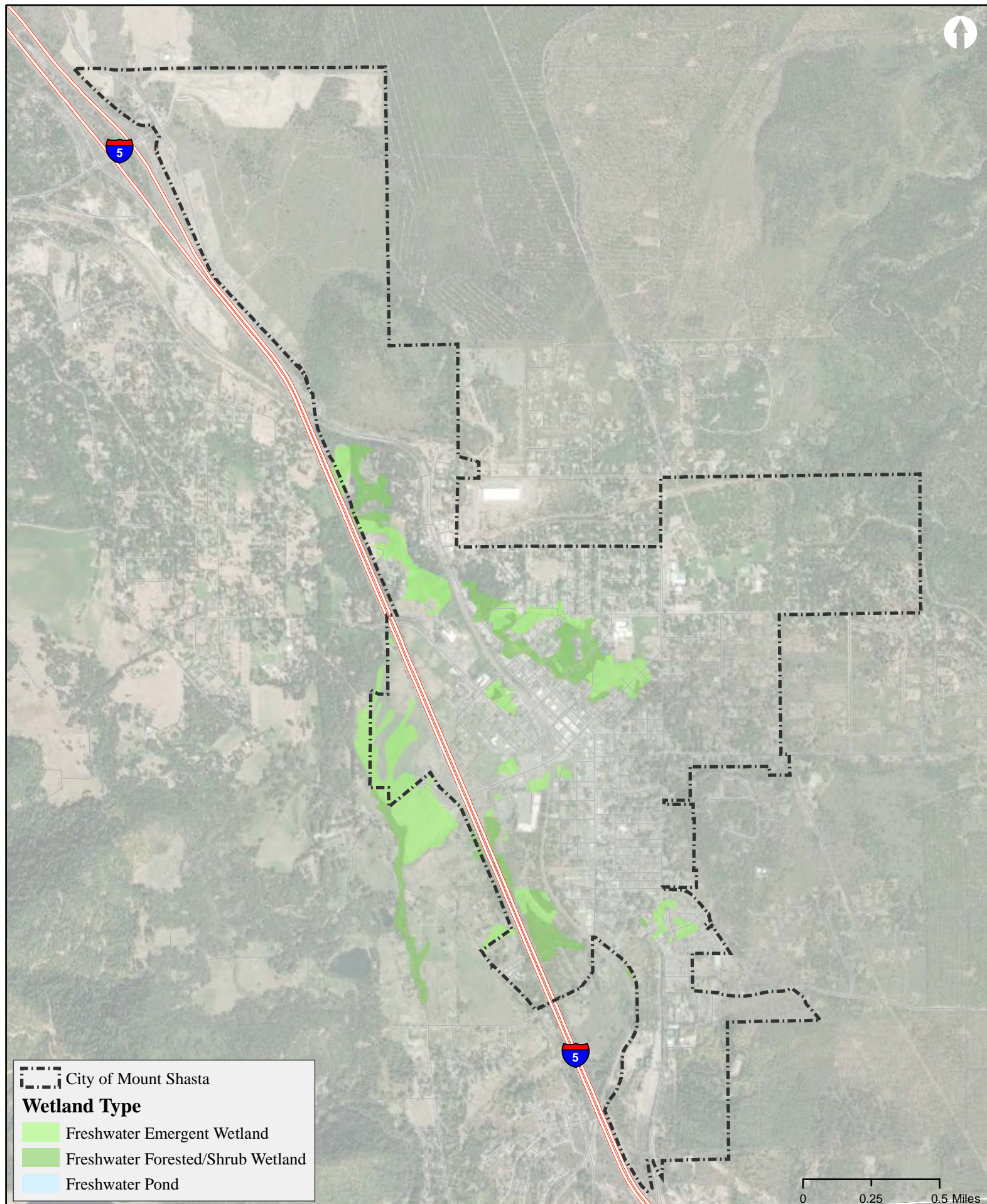


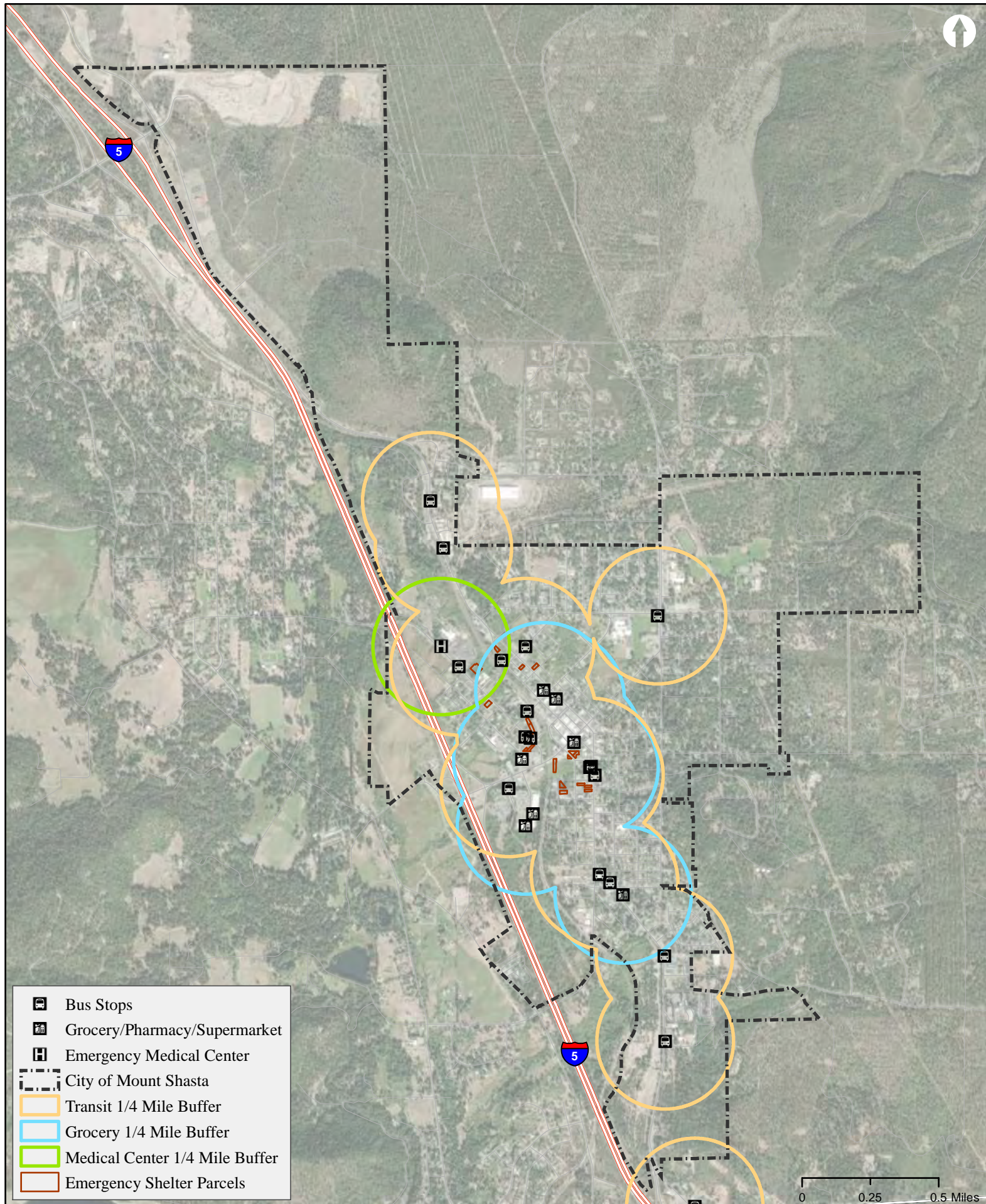
Figure
B-2



**City of Mount Shasta
RHNA Sites (updated)**

**Figure
B-3**

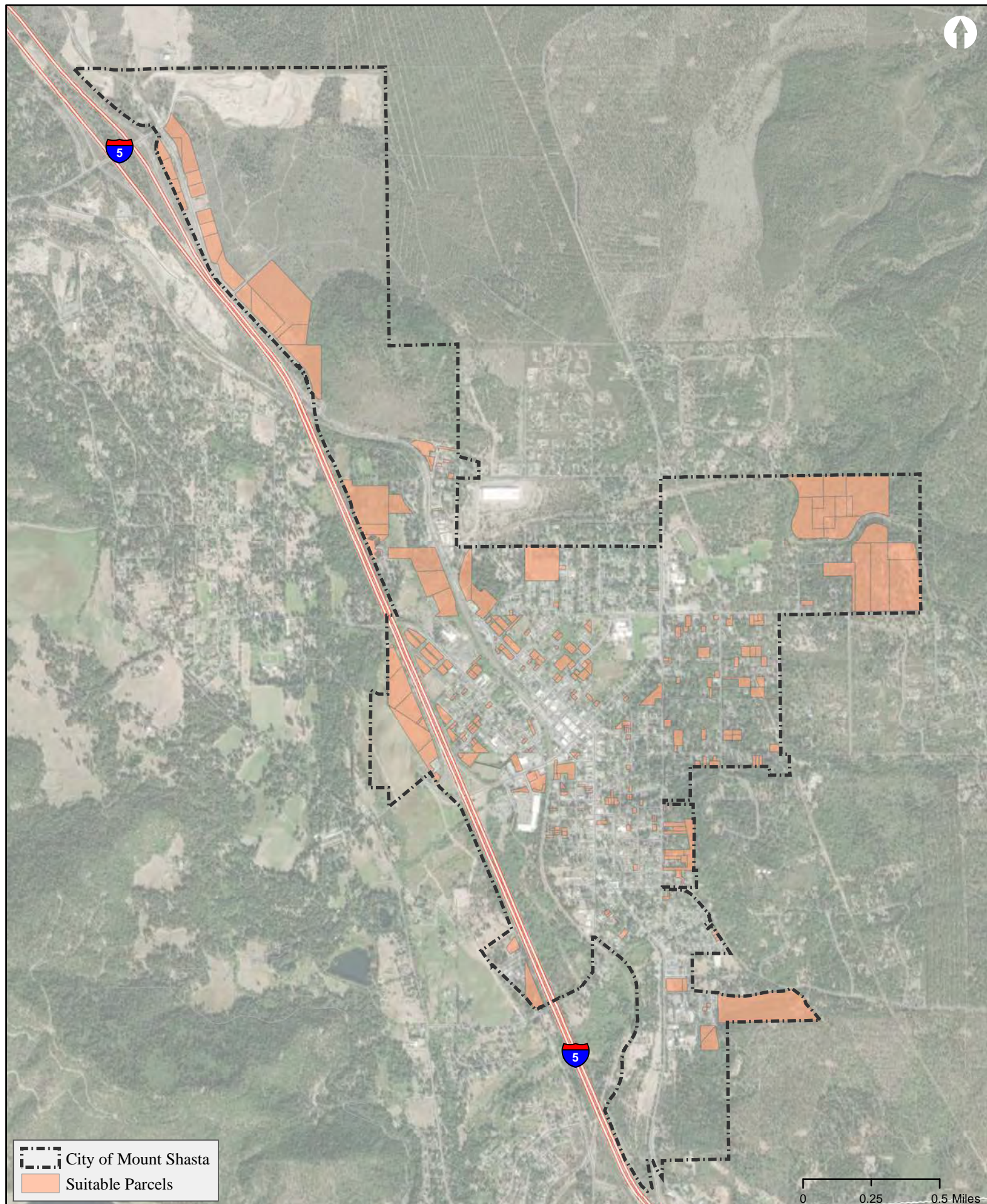
Map Date: 5/10/2023



City of Mount Shasta Suitable Emergency Shelter Parcels

Figure
B-4

Map Date: 3/10/2023



City of Mount Shasta - Lands Available and Suitable for Residential Development

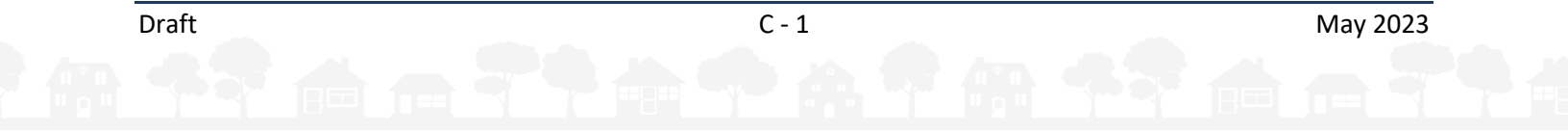
Figure B-5

Map Date: 3/20/2023

APPENDIX C - FUNDING RESOURCES

Appendix C focuses on governmental funding programs that support housing development. While this Appendix does not attempt to identify funding available from private organizations, the City is interested in supporting housing projects seeking funding through other channels. There are numerous active federal and state funding programs. Each program has administrative regulations that specify who may be eligible to apply for program funding. Some programs allow housing developers to apply directly, and only allow governmental agencies, i.e., a city or a housing authority, to apply for funding. Many of the programs stipulate only “shovel ready” projects are eligible. State and federal funding that may be used to off-set acquisition and pre-development costs are limited. Almost unilaterally programs are highly competitive and oversubscribed. Almost all programs for housing construction are income qualified and require enforceable covenants to assure affordability.

Some of programs that are administered by the California Department of Housing and Community Development (HCD) are noted as being currently archived. An archived program means the program does not currently have funding allocated by the Legislature. Archived programs may have projects that in asset management and compliance phases. Archived may become active if the Legislature allocates funding to the program.



The following funding programs may be able to assist the City in meeting its affordable housing goals:

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG) Program	The Department of Housing and Urban Development (HUD) awards Community Development Block Grants annually to entitlement jurisdictions and states for general activities, including housing, and economic development activities. HUD also offers various other programs that can be utilized by the City and nonprofit and for-profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees. The annual appropriation for CDBG is split between states and local jurisdictions called “entitlement communities.”	Acquisition Rehabilitation Homebuyer Assistance Economic Development Assistance Homeless Assistance Public Services Infrastructure Replacement
HOME Investment Partnerships Program	The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program’s flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	Acquisition Rehabilitation Homebuyer Assistance Rental Assistance
Housing Choice Voucher (HCV) Rental Assistance (Section 8)	Provides rental assistance payments to owners of market-rate properties on behalf of very-low-income tenants.	Rental Assistance. Public housing agencies (PHA) administer HCVs. While the City cannot directly administer HCVs, the City can continue to work with local the PHAs, e.g., Shasta County Housing Authority and the Karuk Tribe Housing Authority, on the HCV administration and support their efforts. Further, the City can partner with

Program Name	Description	Eligible Activities
		these agencies to ensure there are adequate units available, and facilitate housing developments that will utilize project-based rental assistance.
Section 811	Provides grants to nonprofit developers of supportive housing for disabled persons. The grants may be used to construct or rehabilitate group homes, independent living facilities, and intermediate care facilities. The grants may also have a rental assistance component.	Acquisition Rehabilitation New Construction Rental Assistance
Section 203(k)	Provides fixed-rate, low-interest loans to organizations wishing to acquire and rehabilitate property.	Land Acquisition Rehabilitation Refinancing of Existing Debt
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	New Construction
Low Income Housing Tax Credits (LIHTC)	In 1986, Congress created the federal Low Income Housing Tax Credits to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both, and state credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The targeted units must be reserved for the target population for 55 years.	New Construction
Mortgage Credit Certificate Program	Offers income tax credits to first-time homebuyers. The County distributes the credits.	Homebuyer Assistance

Program Name	Description	Eligible Activities
Supportive Housing Program (SHP)	Offers grants to agencies who offer supportive housing and services to the homeless.	Transitional Housing, housing for persons with disabilities, supportive housing, and support services
Community Reinvestment Act	The Community Reinvestment Act (CRA), enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods, consistent with safe and sound banking operations. The CRA requires that each insured depository institution's record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution's application for deposit facilities, including mergers and acquisitions.	New Construction Rehabilitation Acquisition Support Services Supportive Housing Homebuyer Assistance
State Programs: Administered by the California Department of Housing and Community Development (HCD)		
Emergency Solutions Grant	Awards grants to nonprofits for the provision of shelter support services.	Support Services
Multi-Family Housing Program (MHP)	Provides loans for new construction, rehabilitation, and preservation of affordable rental housing. Payments on the loans are deferred for a specified period of time.	New Construction Rehabilitation Preservation
CalHOME	Provides grants to local governments and nonprofit agencies for homebuyer assistance, rehabilitation, and new construction. The agency also finances acquisition, rehabilitation, and replacement of manufactured homes.	Homebuyer Assistance Rehabilitation New Construction
California Self-Help Housing Program	Provides grants for the administration of mutual self-help housing projects.	Homebuyer Assistance New Construction Administrative Costs. This program is currently archived.
Emergency Housing and Assistance Program	Provides grants to support emergency housing.	Shelters and transitional housing. This program is currently archived
Affordable Housing and Sustainable Communities Program	Provides funding to support infill development projects with the goal of reducing greenhouse gas emissions.	New Construction Rehabilitation

Program Name	Description	Eligible Activities
Veterans Housing and Homeless Prevention Program	Provides funding to buy, construct, rehabilitate or preserve affordable multi-family housing for veterans and their families.	Acquisition Construction Rehabilitation Preservation
SB 2 – Building Jobs and Homes Act	Provides planning grant funding to jurisdictions for plans and process improvements that will help to accelerate housing production.	Technical Assistance Planning Document Updates
Local Early Action Planning (LEAP) Grants	The Local Action Planning Grants (LEAP), provides over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that: 1) Accelerate housing production Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.	Housing element updates Updates to zoning, plans or procedures to increase/accelerate housing production Pre-approved architectural and site plans Establishing State-defined Pro-housing policies See complete list in program materials
No Place Like Home	Through a County application process, provides loans to acquire, develop, preserve, or rehabilitate permanent supportive housing facilities.	Permanent Supportive Housing
Infrastructure Infill Grant	Provides gap financing for infrastructure improvements necessary to support the development of affordable infill housing.	Infrastructure Improvements. Developers of qualifying housing projects and local governments may both apply for this funding program.
Local Housing Trust Fund Program	Provides matching grants to funds provided by Local Housing Trust Funds.	Site Acquisition Site Development Homebuyer Assistance Transitional Housing Emergency Shelter Multi-Family Housing Local Housing Trust Fund program funds may be used to leverage a funding of local or regional housing trust fund.
Transit Oriented Development Program	Supports the development of affordable multi-family rental housing near transit stations through low-interest loans.	New construction rehabilitation and infrastructure improvements. This program is currently archived.

Program Name	Description	Eligible Activities
CA Covid-19 Rent Relief Program	Provides local governments in California with emergency rental assistance funds.	For local governments and tribes within California seeking Emergency Rental Assistance Funds.
Excess Sites Local Government Matching Grants Program	Provides grant funding to support and accelerate selected affordable housing projects on excess state sites.	This program is specifically earmarked for State lands designated as excess pursuant to Executive Order (EO) N-06-19 for Affordable Housing Development. At this time there are no excess State sites designated in the City of Yreka or sites under consideration, therefore the City would not be eligible for funding.
Foreclosure Intervention Housing Preservation Program	Provides funds to preserve affordable housing and promote resident or nonprofit organization ownership of residential real property at risk for foreclosure or in the process of foreclosure.	The purpose of this program is to preserve affordable housing and promote resident or nonprofit organization ownership of residential real property. Funds are to be made available as loans or grants to eligible borrowers to acquire and rehabilitate properties at risk of foreclosure or in the foreclosure process.
Golden State Acquisition Fund	Provides developers with loans for acquisition or preservation of affordable housing.	<ul style="list-style-type: none"> • Vacant Land • Existing Properties for Rental or homeownership
HOME American Rescue Plan	Provides assistance to individuals or households that may be at risk for or experiencing homelessness, and other vulnerable populations.	<ul style="list-style-type: none"> • Production or Preservation of Affordable Rental Housing • Purchase and Development of Non-Congregate Shelter • Tenant-Based Rental Assistance • Supportive Services, Homelessness Prevention Services, and Housing Counseling • Nonprofit Operating and Capacity Building Assistance

Program Name	Description	Eligible Activities
Homekey	Provides grants for acquiring and rehabilitating a variety of housing types to help rapidly expand housing for persons experiencing or at risk of homelessness.	<ul style="list-style-type: none"> • Buildings that could be converted to permanent or interim housing • Master leasing of properties for non-congregate housing • Conversion of units from nonresidential to residential • New construction of dwelling units • The purchase of affordability covenants and restrictions for units • Relocation costs for individuals who are being displaced as a result of the Homekey Project • Capitalized operating subsidies for units funded under the Homekey Round 2 NOFA for FY 21-22
Housing for Healthy California	Provides funds for the creation and support of new and existing permanent supportive housing for people experiencing chronic homelessness or are homeless and high-cost health users.	Acquisition and/or new construction
Housing Navigators Program	Provides funds to counties for the support of housing navigators meant to help young adults aged 18-21 years secure and maintain housing, prioritizing young adults in the foster care system.	<ul style="list-style-type: none"> • Assist young adults to secure/maintain housing • Provide housing case management • Prevent young adults from homelessness • Improve coordination of services and linkages to key resources in the community
Joe Serna, Jr. Farmworker Housing Grant Program	Provides funds for new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, prioritizing lower income households.	<ul style="list-style-type: none"> • Land acquisition, site development, construction, rehabilitation, design services • Operating and replacement reserves, repayment of predevelopment loans

Program Name	Description	Eligible Activities
		<ul style="list-style-type: none"> • Provision of access for the elderly or disabled • Relocation, homeowner counseling
Mobilehome Park Rehabilitation and Resident ownership Program	Provides low-interest loans for financing the preservation of affordable mobilehome parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.	<ul style="list-style-type: none"> • Purchase/conversion of mobilehome park • Rehabilitation or relocation of a purchased park • Purchase by a low-income resident of a share or space in a converted park • Pay for the cost to repair low-income residents' mobilehomes
Permanent Local Housing Allocation	Provides grant funding to local governments for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities.	<ul style="list-style-type: none"> • Increase supply of housing • Increase assistance to affordable housing • Assist persons at risk for homelessness • Facilitate housing affordability • Promote projects and programs related to regional housing needs allocation • Ensure geographic equity in the distribution of funds
Pet Assistance and Support Program	Provides grant funding for homeless shelters for pet shelter, food, and basic veterinary services for pets owned by persons experiencing homelessness.	<ul style="list-style-type: none"> • Provision of shelter • Pet food and supplies • Basic veterinary services
Portfolio Reinvestment Program	Provides funds to rehabilitate and extend the long-term affordability of HCD-funded housing projects.	<ul style="list-style-type: none"> • Permanent loans for rehabilitation • Forgivable loans for capitalized operating subsidy reserves
Regional Early Action Planning Grants	Provides support for transformative planning and implementation of activities meant to accelerate infill and affordable developments.	<ul style="list-style-type: none"> • Acceleration of infill housing development • Realizing multimodal communities • Shifting travel behavior by reducing driving • Increasing transit ridership

Program Name	Description	Eligible Activities
Accelerator	Provides gap funding for the replacement of tax credit equity in shovel-ready projects in order to reduce the backlog of projects in the CDLAC funding pipeline and accelerate the development of housing to those in need	Multifamily Housing
State Programs: Administered by California Housing Finance Agency (CalHFA)		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CalHFA loans to homebuyers who receive local secondary financing.	Homebuyer Assistance
Self-Help Builder Assistance Program	Provides lower interest rate CalHFA loans to owner-builders who participate in mutual self-help housing projects. Also provides site acquisition, development financing, and construction financing for self-help projects.	<ul style="list-style-type: none"> • Homebuyer Assistance Site Acquisition • Site Development • Home Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CalHFA first loans to give eligible homebuyers 100% financing.	Homebuyer Assistance
Extra Credit Teacher Program	Provides \$7,500 silent second loan with forgivable interest in conjunction with lower-interest-rate CalHFA first loans to assist eligible teachers in buying homes.	Homebuyer Assistance
Housing Enabled by Local Partnerships	Provides 3% interest rate loans, with repayment terms up to 10 years, to local government entities for locally determined affordable housing priorities.	Wide Range of Eligible Activities
Predevelopment Loan Program	The California Department of Housing and Community Development (HCD) administers the program, which provides funds to pay the initial costs of developing affordable housing developments. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.	Pre-development
Multifamily Housing Program	HCD conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans.	Rental Acquisition Rental Rehabilitation

Program Name	Description	Eligible Activities
	Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.	
Transitional Housing Program for Emancipated Foster/Probation Youth (THP-Plus)	This program provides funds for housing and services for persons who need support services for transition-age youth.	Supportive Housing Foster Care
Special Needs Housing Program	Allows local governments to use Mental Health Services Act (MHSA) funds to finance the development of permanent supportive rental housing.	New Construction Supportive Housing
Home Mortgage Purchase Program	CalHFA sells bonds to raise funds for providing below-market-rate loans to qualifying first-time homebuyers.	Homebuyer Assistance
ADU Grant Program	Provides funding to reimburse pre-development and non-recurring closing costs associated with the construction of the ADU for income-qualified applicants. Predevelopment costs include site prep, architectural designs, permits, soil tests, impact fees, property survey, and energy reports.	New construction of an Accessory Dwelling Unit, or conversion of an existing accessory structure to an Accessory Dwelling Unit.
Local Program and Private Sources		
Federal Home Loan Bank System	Facilitates affordable housing programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service in California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very-low-income households must occupy at least 20% of the units for the useful life of the housing or the mortgage term.	Acquisition New Construction Rehabilitation
Tax Exempt Housing Revenue Bond	Housing mortgage revenue bonds can be provided, which require the developer to lease a fixed percentage of the units to low-income families at specific rental rates.	New Construction Rehabilitation Acquisition
Federal National Mortgage Association (Fannie Mae)	Fannie Mae offers a variety of mortgages, including traditional fixed-rate, low down-payment for underserved low-income areas,	Homebuyer Assistance Rehabilitation

Program Name	Description	Eligible Activities
	and mortgages that fund the purchase and rehabilitation of a home.	
California Community Reinvestment Corporation	Nonprofit mortgage banking consortium designed to provide long- term debt financing for affordable multi-family rental housing. Nonprofit and for-profit developers contact member banks.	New Construction Rehabilitation Acquisition
Freddie Mac HomeOne and Renovation Mortgages	Provides down-payment assistance to first-time homebuyers and second mortgages that include a rehabilitation loan.	Homebuyer Assistance Rehabilitation

APPENDIX D – GLOSSARY

The following glossary defines various acronyms and terminology used in the Housing Element, including definitions of terms used by the U.S. Census Bureau.

The following definitions are commonly used terms in a Housing Element:

AB. Assembly Bill. Oftentimes the year that the bill was passed follows in parenthesis, e.g., AB 5 (2021).

Above Moderate-Income. Above moderate-income households are defined as households with incomes over 120 percent of the county median income.

Accessible Units. Indicates certain units or all units in the property are wheelchair accessible or can be made wheelchair accessible. Accessible units also may include those that are accessible to people with sensory impairments or can be made accessible for people with sensory impairments.

Accessory Dwelling Unit (ADUs). Accessory dwelling units are also commonly referred to as secondary units, granny flats, or cottages, are small secondary small dwelling units located next to or attached to a single-family home.

Affirmatively Furthering Fair Housing (AFFH). Affirmatively Furthering Fair Housing, also known as Assembly Bill 686, is defined as “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

Affordability. Annual cost of housing includes mortgage, principal and interest payments as amortized over 25 years with a 25 percent down payment or gross rent that does not exceed 30 percent of gross annual household income or 30 percent of gross annual income devoted to rental housing, including utilities are defined as "affordable".

Affordability Covenant. A property title agreement that places resale or rental restrictions on a housing unit; also known as a deed restriction.

Affordable Housing. "Affordable Housing" refers to the relationship between the price of housing in a region (either sale price or rent) and household income. Affordable housing is that which is affordable to households of very low, low and moderate incomes. For housing to be affordable, shelter costs must not exceed 30 percent of the gross annual income of the household.

American Community Survey (ACS). The American Community Survey is a demographics survey program conducted by the U.S. Census Bureau. It regularly gathers information previously contained only in the long form of the decennial census, including ancestry, citizenship, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. The ACS gathers information annually in the 50 U.S. states, the District of Columbia, and Puerto Rico.

Area Median Income (AMI). This is the median, or middle point, of the incomes of every household in a given area. This means that half of the households in the area earn above the AMI and half of the households earn below it. AMI is a metric that is used to benchmark incomes levels. The income benchmark are calculated and adjusted based on family/household size.¹ Therefore, a single individual will have a lower income threshold than a family of four. Most federal and state housing programs qualify participant eligibility based on household income levels. To accomplish this, many State housing programs utilize the same benchmark of income data released by HCD. The State's AMI may be used also to calculate affordable housing costs for applicable housing assistance programs. State law requires HCD to annually update the AMI limits based on HUD revisions to the Public Housing and Section 8 Income Limits, which HUD also updates annually or nearly so. In accordance with statutory provisions, HCD makes revisions to HUD'S Public Housing Section 8 Income Limits. One of those revisions is, "if necessary, increase a county's area median income to equal California's non-metropolitan median income".² The non-metropolitan median income is determined by HUD, and in 2022 it was \$80,300 for California. HCD applied HUD's on-metropolitan income to Siskiyou county for 2022, resulting in an AMI benchmark of -\$80,300 for a family of four. The Siskiyou County AMI for 2022 is \$80,300. The median household income (in 2021) dollars for California is \$84,097.

Assisted Housing. Assisted housing refers to a unit that rents or sells for less than the prevailing market rate due to governmental monetary intervention or contribution. The terms "assisted" and "subsidized" are often used interchangeably.

At-Risk Housing. Applies to existing subsidized affordable rental housing units, especially federally subsidized developments, that are threatened with conversion to market rents because of termination of use restrictions, due to expiration or non-renewal of subsidy arrangements.

Below Market Rate (BMR) or Below Market Price (BMP) Housing. A BMR or BMP home or rental is a unit that is priced to be affordable to households that are low to moderate income. The price is usually lower than similar units being sold on the open market. It is typically used in reference to housing units that are directly or indirectly subsidized or have other restrictions to make the units affordable to very low, low or moderate-income households.

By-Right. The City's review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the City's ordinance implementing the Subdivision Map Act. A City ordinance may provide that "use by right" does not exempt the use from design review. However, that design review shall not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. [Reference Government Code section 65583.2 (i)]

¹ See HCD's briefing materials for the State Income Limits for 2022: <https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf>

² Ibid.

California Environmental Quality Act (CEQA). A state law requiring state and local agencies to assess the environmental impacts of public or private projects they undertake or permit. Agencies must mitigate adverse impacts of the project to the extent feasible. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as legally adequate by the public agency before taking action on the proposed project.

Community Development Block Grant (CDBG). The State CDBG program was established by the federal Housing and Community Development Act of 1974, as amended (42 USC 5301, et seq.). The primary federal objective of the CDBG program is the development of viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. "Persons of low and moderate income" or the "targeted income group" (TIG) are defined as families, households, and individuals whose incomes do not exceed 80 percent of the county median income, with adjustments for family or household size.

Comprehensive Housing Affordability Strategy (CHAS). Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data, demonstrate the extent of housing problems and housing needs, particularly for low income households. A CHAS plan is prepared by state or local agencies as a prerequisite for receiving assistance under certain HUD programs. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

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.

Continuum of Care. An approach that helps communities plan for and provide a full range of emergency, transitional, and permanent housing and service resources to address the various needs of homeless persons at the point in time that they need them. The approach is based on the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs – physical, economic, and social. Designed to encourage localities to develop a coordinated and comprehensive long-term approach to homelessness, the Continuum of Care consolidates the planning, application, and reporting documents for the U.S. Department of Housing and Urban Development's Shelter Plus Care, Section 8 Moderate Rehabilitation Single-Room Occupancy Dwellings (SRO) Program, and Supportive Housing Program. (U.S. House Bill 2163).

Cost Burden. A household has a "housing cost burden" if it spends 30 percent or more of its income on housing costs. A household has a "severe housing cost burden" if it spends 50 percent or more of its income on housing. Owner housing costs consist of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities; and fuels. Where applicable, owner costs also include monthly condominium fees. Renter calculations use gross rent, which is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Household income is the total pre-tax income of

the householder and all other individuals at least 15 years old in the household. In all estimates of housing cost burdens, owners and renters for whom housing cost-to-income was not computed are excluded from the calculations.

Decennial Census. Every ten years, the Census Bureau conducts a national household survey, producing the richest source of nationally available small-area data. Article I of the Constitution requires that a census be taken every ten years for the purpose of reapportioning the U.S. House of Representatives. The federal government uses decennial census data for apportioning congressional seats, for identifying distressed areas, and for many other activities. Census data are collected using two survey forms: the short form and the long form. Short form information is collected on every person and includes basic characteristics, such as age, sex, and race. The long form is sent to one out of every six households and collects more detailed information, such as income, housing characteristics, and employment. Most of the indicators in DataPlace are from the long form, and are thus estimates based on the sample of households. These values may differ considerably from the same indicators based on the short form data, particularly for small areas.

Density. This refers to the number of housing units on a unit of land (e.g., ten units per acre).

Density Bonus Programs. Allows minimum density increase over the zoned maximum density of a proposed residential development, if the developer makes a specified amount of units affordable to lower income households.

Disability. As used in Appendix A, Needs Assessment, the 2020 American Community Survey (ACS) and Puerto Rico Community Survey 2020 Subject Definitions, are used. Disability is defined as the product of interactions among individuals' bodies; their physical, emotional, and mental health; and the physical and social environment in which they live, work, or play. Disability exists where this interaction results in limitations of activities and restrictions to full participation at school, at work, at home, or in the community. Disability is a dynamic concept that changes over time as one's health improves or declines, as technology advances, and as social structures adapt. ACS questionnaires cover six disability types:

- Hearing difficulty: deaf or having serious difficulty hearing (DEAR).
- Vision difficulty: blind or having serious difficulty seeing, even when wearing glasses (DEYE).
- Cognitive difficulty: Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions (DREM).
- Ambulatory difficulty: Having serious difficulty walking or climbing stairs (DPHY).
- Self-care difficulty: Having difficulty bathing or dressing (DDRS).
- Independent living difficulty: Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping (DOUT).

Respondents who report anyone of the six disability types are considered to have a disability. Further details can be found in these documents: How Disability Data are Collected from The American Community Survey (census.gov) and American Community Survey and Puerto Rico Community Survey 2020 Subject Definitions (census.gov).

Down payment Assistance. The most popular loans for these programs are with the Federal Housing Administration (FHA). FHA allows 100 percent gift funds for your down payment and some allowable closing costs. The gift can be from any relative or can be collected through charitable organizations like Neighborhood Gold / The Buyer Fund. Another popular tactic, which can be used in a broader range of loan programs, is to borrow from a 401K. A withdrawal can be made without a penalty and pay it back over a specified period.

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 land owner 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.

Dwelling Unit. Any residential structure, whether or not attached to real property, including condominium and cooperative units and mobile or manufactured homes. It includes both one-to-four-family and multifamily structures. Vacation or second homes and rental properties are also included.

Elderly Units. Specific units in a development are restricted to residents over a certain age (as young as 55 years and over). Persons with disabilities may share certain developments with the elderly.

Element. A division or chapter of the General Plan, Master Plan or Comprehensive Plan.

Emergency Shelter. Housing with minimal supportive services for persons experiencing homelessness that is limited to occupancy of six months or less. No individual or household may be denied emergency housing because of inability to pay. Emergency shelter includes other interim interventions, including but not limited to, a navigation center, bridge housing, and respite or recuperative care. [Government Code Sections 65582(d) and 65583(a), and Health and Safety Code Section 50801]

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.

Extremely Low Income (ELI) Households. Extremely low income is a subset of very low income households, and is defined as 30 percent (or less) of the county area median income.

Fair Market Rent (FMR). Fair Market Rents are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Housing Choice Voucher Program and other HUD programs and are published annually by HUD. In the Section 8 Rental Assistance Program the Fair Market Rent is the basis for determining the maximum monthly subsidy for an assisted family. In general, the Fair Market Rent for an area is the amount that would be needed the gross rent (shelter rent plus

utilities) of ely-owned, decent, and safe rental housing of a modest (non-luxury) nature with suitable amenities.

Farm Labor Housing (Farm Worker). Units for migrant farm workers that can be available for transitional housing for the homeless when not occupied by migrant farm workers.

Family Income. In decennial census data, family income includes the incomes of all household members 15 years old and over related to the householder. Although the family income statistics from each census cover the preceding calendar year, the characteristics of individuals and the composition of families refer to the time of enumeration (April 1 of the respective census years). Thus, the income of the family does not include amounts received by individuals who were members of the family during all or part of the calendar year prior to the census if these individuals no longer resided with the family at the time of census enumeration. Similarly, income amounts reported by individuals who did not reside with the family during the calendar year prior to the census but who were members of the family at the time of enumeration are included. However, the composition of most families was the same during the preceding calendar year as at the time of enumeration.

FHA-Insured. The Federal Housing Administration insured mortgages so that lower- and moderate-income people can obtain financing for homeownership.

First-time homebuyer. A first-time homebuyer program provides low-income first time homebuyers down-payment assistance in the form of a second mortgage loan to serve as "gap financing". These loans can be up to \$ 40,000 depending on the amount of assistance required by the individual homebuyer.

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.

Groups Quarters. A facility which houses groups of unrelated persons not living in households such as dormitories, institutions, and prisons.

Habitable (room). A habitable room is a space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, storage or utility space, and similar areas, are not considered habitable space.

Habitat for Humanity. Habitat for Humanity is a nonprofit, ecumenical Christian housing ministry that seeks to eliminate poverty housing and homelessness from the world, and to make decent shelter a matter of conscience and action. Through volunteer labor and donations of money and materials, Habitat builds and rehabilitates simple, decent houses with the help of the homeowner (partner) families. Habitat houses are sold to partner families at no profit, financed with affordable, no-interest loans. The homeowners' monthly mortgage payments are used to build still more Habitat houses.

Hispanic or Latino. In decennial census data, Hispanics or Latinos are those who classify themselves in one of the specific Hispanic or Latino categories listed on the census questionnaire — "Mexican," "Puerto Rican," or "Cuban" — as well as those who indicate that they are "other Spanish, Hispanic, or

Latino.” People who do not identify with one of the specific origins listed on the questionnaire but indicate that they are “other Spanish, Hispanic, or Latino” are those whose origins are from Spain, the Spanish-speaking countries of Central or South America, the Dominican Republic, or people identifying themselves generally as Spanish, Spanish-American, Hispanic, Hispano, Latino, and so on. People who are Hispanic or Latino may be of any race. There are two important changes to the Hispanic origin question for Census 2000. First, the sequence of the race and Hispanic origin questions for Census 2000 differs from that in 1990; in 1990, the race question preceded the Hispanic origin question. Second, there was an instruction preceding the Hispanic origin question in 2000 indicating that respondents should answer both the Hispanic origin and the race questions. This instruction was added to give emphasis to the distinct concepts of the Hispanic origin and race questions and to emphasize the need for both pieces of information.

Home Investment Partnership Program (HOME). HOME provides formula grants to States and localities that communities use—often in partnership with local nonprofit groups— to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

Homeless Person. An individual living outside or in a building not meant for human habitation, or which they have no legal right to occupy, in an emergency shelter, or in a temporary housing program which may include a transitional and supportive housing program if habitation time limits exist. This definition includes substance abusers, mentally ill people, and sex offenders who are homeless. (U.S. House Bill 2163).

Household. A household is made up of all persons living in a dwelling unit whether or not they are related by blood, birth, or marriage.

Housing Authority. An organization established under state law to provide housing for low- and moderate-income persons. Commissioners are appointed by the local governing body of the jurisdiction in which they operate. Many housing authorities own their own housing or operate public housing funded by HUD.

Housing Choice Voucher Program. Housing Choice Voucher Program (formerly known as Section 8) is a subsidy program funded by the federal government and overseen by the California Department of Housing and Community Development to provide low rents and/or housing payment contributions for very low and low income households. Housing choice vouchers are administered locally by Public Housing Agencies (PHAs). A housing subsidy is paid to the landlord directly by the PHA 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 program is administered by the U.S.

HUD. The United States Department of Housing and Urban Development is cabinet level department of the federal government that oversees program and funding for affordable housing laws, development, and federally funded financial assistance.

HUD Area Median Family Income. HUD is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. Income limits are calculated annually for metropolitan areas and non-metropolitan counties in the United States. They are based on HUD estimates of median family income, with adjustments for family size. Adjustments are also made for areas that have unusually high or low income to housing cost relationships.

Income Categories. The federal and state governments require that local jurisdictions consider the housing needs of households in various "income categories." Income categories are determined by the median household income at the local level.

Infill Development. Development of vacant or underutilized land (usually individual lots or leftover properties) within areas that are already largely developed.

Integration. A condition within the program participants geographic areas of analysis, as guided by the California Department of Housing and Community Development's AFFH Data Viewer, in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

Junior Accessory Dwelling Unit. A junior accessory dwelling unit (JADU) means a housing unit that is no more than 500 square feet in size and contained entirely within an existing single-family structure. A JADU may include separate sanitation facilities, or may share sanitation facilities with the existing structure. (Reference: Gov. Code § 65852.22(g)(1).)

Large Family or Household. A household or family with five or more members.

Low Income (LI) Households. Low income households are defined as households with incomes between 50 percent and 80 percent of the county median income.

Low Income Housing. Housing that is made available at prices lower than market rates. These lower prices are achieved through various financial mechanisms employed by state and local government authorities.

Low-Income Housing Tax Credit (LIHTC). The LIHTC Program is an indirect Federal subsidy used to finance the development of affordable rental housing for low-income households. The LIHTC Program may seem complicated, but many local housing and community development agencies are effectively using these tax credits to increase the supply of affordable housing in their communities. This topic is designed to provide a basic introduction to the LIHTC Program.

Market Rate Housing. Housing that is not built or maintained with the help of government subsidy. The prices of market rate homes are determined by the market and are subject to the laws of supply and demand.

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

McKinney-Vento Act. The primary federal response targeted to assisting homeless individuals and families. The scope of the Act includes. Outreach, emergency food and shelter, transitional and permanent housing, primary health care services, mental health, alcohol and drug abuse treatment, education, job training, and childcare. There are nine titles under the McKinney-Vento Act that are administered by several different federal agencies, including the U.S. Department of Housing and Urban Development (HUD). McKinney-Vento Act Programs administered by HUD include. Emergency Shelter Grant Program Supportive Housing Program, Section 8 Moderate Rehabilitation for Single-Room Occupancy Dwellings, Supplemental Assistance to Facilities to Assist the Homeless, and Single Family Property Disposition Initiative. (U.S. House Bill 2163).

Median-Income. Each year, the federal government calculates the median income for communities across the country to use as guidelines for federal housing programs. Area median incomes are set according to family size.

Mental Illness. A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Mixed Use. This refers to different types of development (e.g. residential, retail, office, etc.) occurring on the same lot or in close proximity to each other. City and County's sometimes allows mixed-use in commercial zones, with housing typically located above primary commercial uses on the premises.

Mobile Home. A type of manufactured housing. A structure movable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mobile Home Park. A parcel or tract of land having as its principal use the rental, leasing or occupancy of space by two or more mobile homes on a permanent or semi- permanent basis, including accessory buildings, or uses customarily incidental thereto.

Mobile Home Subdivision. A subdivision of land, platted in conformance to NRS Chapter 278 and applicable city ordinances for the purpose of providing mobile home lots.

Moderate-Income. Moderate-income households are defined as households with incomes between 80 percent and 120 percent of the county median income.

Mortgage Credit Certificate Program (MCCs). The MCC is a Federal Income Tax Credit Program. An MCC increases the loan amount you qualify for, and it increases an applicant's take-home pay. The MCC entitles applicants to take a federal income tax credit of twenty percent (20 percent) of the annual interest they pay on their home mortgage. Because the MCC reduces an applicant's federal income taxes and increases their net earnings, it helps homebuyers qualify for a first home mortgage. The MCC is registered with the IRS, and it continues to decrease federal income taxes each year for as long as an applicant lives in the home.

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

Mt. Shasta Municipal Code (MSMC). Pursuant to the California Government Code, the adopted Mt. Shasta Municipal Code prepared by the City Clerk and City Attorney of the City of Mt. Shasta, and as published by the City of Mt. Shasta.

Multifamily Dwelling. A structure 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.

Objective Standard. The meaning of “objective standard” is defined in the Housing Accountability Act, Government Code Section 65589.5 subparagraph (f): Objective standards are those that involve no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official

Non-Hispanic. In decennial census data and in Home Mortgage Disclosure Act data after 2003, non-Hispanics are those who indicate that they are not Spanish/Hispanic/Latino.

Permanent Housing. Housing which is intended to be the tenant’s home for as long as they choose. In the supportive housing model, services are available to the tenant, but accepting services cannot be required of tenants or in any way impact their tenancy. Tenants of permanent housing sign legal lease documents. (U.S. House Bill 2163).

Permanent Supportive Housing. Long-term community-based housing and supportive services for homeless persons with disabilities. The intent of this type of supportive housing is to enable this special needs population to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies. There is no definite length of stay. (U.S. House Bill 2163)

Persons with a Disability. HUD’s Housing Choice Voucher (formerly Section 8) program defines a “person with a disability” as a person who is determined to 1) have a physical, mental, or emotional impairment that is expected to be of continued and indefinite duration, substantially impedes his or her ability to live independently, and is of such a nature that the ability could be improved by more suitable housing conditions; or 2) have a developmental disability, as defined in the Developmental disabilities Assistance and Bill of Rights Act. (U.S. House Bill 2163)

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. The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies (HAs) that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these

developments. It provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing can be in the form of high-rise apartments or scattered site single family homes.

Regional Housing Needs Assessment (RHNA). A determination by a council of governments (COG) (or by the California Department of Housing and Community Development (HCD) of the existing and projected need for housing within a region. The RHNA numerically allocates the future housing need by household income group for each locality within the region. This housing allocation must be reflected in the locality's housing element of the general plan.

Rehabilitation. The upgrading of a building previously in a dilapidated or substandard condition for human habitation.

Rental Assistance. A rental subsidy for eligible low and very low income tenants. This assistance provides the share of the monthly rent that exceeds 30% of the tenants' adjusted monthly income.

Rent-to-Own. A development is financed so that at a certain point in time, the rental units are available for purchase based on certain restrictions and qualifications.

Rural Housing Service (RHA). A part of the United States Department of Agriculture's Rural Development. The RHA offers financial aid to low-income residents of rural areas.

Section 8. Section 8, now known as the Housing Choice Voucher Program is a subsidy program funded by the federal government and overseen by the California Department of Housing and Community Development to provide low rents and/or housing payment contributions for very low and low-income households.

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.

SB. Senate Bill. Oftentimes the year that the bill was passed follows in parathesis, e.g., SB 10 (2021)

Single-Room Occupancy Dwelling (SRO). The SRO Program provides rental assistance for homeless persons in connection with the moderate rehabilitation of SRO dwellings. SRO housing contains units for occupancy by one person. These units may contain food preparation or sanitary facilities, or both.

Special Needs Projects. Housing for a designated group of people who desire special accommodations, such as services, in addition to the housing. Services may or may not be provided as part of the rental project. Examples of special needs populations are people with physical disabilities, developmental disabilities, mental illness, or those who need assisted living. It also includes health care facilities.

Substandard Housing. This refers to housing where major repair or replacement may be needed to make it structurally sound, weatherproofed and habitable.

Subsidized Housing. Typically refers to housing that rents for less than the market rate due to a direct financial contribution from the government. There are two general types of housing subsidies. The first is most commonly referred to as “project-based” where the subsidy is linked with a particular unit or development and the other is known as “tenant-based” where the subsidy is linked to the low income individual or family. The terms “assisted” and “subsidized” are often used interchangeably.

Supportive Housing. Supportive housing is a residential use of property, and is “housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite service that assists 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.” [Government Code Section 65582(g)]

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

Target Population. Persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

The California Department of Housing and Community Development (HCD). This department within the California Business, Consumer Services, and Housing Agency “helps to provide stable, safe homes affordable to veterans, seniors, young families, farm workers, people with disabilities, and individuals and families experiencing homelessness”. HCD is responsible for reviewing and approving all Housing Elements in the state.

Transitional Housing. Transitional housing is a residential use of property, and is further defined as “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.” [Government Code Section 65582(j)]

VA-Guaranteed. VA guaranteed loans are made by private lenders to eligible veterans for the purchase of a home which must be for their own personal occupancy. To get a loan, a veteran must apply to a lender. If the loan is approved, VA will guarantee a portion of it to the lender. This guaranty protects the lender against loss up to the amount guaranteed and allows a veteran to obtain favorable financing terms.

Very Low Income (VLI) Households. Very low income households are defined as households with incomes less than 50 percent of the median income.

Veteran. Anyone who has been discharged from the military generally after at least two years of service whether they served on active duty in a conflict or not. (U.S. House Bill 2163).

Workforce Housing. Refers to housing that is meant for residents making low, moderate to above moderate area median income. Some programs focus on employers providing assistance to their employees; some are instituting inclusionary programs, while others give preference to this group in their homeownership programs. Some jurisdictions have programs for specific segments of the workforce that are vital for the everyday function of the community such as teachers, policeman and other public employees.

Zoning. Zoning is an activity under taken by local jurisdictions to direct and shape land development activities. The intent of zoning is to protect the public health, safety, and welfare by ensuring that incompatible land uses (e.g. residential vs. heavy industrial) are not located next to each other. Zoning also impacts land values, creating and taking away "capitol" for and from property owners. For example, a lot that is zoned for commercial development is more valuable (in financial terms) than a lot that is zoned for open space. Typically, lots that are zoned for higher densities have greater value on the market than lots that are zoned for lower densities. Zoning is one of the most important regulatory functions performed by local jurisdictions.

U.S. Census Terms

Children. The term "children," as used in tables on living arrangements of children under 18, are all persons under 18 years, excluding people who maintain households, families, or subfamilies as a reference person or spouse.

Own Children. Sons and daughters, including stepchildren and adopted children, of the householder. Similarly, "own" children in a subfamily are sons and daughters of the married couple or parent in the subfamily. (All children shown as members of related subfamilies are own children of the person(s) maintaining the subfamily>) For each type of family unit identifies in the CPS, the count of "own children under 18-year-old" is limited to never-married children; however, "own children under 25" and "own children of any age," as the terms are used here, include all children regardless of marital status. The counts include never-married children living away from home in college dormitories.

Related children. Includes all people in a household under the age of 18, regardless of marital status, who are related to the householder. It does not include householder's spouse or foster children, regardless of age.

Ethnic Origin. People of Hispanic origin were identified by a question that asked for self-identification of the persons' origin or descent. Respondents were asked to select their origin (and the origin of other household members) from a "flash card" listing ethnic origins. People of Hispanic origin in particular, were those who indicated that their origin was Mexican, Puerto Rican, Cuban, Central or South American, or some other Hispanic origin. It should be noted that people of Hispanic origin may be of any race.

Family. A group of two or more people who reside together and who are related by birth, marriage, or adoption.

Family household (Family). A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than ~~de~~ families. A household can contain only one family for the purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Family size. Refers to the number of people in a family.

Family type. Refers to how the members of a family are related to one another and the householder. Families may be a "Married Couple Family," "Single Parent Family," "Stepfamily," or "Subfamily."

Household. A household includes all the people who occupy a housing unit as their usual place of residence.

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 above moderate income based on household size and income, relative to regional median income.

Household size. The total number of people living in a housing unit.

Household type and relationship. Households are classified by type according to the sex of the householder and the presence of relatives. Examples include: married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.

Householder. The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a non-family householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A non-family householder is a householder living alone or with non-relatives only.

Housing unit. A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building, and which have direct access from outside the building or through a common hall. For

vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Median. This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of data values. The median divides the total frequency distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median.

Median age. This measure divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value.

Median income. The median income divides the income distribution into two equal groups; one has incomes above the median and the other having incomes below the median.

Occupied housing unit. A housing unit is classified as occupied if it is the usual place of residence of the person or group of people living in it at the time of enumeration, or if the occupants are only temporarily absent; that is, away on vacation or a business trip. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters.

Overcrowded units. Overcrowded units are occupied housing units that have more than 1 person per room.

Per capita income. Average obtained by dividing aggregate income by total population of an area.

Population estimate (Population Estimates Program). The Census Bureau's Population Estimates Program (PEP) produces July 1 estimates for years after the last published decennial census (2000), as well as for past decades. Existing data series such as births, deaths, Federal tax returns, Medicare enrollment, and immigration, are used to update the decennial census base counts. POP estimates are used in Federal funding allocations, in setting the levels of national surveys, and in monitoring recent demographic changes.

Population projections. Estimates of the population for future dates. They illustrate plausible courses of future population change based on assumptions about future births, deaths, international migration, and domestic migration. Projections are based on an estimated population consistent with the most recent decennial census as enumerated. While projections and estimates may appear similar, there are some distinct differences between the two measures. Estimates usually are for the past, while projections typically are for future dates. Estimates generally use existing data, while projections must assume what demographic trends will be in the future.

Poverty. Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

Poverty rate. The percentage of people (or families) who are below poverty.

Race. The race of individuals was identified by a question that asked for self- identification of the person's race. Respondents were asked to select their race from a "flashcard" listing racial groups.

Severely Overcrowded. Are occupied housing units with 1.51 or more persons per room.

Single family detached homes. This is a one-unit residential structure detached from any other house (i.e., with open space on all four sides). A house is considered detached even if it has an adjoining shed or garage.

Single family attached housing. This is a one-unit residential structure that has one or more walls extending from ground to roof separating it from adjoining structures. This category includes row houses, townhouses, and houses attached to non-residential structures.

Tenure. Refers to the distinction between owner-occupied and renter-occupied housing units. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned only if the owner or co-owner lives in it. All other occupied units are classified as "rented", including units rented for cash rent and those occupied without payment of cash rent.

Two-family buildings. These dwellings may also be referred to as single family attached because a duplex with a shared wall would qualify in both categories. Other two-family buildings would include older single family homes that have been converted into two separate living spaces or "flats" that do not share walls, but a floor/ceiling.

Units in structure. A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. In determining the number of units in a structure, all housing units, both occupied and vacant, are counted.

Unemployed. All civilians 16 years old and over are classified as unemployed if they (1) were neither "at work" nor "with a job but not at work" during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

Unemployment Rate. The proportion of the civilian labor force that is unemployed, expressed as a percent.

Vacancy Rate. The housing vacancy rate is the proportion of the housing inventory that is available "for sale" or "for rent." It is computed by dividing the number of available units by the sum of occupied units and available units, and then multiplying by 100.

Vacant Housing Unit. A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior

windows and doors are installed and final usable floors are in place. Vacant units are excluded from the housing inventory if they are open to the elements; that is, the roof, walls, windows, and/or doors no longer protect the interior from the elements. Also excluded are vacant units with a sign that they are condemned or they are to be demolished.

White. In decennial census data, the White category includes persons having origins in any of the original peoples of Europe, the Middle East, or North Africa. It includes people who indicate their race as “White” or report entries such as Irish, German, Italian, Lebanese, Near Easterner, Arab, or Polish. The “alone” designation, as used with decennial census data, indicates that the person reported only one race.

Year Structure (housing unit) Built. Year structure built refers to when the building was first constructed, not when it was remodeled, added to, or converted. For housing units under construction that met the housing unit definition—that is, all exterior windows, doors, and final usable floors were in place—the category “1999 or 2000” was used for tabulations. For mobile homes, houseboats, recreational vehicles, etc., the manufacturer’s model year was assumed to be the year built. The data relate to the number of units built during the specified periods that were still in existence at the time of enumeration.



APPENDIX E – PUBLIC OUTREACH AND COMMUNITY ENGAGEMENT

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2.0 Results of Community Survey8

3.0 Written Comments Received64

4.0 Stakeholder Interviews..... 168



1.0 Compiled Public Comments from 2022 Public Meetings and Workshops

Index #	Comment	Date	Venue
1	Reconcile data	8/8/2022	City Council Mtg
2	Slide #19 + median house price	8/8/2022	City Council Mtg
3	How much subsidized housing is needed	8/8/2022	City Council Mtg
4	A lot of undeveloped residential zoned land	8/8/2022	City Council Mtg
5	Be creative	8/8/2022	City Council Mtg
6	Land trust for home ownership	8/8/2022	City Council Mtg
7	Community land trusts	8/8/2022	City Council Mtg
8	Not density or densification	8/8/2022	City Council Mtg
9	Compressed timeline for public input	8/8/2022	City Council Mtg
10	Reduce number of vacancies	8/8/2022	City Council Mtg
11	Short term rental impacts, especially commercial entities not homeowner operated short term rentals	8/8/2022	City Council Mtg
12	Need community outreach meeting	8/8/2022	City Council Mtg
13	Median income line: the line above moderate to what can be done to look at these	8/8/2022	City Council Mtg
14	Economic development	8/8/2022	City Council Mtg
15	Of the \$58,000 or higher how many people can afford housing	8/8/2022	City Council Mtg
16	Two problems: low wages, and high housing costs	8/8/2022	City Council Mtg
17	More housing for all income levels	8/8/2022	City Council Mtg
18	Update of existing housing element	8/8/2022	City Council Mtg
19	25 unit affordable housing	8/8/2022	City Council Mtg
20	East side of Roseburg property - the landing (City owned property)	8/8/2022	City Council Mtg
21	Creative ways of land trust to get homeownership to lower income levels community land trust for home ownership – not densification, but other opportunities	8/8/2022	City Council Mtg
22	Abundance of undeveloped lands available	8/8/2022	City Council Mtg
23	short term rentals etch out public engagement and get more community involvement	8/8/2022	City Council Mtg
24	How do we reduce vacancy rate	8/8/2022	City Council Mtg
25	Vacation rentals? How are they effecting housing needs?	8/8/2022	City Council Mtg
26	Data is old, some of it is two years old.	10/12/2022	Community Workshop
27	They have heard the Mt. Shasta vacancy rate is 25%; are the numbers on the slides (#s 23 & 24) accurate?	10/12/2022	Community Workshop
28	Is there a way to incentivize landlords to rent units and not leave them vacant?	10/12/2022	Community Workshop
29	Neighbor's house of speaker is become dilapidated	10/12/2022	Community Workshop

Index #	Comment	Date	Venue
30	Abatement and enforcement	10/12/2022	Community Workshop
31	Monetary, property tax break? Carrots are better than sticks	10/12/2022	Community Workshop
32	What is "vacant occupied"? (slide #23?)	10/12/2022	Community Workshop
33	Increase of the income group of \$35,000 to \$50,000 (slide #15), are workers.	10/12/2022	Community Workshop
34	What are we doing for workers? workforce housing, service industry	10/12/2022	Community Workshop
35	Confused about 63% detached housing (slide #21). Are those single people?	10/12/2022	Community Workshop
36	Need to make \$85,000 to live comfortable in Mt. Shasta	10/12/2022	Community Workshop
37	Concern about City growth. Mt. Shasta is pretty much totally developed.	10/12/2022	Community Workshop
38	City does not have vacant land	10/12/2022	Community Workshop
39	What's the industry here?	10/12/2022	Community Workshop
40	Yreka has services for people who need affordable housing.	10/12/2022	Community Workshop
41	If population increases, where is traffic going to go?	10/12/2022	Community Workshop
42	Traffic impacts of denser development	10/12/2022	Community Workshop
43	Sewer plant improvements.	10/12/2022	Community Workshop
44	Planning Department should close shop because it is all done.	10/12/2022	Community Workshop
45	Cohesive common vision for community and workers	10/12/2022	Community Workshop
46	Community alpine village feeling, small community. There is community agreement about this	10/12/2022	Community Workshop
47	Small village feeling.	10/12/2022	Community Workshop
48	Quality feeling vs. quantity feeling	10/12/2022	Community Workshop
49	Support recreation seekers	10/12/2022	Community Workshop
50	Mt. Shasta can support and nurture nature and village essence. Use idea of this to move forward.	10/12/2022	Community Workshop
51	Mt. Shasta has village essence	10/12/2022	Community Workshop

Index #	Comment	Date	Venue
52	Questions to ask: "who are we as a community?" "what is our common vision?"	10/12/2022	Community Workshop
53	Beauty and low cost housing, what does that mean?	10/12/2022	Community Workshop
54	Low cost housing doesn't need to be cheap housing; cheap housing creates a caste system of sorts	10/12/2022	Community Workshop
55	Simpler housing can be beautiful	10/12/2022	Community Workshop
56	Encourage small eco communities	10/12/2022	Community Workshop
57	Beautiful housing for all	10/12/2022	Community Workshop
58	Remove constraints while still protecting community from overdevelopment.	10/12/2022	Community Workshop
59	Important to stay away from high density development; it isn't wanted in the community.	10/12/2022	Community Workshop
60	Do the vacancy number include short term rentals?	10/12/2022	Community Workshop
61	Limit short term rentals and tax them, require permitting	10/12/2022	Community Workshop
62	Price caps on rentals.	10/12/2022	Community Workshop
63	Reflect values that live in alignment with nature.	10/12/2022	Community Workshop
64	Amend building code to allow natural building materials and techniques. More affordable and can still meet fire resiliency requirements	10/12/2022	Community Workshop
65	Support sustainability and lower cost building methods.	10/12/2022	Community Workshop
66	Roseburg property: create community land trust on this property. What is the City doing on the Roseburg property?	10/12/2022	Community Workshop
67	From City Manager: The Roseburg site needs infrastructure. Cannot attract a developer because of the current status of infrastructure to this property because development doesn't pencil out. City is considering creation of an enhanced infrastructure financing district. Grants won't do it for the extent of infrastructure improvements needed.	10/12/2022	Community Workshop
68	Housing would do well at that site [Roseburg]	10/12/2022	Community Workshop
69	Short term rentals: 78 in the city now, which includes hotels/motels. 65 are legal.	10/12/2022	Community Workshop
70	Likes Mt. Shasta's small town feel	10/12/2022	Community Workshop
71	How can the City create housing opportunities with limited land.	10/12/2022	Community Workshop

Index #	Comment	Date	Venue
72	Protect wetlands and scenic views	10/12/2022	Community Workshop
73	Mt. Shasta is a quiet, spirited, small town	10/12/2022	Community Workshop
74	People come here to retire and work remotely, 2nd homes, etc.	10/12/2022	Community Workshop
75	Easier for older individuals to work remotely	10/12/2022	Community Workshop
76	Need limits on short term rentals	10/12/2022	Community Workshop
77	But no caps on rental prices	10/12/2022	Community Workshop
78	City needs to look at other financing vehicles that stipulate low income housing, like CRIA [Community Revitalization and Investment Authority]. Enhanced infrastructure financing districts do not stipulate low income housing.	10/12/2022	Community Workshop
79	Change building regulations	10/12/2022	Community Workshop
80	A lot of opportunity for alternative building materials.	10/12/2022	Community Workshop
81	Need evacuation route. Need siren in community.	10/12/2022	Community Workshop
82	Different numbers in the slides [e.g., population counts vs. households]	10/12/2022	Community Workshop
83	Appreciates the workshops	10/12/2022	Community Workshop
84	Workforce housing: per mayor will be a focus for next two years	10/12/2022	Community Workshop
85	Supports worker housing.	10/12/2022	Community Workshop
86	How does the community come together? Can the community have collaborative meetings with the community? Dialog with CC & PC meetings.	10/12/2022	Community Workshop
87	Need to describe what is "affordable housing"	10/12/2022	Community Workshop
88	Does rentals (slide #19) include short term rentals?	10/12/2022	Community Workshop
89	Include renter costs. Probably most renters paying more than 30%.	10/12/2022	Community Workshop
90	How do you ensure housing created is not short term rentals or bought up by a corporation (e.g., real estate investor trust)?	10/12/2022	Community Workshop
91	Tiny house village--YES	10/12/2022	Community Workshop
92	Mt. Shasta is importing seniors	10/12/2022	Community Workshop

Index #	Comment	Date	Venue
93	Need housing that is good looking and somewhat denser or where some of the outdoor areas are shared or cared for.	10/12/2022	Community Workshop
94	Need housing that is accessible	10/12/2022	Community Workshop
95	Crystal Geyser: workforce housing opportunity? What is the potential?	10/12/2022	Community Workshop
96	Many commenters agreed with earlier comments by other speakers.	10/12/2022	Community Workshop
97	Question to ask: "Who are we as a community?"	10/12/2022	Community Workshop
98	Quality of life, the "village" is an opportunity and a priority	10/12/2022	Community Workshop
99	Small town feel: this should be at the heart of how we grow and what that looks like.	10/12/2022	Community Workshop
100	Happy about community survey	10/12/2022	Community Workshop
101	Look at new building materials.	10/12/2022	Community Workshop
102	Concerned about density increasing fire risk	10/12/2022	Community Workshop
103	High fire risk area, most of community is in this. Look at what are challenges to make community fire safe. So we don't risk public safety.	10/12/2022	Community Workshop
104	The City's Hazard Mitigation Plan was prepared prior to recent fires	10/12/2022	Community Workshop
105	Importance of tourism	10/12/2022	Community Workshop
106	Appreciates the City Manager answering questions	10/12/2022	Community Workshop
107	Good to remember why we live in this community.	10/12/2022	Community Workshop
108	Previous draft general plan didn't fit, did not feel like the community	10/12/2022	Community Workshop
109	City should grow on its own terms.	10/12/2022	Community Workshop
110	Difference between higher density imposed by the State (e.g., SB 9) vs. higher density imposed by the City.	10/12/2022	Community Workshop
111	Preserve single family neighborhoods	10/12/2022	Community Workshop
112	Need to address short term rentals	10/12/2022	Community Workshop
113	Tiny homes, land trusts	10/12/2022	Community Workshop
114	Listen to the community. We don't want to grow that much.	10/12/2022	Community Workshop
115	People are moving here to retire.	10/12/2022	Community Workshop

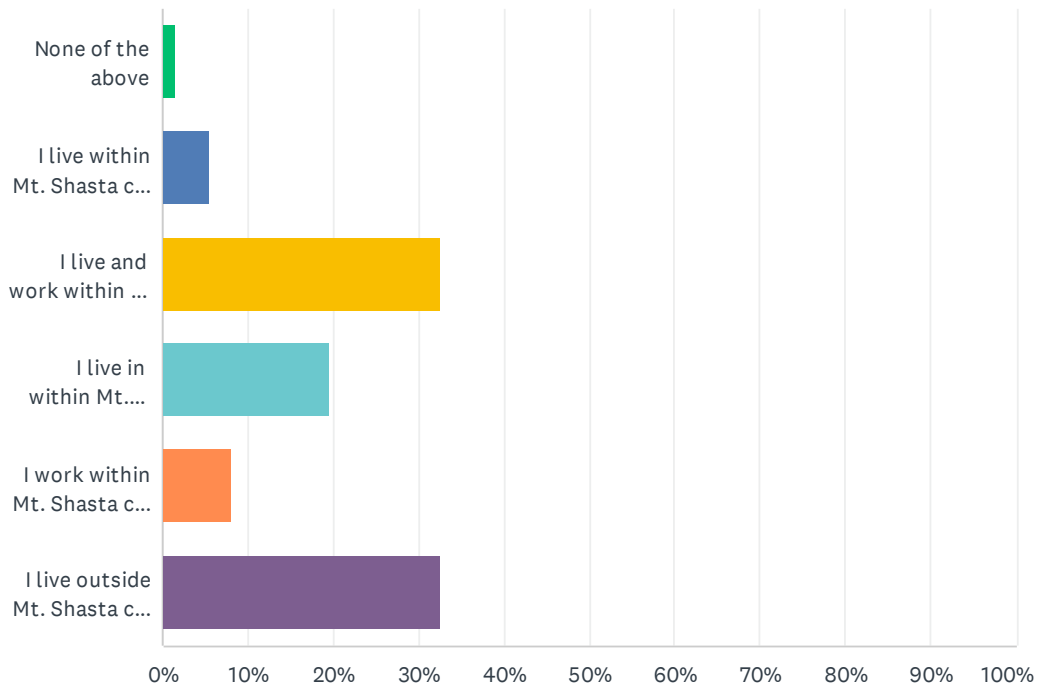
Index #	Comment	Date	Venue
116	How are public comments going to be incorporated?	10/12/2022	Community Workshop

2.0 Results of Community Survey

The Mt. Shasta Community Survey was open from October 12, 2022 until November 15, 2022. The survey was anonymous, and could be completed on a personal computer or a mobile device. Paper copies of the survey were available at the public information counter at Mt. Shasta City Hall, and upon completion paper surveys were returned to the same location.

Q1 Do you live and/or work in the City of Mt. Shasta?

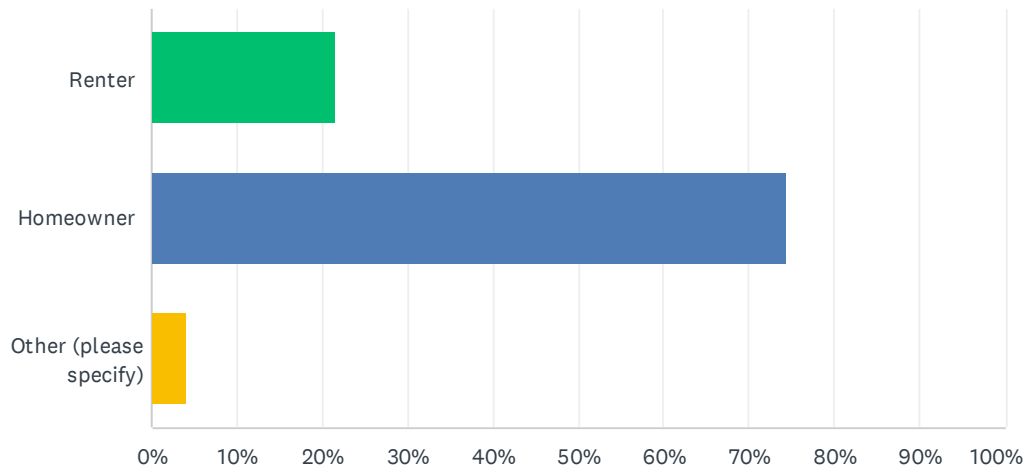
Answered: 199 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	1.51%	3
I live within Mt. Shasta city limits, but I work somewhere else.	5.53%	11
I live and work within Mt. Shasta city limits.	32.66%	65
I live in within Mt. Shasta city limits and I am retired/do not currently work.	19.60%	39
I work within Mt. Shasta city limits, but live somewhere else.	8.04%	16
I live outside Mt. Shasta city limits, but rely on the city for shopping/services/schools/etc.	32.66%	65
TOTAL		199

Q2 Which option best describes you?

Answered: 199 Skipped: 0

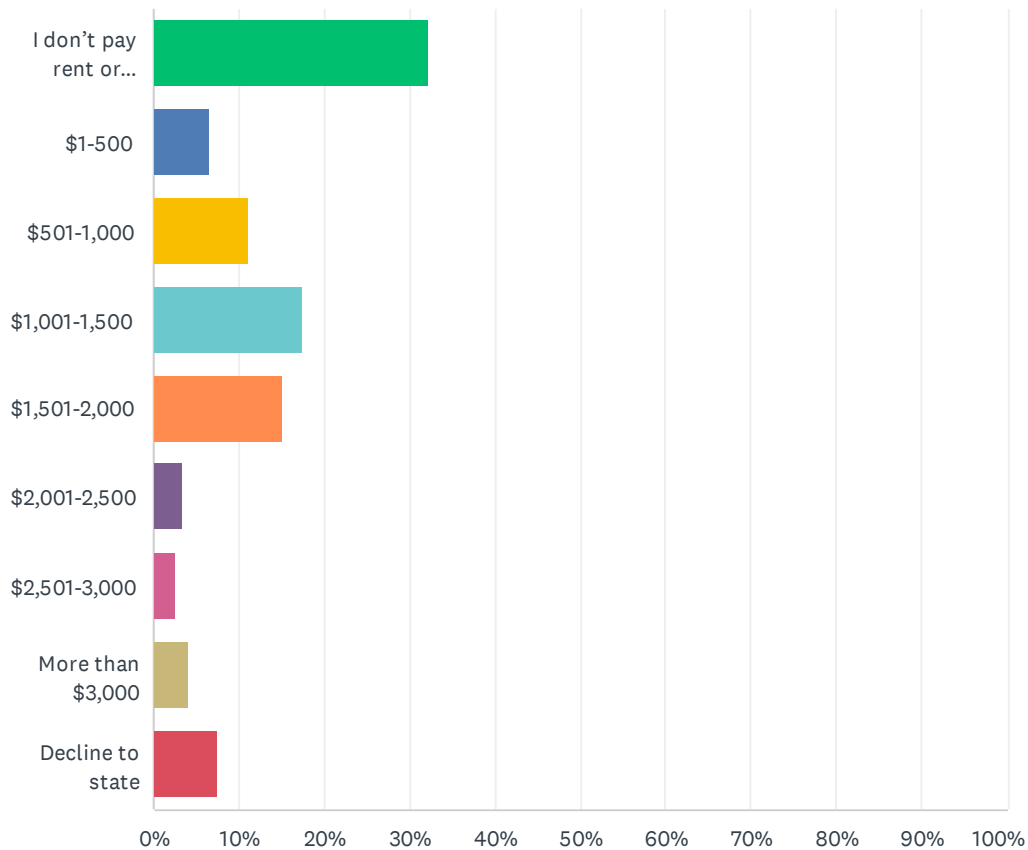


ANSWER CHOICES	RESPONSES	
Renter	21.61%	43
Homeowner	74.37%	148
Other (please specify)	4.02%	8
TOTAL		199

#	OTHER (PLEASE SPECIFY)	DATE
1	own multi family housing	11/15/2022 9:29 PM
2	Own several long term rentals in the city a mixed use commercial building.	11/15/2022 12:18 PM
3	Own my home and rent business space	11/14/2022 9:24 PM
4	Work/Trade	11/14/2022 10:15 AM
5	LANDLORD	11/8/2022 5:35 PM
6	Frequent visitor who grew up in Mt. Shasta	11/7/2022 10:46 AM
7	looking for home to buy	11/4/2022 11:42 AM
8	Own Mobile home, pay lot rent	10/26/2022 4:39 PM

Q3 What is your total household monthly rent or mortgage payment?

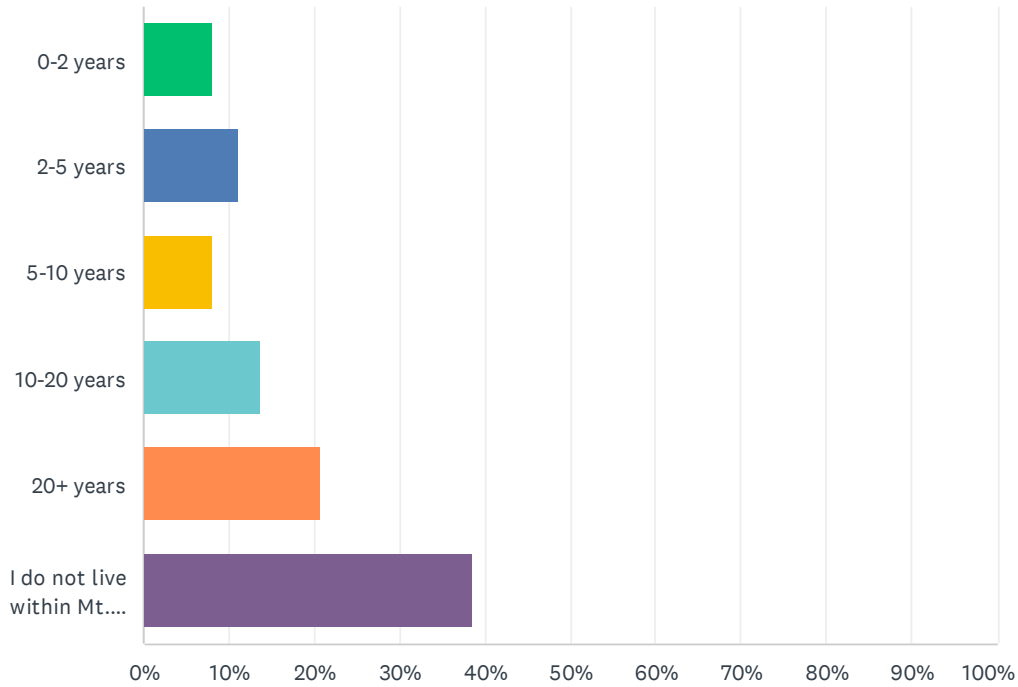
Answered: 199 Skipped: 0



ANSWER CHOICES	RESPONSES	
I don't pay rent or mortgage	32.16%	64
\$1-500	6.53%	13
\$501-1,000	11.06%	22
\$1,001-1,500	17.59%	35
\$1,501-2,000	15.08%	30
\$2,001-2,500	3.52%	7
\$2,501-3,000	2.51%	5
More than \$3,000	4.02%	8
Decline to state	7.54%	15
TOTAL		199

Q4 If you live within Mt. Shasta city limits, how long have you lived in the City?

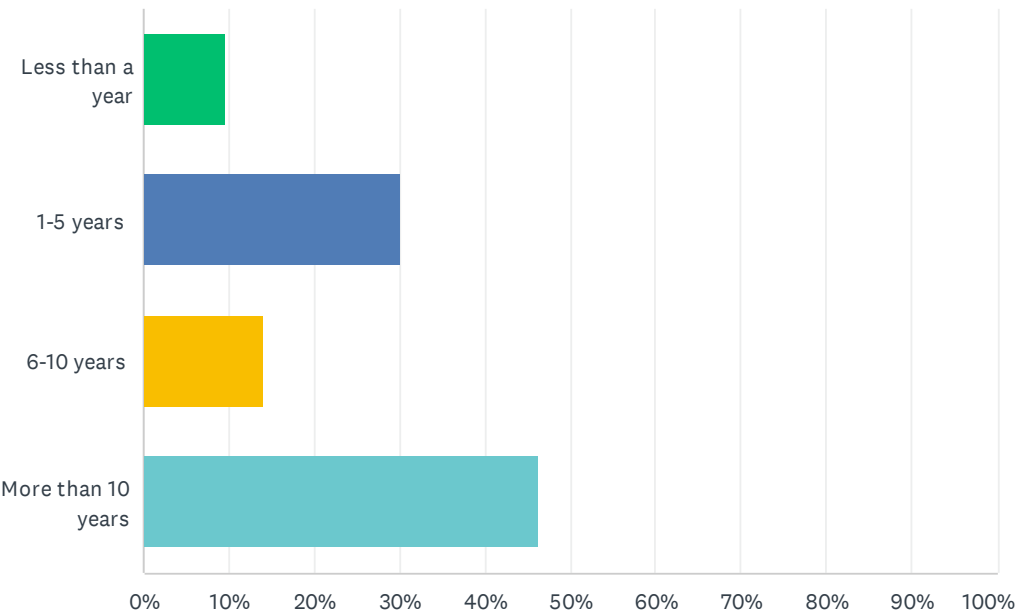
Answered: 199 Skipped: 0



ANSWER CHOICES	RESPONSES	
0-2 years	8.04%	16
2-5 years	11.06%	22
5-10 years	8.04%	16
10-20 years	13.57%	27
20+ years	20.60%	41
I do not live within Mt. Shasta city limits	38.69%	77
TOTAL		199

Q5 How long have you lived at your current residence?

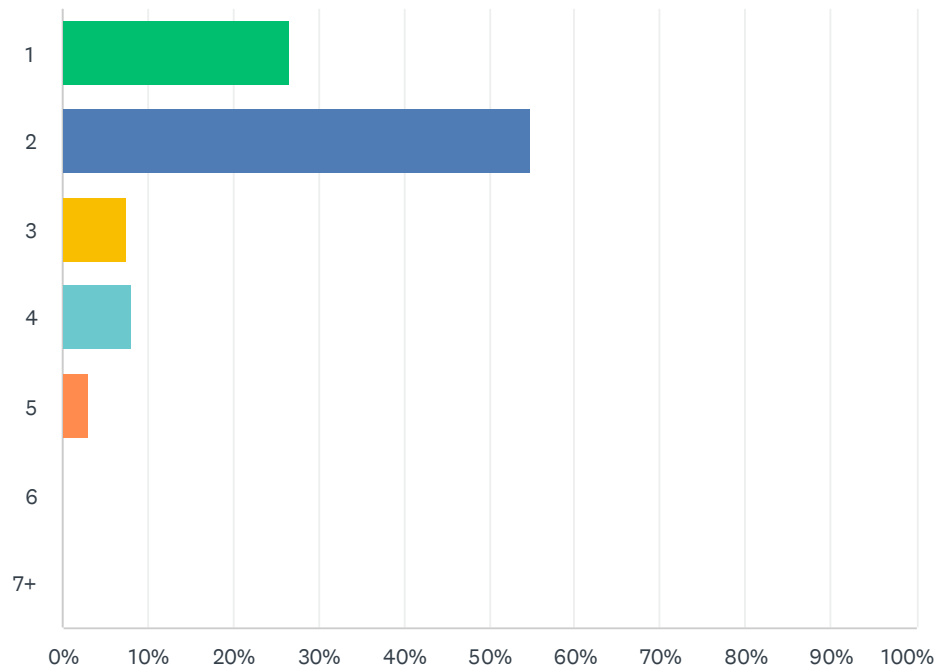
Answered: 199 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than a year	9.55%	19
1-5 years	30.15%	60
6-10 years	14.07%	28
More than 10 years	46.23%	92
TOTAL		199

Q6 How many people live in your household?

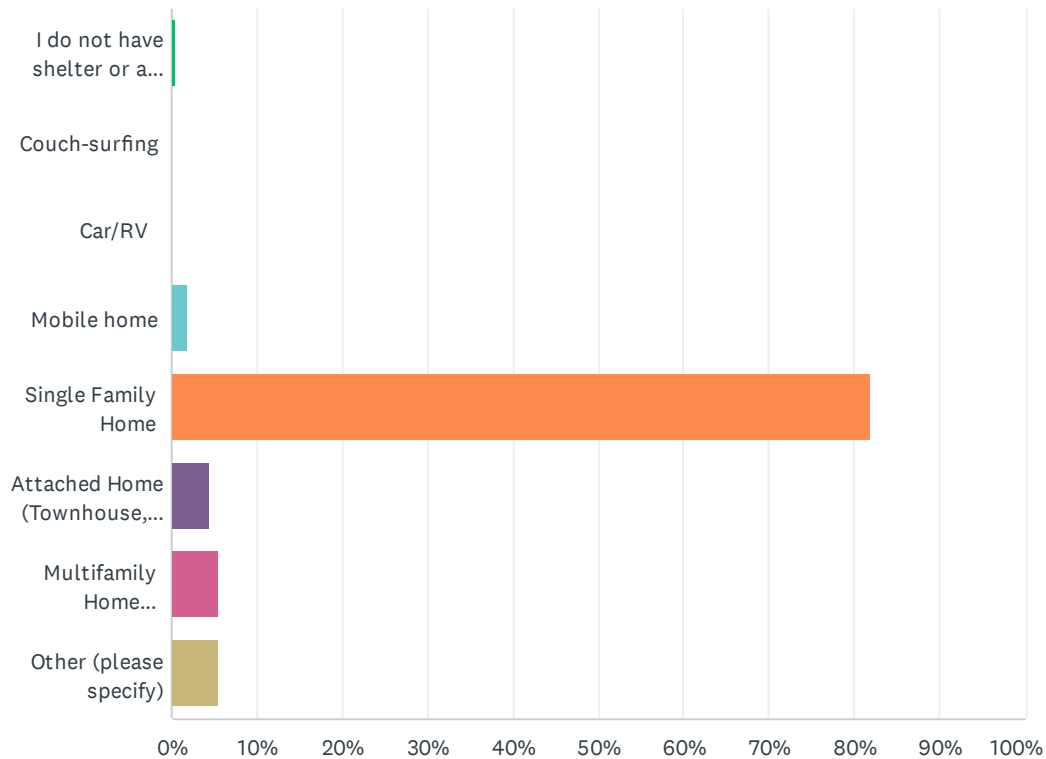
Answered: 199 Skipped: 0



ANSWER CHOICES	RESPONSES	
1	26.63%	53
2	54.77%	109
3	7.54%	15
4	8.04%	16
5	3.02%	6
6	0.00%	0
7+	0.00%	0
TOTAL		199

Q7 Which of the following best describes your housing situation:

Answered: 199 Skipped: 0



ANSWER CHOICES	RESPONSES	
I do not have shelter or a home	0.50%	1
Couch-surfing	0.00%	0
Car/RV	0.00%	0
Mobile home	2.01%	4
Single Family Home	81.91%	163
Attached Home (Townhouse, Duplex)	4.52%	9
Multifamily Home (Apartment, Condo)	5.53%	11
Other (please specify)	5.53%	11
TOTAL		199

#	OTHER (PLEASE SPECIFY)	DATE
1	small cottage	11/14/2022 9:37 PM
2	2 bed 2 bath home	11/14/2022 8:37 PM
3	one bedroom apartment	11/7/2022 6:45 PM
4	i lived in an old mobile home on someone else's property. I moved away for school temporarily	11/7/2022 2:01 PM

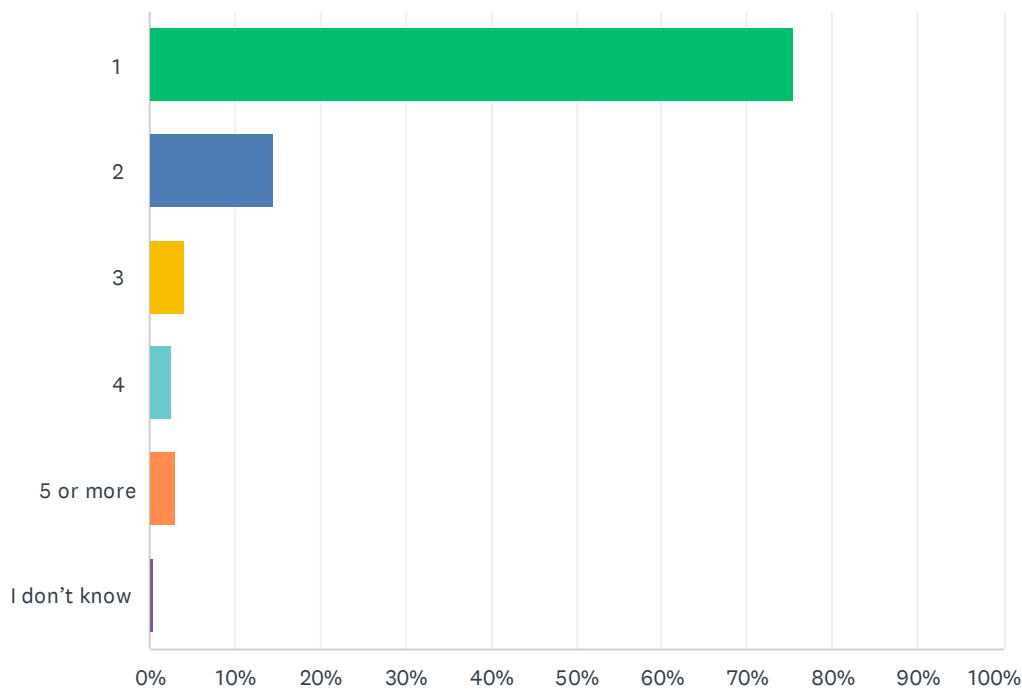
City of Mt. Shasta Housing Element Update Community Survey Oct. 2022

- we want to come back but it's doubtful that we'd be able to for reasons below.

5	Tiny home	11/7/2022 7:32 AM
6	HUD Subsidized housing apartment complex	11/4/2022 1:50 PM
7	studio	11/4/2022 11:42 AM
8	Farm with home and barns	11/4/2022 11:41 AM
9	flat above a business	10/29/2022 6:07 PM
10	5th wheel trailer.	10/26/2022 7:24 PM
11	apartment	10/26/2022 6:19 PM

Q8 How many dwellings are on the property you live on

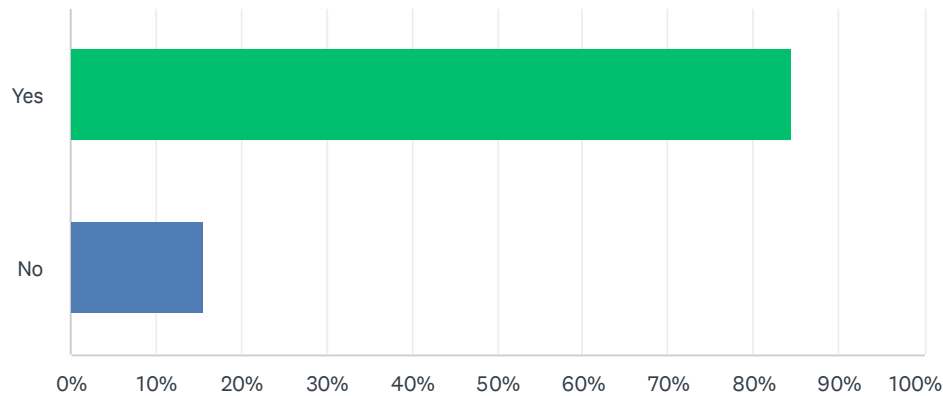
Answered: 199 Skipped: 0



ANSWER CHOICES	RESPONSES	
1	75.38%	150
2	14.57%	29
3	4.02%	8
4	2.51%	5
5 or more	3.02%	6
I don't know	0.50%	1
TOTAL		199

Q9 Are you satisfied with your current housing situation?

Answered: 199 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	84.42%	168
No	15.58%	31
TOTAL		199

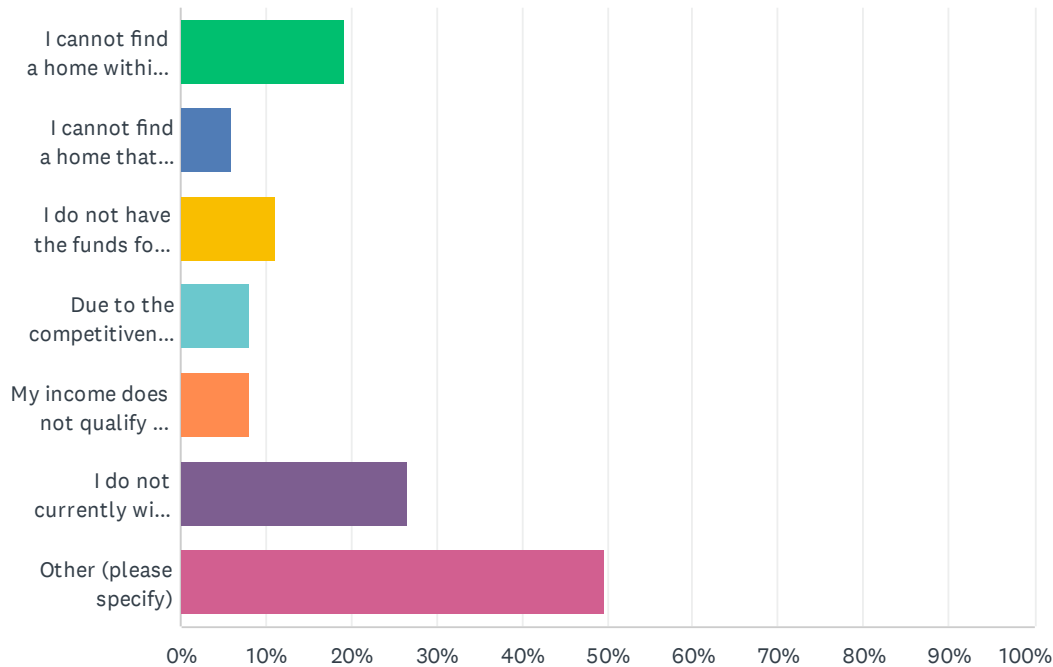
#	IF NO, PLEASE BRIEFLY EXPLAIN.	DATE
1	Affordable rent is critical to me, but it comes at a cost of poor conditions	11/15/2022 7:57 PM
2	HOA very intrusive, expensive, not frugal	11/15/2022 6:33 PM
3	Family of 4 squeezed into 2 bedroom rental. Unit came furnished and is month to month because owner wants to make it a STR as soon as moratorium is over. Rent is \$1750 and it is a crummy, rundown house with bad water and broken appliances. Elite Property Management is a slumlord.	11/15/2022 5:02 AM
4	too small for our needs, and need sun for vegetable garden	11/14/2022 9:37 PM
5	I love the home itself, but the rent and deposit is at the very top of my budget. I have two children of opposite sex's that need their own rooms and I need my own room as well I am making do with what we have now so that the kids have their own bedrooms.	11/14/2022 8:33 PM
6	House valuations are much too high.	11/14/2022 11:43 AM
7	Would like to downsize property & move into town as we age.	11/11/2022 3:06 PM
8	I would like to do a garage conversion to add an ADU that will help me afford my mortgage as I retire	11/8/2022 8:43 PM
9	Yes but I'd like the option to short term rent a room. I'm also building an ADU and am in the design process with the city. Anything that can be done to streamline ADU permits would be great	11/8/2022 10:01 AM
10	I would like to rent my own home/apartment rather than a room in someone else's, but I can't afford anything currently offered.	11/7/2022 9:45 PM
11	like to relocate	11/7/2022 5:59 PM
12	We need more affordable housing.	11/7/2022 12:45 PM
13	too small want to buy a house	11/7/2022 11:01 AM

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14	I would like to have co owners of property, making it like a small co housing place	11/7/2022 7:32 AM
15	Expensive	11/6/2022 5:00 PM
16	I would like to live in a residential commuity land trust cottage	11/5/2022 7:33 PM
17	Wish I could afford to own the property	11/5/2022 2:30 PM
18	Too expensive need to relocate to less expensive rental. My rent is 65% of my income but it was the only home I could find. I rent through Elite. I also have 2dogs and 2 cats which is almost impossible to even find a rental that accepts pets. I am looking to relocate out of the area because it is too expensive for me here. I work for the Humane Society and can barely make ends meet. I have a college degree and a 30 year professional career. Mt Shasta is a tough place to live because of the limited housing options and limited higher paying career positions.	11/5/2022 9:50 AM
19	I want to add that my daughter and grandson live within the city limits.	11/4/2022 1:48 PM
20	looking for home to buy	11/4/2022 11:42 AM
21	Our home is too small (700 sq.ft.) and the other living spaces are also small (under 600 sq.ft.)	11/4/2022 11:41 AM
22	Unaffordable middle class housing to own or rent.	11/4/2022 8:35 AM
23	Rent it too high	10/28/2022 4:06 PM
24	Need property	10/27/2022 7:15 PM
25	Looking for a home	10/25/2022 4:22 PM
26	Need a larger house that is affordable	10/25/2022 12:06 PM
27	very small house and older than some.	10/24/2022 11:03 PM
28	I would like to own my home. I live next-door to loud alcoholics.	10/24/2022 9:59 PM
29	I like the living space and location, but rent is expensive.	10/23/2022 8:03 PM
30	Too expensive for income	10/18/2022 8:46 PM
31	We are now in our 70's and may need a smaller home soon. Too much maintenance.	10/14/2022 3:11 PM
32	It is very difficult to find rental housing in Mt. Shasta	10/14/2022 8:52 AM

Q10 If you wish to own a home in incorporated Mt. Shasta but do not currently own one, what issues are preventing you from owning a home at this time? (choose all that apply)

Answered: 199 Skipped: 0



ANSWER CHOICES	RESPONSES	
I cannot find a home within my price range in incorporated Mt. Shasta	19.10%	38
I cannot find a home that suits my living needs in incorporated Mt. Shasta (housing size, disability accommodations, etc.)	6.03%	12
I do not have the funds for a down payment	11.06%	22
Due to the competitiveness of the housing market, I've been unable to successfully bid on a home	8.04%	16
My income does not qualify me for a mortgage	8.04%	16
I do not currently wish to own a home in incorporated Mt. Shasta	26.63%	53
Other (please specify)	49.75%	99
Total Respondents: 199		

#	OTHER (PLEASE SPECIFY)	DATE
1	manual survey entry: respondent did not provide response	11/17/2022 9:58 AM
2	manual survey entry: respondent did not provide response	11/17/2022 9:50 AM
3	already a homeowner; I see some homes for sale regularly	11/15/2022 9:29 PM
4	does not apply	11/15/2022 6:33 PM

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5	I own my present home.	11/15/2022 2:26 PM
6	Question is not applicable because I already own one	11/15/2022 12:43 PM
7	have home	11/15/2022 10:37 AM
8	I currently own a home.	11/15/2022 10:28 AM
9	Not applicable	11/15/2022 10:04 AM
10	Already own home	11/15/2022 7:41 AM
11	Realtors allow sight unseen full or over priced bids then house I make honest offer on gets into escrow at full price and sells for less because buyers dicker down selling price after under contract	11/15/2022 5:02 AM
12	None - we have a home, but it is very expensive and was hard to get	11/14/2022 10:32 PM
13	I own my home	11/14/2022 9:24 PM
14	To many airbnb in our quiet neighborhoods	11/14/2022 8:37 PM
15	I was approved for a mortgage early this year but could find nothing within my price range in Mount Shasta. I don't want to take my children from this area as I grew up here myself but I cannot afford to own a home at prices that are almost double what I was approved for.	11/14/2022 8:33 PM
16	I am a homeowner	11/14/2022 7:40 PM
17	I already own a home. When I rented, it was price range, lack of down payment, competitiveness, income-qualifying.	11/14/2022 3:43 PM
18	Currently own a home	11/14/2022 2:48 PM
19	we own a home in unincorporated Mt Shasta and wish to keep it that way	11/11/2022 2:34 PM
20	I settled for my current house after being out bid repeatedly.	11/11/2022 12:54 AM
21	NA	11/9/2022 4:36 PM
22	I own a home	11/9/2022 11:14 AM
23	The housing prices greatly increased with the influx of Bay Area money during covid	11/9/2022 10:52 AM
24	N/A	11/9/2022 9:08 AM
25	I live outside the city limits	11/9/2022 8:17 AM
26	I own a home in the city limits	11/8/2022 8:43 PM
27	ONE HOME IS PLENTY	11/8/2022 5:35 PM
28	we own our home	11/8/2022 1:15 PM
29	I own a home.	11/8/2022 11:45 AM
30	I own a home but I don't have sufficient income to upgrade. I'd like to be able to AirBnb to supplement my income but there are no permits for AirBnb Available. The other side of the street is R3, we are R1. why is that?	11/8/2022 10:01 AM
31	Too many short term rentals!!	11/7/2022 9:34 PM
32	I support a sort of homeless person from Redding.	11/7/2022 2:06 PM
33	N/A	11/7/2022 1:03 PM
34	I own a home, but could not skip the question	11/7/2022 12:44 PM
35	I own my home	11/7/2022 11:33 AM
36	The right house would cause me to buy, but I have not found it yet.	11/7/2022 10:46 AM
37	I already own a home within the city limits. I have lived here for 38 years.	11/7/2022 10:41 AM
38	I own a home already.	11/7/2022 10:33 AM

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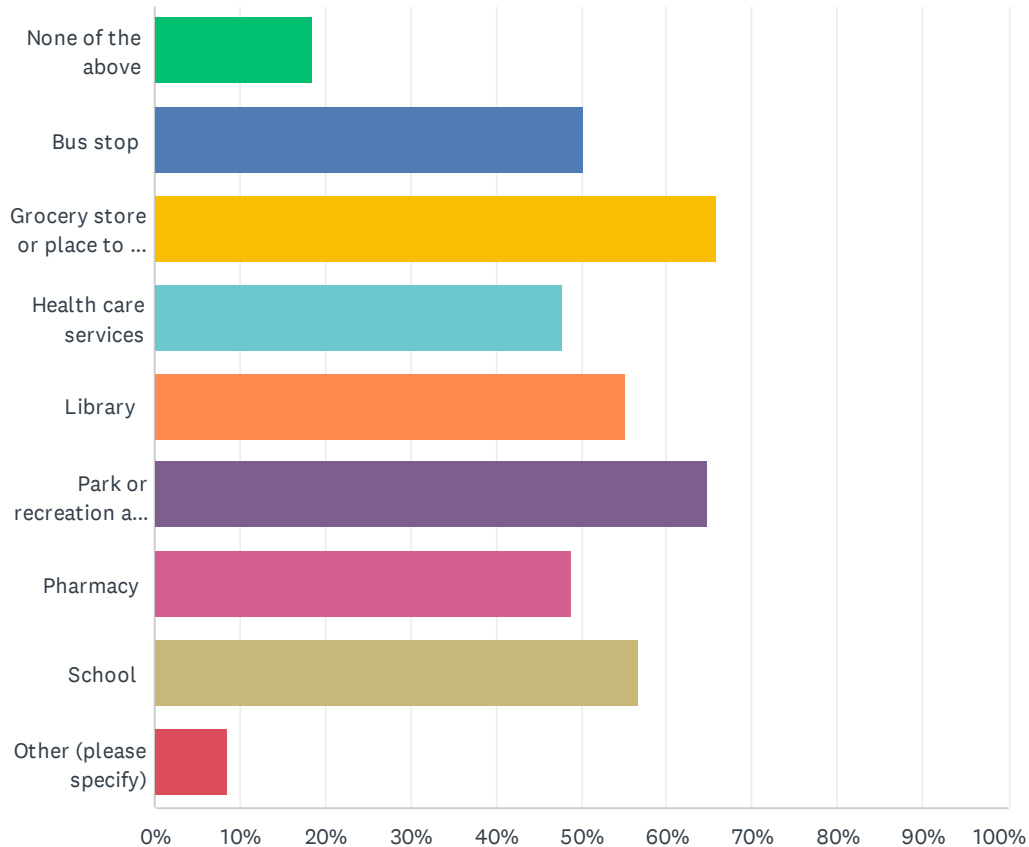
39	Vacation rentals negatively impacts the housing market.	11/7/2022 10:31 AM
40	I own a home	11/7/2022 9:36 AM
41	Does not apply to me	11/7/2022 8:00 AM
42	I already own my home.	11/7/2022 7:41 AM
43	I own a home outside the city limits	11/6/2022 9:27 PM
44	The rental costs of The SUMMIT LOFT is staggering! \$3000/month? Hello BIG CITY!	11/6/2022 8:49 PM
45	Na	11/6/2022 8:11 PM
46	We found home we liked right outside the city	11/6/2022 7:38 PM
47	I do not wish to purchase another home or rent a home.	11/6/2022 7:01 PM
48	I own a home in mt. shasta	11/6/2022 5:00 PM
49	I already own my home in the city limitd	11/6/2022 4:47 PM
50	Does not apply to me	11/6/2022 3:12 PM
51	There are too many homes used as temp rentals. And many people working here are priced out of the market.	11/6/2022 1:20 PM
52	Doesn't apply	11/6/2022 1:15 PM
53	I own my home	11/6/2022 11:46 AM
54	I own a home	11/6/2022 11:25 AM
55	I own a home	11/6/2022 11:12 AM
56	I own my home	11/6/2022 10:56 AM
57	I already own a home here	11/5/2022 8:52 PM
58	see above regarding Community land trust (CLT)	11/5/2022 7:33 PM
59	I own my home	11/5/2022 12:22 PM
60	Too many dwellings being converted into AirBnB	11/5/2022 11:40 AM
61	I own a home	11/5/2022 10:45 AM
62	Have the home, and business, I want. Do not need another.	11/5/2022 10:39 AM
63	does not apply	11/4/2022 5:42 PM
64	N/A	11/4/2022 3:13 PM
65	N/A	11/4/2022 2:17 PM
66	My daughter would like to buy a home, but homes are way to expensive. She currently rents a place in town.	11/4/2022 1:48 PM
67	We own a home in Mount Shasta	11/4/2022 11:41 AM
68	N/a	11/4/2022 10:16 AM
69	I already own a home in Mt Shasta	11/4/2022 8:35 AM
70	N/a	11/4/2022 8:09 AM
71	Own a home	11/4/2022 7:24 AM
72	This does not apply to me	11/3/2022 4:39 PM
73	already own a home	11/3/2022 7:47 AM
74	I already own a home.	10/31/2022 6:41 PM
75	I own a home here in Mt Shasta	10/29/2022 2:39 PM

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76	N/A	10/29/2022 10:09 AM
77	Plan on reloadcating	10/27/2022 7:15 PM
78	I already own a home	10/27/2022 3:33 PM
79	already own a home	10/27/2022 2:38 PM
80	Don't need	10/26/2022 3:31 PM
81	I already own a home.	10/26/2022 12:29 PM
82	Already own my home	10/26/2022 11:03 AM
83	Own home	10/25/2022 10:40 PM
84	N/A am a homeowner here.	10/25/2022 3:23 PM
85	I owe a home just outside the city limits and am hooked up to city services	10/25/2022 12:46 PM
86	I own my own home	10/25/2022 12:14 PM
87	I own a home but current prices prevent housing upgrade	10/25/2022 12:06 PM
88	I own	10/25/2022 11:36 AM
89	I would love to buy a home to offer as a rental, but they are too pricey now.	10/25/2022 11:12 AM
90	None I own my home	10/25/2022 9:36 AM
91	NA	10/25/2022 8:33 AM
92	I own my home but if I didn't it would be out of reach due to cost.	10/24/2022 7:37 PM
93	NA	10/24/2022 7:06 PM
94	does not apply: I own a home	10/24/2022 6:56 PM
95	We own our home outright.	10/24/2022 4:14 PM
96	i am a homeowner	10/18/2022 11:19 AM
97	I own a home	10/17/2022 10:01 AM
98	I am a home owner so this does not apply to my situation	10/17/2022 9:06 AM
99	Many homes are purchased by those who do not live in Mt Shasta full time. These part time residents drive the cost of housing up, contribute little to the vibrancy or enhancement of the community, and increase the cost of housing and limit rental availability	10/14/2022 8:52 AM

Q11 Which of the following types of places are within approximately one mile of where you live? (choose all that apply)

Answered: 199 Skipped: 0



ANSWER CHOICES		RESPONSES	
None of the above		18.59%	37
Bus stop		50.25%	100
Grocery store or place to buy fresh food		65.83%	131
Health care services		47.74%	95
Library		55.28%	110
Park or recreation area		64.82%	129
Pharmacy		48.74%	97
School		56.78%	113
Other (please specify)		8.54%	17
Total Respondents: 199			

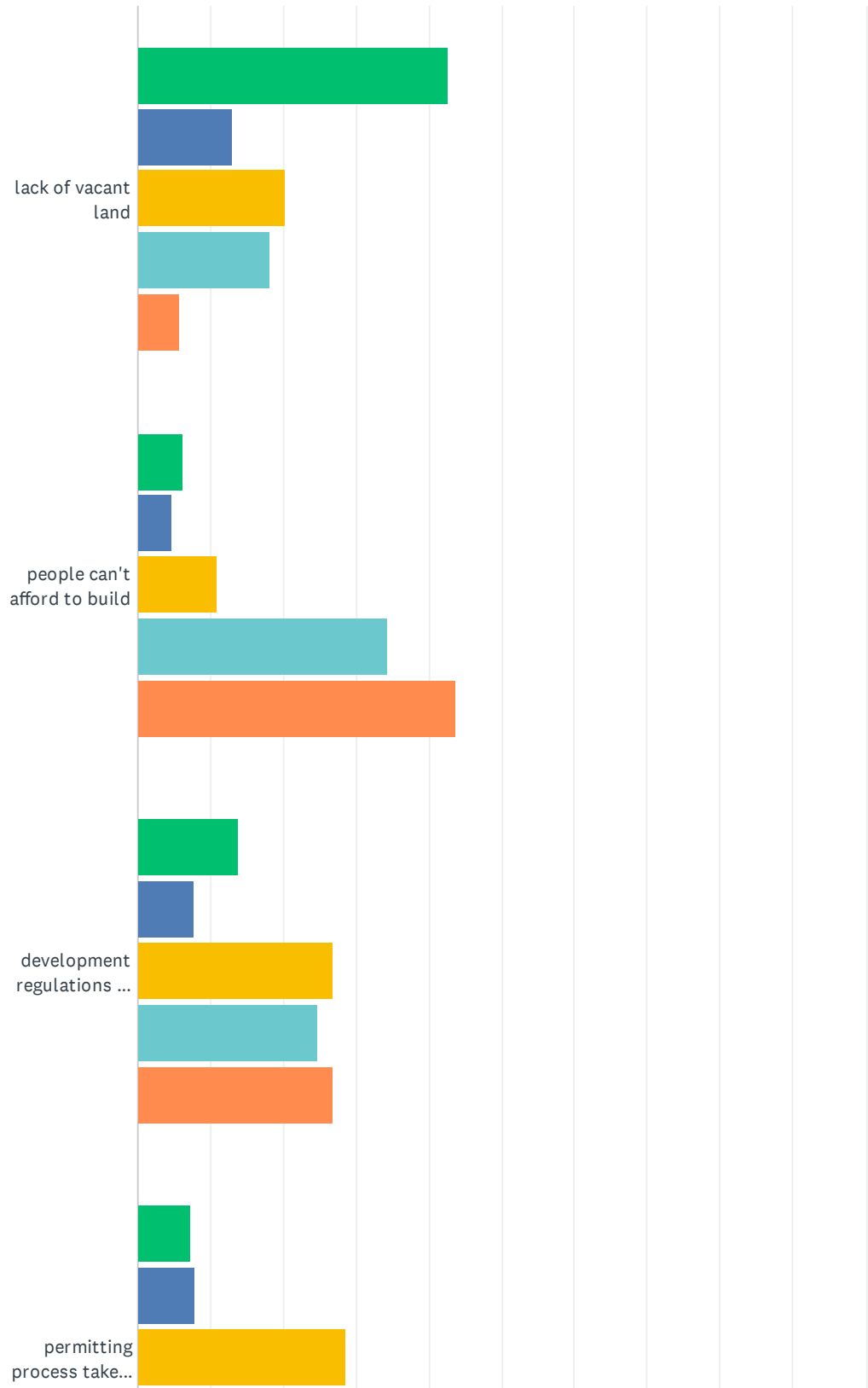
#	OTHER (PLEASE SPECIFY)	DATE
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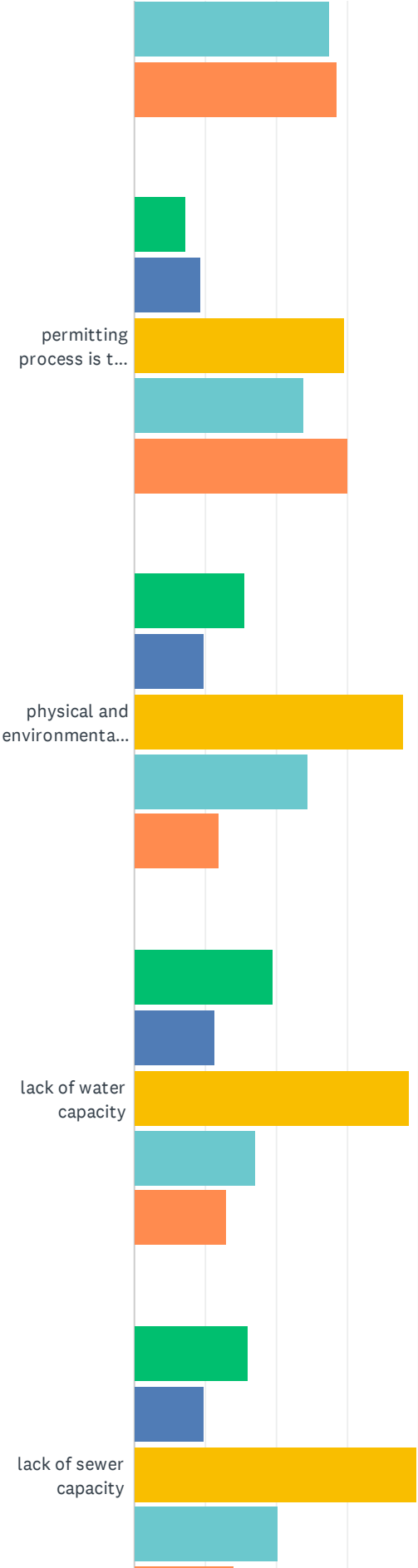
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1	hardware store. post office. restaurants.	11/17/2022 9:58 AM
2	laundromat; car wash; post office	11/17/2022 9:50 AM
3	Ranger Station, downtown area, restaurants, gas station, fire station, police station	11/15/2022 9:29 PM
4	hiking and biking trails	11/14/2022 9:37 PM
5	n/a	11/14/2022 9:24 PM
6	All of downtown is in walking distance	11/14/2022 7:40 PM
7	Wellness Center on Lassen Lane	11/11/2022 3:06 PM
8	Actually, these services are generally about 1.5 or 2 miles from my house.	11/10/2022 8:28 PM
9	nature	11/7/2022 10:20 PM
10	Local farmstands (closed in winter)	11/7/2022 10:33 AM
11	good hiking/ biking trails	11/7/2022 9:36 AM
12	Gateway Trails!	11/6/2022 8:49 PM
13	commercial center	11/5/2022 12:22 PM
14	Too many pot shops	11/5/2022 10:39 AM
15	Auto repair services	11/5/2022 9:50 AM
16	post office, restaurants, cafes, downtown shopping, tire centers, clothing stores, outdoor recreation, bike shop	10/27/2022 2:38 PM
17	Trails to recreate	10/25/2022 11:51 AM

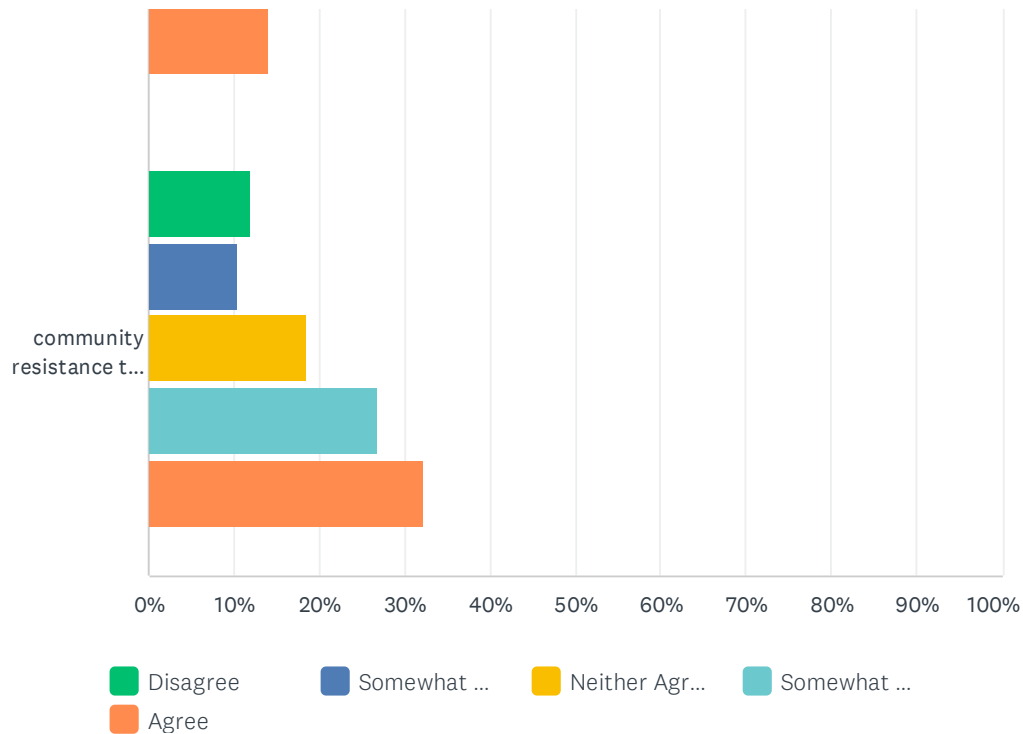
Q12 Do you agree with the following statements? I believe the lack of new housing in Mt. Shasta is due to...

Answered: 199 Skipped: 0





City of Mt. Shasta Housing Element Update Community Survey Oct. 2022



	DISAGREE	SOMEWHAT DISAGREE	NEITHER AGREE NOR DISAGREE	SOMEWHAT AGREE	AGREE	TOTAL	WEIGHTED AVERAGE
lack of vacant land	42.71% 82	13.02% 25	20.31% 39	18.23% 35	5.73% 11	192	2.31
people can't afford to build	6.25% 12	4.69% 9	10.94% 21	34.38% 66	43.75% 84	192	4.05
development regulations are too restrictive	13.92% 27	7.73% 15	26.80% 52	24.74% 48	26.80% 52	194	3.43
permitting process takes too long	7.29% 14	7.81% 15	28.65% 55	27.60% 53	28.65% 55	192	3.63
permitting process is too expensive	7.25% 14	9.33% 18	29.53% 57	23.83% 46	30.05% 58	193	3.60
physical and environmental constraints	15.63% 30	9.90% 19	38.02% 73	24.48% 47	11.98% 23	192	3.07
lack of water capacity	19.69% 38	11.40% 22	38.86% 75	17.10% 33	12.95% 25	193	2.92
lack of sewer capacity	16.06% 31	9.84% 19	39.90% 77	20.21% 39	13.99% 27	193	3.06
community resistance to development	11.92% 23	10.36% 20	18.65% 36	26.94% 52	32.12% 62	193	3.57

#	OTHER (PLEASE SPECIFY)	DATE
1	without proper guidance of a knowledgeable city planner, some applicants may have or have had issues; there is plenty of vacant land, however, the city needs to be mindful of the beautiful views from city streets / homes and I-5 traffic (as I-5 in Mt. Shasta is part of the Volcanic Legacy Scenic Byway and for good reason with its pristine views) we and keep building height maximum to 2 stories in height with normal height ceilings 8-10' and normal roof heights so overall building height is not too tall blocking views, creating shade on neighboring	11/15/2022 9:29 PM

City of Mt. Shasta Housing Element Update Community Survey Oct. 2022

properties, etc. overall maximum height 25' I see how the community cares about the beautiful wetlands and is concerned for wildlife and nature; the community and myself want to see CEQA followed and not circumvented. I am concerned that things can go very quickly out of hand and we may lose the pristine beauty people from all over the world come to see. We need to be mindful of lighting - should be downward facing and consider the dark sky concept; there should be growth in thoughtful directions such as the Starbucks which will bring people to our town for minimally short visits with hopes of them coming back for longer visits in the future. I am generally not in favor of large 10,000sf plus buildings, particularly if it blocks views; I am in favor of environmentally friendly housing that does not add to greenhouse gases, including off-grid housing or mostly off-grid, the 'tiny home' concepts are great too. There are many creative solutions we can utilize and still keep to our mountain village small town feel.

2	Too many vacation rentals. co-housing / communal developments some shared communal space, such as a large shared kitchen, communal dining space	11/15/2022 7:57 PM
3	The past policies and actions of the City of Mt Shasta made it very difficult to develop or build in the city.	11/15/2022 12:18 PM
4	Economy does not warrant the need for additional housing	11/15/2022 10:37 AM
5	Not enough permanent jobs to warrant extensive development	11/15/2022 10:28 AM
6	There is no real need for new homes; instead, there need to be fewer vacation rentals of existing homes	11/14/2022 10:32 PM
7	Any ones developed may be devoted to STR	11/14/2022 9:37 PM
8	n/a	11/14/2022 9:24 PM
9	Of course we Do Not want our town to be overly developed! That's the appeal of life here. Room to breathe...quality of life should always. Come first	11/14/2022 8:37 PM
10	Too many Air BnB's!!!	11/14/2022 7:40 PM
11	Gentrification and price-gouging	11/14/2022 3:43 PM
12	It seems to me there has been many new homes constructed within the last five years....also under current construction.	11/14/2022 2:48 PM
13	Very expensive to build now.	11/9/2022 2:27 PM
14	vacation rentals and second homes are the main contributing factor to the lack of housing and new housing	11/9/2022 10:52 AM
15	There are vacant parcels, but the owners are unwilling to sell.	11/9/2022 9:08 AM
16	Few options because so many vacation rentals, expensive rent, second home ownership in the area preventing people that work and live in the area full time to buy home or rent	11/7/2022 10:37 PM
17	when you bring up truly affordable workforce housing, not subsidized or section 8, people don't understand.	11/7/2022 4:41 PM
18	lack of support for residents	11/7/2022 11:01 AM
19	I'm resistant to development too. I don't want Mount Shasta over built and ruined!	11/7/2022 10:29 AM
20	Development costs for multifamily are too high for amount of rent that can be charged here...lower income demographic	11/7/2022 9:36 AM
21	Too many vacation rentals and residents that buy homes as second home and live here less than a 6ths a year.	11/6/2022 7:01 PM
22	City not building on already available property. Too many excuses for not building on city property instead of trying to cram more dwellings in the small old already cramped neighborhoods that the infrastructure already can't support. If you truly want affordable housing or just more housing use the property you have FIRST and see what happens.	11/6/2022 1:15 PM
23	vacation rentals	11/6/2022 12:37 PM
24	lack of a residential community land trust	11/5/2022 7:33 PM
25	The lack of housing also has to do with the increase of short term rentals, people from the Bay	11/5/2022 2:30 PM

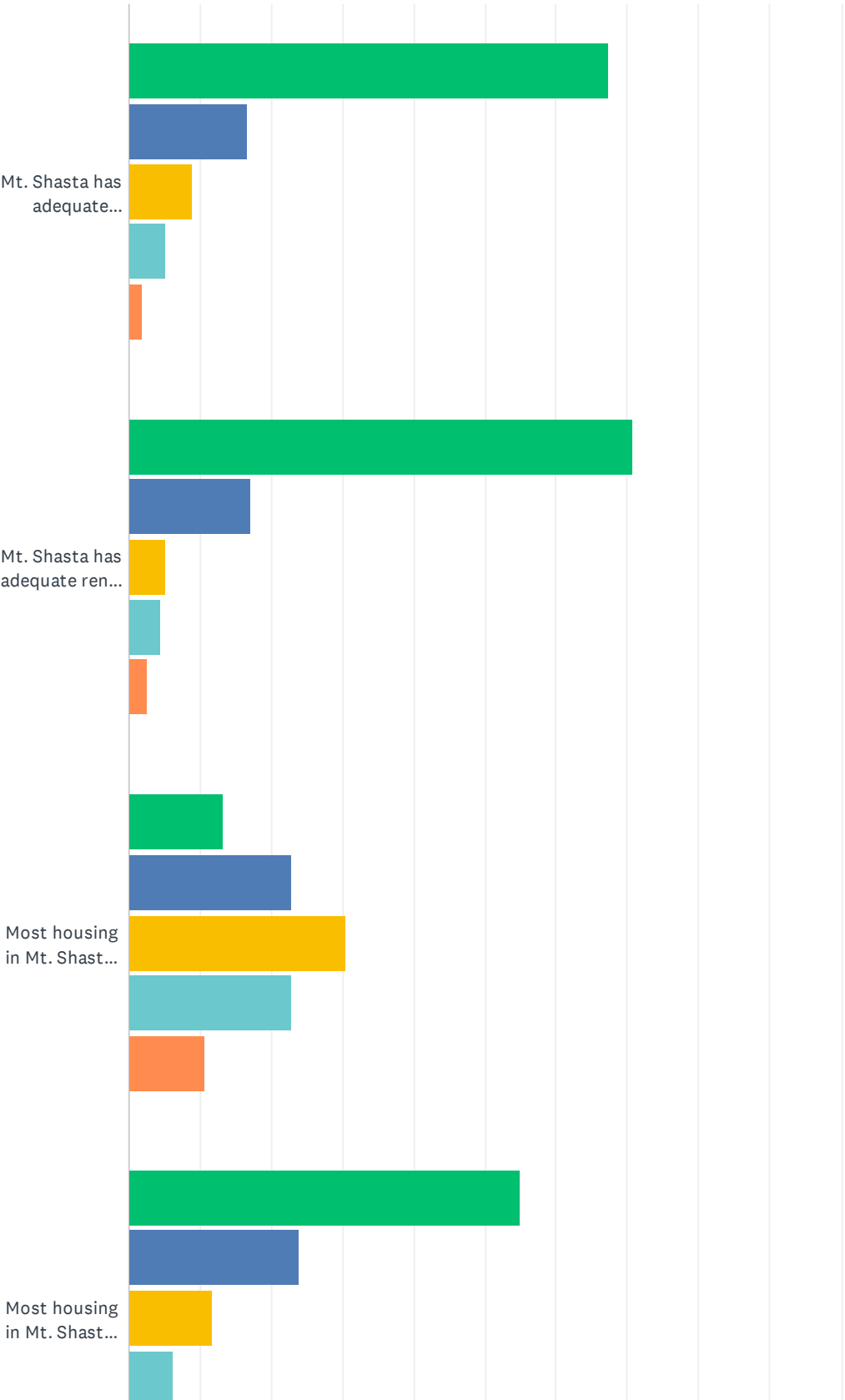
City of Mt. Shasta Housing Element Update Community Survey Oct. 2022

Area buying up houses and outbidding locals while doing so.

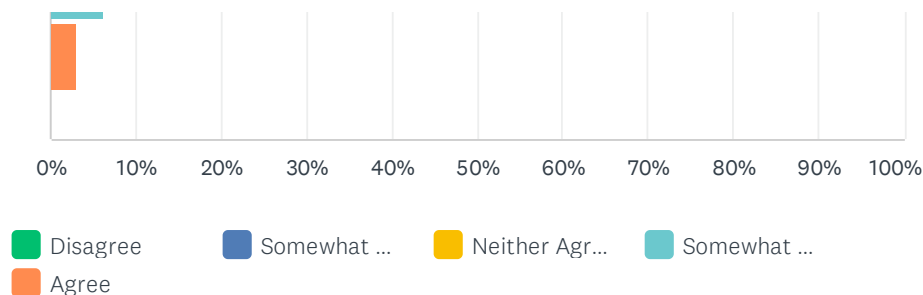
26	city hall micro management is ridiculous	11/5/2022 10:39 AM
27	No properly thought out plan to add housing in a way that respects land usage and people's rights to a beautiful environment for their families and especially for children.	11/4/2022 3:17 PM
28	With regard to the last question, the community is not resistant to development. We are resistant to builders who want to come in and build buildings that are inconsistent with our small village theme. Or developers who are interested in only building market rate housing while limiting affordable housing which is what we need in our city.	11/4/2022 1:50 PM
29	Listen to your city residents for their opinions. Personally, I don't want to see Mt. Shasta resemble a large suburb. It's a village, not a city.	11/4/2022 1:48 PM
30	don't know	11/4/2022 11:42 AM
31	Some members of community are resistant to any growth	11/4/2022 8:35 AM
32	Negativity & close minded of staff. Councils seats and staff and committee members are using opinions not facts to make decisions. The elected officials and staff are also setting a tone for anti-development	11/4/2022 8:09 AM
33	developers demanding excessive profits	11/3/2022 1:46 PM
34	Too many vacation rentals	10/29/2022 6:07 PM
35	In the past, Mt Shasta city had growth limitations because of persistent violations at its Waste Water Treatment Plant (WWTP) and bottlenecks in the sewer pipelines resulting in untreated waste overflows downtown; and below fire water pressure code in certain parts of town. Many of these infrastructure problems have been or are being addressed (for ex. we have a new WWTP, new water storage tank on Quail Hill, correction of many of the bottlenecks in the sewer system). Also, Mt Shasta city has significant wetlands which trigger federal and state regulations. Local builders knew about these challenges. In addition, severe winters used to keep many people away. The town is also further away from urban centers, making it less available for work commuting and less attractive for recreational tourists who could drive to Tahoe in less time. Mild winters, remote workers, social media platforms and economic development advertising geared towards the natural beauty and outdoor recreation has changed things drastically by increasing interest. That has resulted in loss of housing due to Short Term Rentals, VRBOs, and second homes. On a more national level, mortgage rates dropped and outside of the area investors purchased properties, decreasing supply and raising prices. Based on the 2020 census, the population in Mt Shasta has decreased but there is a massive housing shortage here! The statistics of the number of vacant homes and Short Term Rentals may not sound significant, but it is in a small town. There is a tendency to ignore these factors as demonstrated in the above answers and place blame on development restrictions & permitting. The new state laws have basically reduced or eliminated much of the possible 'answers' in regards to permitting/process. I am not answering the 'physical and environmental constraints' because it is not clear to me exactly what that means, but perhaps this comment will provide insights. It's a quick easy answer again to deflect and blame 'community resistance' when a community gets involved with projects that in the past did not have the infrastructure capabilities and/or may not be a 'fit' with the city's "...mission is to maintain the character of our "small town" community..."	10/27/2022 2:38 PM
36	Rezone industrial areas not contaminated for housing. There is too much industrial zoning around Mount Shasta.	10/26/2022 6:19 PM
37	I would like to see regulations/permits less stringent and a village style community built with space around each dwelling...making them affordable, using non-toxic materials and a simple yet attractive design.but	10/26/2022 3:54 PM
38	Love it here but there's a lot of NIMBY attitude among the old guard here	10/25/2022 8:33 AM
39	Too many people here already. sewage leaks out from septic N&E bndry. of city.	10/24/2022 11:03 PM
40	Poor understanding of issues by community	10/18/2022 11:19 AM
41	It is horrible that a few angry people who refuse change are blocking the development of housing here!	10/17/2022 9:06 AM

Q13 Do you agree with the following statements?

Answered: 199 Skipped: 0



City of Mt. Shasta Housing Element Update Community Survey Oct. 2022



	DISAGREE	SOMEWHAT DISAGREE	NEITHER AGREE NOR DISAGREE	SOMEWHAT AGREE	AGREE	TOTAL	WEIGHTED AVERAGE
Mt. Shasta has adequate housing that is affordable	67.34% 134	16.58% 33	9.05% 18	5.03% 10	2.01% 4	199	1.58
Mt. Shasta has adequate rental housing	70.85% 141	17.09% 34	5.03% 10	4.52% 9	2.51% 5	199	1.51
Most housing in Mt. Shasta is in good condition	13.20% 26	22.84% 45	30.46% 60	22.84% 45	10.66% 21	197	2.95
Most housing in Mt. Shasta is affordable to rent	55.10% 108	23.98% 47	11.73% 23	6.12% 12	3.06% 6	196	1.78

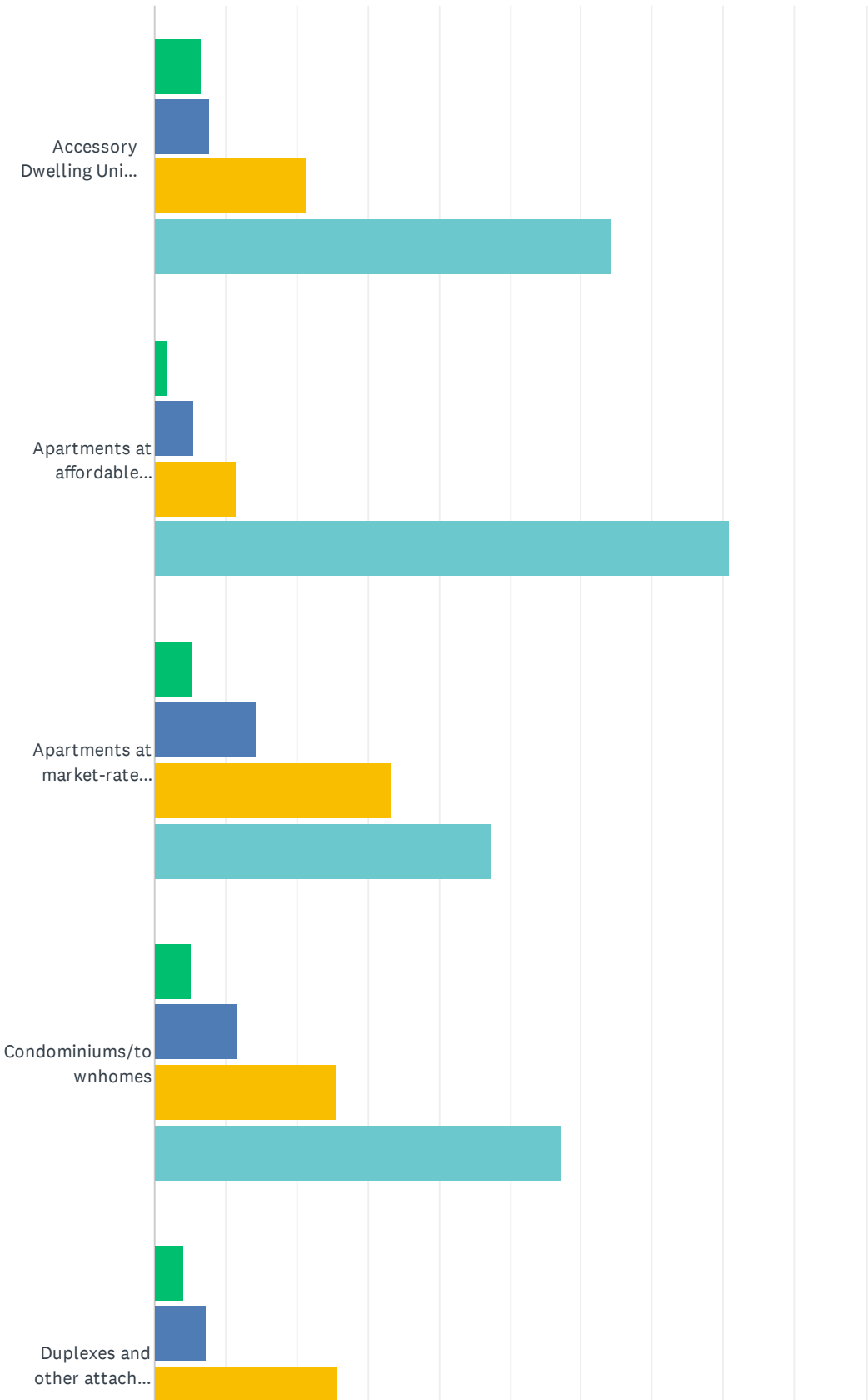
#	OTHER (PLEASE SPECIFY)	DATE
1	short-term rentals significantly decrease the availability of rental housing	11/17/2022 9:50 AM
2	Not much available to rent long term due to Air B n b and vacation rentals. And the cost is very high for the rentals that are available.	11/15/2022 11:43 PM
3	we need to have caps on STR's - short term rental housing as everyone wants to do this as they get more revenue from this than from offering long term rentals; there is no incentive for people to do long term rentals; perhaps those who offer long term rentals should have a financial incentive or city perk such as free sidewalk and berm snow plowing etc. for those who still offer regular long term housing. Housing for someone who works is very affordable and well below the CA average to rent; however, if you are low income or retired anywhere will be considered expensive and Mt. Shasta has a high percentage of retired people living here. Mt. Shasta only needs to add 2 housing units to meet state requirements; the city of Mt. Shasta has more than enough land available today to build housing at all income levels. no zoning changes need to be done. I do not want to see major changes to our housing element. I like having R1 zoning; R1 can by CA law already build and ADU and Jr. ADU on each parcel; let's make this easier for folks to do.	11/15/2022 9:29 PM
4	Co-housing developments with some private space and some shared, communal space / garden etc is highly desirable. so many people want intergenerational community living space to share in gardening/cooking , child care, elder care,	11/15/2022 7:57 PM
5	n/a	11/14/2022 9:24 PM
6		11/14/2022 8:37 PM
7	There is NO rentals due to airbnb and VRBO and short term rentals by local people who own too many properties and are just interested in making more money than creating/supporting a community.	11/14/2022 4:58 PM
8	It's affordable if you work	11/14/2022 2:48 PM
9	vacation rentals, second homes and gentrification are responsible for a lack of housing and rental housing and for the increase in housing and rent costs	11/9/2022 10:52 AM
10	There are too many vacation homes in Mt. Shasta	11/9/2022 9:08 AM

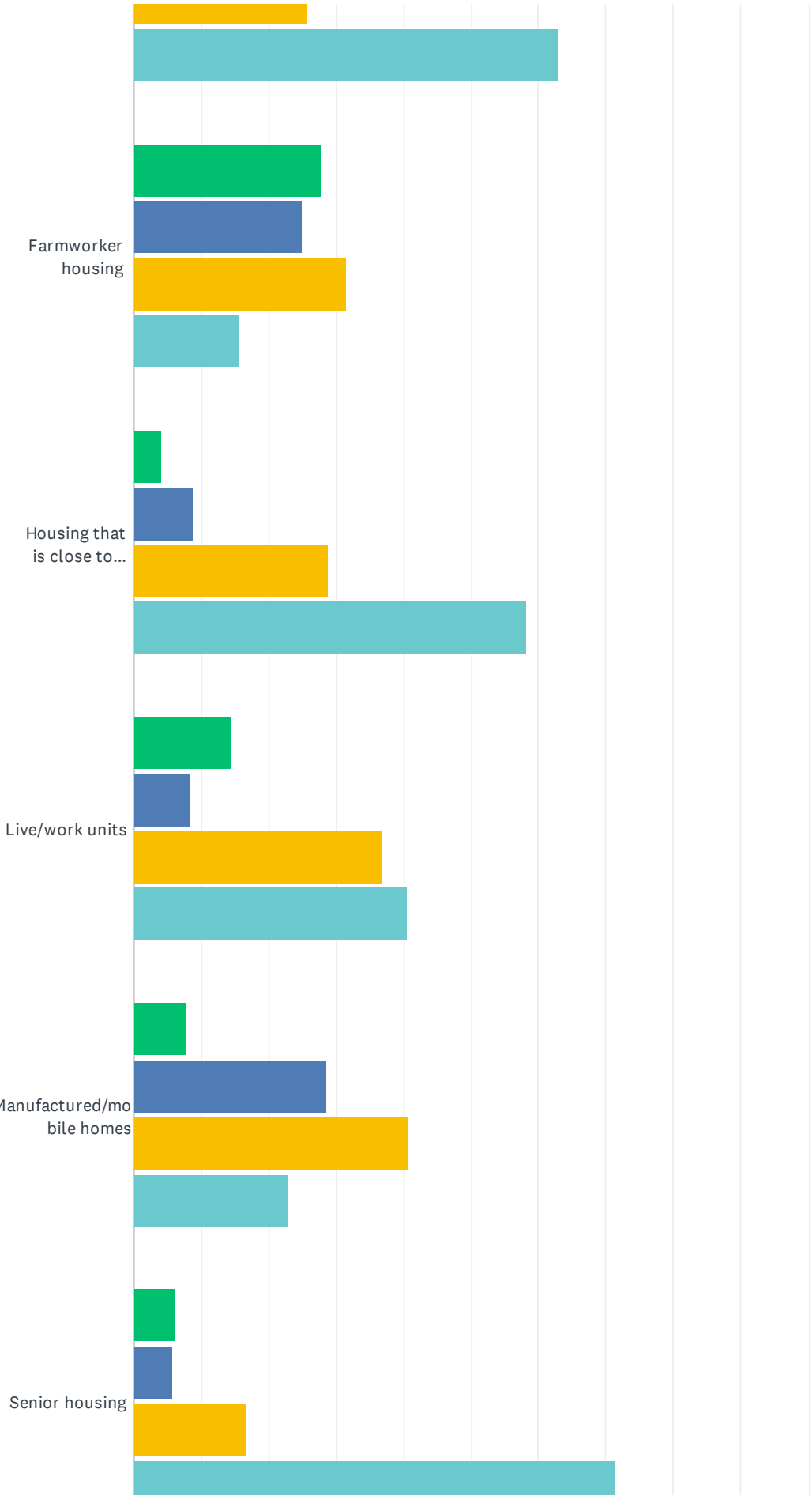
City of Mt. Shasta Housing Element Update Community Survey Oct. 2022

11	poorly worded subject. depends on who has the money.	11/7/2022 2:06 PM
12	I don't know much about the affordability of housing in Mt Shasta	11/7/2022 10:33 AM
13	Mount Shasta needs more economic opportunities for people to have better income to afford house	11/6/2022 9:27 PM
14	Tragic fires have messed up the entire housing market. I recall hearing that after Boles Fire, Sisk CO regs were requiring \$10K sprinkler system in new residences. It would have an impact of a forest fire raging thru? Dare I say 'NO!'?	11/6/2022 8:49 PM
15	Do not know since I own my home.	11/6/2022 7:01 PM
16	Too many second homes, too many vacation rentals too many illegal rentals price rental gouging because of supply and demand	11/6/2022 1:15 PM
17	It is incredibl difficult to fiand affordable housing, ad especially for single people	11/5/2022 7:33 PM
18	I have a really good job, but when I lost my rental there was nothing available. I was prepared to live in my tent for 6 months hoping for something to pop up. I have a professional job and couldn't believe that would happen to me.	11/5/2022 2:30 PM
19	I mentioned the lack of affordable housing in the last question. Part of the problem is that we've had too many short-term rentals (STRs) which are expensive. STRs are probably the key reason for the lack of affordable housing. The moratorium that has been in place for some time needs to continue.	11/4/2022 1:50 PM
20	The housing crisis is real and growing. As long as fire remains a real issue, which it will be for the foreseeable future, it is crucial that new housing be built which is fire resistant.	11/4/2022 11:12 AM
21	It may feel expensive because it is commensurate with the cost of housing. And we are by far cheaper than anywhere else in California. Prices have not drastically changed as people claim. Often people who want to rent who say it's too expensive want a two bedroom for 6 people for \$800 a month.	11/4/2022 8:09 AM
22	There are still locals who have been here for a long time who provide housing that is affordable. They are not investors or developers whose goal is to make as much money as possible. They are kind individuals who want to contribute and know that many people come to this community to live, work, and experience the slowness, the beauty, and for their spiritual growth.	10/27/2022 2:38 PM
23	Focus on developing the Roseburg Property E of The Landing for tiny homes, cottages, senior and clustered housing. Consider the same for areas not zoned R1.	10/26/2022 6:19 PM
24	I have friends who have lived here for 35+ years...one is currently living on the mountain because she has been unable to find a rental and the other paying an exorbitant monthly fee with little room to create a much needed work space.	10/26/2022 3:54 PM
25	I own rental property in Mt. Shasta city limits and get regular calls from people trying to find housing	10/25/2022 7:57 PM
26	Scared of being mobbed by outsiders coming in.	10/24/2022 11:03 PM
27	We have greedy landlords who have raised rents and people have bought homes and made them into Airbnbs.	10/24/2022 9:59 PM
28	Landlords are rapidly hiking rent, reminds me of Bay Area.	10/24/2022 3:55 PM
29	too many STRs both legal and unregistered (vacant 2nd homes)	10/18/2022 10:19 AM

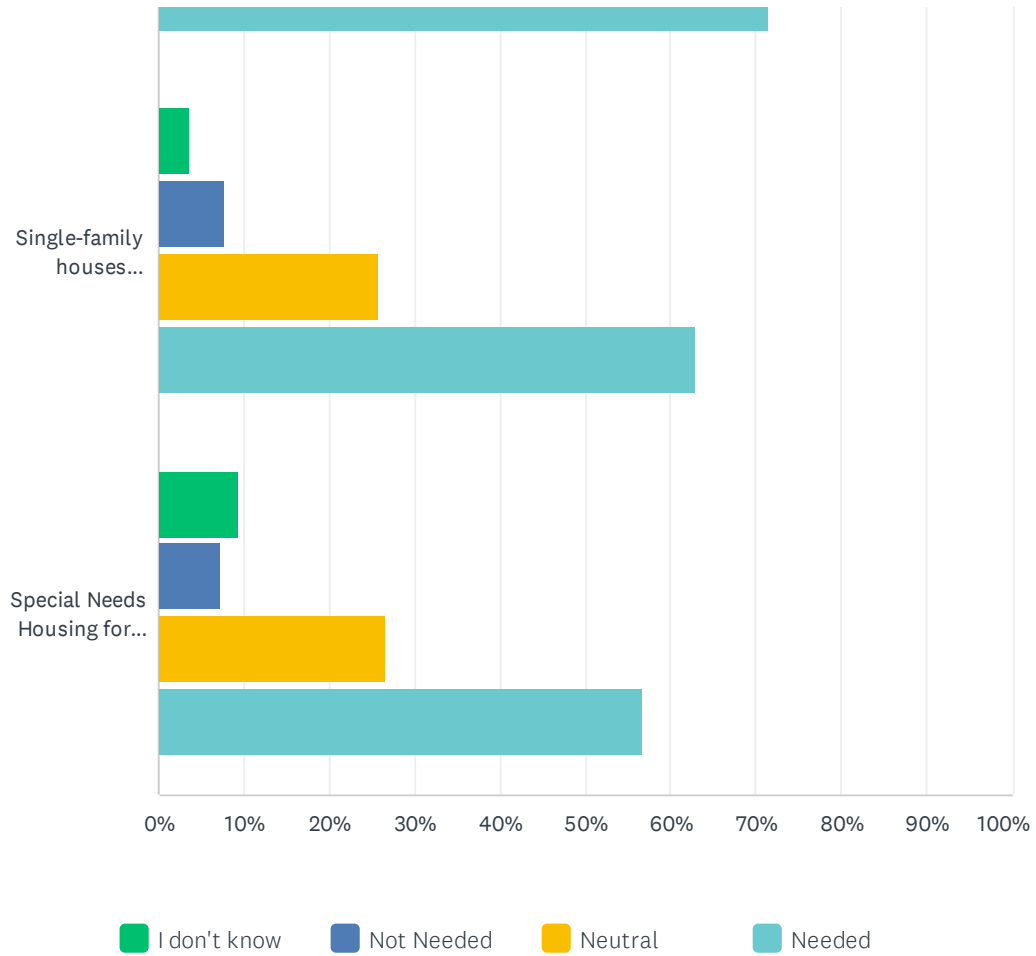
Q14 What types of housing are needed in Mt. Shasta?

Answered: 199 Skipped: 0





City of Mt. Shasta Housing Element Update Community Survey Oct. 2022

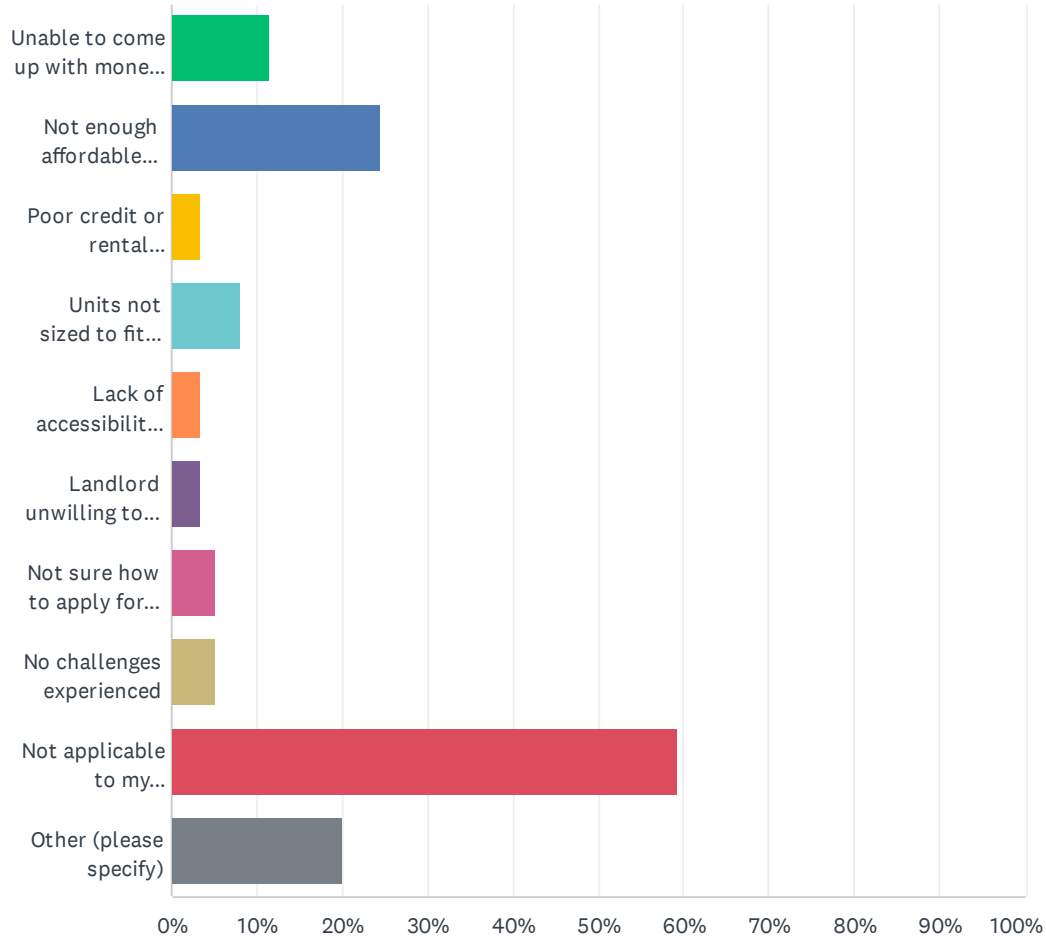


City of Mt. Shasta Housing Element Update Community Survey Oct. 2022

	I DON'T KNOW	NOT NEEDED	NEUTRAL	NEEDED	TOTAL	WEIGHTED AVERAGE
Accessory Dwelling Units (also known as ADUs, second units, granny flats)	6.63% 13	7.65% 15	21.43% 42	64.29% 126	196	3.43
Apartments at affordable rents	2.02% 4	5.56% 11	11.62% 23	80.81% 160	198	3.71
Apartments at market-rate rents	5.26% 10	14.21% 27	33.16% 63	47.37% 90	190	3.23
Condominiums/townhomes	5.13% 10	11.79% 23	25.64% 50	57.44% 112	195	3.35
Duplexes and other attached housing	4.12% 8	7.22% 14	25.77% 50	62.89% 122	194	3.47
Farmworker housing	27.98% 54	24.87% 48	31.61% 61	15.54% 30	193	2.35
Housing that is close to services and/or public transportation	4.12% 8	8.76% 17	28.87% 56	58.25% 113	194	3.41
Live/work units	14.51% 28	8.29% 16	36.79% 71	40.41% 78	193	3.03
Manufactured/mobile homes	7.81% 15	28.65% 55	40.63% 78	22.92% 44	192	2.79
Senior housing	6.25% 12	5.73% 11	16.67% 32	71.35% 137	192	3.53
Single-family houses (detached)	3.61% 7	7.73% 15	25.77% 50	62.89% 122	194	3.48
Special Needs Housing for persons with disabilities and persons who have experienced homelessness	9.38% 18	7.29% 14	26.56% 51	56.77% 109	192	3.31

Q15 If you need rental housing, what challenges have you experienced? (check all that apply)

Answered: 199 Skipped: 0



City of Mt. Shasta Housing Element Update Community Survey Oct. 2022

ANSWER CHOICES	RESPONSES	
Unable to come up with money for deposit(s)	11.56%	23
Not enough affordable units; long wait lists	24.62%	49
Poor credit or rental history/history of homelessness	3.52%	7
Units not sized to fit my household needs	8.04%	16
Lack of accessibility to fully accommodate a disability	3.52%	7
Landlord unwilling to accept a Section 8 Housing Choice Voucher	3.52%	7
Not sure how to apply for an affordable unit or get rental assistance	5.03%	10
No challenges experienced	5.03%	10
Not applicable to my situation, I don't need affordable housing	59.30%	118
Other (please specify)	20.10%	40
Total Respondents: 199		

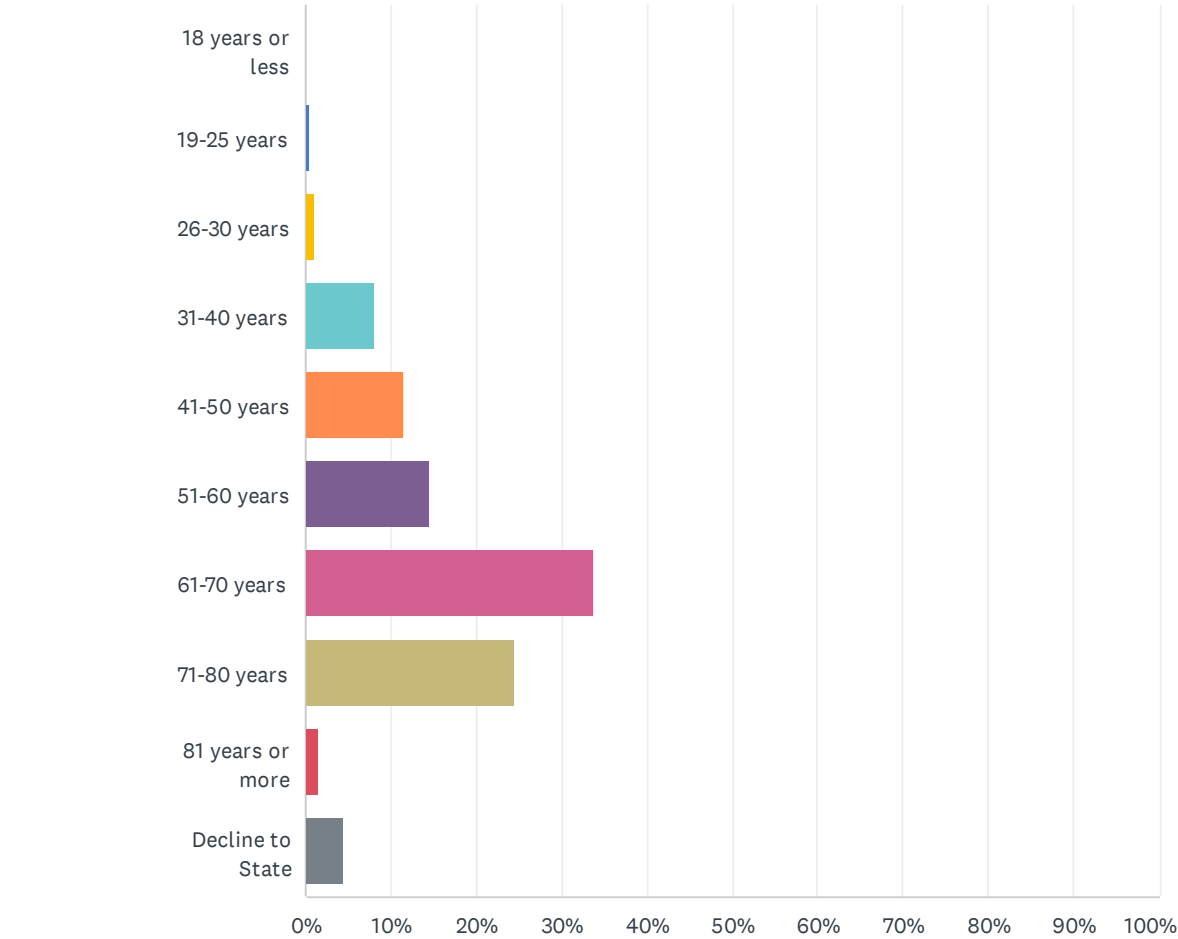
#	OTHER (PLEASE SPECIFY)	DATE
1	manual survey entry: respondent did not provide response	11/17/2022 9:58 AM
2	manual survey entry: respondent did not provide response	11/17/2022 9:50 AM
3	n/a; everyone wants affordable housing; Mt. Shasta is one of the few places in the state where you can still find affordable housing	11/15/2022 9:29 PM
4	Intentional communities with gardens to grow-our-own-food would be wonderful. Community structures to share, with small private eco-dwellings strongly desired by a majority of renters I talk to, who can't afford to buy a home and want to have some sort of community-living experience to become more self-sufficient locally, and more sustainable. Innivatoe, affordable, environmentally conscious building is highly desired and needed. Housing designed to increase interaction and sharing of resources is ideal	11/15/2022 7:57 PM
5	NA	11/15/2022 6:33 PM
6	Not applicable to me at this time.	11/15/2022 2:26 PM
7	Elite Property Management has unethical business practices. Sandra won't show me other/new units since she already has me in a suboptimal rental.	11/15/2022 5:02 AM
8	We did rent and it was almost impossible to find a rental in this area	11/14/2022 10:32 PM
9	I as a long term local with many many friends, it took me over 7 months to find a new place back in 2020!!! If I am asked to move again I will most likely need to leave Mount Shasta	11/14/2022 4:58 PM
10	When I was a renter it was a complete lack of rentals available. Lucky enough to have purchased the rental.	11/14/2022 3:43 PM
11	Don't need a rental housing myself	11/9/2022 4:36 PM
12	We own our home	11/8/2022 1:15 PM
13	not a renter	11/8/2022 10:01 AM
14	too close to the train	11/7/2022 10:20 PM
15	Don't need	11/7/2022 12:45 PM
16	Too many vacation rentals negatively impact available housing	11/7/2022 10:31 AM
17	I don't need rental housing	11/7/2022 9:36 AM

City of Mt. Shasta Housing Element Update Community Survey Oct. 2022

18	Already own home	11/6/2022 7:01 PM
19	I don't need rental housing	11/6/2022 11:25 AM
20	I do not need rental property	11/6/2022 11:12 AM
21	As a single senior on a limited income, I desire a cottage type dwelling in a community land trust.	11/5/2022 7:33 PM
22	At the moment I live in HUD affordable housing, but there have been times I've wanted to live elsewhere. The challenge has been that I have a disability that most places I can afford are not suitable to that disability.	11/4/2022 1:50 PM
23	My daughter is lucky to have a great landlord who does not charge an exorbitant amount of rent, but many others pay way too much. It's unconscionable .	11/4/2022 1:48 PM
24	On #14, there was no space for 'other'. There needs to be a new type of eco housing communities. Separate units. This has been a subject that has been addressed by many in city council meetings. These eco communities allow people to have some space and beauty and not simply put in a big apt. building. This is an important consideration as we move forward.	11/4/2022 11:42 AM
25	This is what I see and hear often.	11/4/2022 8:09 AM
26	NA	11/4/2022 7:24 AM
27	no residences that accept animals and non-updated available units	10/28/2022 8:09 PM
28	I, of course, want "affordable housing" but would like that to be for all rentals, not just particular ones set aside for the less affluent folks.	10/27/2022 3:15 PM
29	Limit STRs (short term rentals) and extend the moratorium.	10/26/2022 6:19 PM
30	I have blessed to live in the same cottage for 9 years and grateful to pay a reasonable rent.	10/26/2022 3:54 PM
31	Own home	10/25/2022 10:40 PM
32	No pets policy	10/25/2022 12:06 PM
33	Don't need rental housing but if I did I would have a hard time affording it.	10/25/2022 11:51 AM
34	None I own my home	10/25/2022 9:36 AM
35	NA	10/25/2022 8:33 AM
36	Local taxes rather fierce for what we get.	10/24/2022 11:03 PM
37	NA	10/24/2022 7:06 PM
38	People I know- I own	10/17/2022 7:48 PM
39	Not looking, but friends and family are.	10/17/2022 7:47 PM
40	I own my home	10/17/2022 10:01 AM

Q16 How old are you?

Answered: 199 Skipped: 0

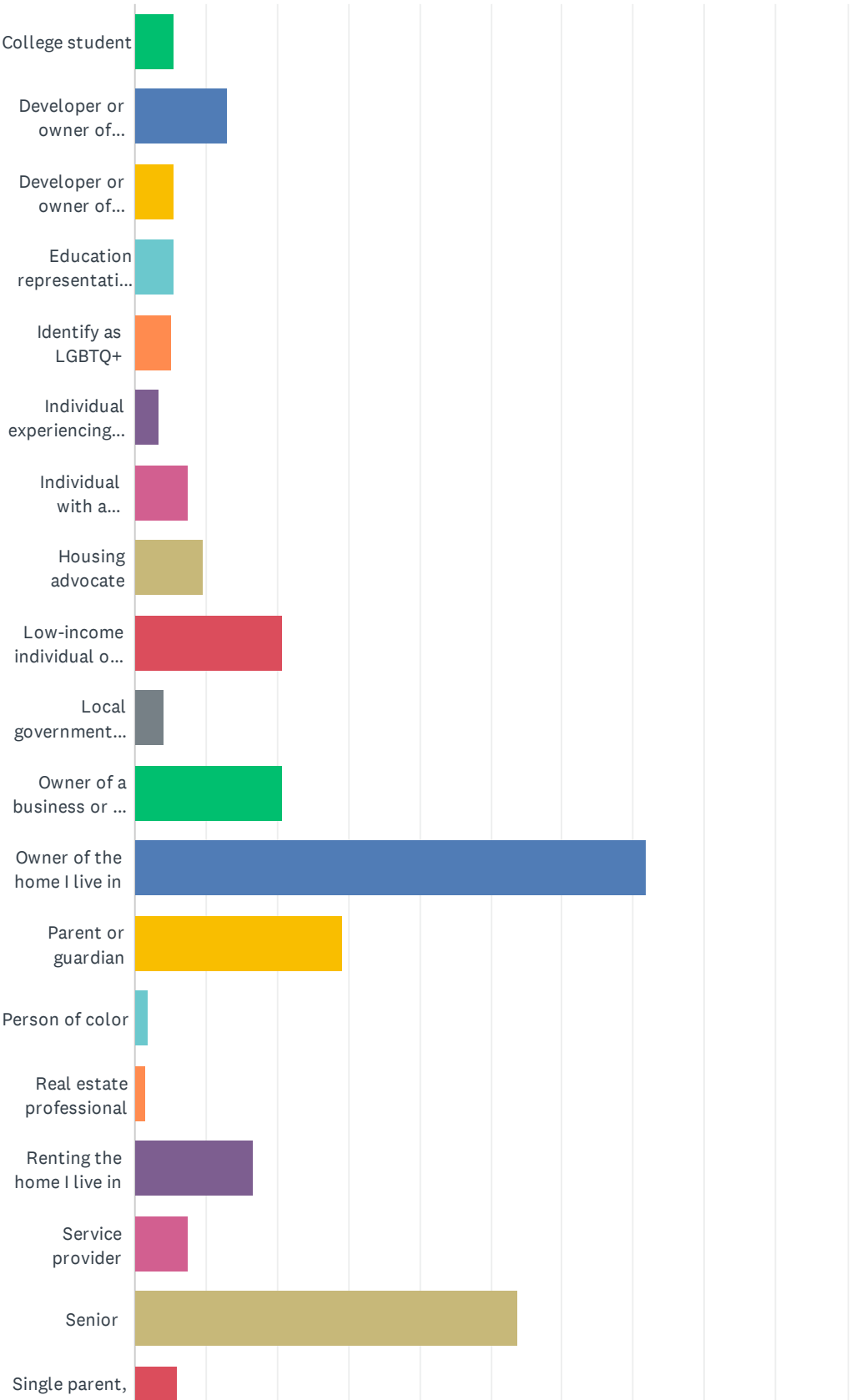


City of Mt. Shasta Housing Element Update Community Survey Oct. 2022

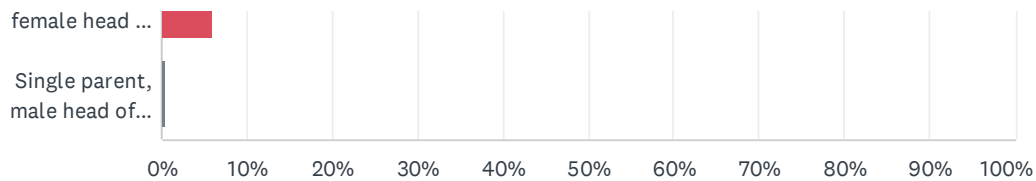
ANSWER CHOICES	RESPONSES	
18 years or less	0.00%	0
19-25 years	0.50%	1
26-30 years	1.01%	2
31-40 years	8.04%	16
41-50 years	11.56%	23
51-60 years	14.57%	29
61-70 years	33.67%	67
71-80 years	24.62%	49
81 years or more	1.51%	3
Decline to State	4.52%	9
TOTAL		199

Q17 Choose all that apply to you:

Answered: 199 Skipped: 0



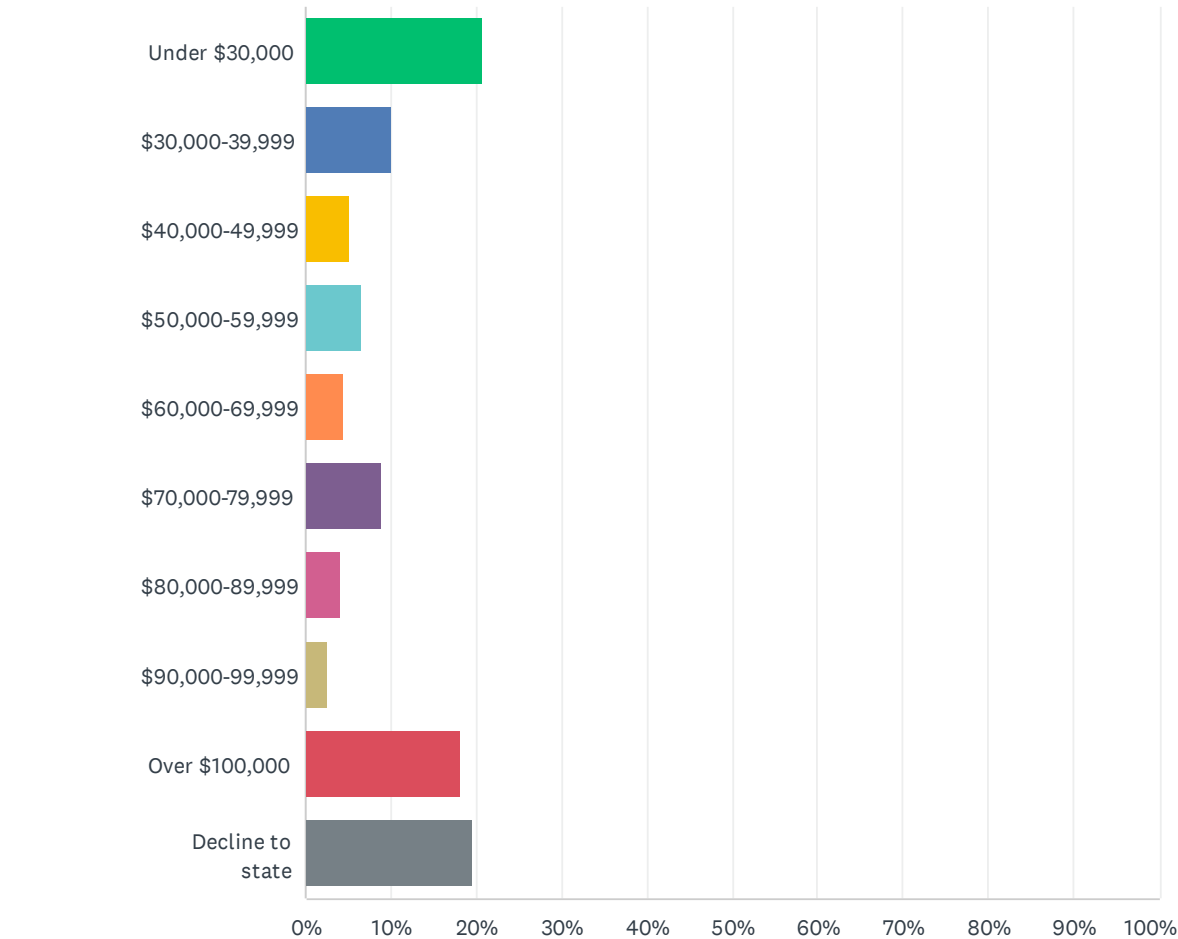
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ANSWER CHOICES	RESPONSES	
College student	5.53%	11
Developer or owner of housing that I rent to others	13.07%	26
Developer or owner of commercial buildings	5.53%	11
Education representative (teacher or administrator)	5.53%	11
Identify as LGBTQ+	5.03%	10
Individual experiencing homelessness or housing instability	3.52%	7
Individual with a disability (behavioral, physical, sensory or developmental)	7.54%	15
Housing advocate	9.55%	19
Low-income individual or household	20.60%	41
Local government representative or employee	4.02%	8
Owner of a business or a business advocacy organization	20.60%	41
Owner of the home I live in	71.86%	143
Parent or guardian	29.15%	58
Person of color	2.01%	4
Real estate professional	1.51%	3
Renting the home I live in	16.58%	33
Service provider	7.54%	15
Senior	53.77%	107
Single parent, female head of household	6.03%	12
Single parent, male head of household	0.50%	1
Total Respondents: 199		

Q18 What is your total household income

Answered: 199 Skipped: 0



City of Mt. Shasta Housing Element Update Community Survey Oct. 2022

ANSWER CHOICES	RESPONSES	
Under \$30,000	20.60%	41
\$30,000-39,999	10.05%	20
\$40,000-49,999	5.03%	10
\$50,000-59,999	6.53%	13
\$60,000-69,999	4.52%	9
\$70,000-79,999	9.05%	18
\$80,000-89,999	4.02%	8
\$90,000-99,999	2.51%	5
Over \$100,000	18.09%	36
Decline to state	19.60%	39
TOTAL		199

Q19 Are there any additional thoughts you would like to add as the Mt. Shasta considers drafting Goals, Policies, and Programs for the Housing Element Update?

Answered: 149 Skipped: 50

#	RESPONSES	DATE
1	Short term rentals degrade neighborhoods and should be limited with conditions. causes housing shortages!	11/17/2022 9:58 AM
2	short-term rentals should be discouraged	11/17/2022 9:50 AM
3	I feel the zoning we currently have is fine and there is plenty of buildable land. It is important to create incentives for landlords to choose long-term tenants rather than Airbnb . There needs to be affordable rentals for people who actually choose to live in this town and are part of the workforce . With a great number of vacation rentals and Airbnb it is very challenging to find a home to rent even if you have a great income and great references. Our mountain community is a special place and respecting the natural habitat and environment is an important part of keeping our tourism alive and residents happy to live here. Imposing a bunch of requirements for high density housing would change the feel of our town. I believe there there are ways to expand and develop affordable housing that is in alignment with the feel of our mountain village. I actually know there is currently plenty of housing IF it was available for long-term renters rather than the short term Airbnb etc... I have lived here for nearly 30 years and it didn't used to be a problem to find a place to rent. I understand people can make more money to supplement their own livelihood by doing Airbnb or short-term rentals so it's tricky. Many people struggle to make ends meet and especially with the rising costs of everything. Somehow there needs to be a financial incentive ...a reason for landlords and tenants to find a middle ground. So rather than focusing on needing to build a whole new batch of housing, if we could work together to make the housing that already exists available to locals that would take care of things much quicker than trying to build things in these trying times. Both are possible. There has been Many good ideas from our community and I think if we all work together we will find our way through. Thanks for doing this survey.	11/15/2022 11:43 PM
4	limit building heights to 2 stories, maximum 25' tall except for existing buildings with more stories, but limit and reconstruction to the existing building height; do not make changes to the housing element - it is working; no changes to zoning except on a case by case basis such as for the Landing, Roseburg; do not block views of Mt. Shasta and other mountain views; keep buildings hidden from I-5; I-5 is the Volcanic Legacy Scenic Byway - consider this in applications; ensure all projects go through CEQA process if at all needed as we have many wetlands, animals, birds, perennial creeks that we want to protect; grow our city responsibly; keep our small town mountainy, sporty and spiritual atmosphere - this is what we are known for; do not make us into a 'any town, any where' that loses our unique charm; expand notification of projects to more nearby residents, not just the 300' radius; do not allow 'by right' development that removes the concerns of the neighbors and community; lets try to make our roads quieter so our residents can have 'quiet enjoyment' of their homes; make R3 areas or areas of multi family housing NO SMOKING for the health and enjoyment of all; the train sound is ok and charming. make sure lights are downward facing and consider 'dark sky' concepts for wildlife and humans; have a free city shuttle to allow all easy access to grocery, restaurants, etc. no parking meters, do tiny homes and off grid housing or partially off -grid - let's be leaders for the environment !! make sure to include the sphere of influence around Mt. Shasta into all discussions and topics that impact all; we live in a uniquely scenic area - lets preserve this beauty - afterall, this is what attracts people to our town !!	11/15/2022 9:29 PM
5	Shared bicycles (pay per hour/day) , shared vehicles (rent per hour/day) would be a bonus. Off-grid features are desirable in case if power outage, energy crisis. Communal Living spaces and gardens in apartment developments is beneficial. Single-story or ground floor units for seniors and disabled are needed. Universal design is important. safety features on property regarding wildfires is important	11/15/2022 7:57 PM
6	I agree with Peggy Risch's letter 100 %.	11/15/2022 6:33 PM

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7	Not at this time	11/15/2022 2:26 PM
8	I feel the biggest problem in recent years is the rise of 2nd homes, short term rentals and b and b's. I support granny units, but ONLY if they can be used for permanent renters, not short term. Most of the hesitation of builders is due to the insane permitting process. I am lucky to live in one of the 4 low income buildings in town; these are the best solution, but work only because they are subsidized by federal funds. No one can expect a developer to spend millions on a building and then rent units for \$200-\$300 a month. Subsidy is necessary. I think the zoning and developing of mobile home parks is another solution easy to accomplish and serving the needs of many. An affordable (or free) mini bus or van circulating frequently around town to bring seniors to stores and medical facilities would help solve the housing issues, allowing seniors and those without vehicles to get around from homes further from the town center.	11/15/2022 1:51 PM
9	ADU's provide additional income for people and ease the impact on open space development. They also foster community, pride of owner/renter-ship, and connection because homeowners and tenants are more engaged and accountable. Apartments foster more anonymity, less accountability and connection from both landlords and tenants.	11/15/2022 12:43 PM
10	I believe the number of STRs should be limited in residential zoning and any STR is residential zoning should only be allowed if owner or manager is onsite 24/7. In commercial zoning STRs should be allowed with a business license with no limit on numbers as it is a permitted use already.	11/15/2022 12:18 PM
11	Keep the housing as it is.	11/15/2022 11:43 AM
12	#1 priority would be to actually calculate how many low paying jobs exist in the community. Demand a balance between that and available income contingent rentals	11/15/2022 11:24 AM
13	More housing is needed in Mount Shasta City for worker and students. Do not bring low income housing to areas outside the city. It would change our way of living and why we are here.	11/15/2022 10:37 AM
14	Keep condos and apartments near town so people have access to services they need. Do not change zoning and put apartments in rural residential areas.	11/15/2022 10:28 AM
15	Need affordable housing in many areas that are vacant, or City owned. Dont need incresed density in established neighborhoods and existing sub divisiins. Need to add solar component and gray water pipes to all new construction. Duplexes make the most sence in order to not block views and for disability needs	11/15/2022 10:04 AM
16	I have two school aged kids attending public schools in Mount Shasta. I don't want to move to another community while they are in school. The lack of unfurnished, long term rentals is a real problem in this community. There are no move in ready affordable homes to buy, only fixer uppers for \$400k or million dollar homes. I'd gladly buy if I could find an affordable home that didn't need work. I'd also be willing to build if the city would provide some kind of incentive or make it easy for first time, owner occupied builders to build. Not that there are any builders/construction firms available. They are booked years out for even simple remodels.	11/15/2022 5:02 AM
17	A restriction on vacation rentals and second homes to 30% or 40% of the total housing stock. The remainder should be lived in by local residents.	11/14/2022 10:32 PM
18	Tiny home communities, housing coops like successfully operated in Port Townsend, WA low income housing with a shuttle bus system to connect to town center	11/14/2022 9:37 PM
19	I'd like to see more available affordable housing for families and the elderly...as well as individuals on limited income(ADU's)(or tiny homes) I like the idea of the village center where an elder can have an apartment and walk to shops, have places to meet and not be isolated. Like European cities and villages. Young families too need a place to begin and still feel like they are part of a neighborhood...not just apartment tracks that are cheaply thrown together...but a place with character, green spaces and places to gather.(a place to be proud of and take care of) Community by design. With safer ways to get around on bike and on foot we have more opportunities to build community. Tourism is big business here...they love how friendly we are...I hope we can not only maintain that feel but build on it. I wanted to consider adding an ADU to my property to participate in offering affordable housing but the cost is prohibitive(upwards of \$300 per sq ft)...not only building, but all of the hook ups etc., permitting	11/14/2022 9:24 PM

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requirements...just seems impossible. It was a hope to be able to build a granny unit for my mom as she gets older, but cost prohibitive.

20	Lot sizes should not be cut smaller.. Quality and safety must guide your decisions. Money ,should come second. We must always keep in mind the reason people want to live here. I encourage you to consider the special attributes of our town. Also everyone wants a view of the Mountain so please no three story buildings that would hide the beauty. That point should be emphasized!! The 2 building on Mai Street at post office corner we're built without forethought and now block the view of the Eddys and made our Street feel confined. I implore you to put a restriction building heights	11/14/2022 8:37 PM
21	We have too many AirB&B's and not enough housing for full time residents. The price gouging of rental properties is at an all time high and the lack of housing for single parent households, especially is very disappointing. I have been a resident of the City of Mount Shasta most of my life and dreamed of my children growing up here, going to school here. Sadly, with the lack of housing options and the price of housing being comparable to larger cities, I am now looking at those options.	11/14/2022 8:33 PM
22	Please consider focusing on vacation rental limits in order to turn the lack of housing around instead of new builds on lots in town designated as wetlands—the previous few we have are disappearing! Also we should support our inns and motels more on the main streets instead of Airbnb everywhere—there are hardly any actual residents left on Chestnut Street where I live which is sad!	11/14/2022 7:40 PM
23	Create multigenerational clustered housing on land that Mount Shasta City already own (Roseberg), make sure that the city devoppls equally meaning rich, medium and low income in one city. Not interested to have Aspen or Sedona here. Think of the extremely fast lowering water table. on my well we lost 10 ft in the last few years. Please build within the looks that keep us beautiful and inviting as are the villages in the European alps. thank you.	11/14/2022 4:58 PM
24	There is a huge need to get away from the *false* accusation that homeowners don't want multi-family housing or are discriminatory. We do, it just needs to be done correctly without blanket enforcement. There are plenty of lots where this will work well, but to enforce it on every new lot is unreasonable and will open us up to predatory behavior by wealthy developers who will still overcharge for the units. Land next to Mercy Medical has been vacant and for sale for years. Why? I spoke to one of the owners who has been trying to sell it at a very low cost for affordable housing with no luck. The Air B&B crisis must be at the forefront of all discussions. What percentage of homes and units are vacation rentals and how has that changed our housing crisis? Good family homes in my neighborhood sit vacant, visited once in a while by Air B&B customers. There needs to be a massive effort to stop the explosion, create stricter zoning, and to tax these homes, and vacation homes that sit empty, *much* higher than residential homes. These people can afford it, they are making money off of the backs of locals who are living on couches and in vehicles because of their greed and opportunism. We need veterans housing, more senior housing, housing for houseless people, student housing, drug and alcohol facilities, and group homes. There is plenty of land but the cost to build and lack of community support are preventing this from happening. There should be monthly forums about housing ongoing to help build a community consensus and to incite people to take action. We have a shrinking workforce simply due to this problem and it's getting worse every day.	11/14/2022 3:43 PM
25	1. People need to take available jobs so they can afford to rent. 2. Rental prices are determined by the market. Not by making them affordable. 3. There is not a lack of new housing. We have many new houses also new construction in process going. However many of them might be second homes. 4.you can't build cheap housing when materials are so expensive and people don't want to work enough to afford housing.	11/14/2022 2:48 PM
26	Ban vacation rentals within city limits.	11/14/2022 11:43 AM
27	The problem in Mt. Shasta is lack of affordable housing and lack of an economy. The amount of second homes/airbnbs, along with poor standards of rental management companies are the factors effecting the housing and people that are able to work and live comfortably in this area. This is unfortunate, because it is a beautiful place to live. If these issues continue, more people will keep finding places that provide all that they require. Mount Shasta doesn't want to change, but change is necessary.	11/14/2022 10:15 AM
28	Present educational programs on how to get renters or buyers assistance, tiny houses designs and placements, loan pools for buying.	11/11/2022 11:42 PM

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29	Yes, too many ARNB & VBROs are responsible for some the housing issues we are experiencing. Thank you for asking.	11/11/2022 3:06 PM
30	Mt Shasta city needs to consider developing the many vacant lots and large parcels within city limits, i.e. the old hospital, Roseburg Landing, along S. Mt Shasta Blvd, and many more. Until these are all developed, there is no need to consider any additional annexing of unincorporated lands.	11/11/2022 2:34 PM
31	I support encouragement of ADU and JADU units both in the city and county. I also envision well-planned and mixed use housing in the vacant land south of town linked with public transportation to downtown. We can do this and still preserve existing neighborhood character. I support preservation of viewsheds by a limit to two stories, and parkland integrated into new development plans.	11/10/2022 8:28 PM
32	Please take into account the need for emergency vehicles to access all housing units in case of a fire or other disaster. The last plan attempted totally ignored this.	11/9/2022 4:36 PM
33	I would like to see development of housing that is in harmony with the current ambiance of the town which would help it to remain an attractive vacation destination.	11/9/2022 2:27 PM
34	No	11/9/2022 11:14 AM
35	The City needs to always consider the input of residents in the incorporated areas as well as the sphere of influence as the incorporated is so small. If I'd done this survey 8 months ago I would be renting a home in the city limits so the above questions seem like I shouldn't have as much of a say but that is not representative of who I actually am and how long I've lived here. I've lived a couple of miles outside the city limits and inside the city limits (renting homes) for 36 years. Our last rental inside the city limits was extremely hard to come by and very expensive. We need the city and county to limit and regulate vacation rentals and second homes (perhaps taxes that fund affordable housing) as that is a huge factor in the lack of rentals for people who live, work and grew up here. Also, I'm in favor of providing incentives to developers to renovate existing buildings into live/work situations and utilizing existing land to create creative situations for all types of people's housing needs. We need to carefully consider the natural assets (wetlands etc.) viewshed and character of the mountain village and limit any and all new buildings to 2 stories maximum. It would be a good use of both the Roseburg land (the Landing) and of the Crystal Geyser property to be the areas of new development and have it be cottage cluster style (ecovillage/senior ecovillage with sustainable building materials and design), multiuse/function with shuttle type service and safe bike lanes to and from these areas to the down town shopping areas and hospital. Again, all limited to 2 stories. More surveys and design forums should be done to allow people in the community to explain their vision of the details of the housing types needed so that it can meet peoples needs for mobility, affordability, community connection etc. (i.e. park and open spaces within all new development areas).	11/9/2022 10:52 AM
36	Please ignore the NIMBYs and find a way to build multifamily dwellings in our community. It's aggravating that a few can deny housing access to people who work in our communities. Perhaps using part of the Landing for affordable and low income housing would help solve the problem. The City could build condominiums with a variety of housing options. Along with the need for 1-3 bedroom housing, there is a lack of studio apartments for single and couple dwellings. The condominiums could be available for rent or for sale. The affordable housing units should have income limits (either for rent or for sale), just like low income housing does, especially if they are resold. If the City selected a highly qualified developer (and not one chosen because they live in Siskiyou County), the Landing could be beautiful, and still have room for commercial facilities that don't necessarily compete with our local businesses (i.e. big box stores). Thank You for your hard work, I know it isn't easy.	11/9/2022 9:08 AM
37	No	11/9/2022 8:17 AM
38	please make it easier to get a permit for an ADU for a long term rental	11/8/2022 8:43 PM
39	We cannot have multi-unit apt. structures in the middle of long standing SFDs, nor can we have stores/shops amongst these SFDs. Vacant parcels can be used for duplexes, single story apt. buildings or 2 story condos. The R1 boundaries could be moved up a block from MS Blvd to allow more commercial/hi density residences there.	11/8/2022 5:35 PM
40	Too many vacation rentals puts upward pressure on the price of available homes. Community services, programs, schools also suffer in direct relation to this problem. Look at McCloud for an example of too many homes not having families living in them permanently. Mount Shasta	11/8/2022 11:45 AM

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is heading that way unless some kind of community prioritization laws are put on the vacation rental issue.

41	I am on the school board and have seen how difficult it is for new teachers or administrators to find a place to live in Mt. Shasta. Similar issues happen with hospital employees and, I'm sure, many others. I do feel the Airbnb-type houses should be more limited so that folks can find longterm rentals.	11/8/2022 11:12 AM
42	Yes build small cottage clusters as co-housing on single lots. Streamline ADUs. Allow 200 square feet without a permit. Ditch title 24 for units under 250 square feet.	11/8/2022 10:01 AM
43	Need more adorable housing, people can not afford to work minimum wage jobs and live in the city of Mount Shasta, programs to help families experiencing housing crisis would also be helpful as people experiencing lack of housing is a traumatic experience	11/8/2022 3:53 AM
44	There should be a limit on vacation rentals, more rental opportunities and affordable homes for people to buy.	11/7/2022 10:37 PM
45	Airbnbs and absent property owners need to be limited. I have family that cannot find housing even with great job offers.	11/7/2022 10:27 PM
46	Policies that lean toward putting the environment first are most important to me. Programs, such as Camp Quixote in Olympia WA are great example of transitional housing for people who are working hard to get out of homelessness. Policies that continue to limit AirBnB permits also helps open more rental units. I'd love to see more land trusts with community affordable housing cooperatives for people to be able to own their own home.	11/7/2022 10:20 PM
47	I think MS needs to look hard at what other communities are doing to solve their housing issues. Redding is building in, with stores/businesses below and condos or apts above. There are other examples of well-thought out neighborhood developments such as Northwest Crossing in Bend, OR which has buildings with commercial space below and condos or housing above. Maybe not appropriate to go as high but at least three stories wouldn't be a stretch AND one could still see the Mountain. Look at downtown Arcata and Eureka with their three story historic buildings. I just think we need to think out of the box a little. I hope the future development at the Roseburg site includes commercial and housing and a portion set-aside for affordable housing. Not just another motel which doesn't do anything to solve the problem.	11/7/2022 7:08 PM
48	no	11/7/2022 6:45 PM
49	Affordable Housing	11/7/2022 5:59 PM
50	The county needs affordable housing. To truly get affordable housing, you need to build affordably, approve smaller homes on smaller lots. We don't need more section 8 housing; people need to stand on their own two feet. Smaller homes for people to live in, as owners or renters is critical. You can build 850 sq ft home on 2,500 sq ft lots. It is possible.	11/7/2022 4:41 PM
51	WISELY develop affordable housing, PLAN traffic flow and accessibility to services, plan for all types of housing: single family, duplexes, senior housing, multiple family dwellings. Do not destroy our community by allowing high-rises.	11/7/2022 3:11 PM
52	Make solar permitting easier, I dropped out out after the paperwork was kicked back 7 times.	11/7/2022 3:10 PM
53	Resources here are limited. We DON'T need more people nor more business expansion. Too many vacant shops already. Need better fishing and forest recreation opportunity for elderly, e.g. a 1-acre stocked fish pond with easy access, like at a city park (even catch and release). Need easy access to headwater springs by car (convert old tennis court to parking, get rid of rocks).	11/7/2022 2:06 PM
54	Listen to the members of the community and their needs and not the big developers. Be ethical . Be fair . Be reasonable. Make an effort to make Mount Shasta more inclusive without going overboard and overwhelming the existing community and the available resources.	11/7/2022 1:03 PM
55	A local Housing Authority is needed.	11/7/2022 12:45 PM
56	n/a	11/7/2022 12:44 PM
57	Whatever development is considered, the integrity of the City's small town atmosphere should remain. This is the draw for tourism, on which the City depends. Unsightly housing would have a negative effect. Also, the long term resident home areas should not be re-zoned, as their	11/7/2022 12:44 PM

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property values would be diminished. They have long paid taxes to ensure their value and atmosphere. Listen to these residents, rather than big city influencers.

58	As i could not get the housing element survey to work i am sending my comments to you here. 1) rezone industrial areas not contaminated for housing.. there is too much industrial zoning. 2) use the roseburg area as development for tiny homes, cottages, senior and clustered housing. same for areas not zoned r1 3) limit short term rentals and extend the moratorium 4) charge a 5%-10% tax to be applied toward affordable housing/ rentals to purchases for 2nd homes in the city and sphere of influence 5) create housing that is beautiful and compatible with the alpine village theme. no high rises. 2 story limit 6) create community shuttle so developments north and south sectors can have access to shopping, downtown, medical care. transport for affordable housing is necessary for the plan to work 7) when considering development protect scenic beauty of wetlands and scenic vistas 8) when considering types of housing be sure to include community land trust options, eco village, senior eco village, ahndicapped housing 8) limit re-zoning to vacant properties only 9) short term rentals contribute to lack of housing availablity from vacant 2nd homes 10) do not increase height limitations.if anything, reduce height limits where views are impacted. THANK YOU. mira el.	11/7/2022 12:24 PM
59	small signal family dewing with high density	11/7/2022 11:41 AM
60	Affordable home ownership housing for residents only - not out of town second homes; moratorium on vaction rentals	11/7/2022 11:01 AM
61	Need to add fire hardening and defensible space and type of construction considerations as Mt. Shasta plans its growth.	11/7/2022 10:46 AM
62	We need to retain our small town neighborhood "feel" in Mount Shasta. There are many areas where housing can be added without mandating increased numbers of people per parcel on existing lots. There are lots available to add housing similar to Alder Gardens. A couple of those would go a long way toward providing housing for people who work in Mt. Shasta and cannot find housing currently. There are many empty homes being rented for short term occupancy through AirBnB or VRBO which is another issue that exacerbates our housing shortage.	11/7/2022 10:41 AM
63	Please no block apartment buildings with no yards. People need to have trees and plants around them! Duplexes and triplexes are okay if they allow for small yards.	11/7/2022 10:33 AM
64	Mt Shasta needs to limit the number of vacation rentals and institute a substantial annual fee for all vacation rentals.	11/7/2022 10:31 AM
65	I'd like to keep Mt Shasta a small, friendly city with a small town feel. I prefer not much growth and restricting new building to no more than 2 stories. Re-zone much of the industrial (clean) areas for housing. Develop a tiny house community on the Landing property (South side of town).	11/7/2022 10:29 AM
66	I support any effort to create a Land Trust for multi family housing on City owned property to create a variety of living options for residents that are affordable. I do not support changes in zoning that would allow multifamily of 4 or more units in R-2 and R-3. The State regs on ADU's and Jr. ADU's is enough.	11/7/2022 9:36 AM
67	19. Yes, I would like to portray the manner in which this property and home, which I have inherited from my late husband, originated. It is a corner house and began to be built in 1939. It was purchased by my late husband in 1973. AT THAT TIME Lake St. was not a through street, it dead-ended near Birch St. The short cul-de-sac of Alder St. alongside this home had no other homes. AT THIS TIME there is a home at the end of it, I was told it's on a substandard lot, and another home on a substandard lot across from this house. I have heard that the owner of the latter house might like to create a couple of vacation units on the back of his lot on this cul-de-sac. Due to crowded conditions with parking etc., this would be ridiculous and create unhappiness. Also, AT THIS TIME Lake St. was long ago expanded, is access to Everitt Memorial Hwy and the mountain, and has become like an offshoot of I-5. I point out these details because they merit serious attention to the possibility of just jamming in tourist housing or other lodging that contributes to disruption of peaceful neighborhoods. Shouldn't the effort to house all in need reach outward from center and not inward?	11/7/2022 8:00 AM
68	Stop allowing so many vacation rentals. These rentals are taking housing away from the residents who need them.	11/7/2022 7:41 AM
69	People owning 2nd(or 3rd) homes here must pay a luxury tax.	11/7/2022 7:32 AM

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70	No	11/6/2022 9:27 PM
71	Ease up on secondary dwelling limits: Being able to have an apartment over the garage, tiny home, Granny cottage, yurt etc. should be easier to obtain - I've heard the restrictions and red tape are a mess.	11/6/2022 8:49 PM
72	Too many people are in opposition of growth within our community. We need housing, but we need a variety of housing.	11/6/2022 8:11 PM
73	If you begin to create homeless shelters, you'll turn this town into a cesspool just like what redding has become. There is a need for more housing and everybody is aware. Permitting and buildings costs are exorbitant, on top of the ridiculous amount of building codes california requires. Quality builders are 2 years out which further exacerbates the issue.	11/6/2022 7:41 PM
74	When considering multi units on property then parking must be provided on the land for at least 2 cars per unit. Units can not cover more than 70 percent of their lot with home and or drive way and parking.	11/6/2022 7:01 PM
75	Limited affordable housing. Vacation rentals push out units available as monthly rentals. Limited section 8 and senior facilities. Long waiting lists.	11/6/2022 5:00 PM
76	Height limits on any new apartment construction. New neighborhoods that are affordable to low income , but nice and well built.	11/6/2022 5:00 PM
77	Do not go into established neighborhoods and build multi level condominiums. Do not build ugly "shipping container" apartments anywhere in the Mt Shasta City limits.	11/6/2022 4:47 PM
78	Not at this time.	11/6/2022 2:02 PM
79	There should be a way for neighborhood input as part of the permit process	11/6/2022 1:20 PM
80	I want to emphasize the importance of looking at the population we currently have and then research just how many people are actually wanting to live/move here. Has there really been that much growth? Is there existing infrastructure to support the wanted/proposed densification.? Actually explore the property owned by the city for affordable housing and stop using the excuse of services, where there's a will there's a way! Stop deflecting. Put your money where your mouths are.	11/6/2022 1:15 PM
81	regulate vacation rentals!	11/6/2022 12:37 PM
82	Be careful regarding what you mandate	11/6/2022 11:51 AM
83	No	11/6/2022 11:06 AM
84	It needs to be planned with extreme care to retain the qualities of our small town that we treasure. No junk.	11/6/2022 10:56 AM
85	Keep the city as it is. It's unique and beautiful abd attracts tourists. Overbuilt city will destroy tourism - look what's happening in Berkeley.	11/5/2022 8:52 PM
86	Yes, I would like to see the creation of a residential community land trust as a way to address multiple issues of housing - especially pertinent in that it would create permanent affordability (without needing ongoing govt. subsidies), provide an infrastructure of support and community involvement, take into account environmental and aesthetic elements. A CLT is a democratically governed non-profit organization. It fosters community control of development.	11/5/2022 7:33 PM
87	Nimbyism is the biggest obstacle to providing more housing in Mount Shasta	11/5/2022 12:22 PM
88	We are a small town. Please don't try to make our town Lake Tahoe or Bend.	11/5/2022 11:40 AM
89	An additional road connecting S Mt Shasta Blvd to Lake St near I-5. Develop the property "The Landing" into affordable apts and senior units. We need affordable housing!!	11/5/2022 10:45 AM
90	Ensure off-street parking for any and ALL new development. Height restrictions on new development to be determined by condition of bordering proerties. No more than 1-story higher than bounding properties, even in Commercial zones! Bordering property owners should have the right and capability to address height, and building locations, on said properties, not just City/State/County officials. Better public transportation with stops dispersed throughout the greater Mount Shasta Area. Develop the Landing already!!! Not sure what is going on with the CG property and Shasta One, but that would make a great place for multiple apartmets IF	11/5/2022 10:39 AM

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there is the appropriate public transport to and from the site. Do not change R-1 neighborhoods. NO MORE Vacation rentals or Air BnBs, or at least stict to the restriction of needed large acreage in ordeer to qualify. No high rises whatsoever. The uniqueness of this town should not be dismissed. People come here to experience and SEE nature, not brick walls and air conditioners. If youy are going to increase the ability for two and three wheeled transportation systems in and around Mount Shasta so as to affect better transportation systems, this should only be done IF traffic enforcement of these two and three wheeled propusion units are guaranteed. Too many close calls with cyclists who do not obey traffic laws. KEEP Mount Shasta quaint. It is our best quality as a city. I know this would not be in your purview, but I always felt, having lived here since 1988, that if high rises were to be built they shoud be on the West side of Strawberry valley up against the base of the Eddies. This would allow great views of the mountain without limiting existing views of City inhabitants. But that is another ball of wax. Good Luck!

91	Lots of 'slum lords' here. There are many landlords taking advantage of renters in Mt Shasta.	11/5/2022 9:50 AM
92	keep our town a small village town and population down no high rise buildings no concrete apartments no bs	11/5/2022 9:23 AM
93	Mt. Shasta appears to have a steady flow of younger, single people that stay in the area for a few years or less before moving on. While they are individually transient, their population seems steady. Other demographics such as older, single people also are common. These two populations plus others can be served well with small homes in higher density developments similar to the triplexes on Ivy. Developments like these should be close to downtown which would reduce car trips and reduce the need for having a motor vehicle at all. Similarly, having family-sized housing with similar characteristics in the Ivy/Rockfellow area allows children to easily walk to all 3 public schools making life easier and healthier for everybody.	11/4/2022 9:11 PM
94	It seems that many landlords have turned their rentals into air bnb's diminishing the rental market. I know of several seniors and younger people who have to move and there is not much availability of rentals in their price range. Having to move as a senior is especially difficult and disorienting. I suppose that more senior housing (the current ones have waiting lists of up to two years) would be helpful in this area.	11/4/2022 5:42 PM
95	More affordable rental units. To have more solar homes and provide free shuttles around to town. Make sure infrastructure such as sewage electrical is provided place electrical and phone underground from now on and covert all utilities to be made underground from kow forward	11/4/2022 4:59 PM
96	The City of Mt. Shasta needs more affordable housing. Not another McMansion and not these large lot subdivisions. The City is incredibly difficult to develop in because there is no staff to help people and a small, vocal minority that abuses anyone trying to improve the community for everyone.	11/4/2022 4:38 PM
97	To have the city consider creating a system of housing complexes with gardens and open space shared by a number of families that own it and together make decisions about how they maintain it while keeping the price of each unit low.	11/4/2022 3:17 PM
98	refurbish the housing near the Strawberry Valley motel and other places near downtown that have been condemned.	11/4/2022 3:13 PM
99	None	11/4/2022 2:17 PM
100	Housing and other buildings should be required to be compatible with the alpine village theme. Heights should be limited 2 stories in neighborhoods and even downtown. This issue was presented during the previous Housing Element discussions. We are not an urban area and do not want to be. A community shuttle so developments in north and south Mt. Shasta will be able to access downtown and medical facilities. Transportation is important to those living in subsidized housing as many do not drive and can't walk to downtown or outlying areas of the city. Protect our wetlands and scenic vistas when considering development. Litigation can be a result of not doing so. There is too much industrial zoning around Mount Shasta which could be rezoned for housing. The Roseburg Property E of The Landing would be a great place for tiny homes, cottages. This has been mentioned to the City Council in meetings. Although presently there is a moratorium on STRs, the previous significant increase in them has negatively impacted Mt Shasta City's housing supply and this needs to be addressed in the Housing Element. Finally, R-1 should not be upzoned. The newer state laws that allow for both	11/4/2022 1:50 PM

City of Mt. Shasta Housing Element Update Community Survey Oct. 2022

a Junior Dwelling Units and Accessory Dwelling Unit already have the potential to significantly increase density in R-1.

101	I would advise against new buildings to be no more that 2 stories high to help maintain Mt. Shasta's ambiance which attracts many tourists year round.	11/4/2022 1:48 PM
102	Creative housing is needed: manufactured, wee homes, ADU's, pre-fabs. And it needs to be easy to get permitted and built.	11/4/2022 11:41 AM
103	There's so much that needs addressing and I feel that one of the core issues is the massive increase in short term rentals which has taken place over the past 10 years. This needs to be rectified if there is any chance of dealing with this crisis. Moreover, I know there is a push to make buildings of a higher height than what is currently existing. This would be a very bad idea that will ruin the wonderful feel of this town.	11/4/2022 11:12 AM
104	No	11/4/2022 10:16 AM
105	Like many places, we need affordable worker housing, especially housing to own vs rent.	11/4/2022 8:35 AM
106	There are multiple grants available by the state of California and the government that allow for housing, and there is land that Mt. Shasta owns that would be perfect for housing what you can offer a multitude of demographics type properties. But you also have to take into consideration the town and demographic and type of housing to be built here. For example, we do not need 30 unit apartment complex by single-family residential where it could belong over on the south side Or take the people that own the nest which is 12 - 15 units sitting empty that have for 20 years and make them do something with it or buy it from them, etc. so there are lots of options. There's a large building on Eugene and A street that sits empty - what could this be converted into. There are a multiple options that need to involve a community not just one or two people. And while I think this survey is a good start. I think that this has been a challenge for many years and the conversation keeps happening, but nothing moves forward. The wrong restrictions are being put in place on the wrong types of properties which is also Stopping the growth Of Mt. Shasta. Which is inevitable.	11/4/2022 8:09 AM
107	We should develop additional housing, but not at the cost of the environment or the character of the community. This should be do-able.	11/3/2022 4:39 PM
108	I know there is a big push statewide for high-density housing and to get rid of single family homes. Whereas those may be policies appropriate for large cities, in our small communities it does not make sense, given that our communities are small enough that services are already close by. In addition, it is important to dissociate 'affordable housing' from 'high-density housing'. Low income families deserve quality housing that need not be high density. Conversely, high-density housing can be high-end condominiums and apartments that cater to the wealthy as vacation homes. In my opinion, the biggest needs for Mt. Shasta are in providing affordable housing for those working in the predominantly low-income jobs in this area. Since there has been little population growth in this area in the past decade, planning housing for population "growth" does not seem to be warranted.	11/3/2022 1:46 PM
109	We don't want commercial businesses in residential areas, nor do we need high rise apartments in Mt. Shasta.	11/3/2022 7:47 AM
110	Preserve the look and feel of our small town while expanding our rental capacity. Make decisions based on the immediate needs of the community - i.e. homelessness, high rents, etc., consider rent control like New York City has, control Air B&B which is taking rental units OFF the market.	11/1/2022 12:11 PM
111	Develop the downtown area first. Build the condos, apartments, etc. on Mt. Shasta Blvd with its empty lots before building large structures in the neighborhoods.	10/31/2022 6:41 PM
112	Progressive cities like San Diego limit vacation rentals to 1% of available housing. Canada has banned non-residents from owning homes (at least temporarily). Economic Anthropologists know that these things, along with rent control, maintain a viable middle-class, reduce homelessness, and mitigate against gentrification.	10/29/2022 6:07 PM
113	Please be cognizant of the fact that Mt. Shasta is a unique place on this planet. It is a small, mostly tourist town and much of the income is derived from this status. Changing the character of the town by squeezing in all forms of housing, industries and businesses will likely mutate this community and degrade its energy and uniqueness. Many of the people here moved to this magical place because of this energy and uniqueness. I would recommend that	10/29/2022 2:39 PM

City of Mt. Shasta Housing Element Update Community Survey Oct. 2022

emphasis be placed on building in Weed, Dunsmuir and McCloud, where there is more available space to build. Anyone living there could still visit here in Mt Shasta. When we first moved here, my husband and I rented and waited until there was an available home to purchase here in Mt. Shasta. I do not see why others cannot do the same? I will caution any city official who would change the character of this community by introducing large tracts of duplexes, apartment complexes and townhomes. The infrastructure is simply not here (Mt. Shasta City still has to upgrade the current sewage system!). If there is a drive to increase housing specifically here in Mt Shasta, I would encourage you to build in Mt Shasta West, where there is open land and space.

114	i wish that there could be some consideration for people who work full time within the city limits or nearby areas. especially working professionals. it's difficult for people who want to relocate here.	10/28/2022 8:09 PM
115	Affordable rentals	10/27/2022 7:15 PM
116	No.	10/27/2022 3:15 PM
117	In Question 14 I answered "neutral" to many of the choices because the design, aesthetics, and allowing for green space/trees is just as important as the 'type.' So show me some designs and I could give a more concrete answer. Additionally location, location, location is important. Housing should be located away from the loud noise sources here such as the freeway and the train or have acoustic features to eliminate indoor noise. That has nothing to do with the 'type'. The other factor, is zoning. If the City wants to rezone for various 'types' of new housing, that should be done on the larger vacant properties, including those owned by the City. With ADUs, many parcels are too small to accommodate or should not be encouraged in high fire areas, so I'm neutral. Also, there is not a 'community land trust' or 'eco village' option as a possible answer, which I believe would have large community support. So the Housing Element Survey is missing these two type of more specified housing choices.	10/27/2022 2:38 PM
118	I don't want hi-density housing in our little village of Mt. Shasta.	10/27/2022 11:50 AM
119	I don't want hi-density housing in our little village of Mt. Shasta.	10/27/2022 11:50 AM
120	Not at this time.	10/26/2022 7:24 PM
121	Charge a 5 to 10% tax to be applied toward affordable housing/rentals to any purchases for 2nd homes in the City and Sphere of Influence. Create housing that is beautiful and compatible with the alpine village theme. We don't need high rise apartments. Limit height to 2 stories. Create a community shuttle so developments in N and S sectors of the city can have access to shopping, downtown and medical care. Transportation must be made available for affordable housing developments to work since there is little land for higher density in fill. Protect the scenic beauty of our wetlands and scenic vistas when considering development.	10/26/2022 6:19 PM
122	Too many regulations, restrictions and not nearly enough employment opportunities	10/26/2022 4:39 PM
123	We need to allow ADUs/ tiny homes for affordable rentals. We need a shuttle service to get people around town and I'm in favor of one way streets at chestnut and MS blvd. Bike-ability is great for some but isn't good in inclement weather or for the majority of seniors. We have a large elderly population in our city and need to address their needs also.	10/26/2022 12:29 PM
124	Too many vacation rentals.	10/26/2022 11:03 AM
125	I think there is great need for affordable rentals. Also, there seems to be MANY homes that are vacant for various reasons?	10/25/2022 7:57 PM
126	My thought regarding additional housing in the incorporated City of Mt Shasta in the form of infill housing, is that, to me, and to many I speak with, we best take into account that many of those who, like ourselves, found the Mt Shasta neighborhoods we initially moved into appealing because of a feeling of rural space with trees, sunlight/and or shade and views, and some bit of garden around with some sense of privacy. which we would dearly miss having, could only be recovered by leaving if it is lost. Another point to infill housing: Unlike most of California, parking is an issue of concern for where residents will park during snow-plowing. The 'State' requiring 'no necessity for parking spaces' for those living near a bus stop, is, I think, bogus. On the plus side: if a bazillion cars lined my street maybe traffic would be slowed down.	10/25/2022 3:23 PM
127	I would like to see small homes or townhouses built at the Roseburg, Orchard, Nest properties. Redo the old hospital for homes. Use the Crystal Geyser property for homes. PLEASE no	10/25/2022 12:46 PM

City of Mt. Shasta Housing Element Update Community Survey Oct. 2022

trailers, manufactured homes or multilevel complexes.

128	I feel that it is super important to maintain the serene, alpine, spiritual atmosphere of this village. That said, we do need more housing for people who want to work here.	10/25/2022 12:25 PM
129	tiny home community clusters would give an alternative to apartment living which I would find undesirable, to live in an apartment. It would be easier to provide community services to at risk groups as single parents, individuals with disabilities and elderly. In this type of setting, Individuals could have an opportunity to purchase their own dwelling. This would require regulation changes in minimal sizes.	10/25/2022 12:14 PM
130	Would love to see a Tiny home Village!!! Perfect to meet many needs!	10/25/2022 11:51 AM
131	Vacant land such as the property on South Mt. Shasta Blvd. should be used for apartments or condos. Also The Nest on old mccloud- what is the plan for that?	10/25/2022 11:36 AM
132	I think it was very succinctly put at the meeting: What is the vision for Mt Shasta? Development, for development's sake, is not often the wisest motive. I would like to see more duplexes for renters, perhaps small homes, which are affordable for the work force. But: Are we still an Alpine Community? What are we?	10/25/2022 11:12 AM
133	Please do not increase the amount of airBNB and other short-term rentals.	10/25/2022 8:33 AM
134	SCBOS do very little good for MS. We are a blue dot in a sea of red.	10/24/2022 11:03 PM
135	Please develop affordable housing and upgraded senior living.	10/24/2022 9:59 PM
136	I think we have way to many vacation rentals. Our infrastructure could use some work and/or upkeep. The snow removal has seriously degraded over the past 5 years and it is rare for sewers and run off drains to be cleaned. Cost of city bill is almost out of reach for some. Citizens should be taken into consideration first, tourists second.	10/24/2022 7:37 PM
137	This community needs to consider the lack of affordable public transportation and jobs when creating these goals, policies and programs. Creating a tax incentive to build ADU's in our back yards makes a lot of sense. Creating a number of people per acre type requirement of property holders near Mount Shasta Blvd does not make sense. It's yet another burden on the middle and lower classes. There are mega mansions that are sitting empty by the lake. Tax the extremely rich and have them pay their fair share. Please keep tourism in mind and the fact that visitors are coming here because our community is unique. Please preserve the individuality of this place instead of copying other areas. Thank you for the opportunity to share.	10/24/2022 7:06 PM
138	Reduce the number of short-term rentals (AirBNB) so there are more homes to buy or rent long term. Do not build multiplex housing in the single-family neighborhoods, it will reduce the value of our homes and make parking a nightmare on the snow days.	10/24/2022 4:14 PM
139	Please DO NOT try to urbanize Mount Shasta, as the last city planner was doing.	10/24/2022 3:55 PM
140	We have an overwhelming need for 'affordable housing'. Unfortunately, many people in the community find this language has a negative connotation and assume that 'affordable housing' means unsavory populations. It may be important to shift the terminology to 'workforce housing' or something more pleasant to the older generations that have negative associations with other terminology.	10/24/2022 3:40 PM
141	I understand there are already limits on Air B and B rentals. I do not know if rent control is a good working solution because this issue is facing all of California. No owners want their property values to go down. We are hoping a downturn in home prices will also result in lowered rental prices in the city.	10/18/2022 8:46 PM
142	People have let their emotions color their reasoning. We need affordable housing to attract persons to fill lower income jobs that are necessary for the town to flourish	10/18/2022 11:19 AM
143	I would like to see coordination with City in building standards in areas contiguous with City (especially when one side of street is county and the other city). Respect for the mountain village alpine theme and no buildings over 2 stories in residential neighborhoods and 3 stories near downtown. There is too much industrial zoning near Mt Shasta. Would prefer conversion to residential and light commerce to protect scenic view sheds. Also would appreciate compliance with Volcanic Legacy Scenic Byway considered with each and every development	10/18/2022 10:19 AM

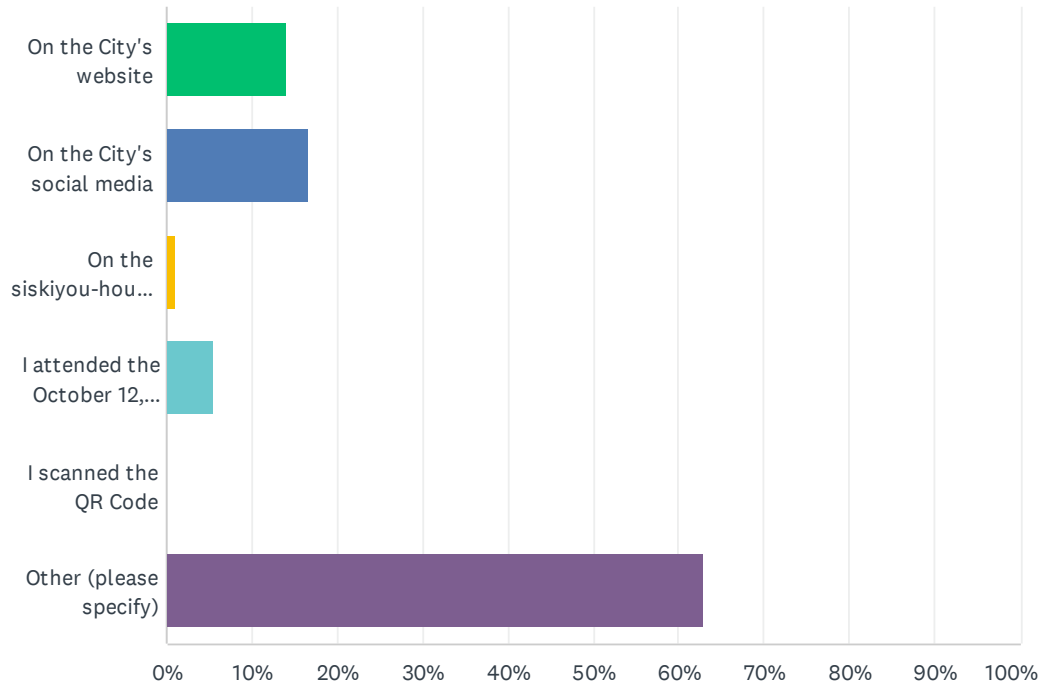
City of Mt. Shasta Housing Element Update Community Survey Oct. 2022

near Mount Shasta's scenic corridor by Black Butte and Spring Hill Dr and other county areas along 89 and I-5 and Old Stage Road

144	I have lived in Mt. Shasta for 30 years. When I lost my rental due to the owner turning it into an Air Bnb I couldn't find other rental housing (especially that would allow my 2 small dogs) so I resorted to trying to buy a home. I could not find an affordable house in Mt. Shasta so I moved to Weed. I know many locals trying to find rentals and none are available due to them being at capacity or previous rentals have now been turned into vacation homes/air bnbs, leaving locals who wish to remain in the area with little options to remain in their hometown.	10/18/2022 9:19 AM
145	Listen to all of the people looking for housing AND people providing housing. No one should lose.	10/17/2022 7:47 PM
146	None	10/17/2022 10:01 AM
147	Even though I have lived in the city limits under 2 years I've been here for 13 years and just moved back after being just outside city limits. I also worked locally until a few months ago. This is important to share as the questions make it appear that my situation is different. There is NO housing here! It is horrible to watch people struggle to find a place to call home. We need to come up with solutions to help provide affordable housing for people who work here and in the sphere of influence of Mount Shasta city. It is a city not a village and why some people keep calling it that is confusing and means nothing other than to try to plea a case that we must remain small, maybe? Also, I participated in the previous surveys & workshops that were held for the general plan revision a few years back. Housing needs to be the city's top priority as well as updating the general plan to be in compliance with the state.	10/17/2022 9:06 AM
148	Let's allow a few ADU's, but only where there is enough setback space for privacy. Say, 12,000 sq.ft. lots or larger.	10/14/2022 3:11 PM
149	It appears that anti-growth policies have made Mt Shasta a difficult place to live. This policy appears to favor the rich, retired or those whom are well established in Mt Shasta, and prevents those without significant financial resources from becoming permanent residents. I have lived in Mt Shasta for 3 years and own two businesses here, and yet I find it very difficult to secure affordable housing as well as grow my business. The City provides little to no incentive to assist me with growing or establishing my business, and in fact seems to make it quite difficult. Regarding housing, I've spoken with many landscape maintenance workers who say they work on many properties in Mt Shasta which remain vacant much of the year as they are second homes for those with such financial resources. This fact explains both the difficulty in finding housing, but also the lack of a thriving business center and downtown, as the ratio of housing to permanent residents is high.	10/14/2022 8:52 AM

Q20 How did you hear about the City of Mt. Shasta Housing Element Update Community Survey?

Answered: 199 Skipped: 0



ANSWER CHOICES	RESPONSES	
On the City's website	14.07%	28
On the City's social media	16.58%	33
On the siskiyou-housing.com website	1.01%	2
I attended the October 12, 2022 community workshop	5.53%	11
I scanned the QR Code	0.00%	0
Other (please specify)	62.81%	125
TOTAL		199

#	OTHER (PLEASE SPECIFY)	DATE
1	A fellow resident.	11/17/2022 9:58 AM
2	email from another person	11/17/2022 9:50 AM
3	A friend told me	11/15/2022 11:43 PM
4	city council and planning commission meetings	11/15/2022 9:29 PM
5	Friends and acquaintances forwarded it	11/15/2022 7:57 PM
6	Nextdoor Mount Shasta	11/15/2022 6:33 PM
7	email forwarded from a friend	11/15/2022 2:26 PM

City of Mt. Shasta Housing Element Update Community Survey Oct. 2022

8	from other concerned citizens	11/15/2022 1:51 PM
9	W.A.T.E.R. newsletter	11/15/2022 12:43 PM
10	A friend forwarded it to me.	11/15/2022 12:18 PM
11	friends	11/15/2022 11:43 AM
12	friend reminder	11/15/2022 11:24 AM
13	email	11/15/2022 10:40 AM
14	Email from a friend	11/15/2022 10:04 AM
15	Nextdoor Mount Shasta	11/14/2022 10:32 PM
16	local email list, friends	11/14/2022 9:37 PM
17	From a friend	11/14/2022 9:24 PM
18	Sent me an email	11/14/2022 8:37 PM
19	Referred to by a friend	11/14/2022 7:40 PM
20	friends email	11/14/2022 4:58 PM
21	Kathy Joyce shared it on the NextDoor app several times (thank you!)	11/14/2022 3:43 PM
22	word of mouth.	11/11/2022 11:42 PM
23	City Council email list from Kathy Joyce	11/11/2022 8:41 PM
24	received an email message	11/11/2022 3:06 PM
25	A neighbor	11/11/2022 2:34 PM
26	activist friend's mailing list	11/10/2022 8:28 PM
27	Newsletter from W.A.T.E.R.	11/9/2022 2:46 PM
28	Forwarded email	11/9/2022 2:27 PM
29	Sent to me by someone via email	11/9/2022 11:14 AM
30	Kathryn Joyce's email with city council agendas	11/9/2022 10:52 AM
31	We advocate website	11/9/2022 9:12 AM
32	a friend	11/9/2022 9:08 AM
33	W.A.T.E.R. newsletter	11/8/2022 8:43 PM
34	personal referral	11/8/2022 5:35 PM
35	Raven	11/8/2022 4:57 PM
36	friend sent in an email	11/8/2022 1:15 PM
37	Shared on Mount Shasta Neighborhood Facebook page.	11/8/2022 11:45 AM
38	One forwarded email and another from WATER.	11/8/2022 11:12 AM
39	water	11/8/2022 10:01 AM
40	W.A.T.E.R newsletter	11/8/2022 3:53 AM
41	Email from a friend	11/7/2022 10:37 PM
42	Friend emailed to me	11/7/2022 9:45 PM
43	Facebook	11/7/2022 9:34 PM
44	thru email sent to our address	11/7/2022 7:08 PM
45	Msmag	11/7/2022 6:37 PM

City of Mt. Shasta Housing Element Update Community Survey Oct. 2022

46	showed up in email today.	11/7/2022 2:06 PM
47	W.A.T.E.R. email	11/7/2022 2:01 PM
48	Email	11/7/2022 1:25 PM
49	Email from W.A.T.E.R	11/7/2022 1:03 PM
50	email from a friend	11/7/2022 12:45 PM
51	Post on Nextdoor.com	11/7/2022 12:44 PM
52	email from acquaintance	11/7/2022 12:34 PM
53	FRIEND	11/7/2022 12:24 PM
54	Gateway neighborhood mailing	11/7/2022 11:41 AM
55	Through friends e-mails	11/7/2022 11:33 AM
56	WATER	11/7/2022 11:01 AM
57	W.A.T.E.R.	11/7/2022 10:46 AM
58	W.A.T.E.R.	11/7/2022 10:41 AM
59	WATER email notice	11/7/2022 10:33 AM
60	Mount Shasta Housing, W.A.T.E.R. social media.	11/7/2022 10:31 AM
61	A friend	11/7/2022 10:29 AM
62	email	11/7/2022 9:36 AM
63	Through MSMAG e-mail list	11/7/2022 8:00 AM
64	A neighbor	11/7/2022 7:41 AM
65	Msmag	11/7/2022 7:32 AM
66	From a neighbor	11/6/2022 9:27 PM
67	Mt.Shasta Neighborhood Watch Facebook	11/6/2022 9:16 PM
68	GNA Gateway Neighborhood Assoc Secretary	11/6/2022 8:49 PM
69	From a neighbor	11/6/2022 7:38 PM
70	Facebook share	11/6/2022 5:00 PM
71	Sister told me. I found on city social media	11/6/2022 5:00 PM
72	Friend	11/6/2022 4:47 PM
73	Via email of neighborhood Association	11/6/2022 2:02 PM
74	Concerned neighbor sharing	11/6/2022 1:20 PM
75	facebook	11/6/2022 12:37 PM
76	Gateway neighborhood associaiton	11/6/2022 11:51 AM
77	I got an email	11/6/2022 11:12 AM
78	Email	11/6/2022 11:06 AM
79	friend referral	11/5/2022 7:33 PM
80	word of mouth	11/5/2022 12:22 PM
81	Vicki Gold and the Patriot Group	11/5/2022 10:45 AM
82	Attention was brought by a concerned individual.	11/5/2022 10:39 AM
83	A forwarded message	11/4/2022 5:42 PM

City of Mt. Shasta Housing Element Update Community Survey Oct. 2022

84	Mt. Shasta Nextdoor	11/4/2022 4:38 PM
85	Msmag	11/4/2022 3:17 PM
86	Friend sent it to me	11/4/2022 3:13 PM
87	Reminded by Kathryn Joyce	11/4/2022 2:51 PM
88	From a friend who lives within the city limits.	11/4/2022 1:48 PM
89	a friend	11/4/2022 11:42 AM
90	Neighbors	11/4/2022 11:41 AM
91	From a friend	11/4/2022 11:12 AM
92	Thfu govt	11/4/2022 10:16 AM
93	Email	11/4/2022 8:09 AM
94	Was emailed it	11/4/2022 7:24 AM
95	word of mouth	11/3/2022 1:46 PM
96	Facebook	10/29/2022 6:07 PM
97	Nextdoor community site	10/29/2022 2:39 PM
98	Friend	10/27/2022 7:15 PM
99	Friends	10/27/2022 3:33 PM
100	It was sent to me by a friend.	10/27/2022 3:15 PM
101	email forward from friends	10/27/2022 11:50 AM
102	email forward from friends	10/27/2022 11:50 AM
103	i'm on the MSCC email list so i got it from Kathryn.	10/26/2022 6:19 PM
104	Referred by friend	10/26/2022 4:39 PM
105	Via email from someone in the community.	10/26/2022 3:54 PM
106	Email	10/26/2022 3:31 PM
107	Email	10/26/2022 3:12 PM
108	friend	10/26/2022 2:33 PM
109	Neighborhood website, person shared the link	10/26/2022 11:03 AM
110	It was sent to my email address per 'subscription' to all City Government business, thank you!	10/25/2022 3:23 PM
111	A meeting of concerned citizens	10/25/2022 12:25 PM
112	Husband sent link to me	10/25/2022 12:06 PM
113	Emailed to me	10/25/2022 11:51 AM
114	Received email from Kathryn Joyce. I'm on a list.	10/25/2022 11:18 AM
115	A friend sent it to me	10/25/2022 8:33 AM
116	Nextdoor	10/24/2022 7:06 PM
117	I work for the City	10/24/2022 3:40 PM
118	spouse	10/18/2022 11:19 AM
119	Friend/colleague	10/18/2022 10:19 AM
120	City employee	10/18/2022 9:19 AM
121	Sent by daughter	10/17/2022 7:48 PM

City of Mt. Shasta Housing Element Update Community Survey Oct. 2022

122	Family member told me about it.	10/17/2022 7:47 PM
123	Mt wife	10/17/2022 10:01 AM
124	Word of mouth	10/17/2022 9:06 AM
125	city meeting	10/13/2022 11:55 PM

3.0 Written Comments Received

Last Name	Date Received
Gold*	11/07/2022
Gold on Behalf of Friend*	11/07/2022
Lewis	11/15/2022
Risch	08/30/2022
Risch	09/06/2022
Dale La Forest, Mt. Shasta Tomorrow	4/17/2023
Johanna Windswept	4/12/2023
Johanna Windswept	4/19/2023
Peggy Risch	4/14/2023
Peggy Risch	4/16/2023
Peggy Risch	5/2/2023
Peggy Risch	5/5/2023



Michelle Nielsen <michellen@planwestpartners.com>

6th Cycle Housing Element Mt Shasta City comment

7 me age

Peggy Risch

Tue, Aug 30, 2022 at 12:39 PM

To: Vanessa Blodgett <vanessab@planwestpartners.com>, Michelle Nielsen <michellen@planwestpartners.com>

Cc: Kyle Rathbone KRathbone@trccompanie com, Ja on Barne ja onb@planwe tpartner com

August 29, 2022 Mt Shasta City 6th Housing Element comments

To: Planwest Partners, Inc - Vanessa Blodgett, Michelle Nielsen

The first presentation was made at the August 8th 2022 Mt Shasta City Council Meeting on the 6th Cycle Housing Element mandated by the State. Is this 6th Cycle Housing Element more of an update to reflect current data and new state laws without upzoning/increasing density in existing residential areas? This is an important question given the compressed timeline to complete

Public Participation

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CC:
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126 acres of P-D zoned land,

294 acres of E-C, and

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In total, there are 971.95 vacant acres in all zones. These parcels are shown in Figure 8-4.

See page 8-58 and 8-59

My note: Much of this vacant site data is still relevant today despite new housing units built/being built in the Hinkley, Carmen Dr, and High St areas since the 2014-2019 Housing Element publication.

The above comments are also attached as a word document.



Housing Element 6th Cycle comments.doc

32K



Michelle Nielsen <michellen@planwestpartners.com>

6th Cycle Housing Element Mt Shasta City comment

7 me age

Peggy Risch

Tue, Aug 30, 2022 at 12:39 PM

To: Vanessa Blodgett <vanessab@planwestpartners.com>, Michelle Nielsen <michellen@planwestpartners.com>

Cc: Kyle Rathbone KRathbone@trccompanie com, Ja on Barne ja onb@planwe tpartner com

August 29, 2022 Mt Shasta City 6th Housing Element comments

To: Planwest Partners, Inc - Vanessa Blodgett, Michelle Nielsen

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Michelle Nielsen <michellen@planwestpartners.com>

FW: Housing Element Survey clarification

Kathryn Joyce [REDACTED]

Mon, Nov 7, 2022 at 7:24 AM

To: "michellen@planwestpartners.com" <michellen@planwestpartners.com>

Hi Michelle,

What are your thoughts on the email below? I changed the website to add "or the surrounding community" but I wanted your feedback.

Thanks so much,

Kathy Joyce

Deputy City Clerk/ Administrative Assistant



305 N Mt Sha ta Blvd

Mt Sha ta, CA 96067

(530) 926 7516

From: Vicki Gold <[REDACTED]>

Sent: Sunday, November 6, 2022 6:42 PM

To: Kathryn Joyce kjoyce@mt-ha-taca.gov

Subject: Housing Element Survey clarification

DRAFT

E - 75

May 2023

Hi Kathy,

I'm certain it is not your or the City's intent to leave anyone in the community out of the Housing Element survey. I note that for the October workshop it was clearly stated City was seeking input from residents and community members.

Perhaps this question on the City's home page for doing the survey needs to be eliminated as it may be interpreted as a survey ONLY for those 'who live in Mt Shasta'.

Do you live in Mt. Shasta? see <https://mtshastaca.gov/>

Let me know if you are clarifying this please.

Thank you always,

Vicki

Vicki Gold [REDACTED]

Mon, Nov 7, 2022 at 9:57 AM

To: Michelle Nielsen <michellen@planwestpartners.com>

Cc: Todd Juhasz <tjuhasz@mtshastaca.gov>, Kathryn Joyce <kjoyce@mtshastaca.gov>

Hi again,

Just wanted to share this comment from a friend. She also mentioned multi generational housing as a desirable concept to include.

Vicki

There was a question asking for your opinion from *strongly agree through neutral to strongly disagree* for types of housing. [ie apartment buildings, condos, single family homes, multifamily units] I found this question limited because of the housing types offered. For example, it did *not* include community land trust, ecovillage, or senior ecovillage, handicapped housing, which given our population age would seem appropriate new housing for aging in place.

On Nov 7, 2022, at 8:27 AM, Michelle Nielsen <michellen@planwestpartners.com> wrote:

[Quoted text hidden]

Michelle Nielsen <michellen@planwestpartners.com>

Mon, Nov 7, 2022 at 11:24 AM

To: Vicki Gold [REDACTED]

Cc: Todd Juhasz <tjuhasz@mtshastaca.gov>, Kathryn Joyce <kjoyce@mtshastaca.gov>

Re the number survey submitted to date I'm looking into if I can share this information

Please extend our thanks to your friend for sharing the input about the other types of housing needed. We'll add to the public input we've received.

Thanks again, Vicki. Best, Michelle

[Quoted text hidden]



Michelle Nielsen <michellen@planwestpartners.com>

FW: HOUSING COMMENT

Kathryn Joyce <kjoyce@mtshastaca.gov>

Tue, Nov 15, 2022 at 2:06 PM

To: "michellen@planwestpartners.com" <michellen@planwestpartners.com>

Hi Michelle,

I received these last minute comments below.

Kathy Joyce

Deputy City Clerk/ Administrative Assistant



305 N. Mt. Shasta Blvd

Mt. Shasta, CA 96067

(530) 926-7516

From: Laraine Lewis [REDACTED]

Sent: Tuesday, November 15, 2022 1:58 PM

To: Kathryn Joyce <kjoyce@mtshastaca.gov>

Subject: HOUSING COMMENT

Hi Kathy - I sent the survey in but unfortunately the space for comment didn't happen. so here are my thoughts: for the Planning Dept

Our town was constructed in the day as a small town and has continued in the configuration as a small mountain community. In recent years more and more people with money have been drawn up here because it is a small mountain town. Now we are experiencing a housing crisis, particularly low income housing. Unless the City is willing and can subsidize this type of housing, what developer will go in that direction rather than the higher end townhomes such as the proposed project on Chestnut which would run through the wetlands with countless ongoing problems, and trying to circumvent CEQA, which is ridiculous. If the Roseberg land has been cleaned that might be a good low income area, but again, traffic has to be considered. We've all seen many charming towns made ugly by inappropriate and reckless greed/ development, and then people ultimately leave as the beauty and charm has been lost..

This is a delicate dance the city is urging. I don't want to see our sacred Mountain and land the loser.

Sincerely, Laraine Lewis



MST Public Comments on DRAFT HOUSING ELEMENT UPDATE 4-17-2023

1 message

From: MtShasta Tomorrow [REDACTED]
Date: April 17, 2023 at 05:13:27 PDT
To: Kathryn Joyce <kjoyce@mtshastaca.gov>, Teresa Spade <tspade@mtshastaca.gov>
Subject: MST Public Comments on DRAFT HOUSING ELEMENT UPDATE 4-17-2023

Dear Kathy:

Please provide the attached public comment letter to the City's Planning Commissioners in advance of their 4/18/2023 public meeting about the draft Housing Element Update.

Thank you,
Dale La Forest
Director- Mt. Shasta Tomorrow:

Attachment:
MST Public Comments on DRAFT HOUSING ELEMENT UPDATE 4-17-2023



MST Public Comment on DRAFT HOUSING ELEMENT UPDATE 4 17 2023 pdf
1998K

Mt. Shasta Tomorrow
101 E. Alma Street, Suite 100-A, Mt. Shasta, CA 96067
E-Mail: mtshastatomorrow@gmail.com

Planning Commission, City of Mt. Shasta
Mt. Shasta, CA 96067

Email: kjoyce@mtshastaca.gov
planningcommission@mtshastaca.gov

Public Comments on 2023-2031 HOUSING ELEMENT UPDATE Draft

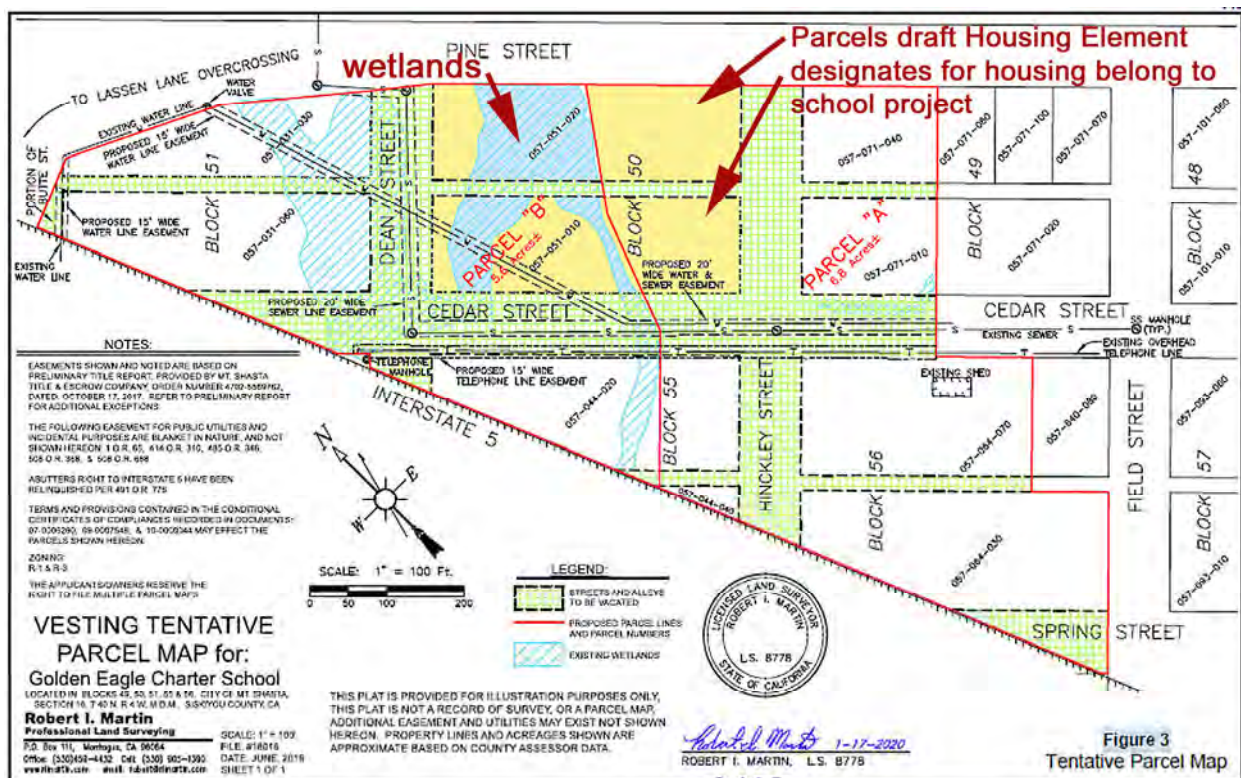
Dear Planning Commissioners:

April 17, 2023

These public comments challenge the City's proposed approval of a draft housing element update without first preparing CEQA review of the proposed changes it would make. This proposed Housing Element Update is not exempt from CEQA requirements.

The draft Housing Element Update attempts to identify unused sites for affordable housing that do not even exist anymore. That property it selects for RHNA units was instead approved in 2020 for a school with a very different parcel map layout. Those properties have wetlands that make them ineligible for the proposed RHNA affordable housing:

FIG. 1: 2020 TENTATIVE PARCEL MAP & NOTES ABOUT HOUSING ELEMENT "RHNA" SITES



(Properties identified by draft Housing Element for RHNA are colored in yellow in map above.)

As a result of this inexcusable blunder, the draft Housing Element Update is a farce and a sham, essentially a thing that is not what it is purported to be. It claims to be providing for affordable housing when in reality it is so flawed that it is deceiving the public, the Planning Commission, and the California Department of Housing and Community Development. That is because the

draft Housing Element Update is not actually identifying a single feasible undeveloped site where such low income housing can be built. Anyone looking at what the draft Housing Element is proposing would be gobsmacked if not shocked at the utter incompetence that lies beneath the fatal flaw in its insane housing scheme. The draft Housing Element Update states:

*To comply with the State housing element, the City must “**identify adequate sites**, with appropriate zoning and development standards and services to accommodate the locality’s share of the regional housing needs for each income level.” (HE, p. 2-1)*

But the City has utterly failed to do that.

*GOAL HO-1 is to “provide adequate sites.” Policy HO-1.1:
The City shall encourage and facilitate the construction of housing to meet the City’s share of regional housing needs during the 2023-2031 Housing Element planning period of at least one (1) extremely low income unit and one (1) low income unit. (HE, p. 2-3)*

The draft Housing Element Update will not meet that Goal HO-1 precisely because the City has failed to identify any adequate site for those two low income units. These two designated properties are simply not suitable:

*“The City of Mt. Shasta’s **regional housing needs allocation (RHNA)**. . . is two housing units: one low income (LI) unit and one very low income (VLI) unit. . . . Two properties are designated to meet Mt. Shasta’s 6th cycle RHNA of two housing units affordable to lower income households: Assessor’s Parcel Numbers (APN) 057-051-010 and 057-051-020, and are shown in Figure B-3.” (HE, p. B-4)*

Those properties are not suitable because both are constrained by streams, water bodies and wetlands. But the draft Housing Element blindly comes to the opposite and completely erroneous conclusion where, on page B-5, it states:

*“**Environmental Constraints for Both Sites. Neither site is constrained by flooding, streams or water bodies**, the presence of wetlands or brownfields. The sites are not located in an area having a very high fire severity hazard rating.” (Emphasis added)*

Moreover, those properties are not even available for housing. They are part of the Golden Eagle Charter School project that the City Planning Commission approved in December, 2020. The City cannot approve a school there in 2020 and then now designate new housing on that very same school parcel without changing the school’s Conditional Use Permit, its Tentative Parcel Map and most importantly, this school’s site plan. The City approved a driveway and parking lot for the school where its out-of-town, clueless consultants are now proposing providing low income housing.

Do City officials have so short of an attention span that they have forgotten that this land is already committed for an entirely different land use? Or has the City’s failure to hire a City Planner means that it is running around like a chicken with its head cut off? (i.e. acting brainlessly?)

The Planning Commission approved Resolution PCR 20-01 on December 15, 2020 for that school project. That approval claimed to have created two new parcels with a Tentative Parcel Map that “*consolidated Assessor’s Parcel Numbers: 057-031-030, -060; 057-044-020, -040;*

057-051-010, 057-051-020; 057-071-010, -040; 057-064-030, -070, and City street right-of-ways.” In other words, those two parcel numbers (057-051-010 and 057-051-020) may no longer even exist; they may have been consolidated into a larger parcel approved for this school as shown on the Vesting Tentative Parcel Map that the Planning Commission approved in 2020:

HOUSING ELEMENT UPDATE IGNORES SIGNIFICANT WETLAND IMPACTS

The Housing Element Update, on page B-4, designates those 2.3 acres near Pine Street for *affordable to lower income households* (Assessor’s Parcel Numbers 057-051-010 and 057-051-020). Those parcels at full buildout are claimed to potentially hold 43 housing units. But both parcels have wetlands, riparian habitat and a creek flowing through them as shown here, merged with the 2021 approved site plan for the Golden Eagle Charter School and an aerial photograph:

FIGURE 2: AERIAL PHOTO SHOWING TWO PARCELS DRAFT HOUSING ELEMENT DESIGNATES FOR RHNA AFFORDABLE HOUSING IN SPITE OF WETLANDS AND SCHOOL APPROVAL INSTEAD



Yet in spite of the major wetlands problems and the school's ownership, the Tentative Parcel Map and approved school project on that very same property, the City is essentially claiming this draft Housing Element Update is exempt from CEQA review. CEQA Guidelines Section 15061(b)(3) states, in part, that a project is exempt from CEQA if:

“the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

But quickly review the Draft Housing Element Update and one can see that there indeed will be various significant environmental impacts if this Update goes into effect. Those include significant **wetland impacts, noise impacts** and **aesthetic or scenic impacts**. There is no exemption from CEQA for Housing Element Updates under these circumstances. Many cities prepare Environmental Impact Reports (EIRs) and Negative Declarations (Neg Decl) when they update their Housing Elements because the changes do in fact potentially affect the environment:

The following cities prepared CEQA reviews for their housing element updates:

[Town of Ross Housing Element Update](#) 2023 - EIR

[Town of Danville 2023-2031 Housing Element Update](#) - Program EIR (This programmatic EIR will address the environmental impacts associated with the adoption and implementation of the 2023-2031 Housing Element Update.)

[City of Berkeley Housing Element Update](#) 2022 EIR

[City of Burbank Housing Element Update](#) 2022 EIR

City of [West Hollywood Housing Element Update](#) 2021 EIR

[City of Whittier General Plan Update and 2021-2029 Housing Element Update](#) 2021 EIR

[City of Del Mar Housing Element Update and Program EIR](#) 2020

[City of Buellton General Plan Housing Element Update](#) EIR 2020

[City of Santa Maria Housing Element Update](#) 2022 IS-ND (Neg Decl.)

[City of Hercules Housing Element Update](#) 2022 Neg Decl.

[City of Arcadia Housing Element Update](#) (2021-2029) Neg Decl.

[City of Santa Clarita Housing Element Update](#) 2021 Neg Decl.

[City of Glendora Housing Element Update](#) 2021 Neg Decl.

[City of San Gabriel Housing Element Update](#) 2021 Neg Decl.

[City of Torrance General Plan Housing Element Update](#) 2021 Neg Decl.

[City of Laguna Woods Housing Element Update](#) 2021 Neg Decl.

[City Norco Housing Element Update](#) 2021-2029 IS-ND Neg Decl.

[City of Azusa Housing Element Update](#) 2021-2029 Neg Decl.

[City of Galt Housing Element Update](#) 2021-2029 Neg Decl.

[City of Camarillo Housing Element Update](#) 2021 IS-ND Neg Decl.

[City of Bishop Housing Element Update](#) 2021 Neg Decl.

[City of Oceanside Housing Element Update](#) 2021 Neg Decl.

[City of Santee Housing Element Update](#) 2021 Neg Decl.

[City of San Luis Obispo Housing Element Update](#) 2021 Neg Decl.

[City of Shasta Lake Housing Element Update](#) 2020 Neg Decl.

[City of Canyon Lake Housing Element Update](#) 2020 Neg Decl.

[City of Needles Housing Element Update](#) 2019 Neg Decl.

[City of Rio Dell Housing Element Update](#) 2019 Neg Decl.

Those agencies went to the trouble to prepare CEQA review because their proposed housing element changes would have environmental impacts. With wetlands being potentially impacted, such CEQA review is also required in Mt. Shasta.

These properties are not available and suitable for RHNA development because they are not zoned to permit by-right residential development with the wetlands that are present. They are not vacant either because a school is permitted to build on them. They have flooding hazards, and streams and water bodies are present on both of them. The draft Housing Element Update is incorrect on page B-14, Table B-6, "Lands Available and Suitable for Residential Development", to determine that these parcels do not have wetlands on them. (So go back to the drawing board.)

INADEQUATE PUBLIC NOTICE OF DRAFT HOUSING ELEMENT UPDATE

The Agenda for the Planning Commission's 4/18/2023 public meeting on this draft Housing Element Update inexplicably states at the bottom of page 2:

"If you challenge the environmental review of the project proposal in court, you may be limited to raising only those issues raised at the public hearing or in written correspondence delivered to the Planning Department on, or prior to, closing of the public comment period." (emphasis added)

But nothing is stated in the meeting's Agenda about any environmental review having been made available to the public or that such issues may be discussed! How can anyone challenge an environmental review that remains totally hidden from the public?

The City also published a *Notice of Public Hearing* in the local newspaper that also states nothing about any environmental review for this draft Housing Element Update.

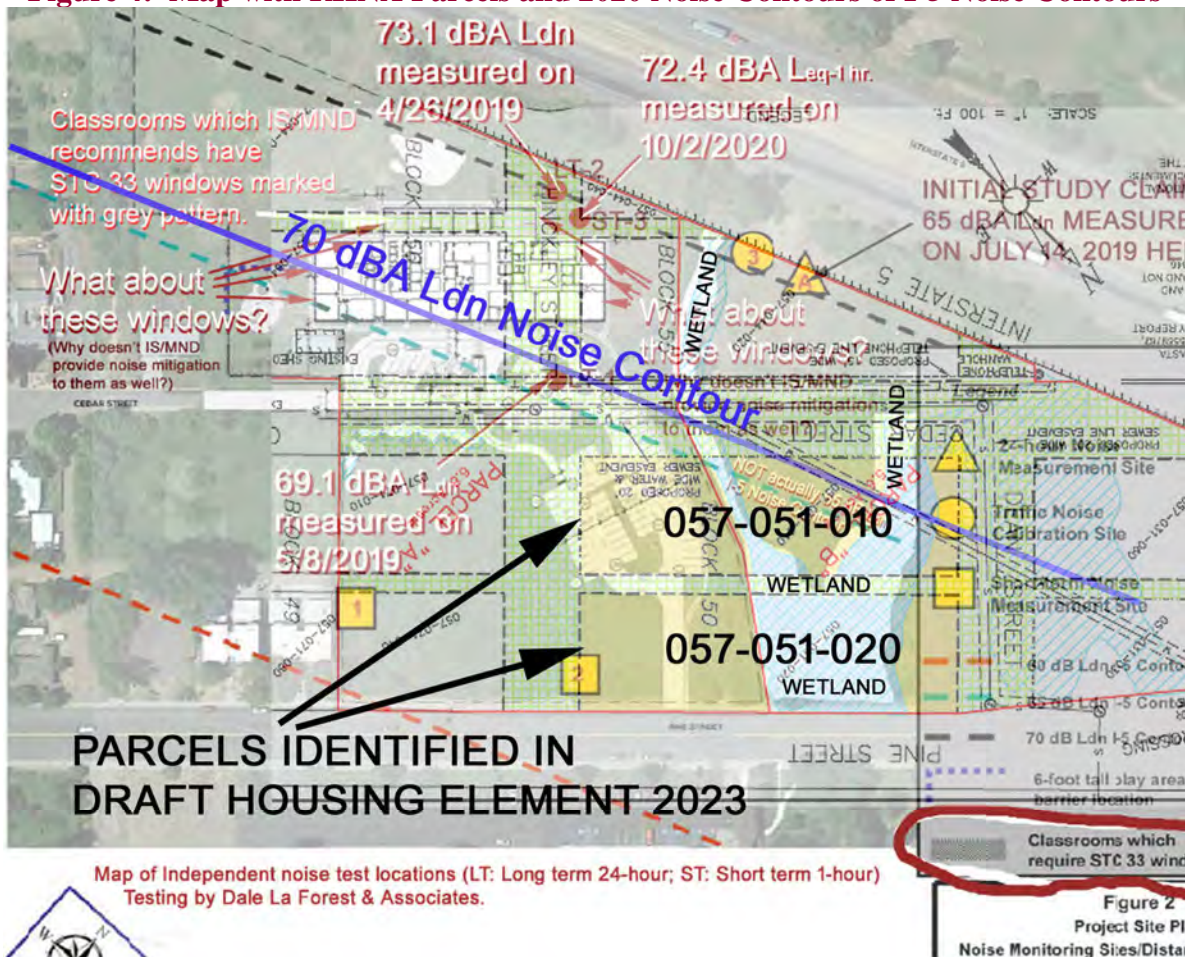
Therefore it is premature for the Planning Commission to be taking public comments on this Housing Element Update and to possibly make a recommendation to the City Council. Moreover, with no CEQA review having been prepared, the public is not even being informed about the possible harm this draft Housing Element Update may cause our community. How are you Planning Commissioners going to be able to make your recommendation to the City Council if you are also being kept in the dark about the Housing Element Update's CEQA implications?

You Planning Commissioners are not even allowed to discuss environmental impacts of this draft Housing Element Update because the Agenda states nothing about such a matter being described at this meeting. You would violate the California Brown Act if you discuss matters not described on the Agenda beforehand. Members of the public reading such an Agenda with no mention of CEQA might assume that either the CEQA matters had already been approved in the past, or there might be a future opportunity to raise their CEQA concerns. The misleading Agenda deprives the public of our right to know in advance what matters are appropriate for comments. In other words, the Agenda for your April 18, 2023 public meeting is inadequate and the entire agenda items about the draft Housing Element Update must be postponed until a new Agenda is posted.

DRAFT HOUSING ELEMENT UPDATE POSES SIGNIFICANT NOISE IMPACTS

The draft Housing Element Update ignores the evidence that the City has in its recent files that the proposed RHNA affordable housing sites it chooses are exposed to excessive noise louder than the General Plan would allow for housing. The noise contours that the draft Housing Element Update refers to are simply not up to date. The parcels selected for RHNA units are noisier than the General Plan Noise Element from 2007 estimated. Freeway traffic in the last 16 years has increased, and so has its traffic noise. New noise studies have been prepared a few years ago that estimate that some of the land proposed for the RHNA housing is currently exposed to noise levels greater than 70 dBA L_{dn} .

Figure 4: Map with RHNA Parcels and 2020 Noise Contours of I-5 Noise Contours



To show how much the draft Housing Element Update underestimates the noise level these RHNA affordable housing units would be exposed to, it states on page B-5 that “According to the Noise Element of Mt. Shasta’s 2007 adopted General Plan, both RHNA sites are within the 60 dB-Ldn noise level contour for I-5 . . . “ What that means, even though it is inaccurate, is that these parcels are exposed to more than 60 dBA L_{dn} of freeway noise, but not more than 65 dBA L_{dn} . But the Golden Eagle Charter School Project noise consultant’s report showed a green dashed line (faintly visible in **Figure 4** above) where he estimated the 65 dBA L_{dn} noise contour was, indicating that parcel 057-051-010 was noisier than 65 dBA L_{dn} on its western corner. My more accurate noise level measurements at that time revealed that this corner of that

parcel 057-051-010 is noisier than 70 dBA L_{dn} , and both of those parcels are noisier than 65 dBA L_{dn} . Thus, there is a fair argument supported by substantial evidence that these properties are inconsistent with the General Plan for such housing development in being exposed to Interstate-5 traffic noise levels greater than 65 dBA L_{dn} .

Noise levels greater than 65 dBA L_{dn} are not acceptable by the City's and federal noise standards.¹ The General Plan Policy NZ-1.4 indicates that mitigation measures are required under these circumstances, if allowed at all, and CEQA environmental review must be prepared to consider such mitigation measures:

Policy NZ-1.4: "Where the noise level standards of Table 7-6 are expected to be exceeded at proposed new uses that would be affected by traffic or railroad noise, appropriate noise mitigation measures shall be included in the project design to reduce projected noise levels to comply with the standards of Table 7-6."

Table 7-6 does not permit new housing to be exposed to noise levels greater than 65 dBA L_{dn} even with the various acoustical engineering, site and building design, and use of barrier measures that the draft Housing Element Update on page B-5 suggests. The draft Housing Element Update is premised on outdated noise level measurement information, and as the result reaches a conclusion that is inconsistent with the City's General Plan noise standards.

The much more recent noise level measurements from 2020 do not account for the likely increase in noise in the next 20 years when freeway traffic increases even more. New housing development must take into account likely, foreseeable increases in traffic noise so these homes are safe to live in.

Moreover, the draft Housing Element Update underestimates the noise problem there because the General Plan's noise contours from Interstate-5 traffic do not include the additional traffic noise on Pine Street and from the UPRR railroad operations that these parcels are also exposed to. The draft Housing Element Update makes a fundamental error in looking at freeway noise separately from railroad noise and Pine Street traffic noise. When these other major noise sources are added to the freeway noise source, the cumulative noise level would be even more unacceptable.

The City is essentially damning low income people to property that is too noisy for acceptable residential development, and at the same time refusing to evaluate how noisy these RHNA units would be. While it is possible to build expensive noise walls around outdoor yards and costly housing structures to shelter inhabitants from excessive noise, doing so would make these very units no longer affordable. As such, what the City is proposing is infeasible. The City has no evidence that affordable housing could be safely provided under these properties' circumstances.²

¹ See General Plan Noise Element p. 7-21: "EPA and other federal agencies have suggested land use compatibility guidelines indicating that residential noise exposures of 55 to 65 dB L_{dn} are acceptable."

² These properties do not comply with the Least Cost Zoning Law (Government Code Section 65913.1). It is incorrect for the draft Housing Element Update to state: "*As shown in the Inventory of Sites, Sites for Emergency Shelters, and Lands Available for Residential Development, Appendix B of this Housing Element, the City has designated and zoned sufficient vacant land for residential use with appropriate standards in order to accommodate all income categories identified by the RHNA.*"

DRAFT HOUSING ELEMENT UPDATE POSES POTENTIALLY SIGNIFICANT VISUAL IMPACTS

The draft Housing Element Update proposes to induce the City to change its zoning requirements and Design Guidelines to exempt some housing projects from the Planning Commission's discretionary approval process. Instead, the City is proposing possibly allowing City staff to make those decisions by way of a ministerial process without public oversight is Planning Commission oversight. For example, the draft Housing Element Update proposes exempting some large multifamily housing projects from the City's Architectural Review ordinance and Design Guidelines. Such changes may have significant aesthetic impacts if developers are no longer subject to local standards pertaining to aesthetic appearance or public review.

CONCLUSION

As discussed above, the draft Housing Element Update would lead to potentially significant environmental harm to wetlands, excessive noise exposure, and aesthetic impacts. This draft Housing Element Update must be revised and subjected to CEQA review to protect community and to low-income residents.

This Public Meeting Agenda item must also be postponed because the Agenda for this meeting would violate the Brown Act for failing to describe that the Planning Commission would be discussing and accepting public comments related to the environmental consequences of the draft Housing Element Update. The City Manager and/or the City's planning consultants are acting as if they believe this Draft Housing Element Update is exempt from CEQA by not stating anything about CEQA in the Agenda, but they have failed to so inform the public. This violates recent California law:

See: *GI INDUSTRIES v. City of Thousand Oaks* (2022) 84 Cal. App. 5th 814 (holding that the Brown Act requires public agencies to conduct their business in the open with adequate notice to the public. Here, a local agency found that a project is exempt from CEQA, but Section 54954.2 of the Brown Act requires this CEQA finding of exemption to be listed on the agency's agenda for its public meeting. It was not, and the court overturned the approval of that city's decision.)

https://scholar.google.com/scholar_case?case=1518796603354390044

Please notify our organization Mt. Shasta Tomorrow about any further opportunity to review this draft Housing Element Update.

Sincerely,



Dale La Forest
Director of Mt. Shasta Tomorrow



Planning Commission Agenda Packet

1 message

Subject: Planning Commission Agenda Packet

From: **Kathryn Joyce** <kjoyce@mtshastaca.gov>

Date: Wed, Apr 12, 2023 at 8:24 AM

To:

Greetings,

Attached is the Planning Commission agenda packet for the regular meeting of April 18, 2023 during which the Planning Commission will be hearing comment regarding the Housing Element. Please let me know if you have any questions.

Best wishes,

Kathy Joyce, CMC

Deputy City Clerk/Administrative Assistant



305 N. Mt. Shasta Blvd

Mt. Shasta, CA 96067

(530) 926-7516

From: Johanna Windswept [REDACTED]
Sent: Wednesday, April 12, 2023 9:04 PM
To: Kathryn Joyce <kjoyce@mtshastaca.gov>
Subject: Re: Planning Commission Agenda Packet

One more thing, is there a 'track changes' version of this latest 6 draft compared to current HE?

On Wed, Apr 12, 2023 at 8:41 PM Johanna Windswept [REDACTED] wrote:

Hi Kathy,

Thank you for sending. I took just a quick look at all and have a few follow up questions:

- there is a 30 day review for HE housing element; what is deadline for final comments? May 5 at 11:59pm- assuming the date of HE issuance, April 5, does not count?
- what happens to the comments between PC meeting 4.18 and 5.5.?
- is HE just information on 4.18 PC meeting, although, it looks like there is a vote per the Agenda on HE to recommend to take this draft to HCD - is this not too early as all comments through May 5 need to be considered? I am sure I am not understanding something here
- is it possible to get a full copy of the HE survey responses?

Any updates to my records requests on Golden Eagle?

Thank you in advance,

Johanna

RESPONSE TO QUESTIONS

1. Is there a 'track changes' version of this latest 6 draft compared to current HE?

Answer: There is not a track changes version of the 2014-2022 Housing Element (current) and the 2023-2031 Housing Element Public Review Draft as State law requires housing element updates to be comprehensive. Please see Chapter 3 Analysis of Previous Housing Element. In Chapter 2 Goals, Policies and Programs, there are notes indicating Programs from the 2014-2022 Housing Element that are carried forward.

2. There is a 30 day review for HE housing element; what is the deadline for final comments? May 5 at 11:59pm- assuming the date of HE issuance, April 5, does not count? What happens to the comments between PC meeting 4.18 and 5.5.?

Answer: State law requires localities provide a 30 day public review period before the City Council authorizes transmit al of the Draft to the Department of Housing and Community Development for review. The deadline for final comments would be the City Council meeting authorizing transmit al which is planned for May 22, 2023. Public comments received will be considered, and writ en comments will be appended to Appendix E, Public Outreach and Community Engagement.

3. Is HE just information on 4.18 PC meeting, although, it looks like there is a vote per the Agenda on HE to recommend to take this draft to HCD - is this not too early as all comments through May 5 need to be considered? I am sure I am not understanding something here.

Answer: The April 18, 2023 Planning Commission agenda item is both informational and for a vote to recommend the draft to City Council for review and subsequent submit al to HCD. Staff is recommending the Planning Commission receive comments, provide staff direction on any requested revisions, and take action to recommend the City Council review and authorize submit al to HCD as indicated in the staff report. The City Council will consider all comments submit ed prior to and at the May 22 meeting.

4. Is it possible to get a full copy of the HE survey responses?

Answer: Responses to the October 2022 Community Survey are provided in full in Appendix E, Public Outreach and Community Engagement (link to [Appendix E on City of Mt. Shasta webpage](#)).



MS General Plan - HOUSING ELEMENT 6th cycle - Public Review Draft - April 2023 - COMMENTS

Thu, Apr 20, 2023 at 8:12 AM

From: Johanna Windswept [REDACTED]
Sent: Wednesday, April 19, 2023 11:48 AM
To: Teresa Spade <tspade@mtshastaca.gov>; Kathryn Joyce <kjoyce@mtshastaca.gov>
Cc: Todd Juhasz <tjuhasz@mtshastaca.gov>
Subject: MS General Plan - HOUSING ELEMENT 6th cycle - Public Review Draft - April 2023 - COMMENTS

(note: I had computer issues yesterday and lost most of my draft for this letter and had to reconstruct from backups which I was trying to do during the meeting; Below I am resending what I had intended to send at about 5pm yesterday 4.18.23; I realize that some of the questions may have been addressed during this meeting - the main one being the RHNA sites. Thank you for acknowledging these parcels are inappropriate for the City's RHNA sites and thank you for postponing the Housing Element to the next PC meeting.)

Dear Planning Commission, Planwest Partners and City Staff,

Thank you for this thoughtful Housing Element 6th Cycle Draft. I appreciate all the attention and time that has been put into this document.

I have not had the opportunity to review this 301 page Housing Element (HE) draft document fully yet as it was only available on April 5, 2023. I do not know how the Planning Commission can go through this in less than 30 days, as I surely know I could not. Having a 'track changes' or 'crosswalk' document available with changes and implications to the document the proposed changes from the existing HE to this Draft HE would be immensely helpful, so that the changes could be seen in the proper context of where it is actually discussed in the document.

Below are my initial thoughts and comments which are meant to be constructive observations and suggestions so that the final product submitted to the state provides long term solutions and reflects the voices in the community.

These are some of the topics I would like to have considered and addressed as part of the Housing Element document that are discussed further below in addition to other topics:

- the RHNA sites - why are we only picking these 2 parcels when there are many other sites that have been discussed and have higher TCAC Opportunity Scores; including the Roseburg/Orchard, Landing, Carmen, Freeze, Danco, and the other Chestnut St. development that has been discussed at CC meetings (possibly by Cadarin Construction?)
- both RHNA proposed sites are not within the grocery store buffer
- both RHNA proposed sites have issues as they **include and are surrounded by** Wetlands and Waters of the US which goes against what SB 35 requires.
 - Wetlands have been identified by US Army Corp of Engineers in 2012, in 2018 by the recent Golden Eagle and in the Danco/Chestnut project submitted to the City; this last Danco site contributing to the wetlands on these 2 RHNA sites as these Danco waters flow down to through the hospital (as per Tom Hesseldenz) and over to the GE parcels upon which these 2 APN 057.051.010 and .020 are located as well as coming out by Field Street.
- Other parcels that could be chosen for these RHNA sites do not have any or less wetland issues
- are any RHNA parcels even officially needed anymore since the Danco project contributed definitely more than 2 units required to the low income housing target?
- noise levels at these 2 parcels, current and future with I-5 louder cement lane upgrades

RHNA PROPERTY DESIGNATION

Per the 6.10.2020 Housing Element Site Inventory Guidebook Government Code Section 65583.2 "...The purpose of the housing element's site inventory is to identify and analyze specific land(sites) that is available and suitable for residential development in order to determine the jurisdiction's capacity to accommodate residential development and reconcile that capacity with the jurisdiction's Regional Housing Need Allocation (RHNA)...." I do not believe the 2 RHNA sites listed in the HE are either available OR suitable.

How did these 2 parcels get decided on? What were the data points used that these 2 parcels are superior to /or other sites? There should be explicitly stated justification for this selection.

There are several reasons why these two sites APN 057-051-020 and APN 057-051-010, a subset of the current Golden Eagle parcel may not be good choices:

1)

Why are we only identifying 2 sites – **Government code Section 65583.2(a) indicates that an "inventory" of sites must be identified.** Not just 2 locations.

See PDF pg 189 for a map of ALL suitable lands available for residential development. Why are ONLY these 2 sites listed in our MS inventory for RHNA sites?

What were the **data points used for these 2 parcels in determining that these parcels are superior to Roseburg/Orchard, the Landing or other sites for the RHNA inventory parcels listed?** If such data points cannot be provided then that clearly implies that these 2 parcels were subjectively chosen which is not in compliance with SB35.

2)

Currently, Mt. Shasta (MS) is only short 2 individual housing units. A unit is equal to ONE apartment or house, ie. not an entire building of apartments.

It seems that the Danco/Chestnut project should have more than accounted for the 2 units that MS is short on currently, plus, provided for many other needed low and medium income housing. Could you clarify if these units can be counted towards MS's RHNA requirement?

3)

Impact of Privately held land vs. Public land.

The current 2 RHNA properties being proposed by this Housing Element (HE) are **privately held** and therefore, the city does not have the ability to predict what kind of development will be located on these sites. Currently, there is a Conditional Use Permit (CUP) approved for these sites.

If these 2 sites are going to be the RHNA sites, what assurance will the city provide that these will be available for long term low income housing? Are Deed restrictions being considered as part of this designation? Deed restrictions are an important way to protect Long Term housing and to keep the housing stock affordable throughout multiple generations. Therefore, **it would be better for the properties which are owned by the City, such as Roseburg/Orchard and the Landing, to be identified as the RHNA lots; they could be identified as 'actual' Long Term affordable housing instead of just 'potential' housing.**

The City has already started preparing **Roseburg/Orchard and the Landing** for future development and these parcels have been discussed several City Council meetings in the last year particularly on this topic of development of these sites.

As city owned property, part of these large parcels could also be designated as a **land trust** to help support people becoming first time homeowners thus increasing the intragenerational wealth. Land trusts have been brought up numerous times to the attention of the city council through public comments and in the HE survey recently taken and discussed in the HE.

The city of **Cottage Grove, Oregon** is building a 6 unit land trust which MS could use to benchmark such a plan for our city. This is one way the city would be able to help support the identified action item addressing the Fair Housing issue of disproportionate housing needs including displacement risks by providing land at a reduced cost to promote collaboration between the city and community land trust to develop housing that is affordable "by design" and for "future" generations.

Roseburg/Orchard, the Landing, and most/many of the other sites, are in a more positive economic and educational area of the city and environmental impacts are reduced in these areas as shown in the TCAC Opportunity mapping on PDF pgs 164-166. On PDF pg. 163 Roseburg/Orchard and the Landing are in the HIGHEST RESOURCE Composite score on the TCAC Opportunity map and seems this would be more beneficial overall. Why are the TCAC opportunities not being addressed as a data point for the RHNA sites?

4) **Is the RHNA really even needed after the Danco/Chestnut project?** Seems we may have met our RHNA target.

5) If ONLY those 2 sites on Golden Eagle property will be submitted as RHNA sites then the City should mandate that these lots are 100% DEED RESTRICTED for the lifetime of that property, not just 50 years like the Danco/Chestnut project, and DEED RESTRICT it to only the Very Low Income (VLI) and the Low Income (LI) in order to be consistent with the purpose of the RHNA housing needed. **This is important that it is not just 50 years because that is less than even ONE lifetime of low income housing and we are not planning well for the future.**

THE CITY'S ROLE IN AFFORDABLE HOUSING

Strategically, the city should take a more proactive role on the properties they have direct influence over. The RHNA designations should not be wasted on properties that the city does not directly own and are subject to the whims of private development. A good example of privately held parcels are actually the current 2 parcels under consideration as the RHNA sites on the which are located on the Golden Eagle (GE) property.

This GE property was also given a Conditional Use Permit (CUP) for a school which is not in line with affordable housing needs. **Can these parcels be designated for RHNA as they are currently listed or identified with this school CUP?**

By doing a CUP, it seems the residential housing stock of these lands was actually taken away and it is my understanding that the city may be required to replace that R-3 zoning with other areas. Such "other" areas should be what is listed in the HE for its RHNA sites. Currently, these parcels seem to already have been designated as GE lands. And, it seems even though, the tax roll appears to not yet been legalized as GE is still receiving separate tax bills (per my call to Assessors office on 4.18.23), **it seem these lands cannot now be accounted for a "second" time, because the City Council has already approved the CUP, so that land is spoken for for the GE school.** Is that a correct understanding? Can the City let me know when they prepare the legal description for the county for consolidating the entire GE parcel for final county update?

As we have often experienced, privately held properties are not always developed to the CA states' standards or for the affordable housing crisis therefore, the city should move the RHNA site designation to sites like the Roseburg/Orchard and the Landing or to one of the many other properties that have been previously discussed by the city.

Developers have to make a profit at the end of the day, we should not give privatized properties our most precious resource and the key to our future with our most supportive standards for affordable housing when we have very desirable publicly owned properties available in areas with greater social and environmental resources as stated in the TCAC maps of this HE.

SB 35 CA LEGISLATION

Per Program HO-2.3.1 on pdf pg. 20: discusses implementing the "Streamline Ministerial Approval Process also referred to as SB 35 " effective 1.1.2018.

My understanding is that in order to qualify for SB 35 a city must satisfy a number of criteria including the following below. Has the city met all of these criteria? I do not think so, especially the wetlands criteria:

- provide the specified number of affordable housing units
- comply with objective planning standards
- are in an urban area with 75% of the perimeter developed (have we met this?)
- are on sites zoned or planned to allow residential use
- are **not located** in the coastal zone, **agricultural land**, **wetland** or fire hazard areas

SB 35 indicates that **Ministerial review** is based on compliance with **set, objective standards and cannot involve subjective judgement**. Qualifying projects are also not subject to environmental review under the California Environmental Quality Act (CEQA).

It seems that **in order to have objective judgment there need to be very clear criteria**. Can a list of our "objective standards" be provided?

WETLAND CONSIDERATIONS

I do not understand how these 2 parcels APN 057-051-010 and APN 057-051-020 can qualify as they are on wetlands and at best may be used for agricultural uses.

See attached Wetland reports by Frances Mangels:

1. "Block 49 Wetland - Property North of 811 Pine St. Report v10.27.20.pdf" for his Soils, Hydrology, Biology Report primarily addressing Block 49 and block 50 - **Block 50 upon which these 2 APN's 057.051.020 and 057.051.010 are located.**
2. Property North of 811 Pine St REPORT 10.27.20.pdf
3. Soil Report, Diyou 138, majority of area.pdf

Further, during the Danco/Chestnut Project, Tom Hesseldenz, wetland expert, stated that the waters from Danco/Chestnut project are wetland waters and flow into the hospital waters including ponds that flow into blocks 49 and 50 (the 2 APN's are on block 50) and by Field Street and have been previously identified as Waters of the US in the "2012 Wetland Delineation Report - NSR 2012 (1).pdf. See attached.

THE CURRENT PROPOSED RHNA PARCELS HAVE "SIGNIFICANT" WETLANDS ON THEM AND ARE WETLAND AND WATERS OF THE US ADJACENT

including

- a. previously identified wetlands in 2012 Delineation Study and waters; this is also supported by the Golden Eagle project and the Danco/Chestnut projects and
- b. clearly obvious wetlands and waters that need to be officially recognized in a Wetland Delineation Study).
- c the US Army Corp of Engineers in 2018 recertified the 2012 Wetland Delineation report for these parcels which shows wetlands

The HE Draft does NOT reflect that there are any wetlands or Waters of the US, on these 2 RHNA sites when clearly there are SIGNIFICANT Wetlands. PDF pg 171 B-5 says these parcels are not constrained by Wetlands - flooding, streams or water bodies, the presence of wetlands or brownfields. This is clearly inaccurate for a large portion of the parcels.

Below is a copy of the survey for these parcels upon which these two RHNA parcels are located on the currently owned Golden Eagle lands. The light blue and green highlights are where there are "EXISTING" and "ACTUAL - not yet officially identified" Wetlands and Waters of the US.

I have attempted to draw in where the wetlands are; for Block 49 (which these parcels are partially on and/or border) I have first hand knowledge of these wetlands as my home is directly next door. I have attached pictures of these wetlands that I see daily from my property. Block 50 below, I believe I am missing many of the wetlands as I have not been able to walk all this and to map this from sight from my property is difficult, however, there are MANY wetland areas here too as shown by the hydrophytic vegetation, soft soils etc and through Francis Mangels studies of these Wetlands. Due to the short time to prepare all this, I did not have time to map out block 50 where these 2 RHNA parcels are located, but am sure there are others who will address this more precisely.

Note, the light blue "established" wetlands were taken from the 2012 Wetland Delineation Report which is over 11 years old, and from what I can see, there are MORE wetland areas there than is shown.

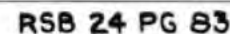
I believe the entire Golden Eagle (GE) parcel should be reevaluated for Wetlands and Waters of the US with a new Wetland Delineation Study.

Some of the GE parcel has already been 'officially' determined by the US Army Corp of Engineers and other government bodies to be Wetlands and/or Waters of the US, however, there is a large portion of the parcel that 'has not yet been officially designated' as Wetlands/Waters of the US and requires re-evaluation.

OVERVIEW OF BOTH - a) Identified OFFICIALLY (blue highlight and b) not yet 'officially' designated (green highlight) WETLANDS/Waters of the US

see disclaimer on highlights above; not to scale; was not able to fully identify all the ACTUAL wetlands on block 50 below.

copy of Survey used for GE project



This area's north border is adjacent to the parcels APN 057-051-010 and APN 057-051-020 on block 50 and you can see the obvious wetlands here



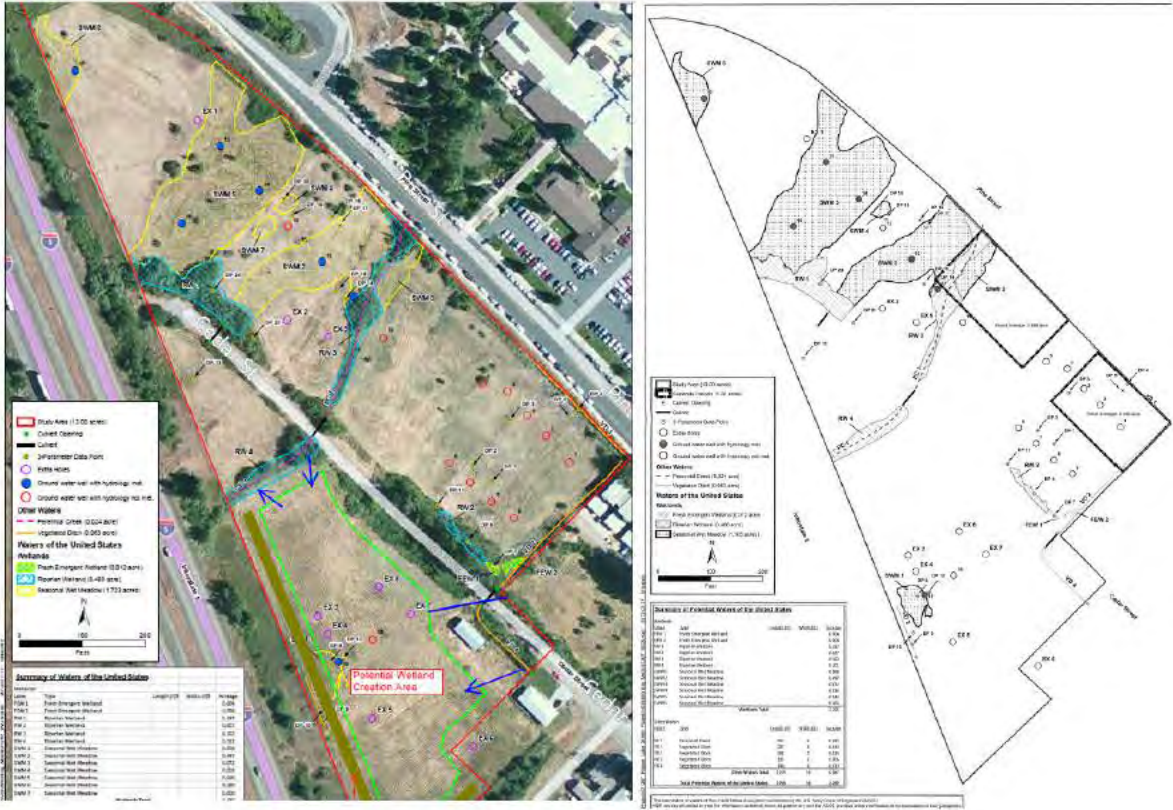
approximate borders for Blocks 49 and 50 in relation to Cedar Street in the above picture



EXISTING WETLANDS AND WATERS OF THE US - Officially Designated

Below the 2012 Wetland Delineation Study, recertified in 2018 by the US Army Corp of Engineers, shows

1. Waters of the US in RED along the property lines
2. Wetlands with the blue lines.
3. Wetlands Seasonal Wet Meadows in yellow borders (shaded areas)



RHNA sites per Housing Element PDF pg186 identifying location of APN 057-051-020 and 057-051-010



OTHER CONSIDERATIONS

NOISE -

PDF pg. 171 B-5 states that both RHNA sites are within the 60 dB-Ldn noise level contour for I-5. I can as resident adjacent to these parcels and having done some decibel readings myself, and I can tell you from personal experience that excluding the train and noise from Pine street, the I-5 noise level is often between 60-85 dB

The noise is CONSTANT. It never lets up; traffic does not let up much. These parcels are sandwiched between the I-5 noise and Pine street noise including train horn and squeaking tracks.

- GENERALLY, the readings are in the high 50's on low side and high 70's/low 80's on high side
- During a 1 minute reading with window closed from I-5 facing bedroom - MAX - 68.5 Avg 43 - constant noise
- During a 1 minute now with window open from I-5 facing bedroom - MAX 82.3 Avg 55.3 - constant noise

Has anyone considered that the this year and for the next 2 seasons **Cal Trans will be putting in a new LOUDER pavement on the northbound I-5 lanes?** This was done for the I-5 southbound lanes about 3 years ago and the noise level has been increased dramatically as cement is much louder than asphalt. **This loudness increase will NEVER go away.** Noise from I-5, Pine St. and the train all impact the noise levels for many within the City, particularly anyone located west of the North Mt. Shasta Blvd and the Railroad.

Could the HE consider adding noise barrier protections for minimally the I-5 stretch from Lassen Bridge or ideally from the Railroad bridge on north to minimally Lake Street exit, as well as consider quieter solutions for Pine St. and other road surfaces in downtown areas (such as quiet asphalt over loud concrete or inexpensive chip seal)? Having a quieter downtown can only add value to our town's unique charm.

Could a comprehensive noise study be done in the downtown and highway adjacent areas?

CODE MODIFICATIONS - BUILDING STRUCTURE HEIGHT

I would like to see the current structure height be lowered to 25' -30' with no more than 2 stories in order to help maintain the views and beauty of our town. Existing structures on N. Mt. Shasta Blvd and elsewhere be grandfathered in. Can the HE be updated to reflect this?

CEQA

Mt. Shasta is in a one of a kind area that deserves as much CEQA review as poss ble including of this HE's proposed significant changes to help protect our pristine lands. Can a CEQA review be done for this HE?

DESIGN REVIEW

In the grand scheme of things, having Design Review allows for some balance and an opportunity for review of projects at a deeper level. I understand there are state mandates that influence what local jurisdictions can do but think that Design Review is an important element of our zoning code and should be required as much as possible. Can as much Design Review as poss ble be left in the HE?

CONCLUSION

I am concerned that if we rush through the HE process we may miss important items that will impact our town for years and potentially decades to come.

I would like to ask the Planning Commission that any recommendation include actions to address all concerns brought up by myself and fellow residents, many who are very well versed in local governance, since tonight is the first time you are hearing these concerns. The HE should be a community driven document.

It is important that any recommendation by the PC on the HE address these concerns now as this is the ONLY opportunity for the PC to provide recommendations based on public input. It is unclear how comments will be addressed and followed up on between tonight's meeting and the night of the CC meeting where this is approved to send to the state. I was advised that comments would be accepted until the night of the CC meeting, including at the meeting, however, it is unclear how much consideration can be provided to such comments since the PC is not involved at this point. Please modify the PC recommendation for this Agenda Item #4 to include at least the following:

- the ENTIRE Golden Eagle parcel be reevaluated for wetlands with an official Wetland Delineation Study and/or ask the US Army Corp of Engineers to do a FULL WALKING TOUR SITE VISIT so they can update their 2018 recertification.
- that Block 49 be properly identified as wetlands vs. just the the east, south and west borders and some of the ponds along Cedar Street and that this land be protected from development because the geese forage and nest here, as do birds, deer and many other wildlife.
 - there was discussion of making trails from Lassen Bridge through these lands and including this Block 49 so people could walk, bike etc. to town.
- that there be a noise study done in general, but particularly for these 2 selected RHNA sites
- that the current structure height be lowered to 25' -30' with no more than 2 stories in order to help maintain the scenic views and beauty of our town.
- as well as consideration for the other items discussed above.






Thank you for your consideration of these comments and ideas.

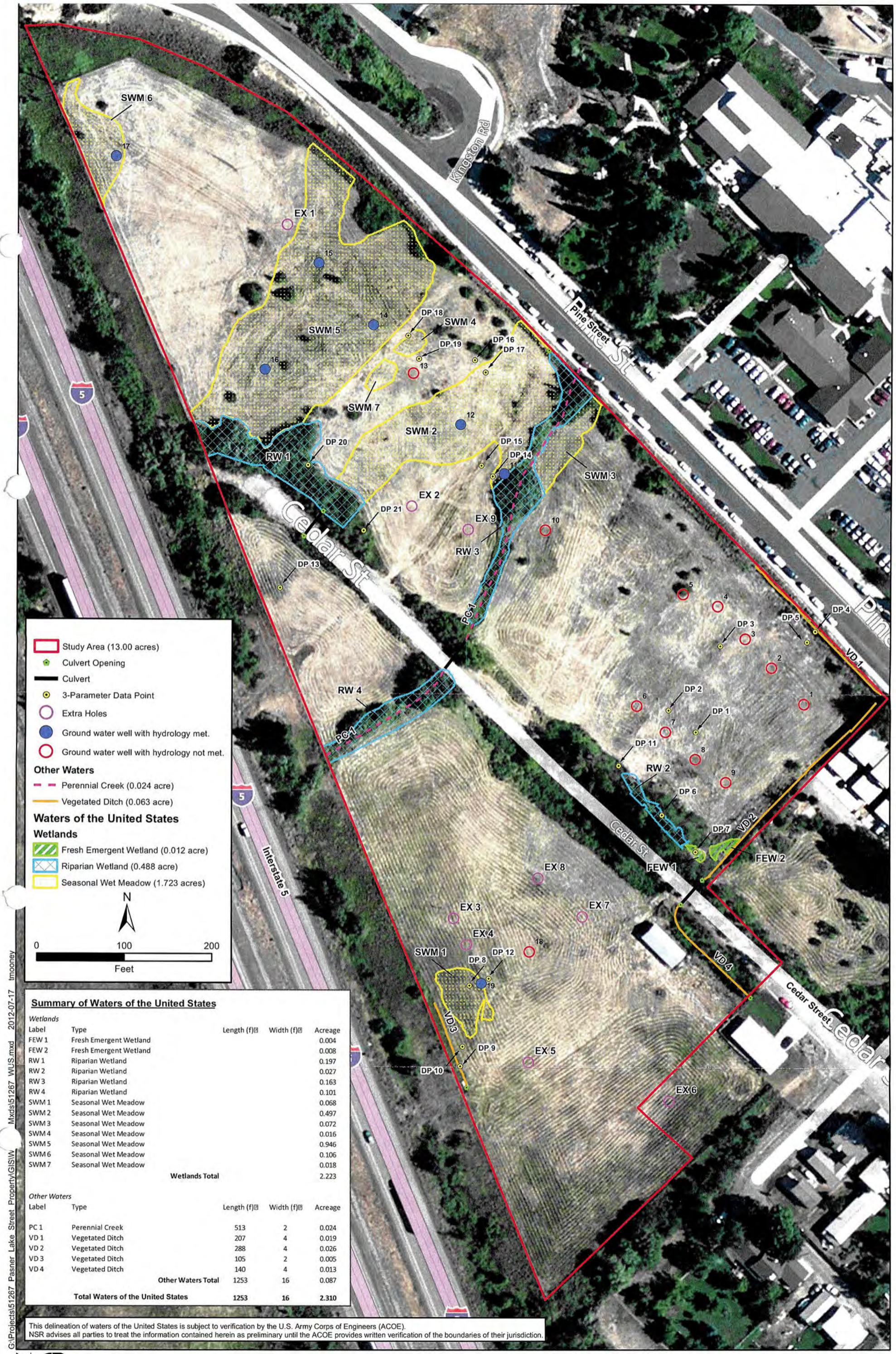
Respectfully submitted,

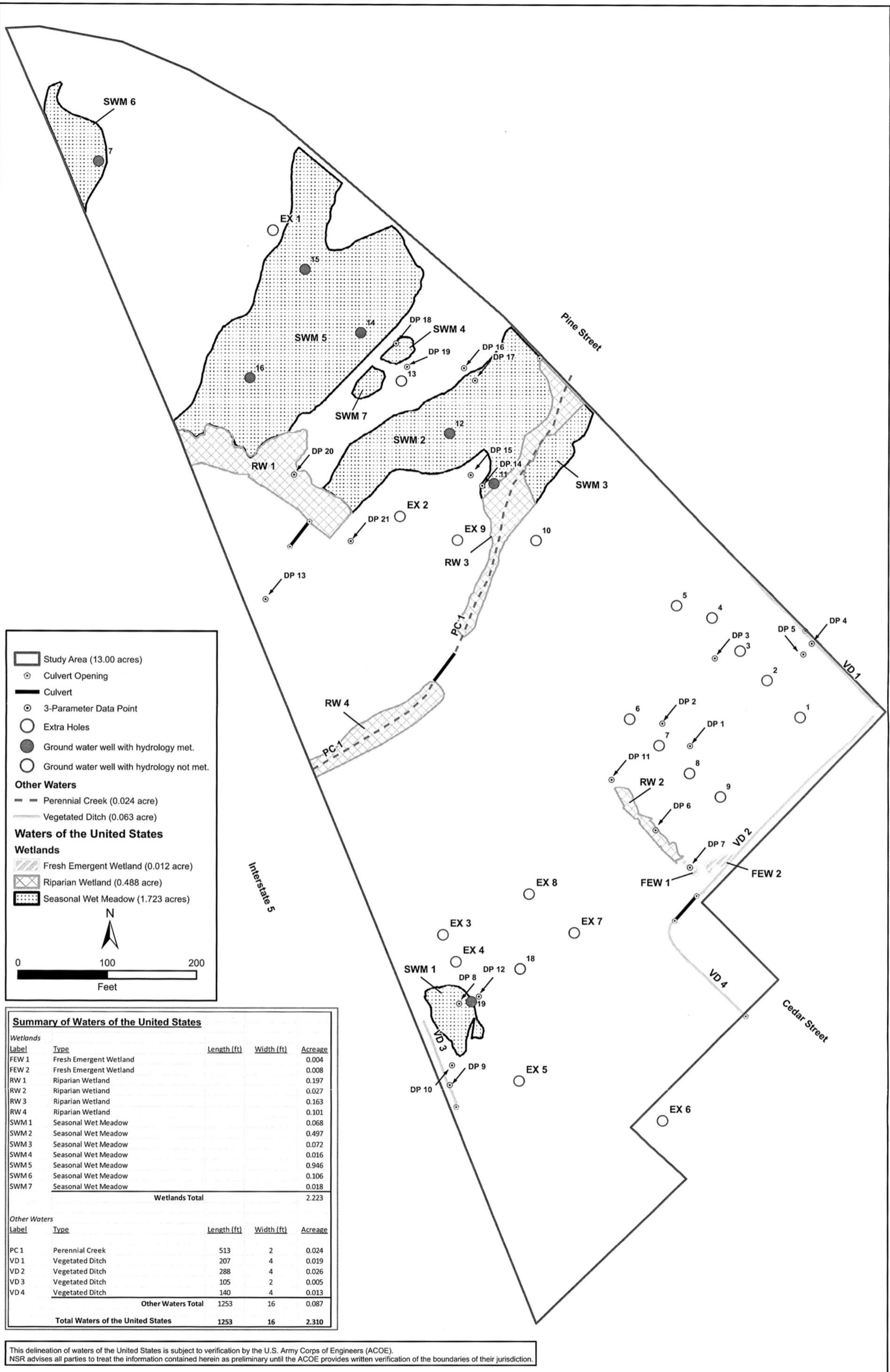
Johanna Altorfer

Mt. Shasta

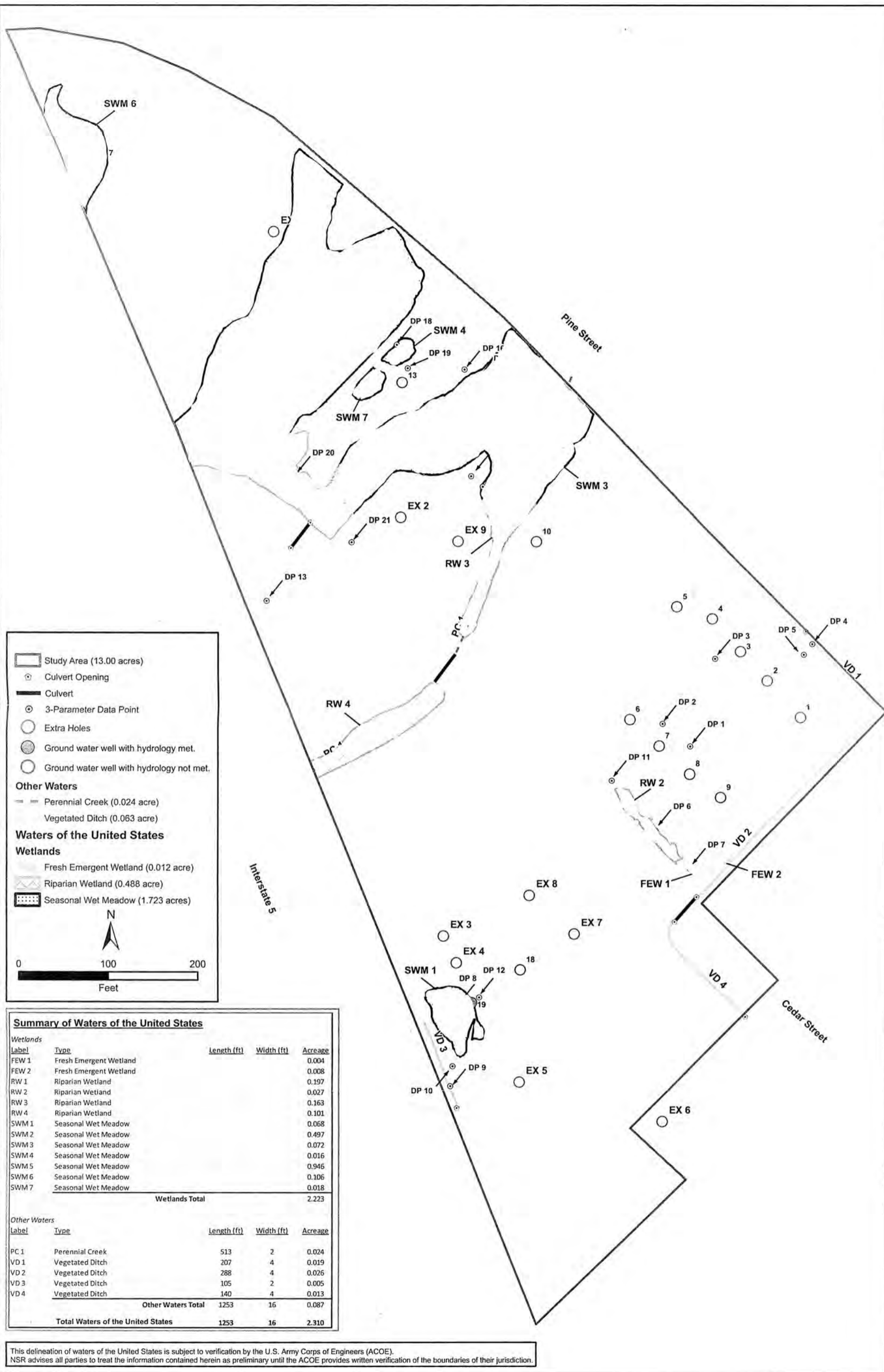
5 attachments

-  **Soil Report, Diyou 138, majority of area.pdf**
67K
-  **Property North of 811 Pine St REPORT 10.27.20.pdf**
2636K
-  **BLOCK 49 WETLAND - Property North of 811 Pine St REPORT v10.27.20.pdf**
2636K
-  **2018 jurisdictional delineation.pdf**
1763K
-  **2012 submitted maps.pdf**
10585K

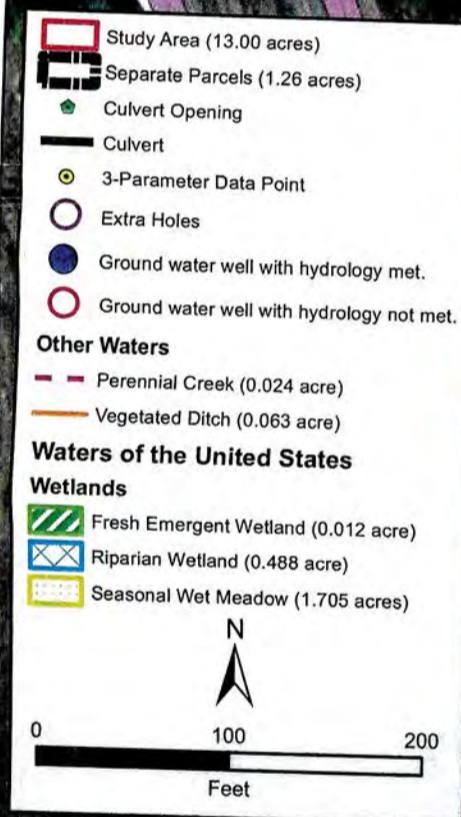




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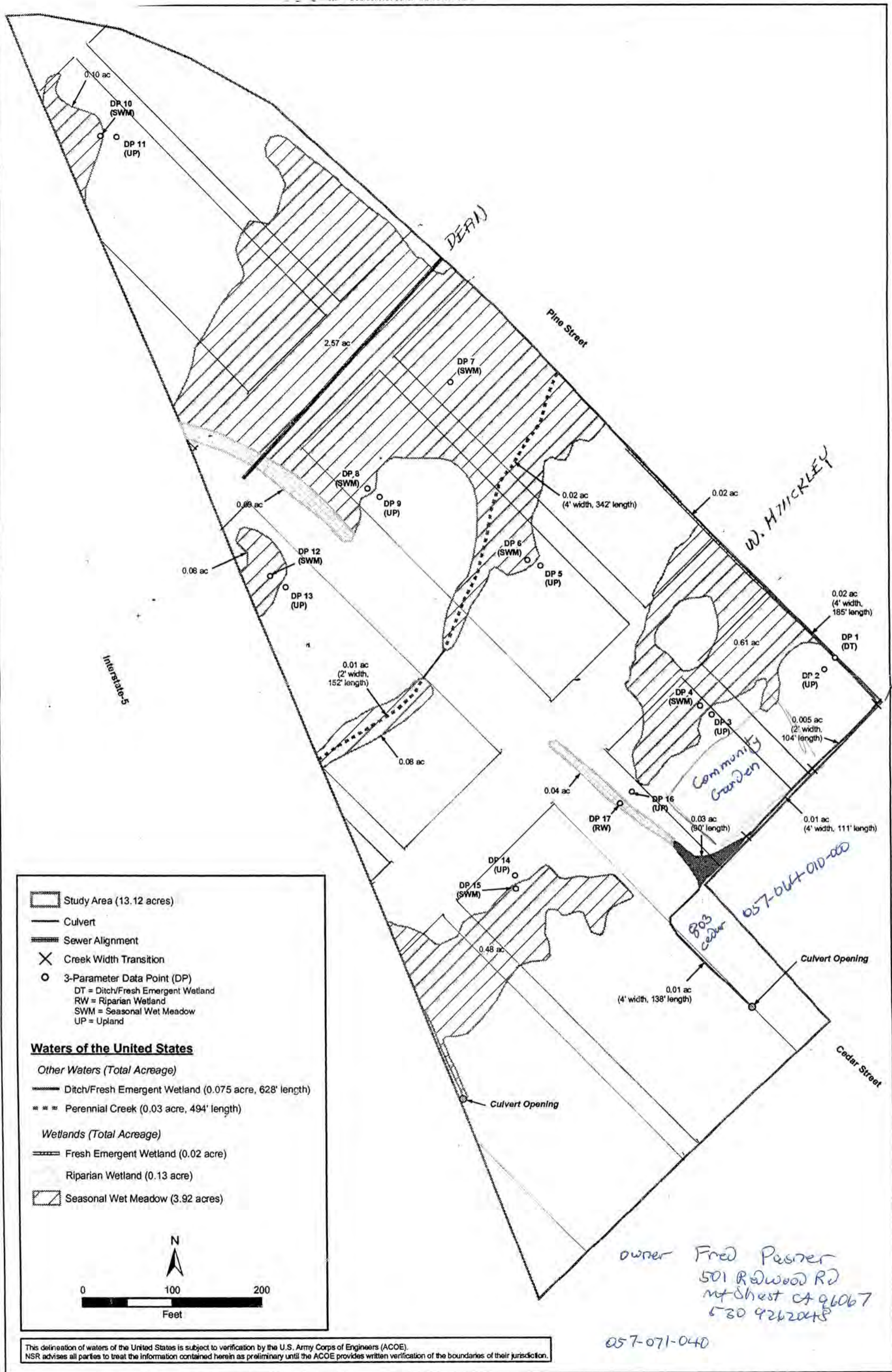
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Summary of Potential Waters of the United States

Wetlands				
Label	Type	Length (ft)	Width (ft)	Acreage
FEW 1	Fresh Emergent Wetland			0.004
FEW 2	Fresh Emergent Wetland			0.008
RW 1	Riparian Wetland			0.197
RW 2	Riparian Wetland			0.027
RW 3	Riparian Wetland			0.163
RW 4	Riparian Wetland			0.101
SWM 1	Seasonal Wet Meadow			0.068
SWM 2	Seasonal Wet Meadow			0.497
SWM 3	Seasonal Wet Meadow			0.072
SWM 4	Seasonal Wet Meadow			0.016
SWM 5	Seasonal Wet Meadow			0.946
SWM 6	Seasonal Wet Meadow			0.106
Wetlands Total				2.205
Other Waters				
Label	Type	Length (ft)	Width (ft)	Acreage
PC 1	Perennial Creek	513	2	0.024
VD 1	Vegetated Ditch	207	4	0.019
VD 2	Vegetated Ditch	288	4	0.026
VD 3	Vegetated Ditch	105	2	0.005
VD 4	Vegetated Ditch	140	4	0.013
Other Waters Total				0.087
Total Potential Waters of the United States		1253	16	2.292

This delineation of waters of the United States is subject to verification by the U.S. Army Corps of Engineers (ACOE). NSR advises all parties to treat the information contained herein as preliminary until the ACOE provides written verification of the boundaries of their jurisdiction.





DEPARTMENT OF THE ARMY
SAN FRANCISCO DISTRICT, U.S. ARMY CORPS OF ENGINEERS
450 GOLDEN GATE AVENUE, 4TH FLOOR, SUITE 0134
P.O. BOX 36152
SAN FRANCISCO, CALIFORNIA 94102-3406

JANUARY 9, 2019

Regulatory Division

Subject: File No. 2005-299800N

Mr. Nick Trover
974 Forest Avenue
Chico, CA 95928

Dear Mr. Trover:

This correspondence is in reference to your submittal of February 27, 2018 requesting a preliminary jurisdictional determination of the extent of navigable waters of the United States and waters of the United States occurring on an undeveloped property commonly known as the Pasner Lake Street Property, located between Interstate 5 and Pine Street (APN 057-031-030, -060; 057-044-020, -040; 057-051-010, -020; 057-064-070, -030; 057-071-010, -040) in the City of Mount Shasta, Siskiyou County, California, at center latitude 41.317418°N, longitude -122.322194°W.

All proposed discharges of dredged or fill material occurring below the plane of ordinary high water in non-tidal waters of the United States; or below the high tide line in tidal waters of the United States; and within the lateral extent of wetlands adjacent to these waters, typically require Department of the Army authorization and the issuance of a permit under Section 404 of the Clean Water Act of 1972, as amended, 33 U.S.C. § 1344 *et seq.*

The enclosed delineation map entitled "Pasner Lake Street Property", in one sheet and date certified August 21, 2018, depicts the extent and location of wetlands and other waters of the United States, within the boundary area of the site that **may be** subject to U.S. Army Corps of Engineers' regulatory authority under Section 404 of the Clean Water Act. This preliminary jurisdictional determination is based on the current conditions of the site, as verified during a field investigation of June 26, 2018, a review of available digital photographic imagery, and a review of other data included in your submittal. While this preliminary jurisdictional determination was conducted pursuant to Regulatory Guidance Letter No. 16-01, *Jurisdictional Determinations*, it may be subject to future revision if new information or a change in field conditions becomes subsequently apparent. The basis for this preliminary jurisdictional determination is fully explained in the enclosed *Preliminary Jurisdictional Determination Form*. The basis for this preliminary jurisdictional determination is fully explained in the enclosed *Preliminary Jurisdictional Determination Form*. You are requested to sign and date this form and return it to this office within two weeks of receipt.

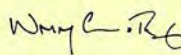
You are advised that the preliminary jurisdictional determination may **not** be appealed through the U.S. Army Corps of Engineers' *Administrative Appeal Process*, as described in 33

C.F.R. pt. 331 (65 Fed. Reg. 16,486; Mar. 28, 2000). Under the provisions of 33 C.F.R Section 331.5(b)(9), non-appealable actions include preliminary jurisdictional determinations since they are considered to be only advisory in nature and make no definitive conclusions on the jurisdictional status of the water bodies in question. However, you may request this office to provide an approved jurisdictional determination that precisely identifies the scope of jurisdictional waters on the site; an approved jurisdictional determination may be appealed through the *Administrative Appeal Process*. If you anticipate requesting an approved jurisdictional determination at some future date, you are advised not to engage in any on-site grading or other construction activity in the interim to avoid potential violations and penalties under Section 404 of the Clean Water Act. Finally, you may provide this office new information for further consideration and request a reevaluation of this preliminary jurisdictional determination.

You may refer any questions on this matter to L. Kasey Sirkin of my Regulatory staff by telephone at 707-443-0855 or by e-mail at l.k.sirkin@usace.army.mil. All correspondence should be addressed to the Regulatory Division, North Branch, referencing the file number at the head of this letter.

The San Francisco District is committed to improving service to our customers. My Regulatory staff seeks to achieve the goals of the Regulatory Program in an efficient and cooperative manner while preserving and protecting our nation's aquatic resources. If you would like to provide comments on our Regulatory Program, please complete the Customer Service Survey Form available on our website:
<http://www.spn.usace.army.mil/Missions/Regulatory.aspx>.

Sincerely,



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Rick M Bottoms, Ph.D.
Chief, Regulatory Division

Enclosures

Copy Furnished (w/ encl 1 only):

CA RWQCB, Redding, CA

CF:

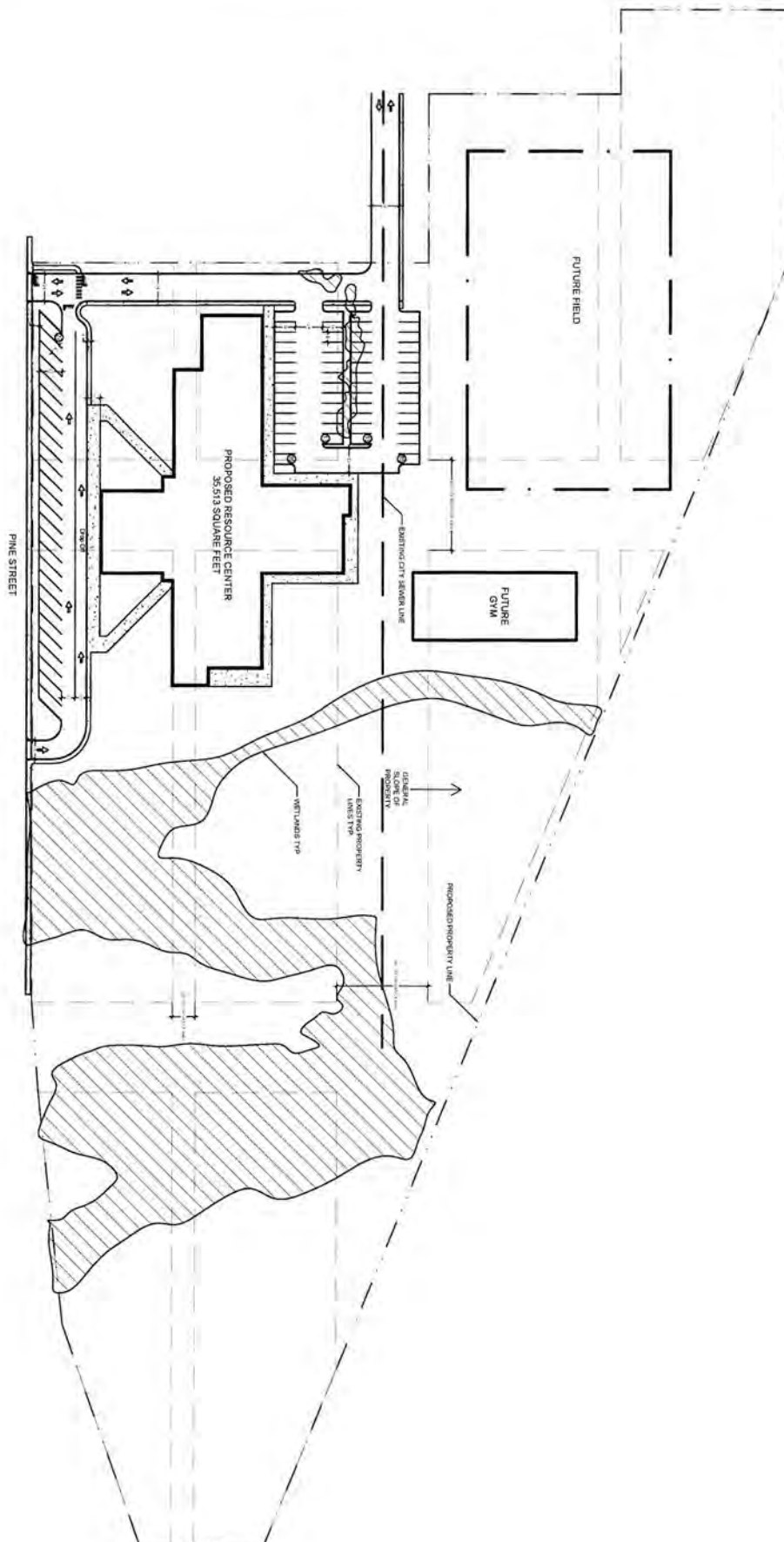


SHIRAH
Project & Construction Services Managers

GOLDEN EAGLE CHARTER SCHOOL
CONCEPTUAL SITE PLAN

TROVER CONSTRUCTION
PROJECT MANAGEMENT
Nick Trover 530-519-7132

REVISION



Scale NTS

DRAFT
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2.12.18

SHIRAH
Builders

Project & Construction Services Managers

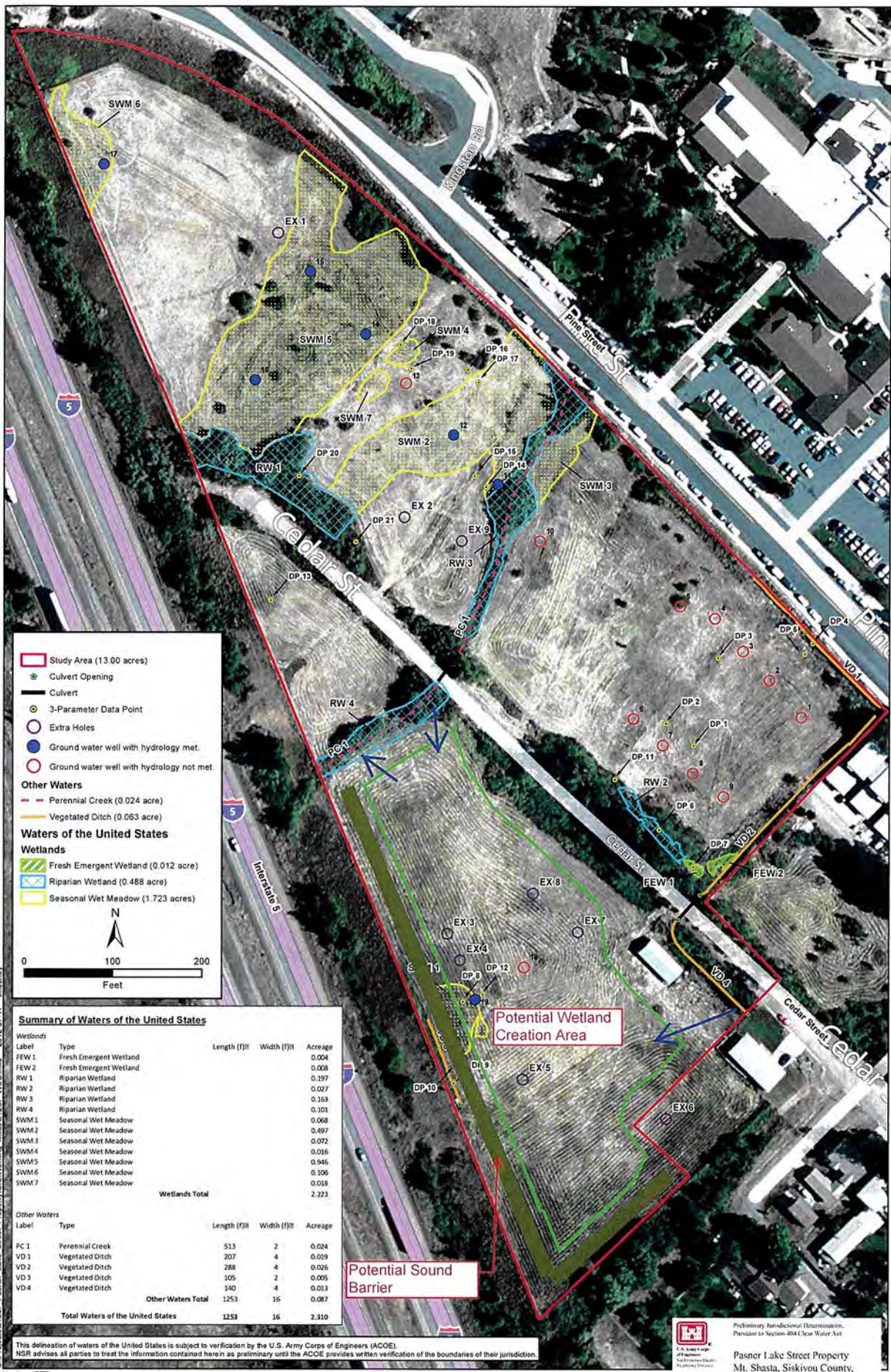
GOLDEN EAGLE CHARTER SCHOOL
 CONCEPTUAL SITE PLAN

E-109

TROVER CONSTRUCTION
 PROJECT MANAGEMENT
 Nick Trover 530-519-7132

May 2023

Revised



This paper analyzes the wetlands North and NW of 811 Pine Street in Mount Shasta, CA 96067, done on October 27, 2020. The analyzer covered the area between Pine Street and Cedar Street. The examiner, Francis Mangels, had previously covered the area to the I-5 Freeway with Fred Pasner (prior owner of these parcels) about 15 years ago and was familiar with it.

Francis Mangels has a BS in Forestry, MS in Zoology, minors equivalents in 12 other related field equivalent to a USDA GS-9/11 position. He is now retired after 35 years of USDA USFS SCS service as a hydrologist, range officer, botanist, soil scientist, agriculturist, and other fields.

SOILS

The major soil type is a Diyou 138, some with the closely related Odas 198, with very small inclusions of Deetz 125 (total less than 0.2 acre). The Diyou is treated in depth in the attachment to this paper, the Odas is very similar, but suffice to say these soils are wetland loam, and where not waterlogged, are excellent agricultural soils. They are not usually suitable for construction without considerable expense to drain and dry out the very high water tables usually found there.

HYDROLOGY

The area between Pine Street and I-5 freeway, with very small exceptions 1-2%, is palustrine wetlands or high water table. Basements of some nearby homes flood periodically. The Mount Shasta aquifer flows southwest downhill toward the freeway. Small ponds are present and nearby. Spring holes are abundant on the property, as I counted about ten with active water, though perhaps twice that many exist in a normal year. Some pedestal positions of grass clumps occurs, but these generally collapse in drought.

Due to severe drought conditions since about 2014 and dry conditions since year 2000, it is significant that so many of these spring holes, flowages, and seep areas have active flowing water or water at the soil surface. A small 0.1 acre pond backs up east of Cedar Street below the cottonwoods and another pond is near the freeway. Neither dry up. The wettest areas are on the southern end of the area next to 811 Pine in Block 49 of Parcel A between Pine Street and Cedar Street. It was here that flowing perennial creeks or springs were noted throughout - even in this dry year which is significant. This area was considerably wetter than further north in the Block 50 area which exhibited many spring holes and dry holes currently, but in wet years these would also be perennial springs or creeks as identified in block 49. (see sample pictures below)

Surface water, not counting roadside or property edge ditches, flows SW toward the proposed school building and freeway. Some enters via culvert drainage from medical facilities to the east. A signed sewer line and some leakage may be a contributing factor.

BOTANY

All wet areas are predominantly covered by about 4 species of sedge grasses. It was likely overgrazed at one time due to an abundance of wire grass, reed grass, and teasel weed (cone flower) in wetter areas. Areas of active flow usually have common cattails, and watercress near culverts.

Semi-wet areas have intermediate wheatgrass and bluegrass, with a scattering of timothy, canary grass, tall fescue, other grasses, and invasive weeds in various places. Most native wetland species were likely eliminated decades ago, after livestock grazing and failed replanting attempts.

Trees are scattered accidentals, including six wild apple trees, willows, a Norway maple, and several hawthorns. Creeping roses planted in the 1950s for wildlife and the usual common invasive blackberries have little effect. About ten dying native cottonwoods line the north end of Cedar Street, with a few incense cedar. Apples and willows have some wildlife value, but are too scattered.

No TES plants were found, but the season was inappropriate for a proper survey; June is good.

WILDLIFE

This area is winter range for local deer, and mountain lions, bobcats, coyotes, red-legged foxes, bears, etc. have been seen (USFS records Mangels 1981-2008). Red tail and marsh hawks frequent the area, though ferruginous, red shouldered, merlin, sparrow hawks, falcons, eagles, vultures, barn owls, and great horned owls are seen. Typical small birds use the area (Mt. Shasta Audubon Society, Mangels).

Canada Geese can regularly be seen grazing and seasonally nest in these meadows. Mallard ducks and quail occasionally graze this meadow, but are not hunted there.

Significantly, this area is winter range for endangered great gray owls, threatened spotted owls, and were recorded as common visitors from November to May (Mangels USFS). Martin (sensitive) were occasionally seen. No other TES (threatened, endangered, sensitive) species are recorded by Mangels.

SOLUTIONS

The most reasonable solution is to not build anything on the site, not even a parking lot. Maintenance will be a problem to paved lots due to spongy wetland soils. Springs can occur underneath asphalt or buildings. For proposed buildings, one may expect foundation collapse and shifting problems.

West of Cedar Street, if anything is to be done, is best used for agricultural use such as a Community Garden. I suggest vegetables sold in stores and no exotics.

With significant money and political investment, some low small buildings may be possible. A survey for corrugated pipe drainage of the wetlands is possible, if one can find a place to dump the water as was done years ago. Possibly this could be done at the freeway, though it may make an attractive nuisance and hazard of deer and other wildlife to traffic.

The source of the waters in the vegetated ditch that runs along Pine Street then along property lines west to Cedar Street are from both 1) Crystal Geyser land via City Park via hospital via pipes to the ditch along Pine Street and from 2) well water pumped and used by hospital with overflow going into the culvert pipes. These waters flow downhill from Cedar and go into Wagon Creek, Lake Siskiyou and beyond. Wetlands to the east of Pine were drained by construction and now flow into Pine Street ditch or across Pine Street.

The project may also have water shortage and pollution effects on Wagon Creek and its trout. Contamination of domestic water supplies and wells further south or west is probable from sewage.

Visual problems, traffic noise, and wildlife disturbance are factors. I suggest parking lots or buildings might be expanded into the dry lot south of Dignity Health on Pine Street instead.

Tree and bush plantings would be very limited and only on drier areas, but cottonwood and aspen may

be good choices, the latter because aspen have less of a falling tree hazard and screen well if dense. In drier areas, Klamath plum, service berry, and chokecherry would be excellent native choices in Deetz soils. Mountain ash trees with orange berries would also be good. This is a typical USFS project. Conifers and evergreens create a dangerous fire or falling hazard and should be avoided near I-5.

In very wet areas, willow cuttings from a large bush on Pine Street would be an excellent choice for small bird and wildlife cover. Cut and immediately jam willow stems into muddy areas in spring or summer. This is a good boy scout project. The USFS has been very successful with cuttings.

Providing bushes and trees reduces sewage pollution and removes water. This part of the solution provides side benefits as well. Wild crafting, bird watching, and field trips from schools are probable.

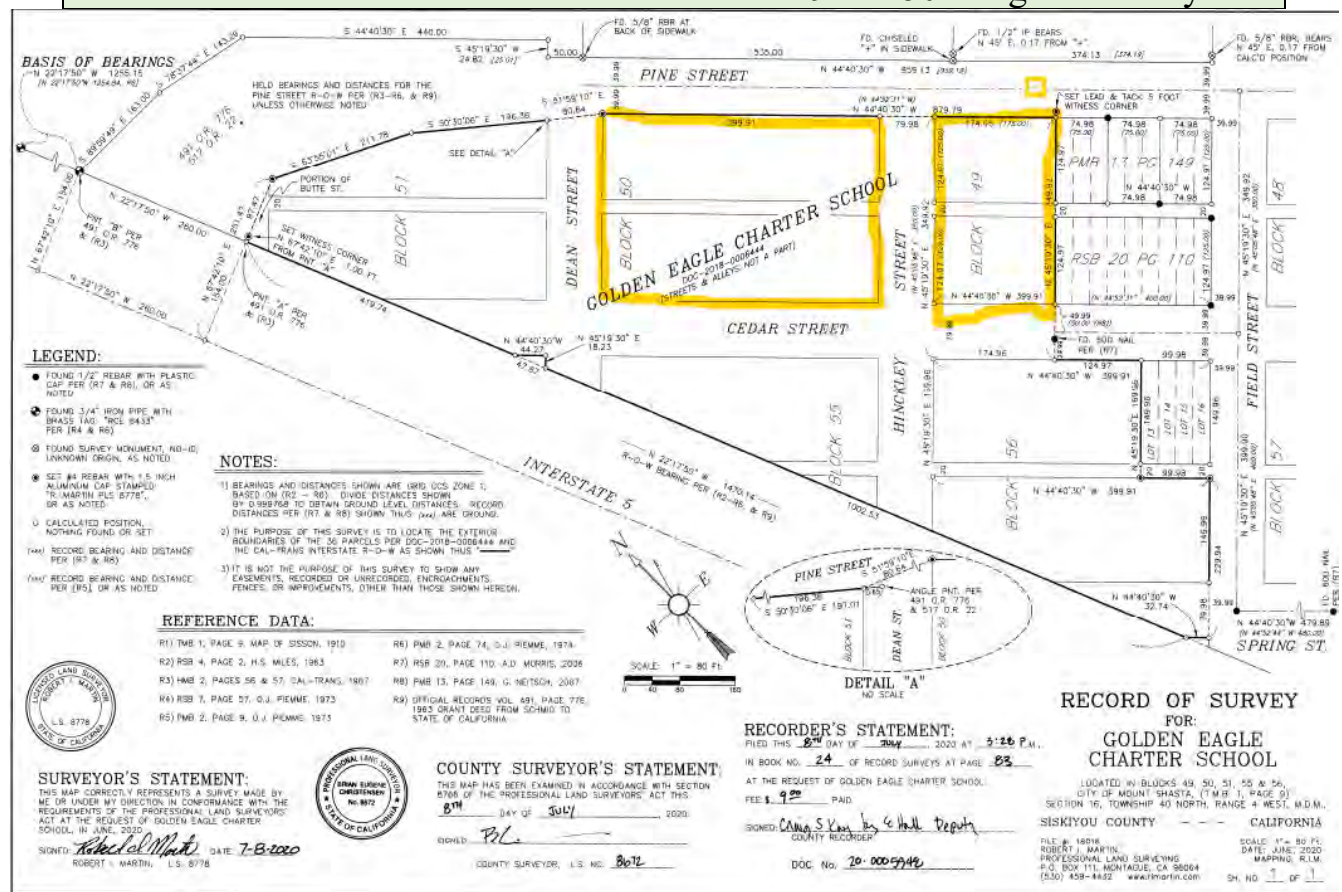
USFWS should be consulted regarding recorded sightings of TES species of owls and other wildlife. Removal of wetlands, riparian, and streams on the property should be mitigated if the project proceeds.

This document has been provided at no charge and further inquiries are welcome.

Francis Mangels, 736 Pine Ridge, Mt. Shasta, CA 96067 phone 227-6294 or 926-0311 in PM.

See pictures attached below taken on 10.27.20

FINAL SURVEY OF PARCELS – shows Block 49 and 50 designations in yellow



RSB 24 PG 83

SUMMARY

These are excerpts of pictures taken of various different locations in the two areas (Block 49 and approximately the middle of Block 50, which is approximately in the middle of all parcels and where gated entrance is); more pictures were taken and are available upon request. Below are examples of what was found in each area.

SOILS – DIYOU 138 - see separate attachment for additional discussion of Diyou 138 soils, **indicative of wetlands, which comprises the majority of the soils between Pine Street and Cedar Street – approx. 98-99%.**

BLOCK 49, Parcel A (next to 811 Pine Street)

per analysis of waters, soils and vegetation in discussion above, this Block 49 is currently the wettest area of all the parcels.

LEFT– perennial creek; water flows; (in wet years this would be wider, longer)

MIDDLE – overview of perennial creek on left; water definitely flows and could visually see further up (see top blue arrow) – it may start beyond there

RIGHT – (another example) A very wet spring; (in wet years this would be wetter and perennial creek)



BLOCK 49, Parcel A (cont.)

A perennial spring (another example)



2 different overview perspectives in relation to 811 Pine for perspective on Block 49; contains perennial creeks, springs and seeps; the wettest areas today are here



LEFT - perennial creeks, springs and vegetated ditch come together from Block 49 waters in a pond of

water next to Cedar Street (different example)

MIDDLE AND RIGHT – deer tracks coming and going from 811 Pine alley, garage



Approx. middle of BLOCK 50

Note: this middle gated entrance off Pine Street has pallets on ground to keep your feet dry, however, this area was noted to be dry at this time. Areas walked include just west and south of this gated entrance and about 100' – 250' inside of gate.

BELOW - DRY SPRINGS (in wet years, this is wet)

Soil is Diyou 138

Sampled just inside gated entrance off Pine Street about midway up on empty lots and approx. 100ft – 250ft in from gate– approximately where current wetlands are designated



Overview picture of middle of parcels just south of gate on Pine approx. 100' -250' west of Pine



Approx. BLOCK 50 (in area just after gate in middle of property parcels currently designated wetland)

Biannual – Teasel weed, often found in wetland areas; this is dry because of drought for approx. 20 years and severe drought for last 6-7 years since approx. 2014



LEFT - A BIT WET SPRINGS (in wet years, this is very wet, possibly a creek)

MIDDLE – (different spring) A WET SPRING, puddle, not flowing (in wet years, this is likely part of a creek)

RIGHT – (different area) moist, some puddles, no water flowing



This paper analyzes the wetlands North and NW of 811 Pine Street in Mount Shasta, CA 96067, done on October 27, 2020. The analyzer went out with Johanna Altorfer (811 Pine Street, owner) and directly covered the area between Pine Street and Cedar Street, but the examiner, Francis Mangels, had previously covered the area to the I-5 Freeway with Fred Pasner (prior owner of these parcels) about 15 years ago and was familiar with it.

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HYDROLOGY

The area between Pine Street and I-5 freeway, with very small exceptions 1-2%, is palustrine wetlands or high water table. Basements of some nearby homes flood periodically. The Mount Shasta aquifer flows southwest downhill toward the freeway. Small ponds are present and nearby. Spring holes are abundant on the property, as I counted about ten with active water, though perhaps twice that many exist in a normal year. Some pedestal positions of grass clumps occurs, but these generally collapse in drought.

Due to severe drought conditions since about 2014 and dry conditions since year 2000, it is significant that so many of these spring holes, flowages, and seep areas have active flowing water or water at the soil surface. A small 0.1 acre pond backs up east of Cedar Street below the cottonwoods and another pond is near the freeway. Neither dry up. The wettest areas are on the southern end of the area next to 811 Pine in Block 49 of Parcel A between Pine Street and Cedar Street. It was here that flowing perennial creeks or springs were noted throughout - even in this dry year which is significant. This area was considerably wetter than further north in the Block 50 area which exhibited many spring holes and dry holes currently, but in wet years these would also be perennial springs or creeks as identified in block 49. (see sample pictures below)

Surface water, not counting roadside or property edge ditches, flows SW toward the proposed school building and freeway. Some enters via culvert drainage from medical facilities to the east. A signed sewer line and some leakage may be a contributing factor.

BOTANY

All wet areas are predominantly covered by about 4 species of sedge grasses. It was likely overgrazed at one time due to an abundance of wire grass, reed grass, and teasel weed (cone flower) in wetter areas. Areas of active flow usually have common cattails, and watercress near culverts.

Semi-wet areas have intermediate wheatgrass and bluegrass, with a scattering of timothy, canary grass, tall fescue, other grasses, and invasive weeds in various places. Most native wetland species were

likely eliminated decades ago, after livestock grazing and failed replanting attempts.

Trees are scattered accidentals, including six wild apple trees, willows, a Norway maple, and several hawthorns. Creeping roses planted in the 1950s for wildlife and the usual common invasive blackberries have little effect. About ten dying native cottonwoods line the north end of Cedar Street, with a few incense cedar. Apples and willows have some wildlife value, but are too scattered.

No TES plants were found, but the season was inappropriate for a proper survey; June is good.

WILDLIFE

This area is winter range for local deer, and mountain lions, bobcats, coyotes, red-legged foxes, bears, etc. have been seen (USFS records Mangels 1981-2008). Red tail and marsh hawks frequent the area, though ferruginous, red shouldered, merlin, sparrow hawks, falcons, eagles, vultures, barn owls, and great horned owls are seen. Typical small birds use the area (Mt. Shasta Audubon Society, Mangels).

Canada Geese can regularly be seen grazing and seasonally nest in these meadows. Mallard ducks and quail occasionally graze this meadow, but are not hunted there.

Significantly, this area is winter range for endangered great gray owls, threatened spotted owls, and were recorded as common visitors from November to May (Mangels USFS). Martin (sensitive) were occasionally seen. No other TES (threatened, endangered, sensitive) species are recorded by Mangels.

SOLUTIONS

The most reasonable solution is to not build anything on the site, not even a parking lot. Maintenance will be a problem to paved lots due to spongy wetland soils. Springs can occur underneath asphalt or buildings. For proposed buildings, one may expect foundation collapse and shifting problems.

West of Cedar Street, if anything is to be done, is best used for agricultural use such as a Community Garden. I suggest vegetables sold in stores and no exotics.

With significant money and political investment, some low small buildings may be possible. A survey for corrugated pipe drainage of the wetlands is possible, if one can find a place to dump the water as was done years ago. Possibly this could be done at the freeway, though it may make an attractive nuisance and hazard of deer and other wildlife to traffic.

The source of the waters in the vegetated ditch that runs along Pine Street then along property lines west to Cedar Street are from both 1) Crystal Geyser land via City Park via hospital via pipes to the ditch along Pine Street and from 2) well water pumped and used by hospital with overflow going into the culvert pipes. These waters flow downhill from Cedar and go into Wagon Creek, Lake Siskiyou and beyond. Wetlands to the east of Pine were drained by construction and now flow into Pine Street ditch or across pine street.

The project may also have water shortage and pollution effects on Wagon Creek and its trout. Contamination of domestic water supplies and wells further south or west is probable from sewage.

Visual problems, traffic noise, and wildlife disturbance are factors. I suggest parking lots or buildings might be expanded into the dry lot south of Dignity Health on Pine Street instead.

Tree and bush plantings would be very limited and only on drier areas, but cottonwood and aspen may be good choices, the latter because aspen have less of a falling tree hazard and screen well if dense. In drier areas, Klamath plum, service berry, and chokecherry would be excellent native choices in Deetz soils. Mountain ash trees with orange berries would also be good. This is a typical USFS project. Conifers and evergreens create a dangerous fire or falling hazard and should be avoided near I-5.

In very wet areas, willow cuttings from a large bush on Pine Street would be an excellent choice for small bird and wildlife cover. Cut and immediately jam willow stems into muddy areas in spring or summer. This is a good boy scout project. The USFS has been very successful with cuttings.

Providing bushes and trees reduces sewage pollution and removes water. This part of the solution provides side benefits as well. Wild crafting, bird watching, and field trips from schools are probable.

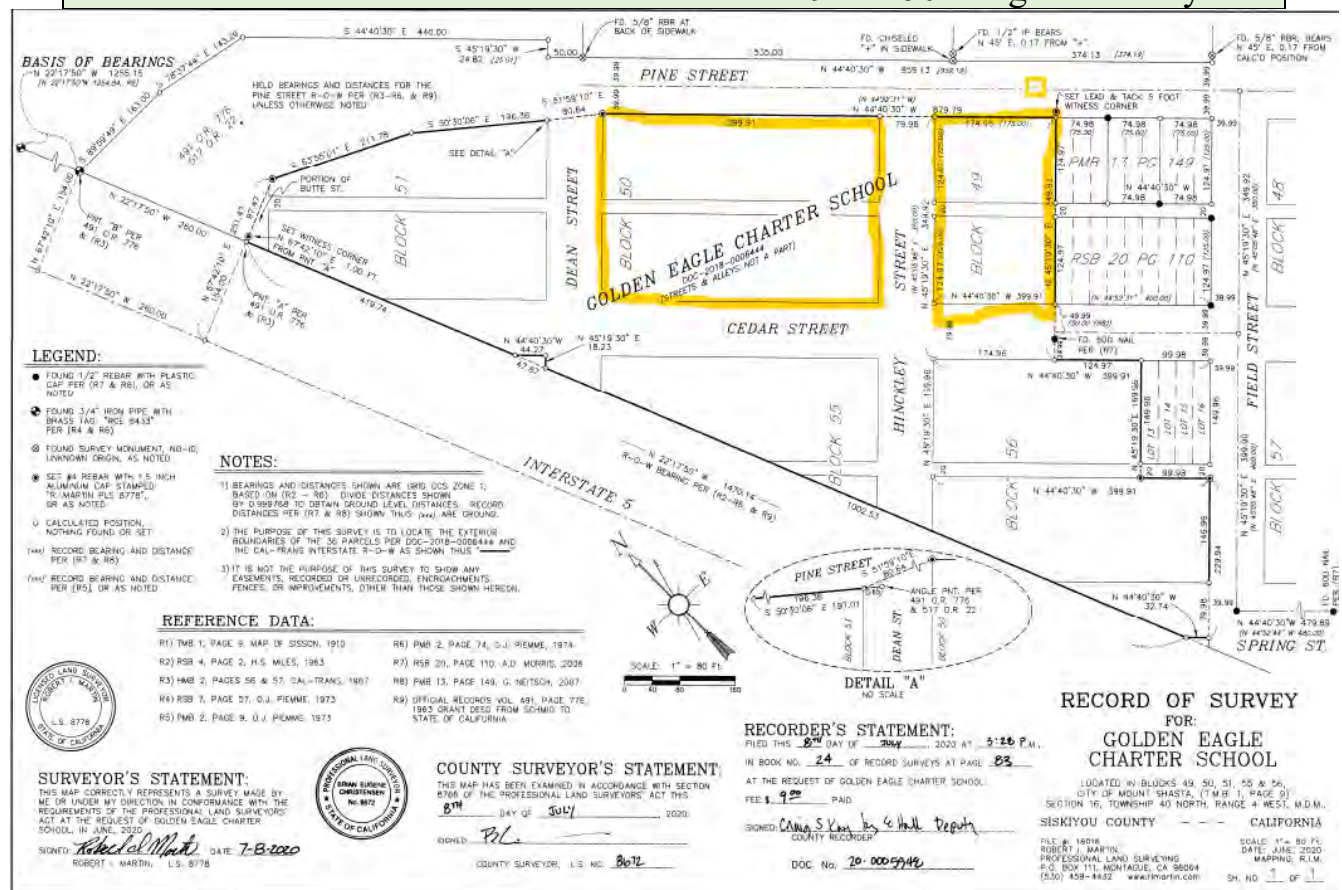
USFWS should be consulted regarding recorded sightings of TES species of owls and other wildlife. Removal of wetlands, riparian, and streams on the property should be mitigated if the project proceeds.

This document has been provided at no charge and further inquiries are welcome.

Francis Mangels, 736 Pine Ridge, Mt. Shasta, CA 96067 phone 227-6294 or 926-0311 in PM.

See pictures attached below taken on 10.27.20

FINAL SURVEY OF PARCELS – shows Block 49 and 50 designations in yellow



RSB 24 PG 83

SUMMARY

These are excerpts of pictures taken of various different locations in the two areas (Block 49 and approximately the middle of Block 50, which is approximately in the middle of all parcels and where gated entrance is); more pictures were taken and are available upon request. Below are examples of what was found in each area.

SOILS – DIYOU 138 - see separate attachment for additional discussion of Diyou 138 soils, **indicative of wetlands, which comprises the majority of the soils between Pine Street and Cedar Street – approx. 98-99%.**

BLOCK 49, Parcel A (next to 811 Pine Street)

per analysis of waters, soils and vegetation in discussion above, this Block 49 is currently the wettest area of all the parcels.

LEFT– perennial creek; water flows; (in wet years this would be wider, longer)

MIDDLE – overview of perennial creek on left; water definitely flows and could visually see further up (see top blue arrow) – it may start beyond there

RIGHT – (another example) A very wet spring; (in wet years this would be wetter and perennial creek)



BLOCK 49, Parcel A (cont.)

A perennial spring (another example)



2 different overview perspectives in relation to 811 Pine for perspective on Block 49; contains perennial creeks, springs and seeps; the wettest areas today are here



LEFT - perennial creeks, springs and vegetated ditch come together from Block 49 waters in a pond of water next to Cedar Street (different example)

MIDDLE AND RIGHT – deer tracks coming and going from 811 Pine alley, garage



Approx. middle of BLOCK 50

Note: this middle gated entrance off Pine Street has pallets on ground to keep your feet dry, however, this area was noted to be dry at this time. Areas walked include just west and south of this gated entrance and about 100' – 250' inside of gate.

BELOW - DRY SPRINGS (in wet years, this is wet)

Soil is Diyou 138

Sampled just inside gated entrance off Pine about midway up on empty lots and approx. 100ft – 250ft in from gate– approximately where current wetlands are designated



Overview picture of middle of parcels just south of gate on Pine approx. 100' -250' west of Pine



Approx. BLOCK 50 (in area just after gate in middle of property parcels currently designated wetland)

Biannual – Teasel weed, often found in wetland areas; this is dry because of drought for approx. 20 years and severe drought for last 6-7 years since approx. 2014



LEFT - A BIT WET SPRINGS (in wet years, this is very wet, possibly a creek)

MIDDLE – (different spring) A WET SPRING, puddle, not flowing (in wet years, this is likely part of a creek)

RIGHT – (different area) moist, some puddles, no water flowing



DIYOU 137-138 SOILS

GENERAL

These are silty clay loams generally found in areas that were or still are wet meadows, swamps, and old lake beds. The water table is anywhere from at the surface to 4-6' down, and swamp streams or drainage ditches generally cross the soil type. The gray to black soil is often mottled from poor aeration, indicating seasonal perched water tables.

Type 137 is generally too rocky for crops, and is only good as pasture.

The pH is generally neutral, infiltration rates are slow to moderate if the water table is seasonally low. The local Western Garden Book zone is 1-2, USDA zone 6-7, the soil always freezes in winter.

AGRICULTURE AND GARDENS

If the water table is within 2' of the surface, raised beds are necessary for vegetables. Otherwise, *Diyou 138 is the finest local soil for crops and grows anything the climate allows*. This has given rise to the local myth that raised beds are the key everywhere, which is why raised beds in other soils fail. Any trees or vines are good provided that the species is not flooded out periodically by extended periods of high water tables. This soil, if brought into any drier location, will provide remarkable vegetable crops for many years until the usual compost and fertilization becomes necessary.

Normally this soil type is used locally for hayfields and grazing, and is rarely plowed. In the city, it is usually taken over by invasive blackberries. Where rehabilitated it becomes very excellent gardens for high value crops. It can be used as a fish farm, though few have done so, and those are only for recreational trout or bass fishing.

PROBLEMS

Severe wetness and drainage problems abound, and the soil is terrible for building, septic systems, pipelines, roads, and any type of construction. Termites can be a problem for even a marker survey stake in the ground. Trees that grow well a few years can fall over or flood out in a wet year. Roads can spring leaks or sink-holes in them, and pipelines warp due to shrink-swell issues; breakage occurs when a vehicle crosses them due to swamp-hole washouts. Pollution can ruin local streams and aquifers. Truly the best that can be done is simply avoiding the soil type.

BEST USES

Although grazed and used as hayfields, the best local use has been simply wetlands for wildlife and rainfall flood prevention absorption. As the economy worsens, this type could be converted in the wettest areas to fish ponds, and in drier areas to fruits and vegetables for local food as the price of food rises. This is a soil bank for local survival, and for the time being should be kept wild or in wetland agriculture.

For further details, or a free survey, contact Francis Mangels in Mt Shasta, at 926-0311 in PM. Retired USDA Soil Conservation Service and USFS 35 years, several degrees, etc.



North State Resources, Inc.

August 20, 2012

Mr. Kelley Reid
U.S. Army Corps of Engineers - Regulatory Branch
San Francisco District – Eureka Field Office
601 Startare Drive, Box 14
Eureka, CA 95501

SUBJECT: Request for Verification of Pasner Lake Street Property Delineation of Waters of the United States (NSR#51267)


Dear Mr. Reid:

North State Resources, Inc. (NSR) represents the Mr. Fred Pasner in matters relating to Section 404 Clean Water Act compliance for the 13-acre property he owns (study area) in the city of Mt. Shasta, Siskiyou County, California. On behalf of the Mr. Pasner, NSR is pleased to submit the attached delineation of waters of the U.S., including wetlands for the study area. A discussion and quantification of the wetland resources on the site is included in the attached *Pasner Lake Street Property Delineation of Waters of the United States* report (dated August 2012). By this letter, NSR requests U.S. Army Corps of Engineers written verification of the attached figure depicting the limits of your jurisdiction.

The delineation was prepared by NSR in accordance with the methods prescribed in the *Corps of Engineers Wetlands Delineation Manual*, dated 1987 and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region (Version 2.0)*. A total of 2.292 acres of waters of the United States were mapped in the study area. Waters of the United States occur as fresh emergent wetland (0.012 acre), riparian wetland (0.488 acre), seasonal wet meadow (1.705 acres), perennial creek (0.024 acre, 513 linear feet), and vegetated ditch (0.063 acre, 740 linear feet).

Thank you for your consideration of this matter. Please contact me at (530) 926-3595 ext. 201 with any questions.

Sincerely,
NORTH STATE RESOURCES, Inc.


Julian Colescott
Wildlife Biologist/Environmental Analyst

Encl: *Pasner Lake Street Property Delineation of Waters of the United States* report (August 2012)

cc: Mr. Fred Pasner (Transmittal only)

☒ **CORPORATE OFFICE**
5000 Bechelli Lane, Suite 203
Redding, CA 96002
Phone 530.222.5347
Fax 530.222.4958

☐ 1321 20th Street
Sacramento, CA 95811
Phone 916.446.2566
Fax 916.446.2792

☐ 500 Orient Street, Suite 150
Chico, CA 95928
Phone 530.345.4552
Fax 530.345.4805

☐ 305 Chestnut Street
Mt. Shasta, CA 96067
Phone 530.926.3595
Fax 530.926.3857

DRAFT

E - 130

May 2023



North State Resources, Inc.

August 29, 2012

Mr. Kelley Reid
U.S. Army Corps of Engineers - Regulatory Branch
San Francisco District – Eureka Field Office
601 Startare Drive, Box 14
Eureka, CA 95501

SUBJECT: Revised Figures Delineation of Waters of the United States for the Pasner Lake Street Property (NSR#51267)

Dear Mr. Reid:

North State Resources, Inc. (NSR) represents the Mr. Fred Pasner in matters relating to Section 404 Clean Water Act compliance for the 13-acre property he owns (study area) in the city of Mt. Shasta, Siskiyou County, California. Thank you for attending the verification field visit to review the *Pasner Lake Street Property Delineation of Waters of the United States* (dated August 2012). Based our discussion during the site visit, NSR has revised the “waters” figure by adding the 0.018 acre seasonal wet meadow polygon discussed in the field. With the addition of this polygon, a total of 2.310 acres of waters of the United States are mapped in the study area. These waters of the United States occur as fresh emergent wetland (0.012 acre), riparian wetland (0.488 acre), seasonal wet meadow (1.723 acres), perennial creek (0.024 acre, 513 linear feet), and vegetated ditch (0.063 acre, 740 linear feet). A discussion and quantification of the wetland resources on the site was provided to you in the *Pasner Lake Street Property Delineation of Waters of the United States* report (dated August 2012). By this letter, NSR requests U.S. Army Corps of Engineers written verification of the attached figures depicting the limits of your jurisdiction.

Thank you for your consideration of this matter. If you have any additional questions or concerns, please contact me at (530) 926-3595 ext. 201.

Sincerely,
NORTH STATE RESOURCES, Inc.

Julian Colescott
Wildlife Biologist/Environmental Analyst

Enclosure: *Fig. 3 Waters of the U.S., including Wetlands (August 29, 2012)*
Fig. 3 Waters of the U.S., including Wetlands (Black and White) (August 29, 2012)

cc: Mr. Fred Pasner (with Figures)

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Phone 530.926.3595
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DRAFT

E - 131

May 2023



Draft Housing Element Mt Shasta Public Comments

From: Peggy Risch [REDACTED]

Date: Fri, Apr 14, 2023 at 1:39 PM

To: planning commission Mt Shasta <planningcommission@mtshastaca.gov>

Cc: Todd Juhasz <tjuhasz@mtshastaca.gov>, Muriel Terrell <mterrell@mtshastaca.gov>, Vanessa Blodgett <vanessab@planwestpartners.com>, Michelle Nielsen <michellen@planwestpartners.com>

Dear Planning Commissioners,

I hope these comments make it to you timely due to the absences of both the Deputy City Clerk (till April 20th) and the City Manager. According to the Public Notice, public comments on the Draft Housing Element for Mt Shasta City are to be sent to Kathy Joyce, Deputy City Clerk.

My comments are attached as a word document and also contained within this email. Also attached is the **Surplus Land Act** powerpoint from the *State Housing and Community Development* (HCD). The Surplus Land Act has been strengthened in recent years (with new penalty provisions) as a result of noncompliance in the past and *to increase opportunities for affordable housing* and other public purposes on underutilized public land-its enactment is to activate underutilized publicly owned land to encourage the development of affordable housing.

Next Tuesday- April 18th- the Mt Shasta Planning Commissioners will hold a Public Meeting on the Draft Housing Element. Appreciate your time and attention to these comments. If you have any questions, feel free to email me. Thank you,
Peggy Risch

April 14, 2023

Mt Shasta Draft Housing Element public comments #1

Dear Planning Commissioners and Plan West,

Thank you for considering these comments on the Draft Housing Element (Draft) that would span 9 years from 2023 to 2031. That 300-page Draft was released April 5th to the public -less than two weeks before the April 18th Planning Commissioner Meeting. The time for receiving public comments to you as Planning Commissioners is excessively short for such a lengthy and important document. Thus I would recommend receiving public comments and reviewing the Draft at the April 18th public meeting and then continuing the Planning Commission to a subsequent Special Meeting to make recommendations to the City Council.

As the Draft states: "The Housing Element is a policy document that identifies Mt. Shasta existing and future housing needs and establishes proposed actions to facilitate the provision of housing to meet those needs at all income levels." (Draft at 1-1). So you can see how vital community participation is in effectively reviewing the Draft. Nearly 200 individuals/entities responded to the Housing Element Survey-clearly engaging community interest.

The subsequent step in the community process is adequate time for their review of the Draft's Goals, Policies, and Programs as well as Appendixes A Needs Assessment, Housing Constraints, & Assessment of Fair Housing and Appendix B – Inventory of Sites, Sites for Emergency Shelters, and Lands Available for Residential Development. This Draft contains requirements for significant amendments to the Mt. Shasta Municipal Code. And then there are the complex new housing laws that have been enacted since the last Housing Element was published—some that have mandatory provisions and others that require discernment at the local level for implementation.

Draft Section 2.0 Regulatory Context

A multitude of new State housing laws has been enacted since the City's 2014-2019 Housing Element was published. Some are listed on page 13 to 14 and the Draft acknowledges that the list is not inclusive of all new law pertaining to housing and the Housing Element. SB 6 (enacted in 2022) is included, but as best as I can tell, the **Surplus Land Act** requirements of AB 1486 and AB 1255 are not in the Draft. The **Surplus Land Act** applies specifically to the following city owned land: The Landing, the recently acquired "the Nest", and the soon-to-be-acquired "Old Hospital".

"Any time a local agency disposes of land, it must follow the Surplus Land Act (SLA) unless the land qualifies as exempt surplus land. Dispositions include both sales and leases (unless the lease is less than five years or where no demolition or development will occur during the term of the lease)." (Community and Housing Development FAQ)

"The Legislature has continued the trend of amending the Surplus Land Act (SLA), enacted in 2019 to activate underutilized publicly owned land to encourage the development of affordable housing. The SLA has been strengthened in recent years (with new penalty provisions) as a result of noncompliance in the past and to increase opportunities for affordable housing and other public purpose on underutilized public land." See <http://www.hklaw.com/en/insights/publications/2021/10/californias-2022-housing-laws-what-you-need-to-know>

Since Assembly Bill 1486 went into effect more than three years ago, California cities, special districts and other local agencies have grappled with interpreting and complying with the Surplus Land Act (SLA)

One annual requirement is set out in Government Code section 54230, which mandates that California cities and counties prepare, by Dec. 31 of each year, an inventory of all "surplus land," as that term is defined in the Act, and all "lands in excess of its foreseeable need," as that phrase is used in Government Code section 50569

In 2019, the legislature passed AB 1255 and SB 6, which required local jurisdictions to report specific properties to HCD for publication in a publicly accessible database. This database would include locally owned surplus land (parcels declared by the City Council or Board of Supervisors to be surplus and no longer necessary for the agency's use) and excess land (in excess of foreseeable needs but not yet declared surplus) (AB1255) and parcels determined by local jurisdictions, as part of their housing element, to be suitable and available for residential development (SB6). For additional information on public lands for affordable housing development, refer to the Housing and Community Development (HCD) web site

Determining How the SLA May Apply to a Local Agency's Proposed Disposition of Land

Before a local agency considers selling or leasing locally owned land, it should consider if the land is surplus, exempt surplus, or not otherwise subject to the SLA. This section addresses frequently asked questions regarding those considerations.

All surplus land and exempt surplus land must be declared as such. (Gov. Code, §54221, subd. (b)(1).)

The Department of Housing and Community Development (HCD) provides answers to frequently asked questions about the Surplus Land Act (SLA) (Government Code sections 54220-54234) and the responsibilities of local agencies under the SLA.

See: <https://www.hcd.ca.gov/planning-and-community-development/public-lands-affordable-housing-development>

See attached: HCD's Implementation of the Surplus Land Act (SLA)

The 30-day public comment period ends May 4th. The Staff Report recommends your approval of this Draft to the City Council. However, I would ask you to reconvene with changes to the Draft Housing Element after the end of the 30 days public comment period. This revised timeline still allows the City Council to review a revised Draft in May for approval and still meet the "anticipated" submittal to HCD in June 2023" (June date stated in Staff Report)

Respectfully submitted,
Peggy Risch Mt Shasta resident

From Michelle Nielson michellen@planwestpartner.com

Date: Fri, Apr 14, 2023 at 2:18 PM

To: Peggy Risch <[REDACTED]>

Cc: planning commission Mt Shasta <planningcommission@mtshastaca.gov>, Todd Juhasz <tjuhasz@mtshastaca.gov>, Muriel Terrell <mterrell@mtshastaca.gov>, Vane Blodgett <vaneab@planwestpartner.com>

Good afternoon Ms. Risch, and thank you for submitting comments on the Housing Element Public Review Draft. I'm writing to provide some clarification regarding the public review period. State law requires localities provide a 30 day public review period before the City Council authorizes transmittal of the Draft to the Department of Housing and Community Development for review. The deadline for final comments would be the City Council meeting authorizing transmittal which is planned for May 22, 2023. Public comments received will be considered, and written comments will be appended to Appendix E, Public Outreach and Community Engagement.

We hope this information is helpful. Best, Michelle

--

Michelle Nielsen, Senior Planner

Planwest Partners Inc.

1125 16th Street, Suite 200

Arcata, CA 95521

Office: (707) 825-8260

michellen@planwestpartners.com

April 14, 2023

Mt Shasta Draft Housing Element public comments #1

Dear Planning Commissioners and Plan West,

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As the Draft states: “The Housing Element is a policy document that identifies Mt. Shasta existing and future housing needs and establishes proposed *actions* to facilitate the provision of housing to meet those needs at all income levels.” (Draft at 1-1). So you can see how vital community participation is in effectively reviewing the Draft. Nearly 200 individuals/entities responded to the Housing Element Survey-clearly engaging community interest.

The subsequent step in the community process is adequate time for their review of the Draft’s *Goals, Policies, and Programs* as well as Appendixes A *Needs Assessment, Housing Constraints, & Assessment of Fair Housing* and Appendix B – *Inventory of Sites, Sites for Emergency Shelters, and Lands Available for Residential Development*. This Draft contains requirements for significant amendments to the Mt. Shasta Municipal Code. And then there are the complex new housing laws that have been enacted since the last Housing Element was published—some that have mandatory provisions and others that require discernment at the local level for implementation.

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A multitude of new State housing laws has been enacted since the City’s 2014-2019 Housing Element was published. Some are listed on pages 1-3 to 1-4 and the Draft acknowledges that the list is not inclusive of all new laws pertaining to housing and the Housing Element. SB 6 (enacted in 2022) is included, but as best as I can tell, the ***Surplus Land Act*** requirements of AB 1486 and AB 1255 are not in the Draft. The Surplus Land Act applies specifically to city owned land: The Landing, the recently acquired “the Nest”, and the soon-to-be-acquired “Old Hospital”.

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See: <https://www.hcd.ca.gov/planning-and-community-development/public-lands-affordable-housing-development>

See attached: HCD’s Implementation of the **Surplus Land Act** (SLA)

The 30-day public comment period ends May 4th. The Staff Report recommends your approval of this Draft to the City Council. However, I would ask you to reconvene *with changes* to the Draft Housing Element *after* the end of the 30 days public comment period. This revised timeline still allows the City Council to review a *revised* Draft in May for approval and still meet the “anticipated submittal to HCD in June 2023.” (June date stated in Staff Report).

Respectfully submitted,
Peggy Risch Mt Shasta resident

HCD's Implementation of the Surplus Land Act (SLA)

California Department of Housing &
Community Development

Division of Housing Policy
Development



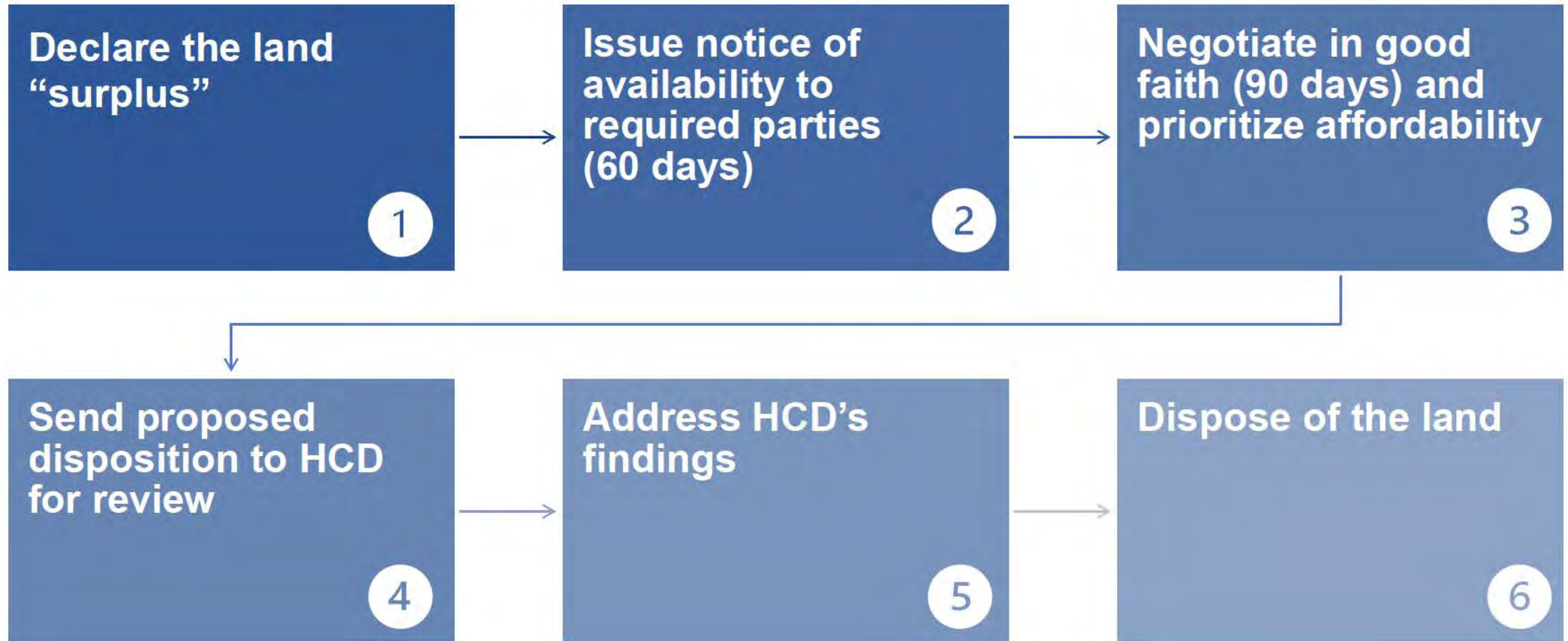


What is the Purpose of the Surplus Land Act (SLA)?

- Provide more affordable housing options in all parts of the state
- Cities, counties, and special districts have land that can reduce cost barriers to housing development
- SLA requires local agencies to make land available for affordable housing before selling or leasing the land for another purpose



Standard SLA Process





Step 1

Declare the land “surplus”

- City council, board of supervisors, or district board of directors adopts a resolution at a regular public meeting to declare property surplus and no longer necessary for agency’s use
- Surplus land: Land owned in fee simple by the local agency, meaning the local agency holds the broadest possible interest in the land (as opposed to land that the local agency merely has a leasehold interest in or land to which the local agency has easement rights), that the agency takes formal action in a regular public meeting to declare is surplus and not necessary for the local agency’s use.



Step 2

Issue notice of availability

- Before selling or leasing surplus property, local agencies must send a Notice of Availability to the following groups of entities:
 - Housing sponsors (developers certified by CalHFA) that have expressed interest in surplus property to HCD by completing the survey on HCD's website:
<https://www.surveymonkey.com/r/ZRCC3FL>
 - Local public entities within whose jurisdiction the land is located. These are government entities that develop or operate housing for low/moderate income households. This group includes HCD but can also include Housing Authorities, tribes, cities, or counties.
 - City, County, Regional, and State park/recreational/resource agencies
- Local agencies can send notices to other affordable housing developers that are interested in surplus land
- Entities have 60 days to respond by sending a notice of interest to the agency



Step 3

Negotiate in good faith and prioritize affordability

- Once the 60-day notice period is over, negotiations can begin
- Local agencies need to negotiate in good faith with any respondents for at least 90 days.
- During the negotiation period, the local agency cannot prohibit residential use on the property or reduce the allowable number of residential units below what is provided by zoning.
- When selecting a development partner, localities are generally required to prioritize affordable housing uses in the order provided in Government Code section 54227.
 - However, local agencies must prioritize parks and recreation on sites that are already being used for (or designated in the general plan for) park and recreational purposes.



Step 4

Submit proposed disposition to HCD for review

- Once negotiations have concluded but before agreeing to final sales price/lease terms, local agencies must submit the disposition to HCD for review using the description of disposition form at the following link:
https://www.hcd.ca.gov/community-development/docs/sla_ta_dispositiondescriptiontemplate.xlsx
- Once a complete package is submitted, HCD has 30 days to review
 - HCD will either send a letter approving the disposition or a letter indicating the corrections that must be made first



Step 5

Address HCD's findings

- Local agencies must correct any issues within 60 days
- While HCD is prepared to provide technical assistance to help local agencies resolve issues, if a local agency does not correct the issues HCD identifies, there are penalties:
 - 30 percent of the final sale price in the case of a first violation
 - 50 percent for any subsequent violation



Step 6

Dispose of the land

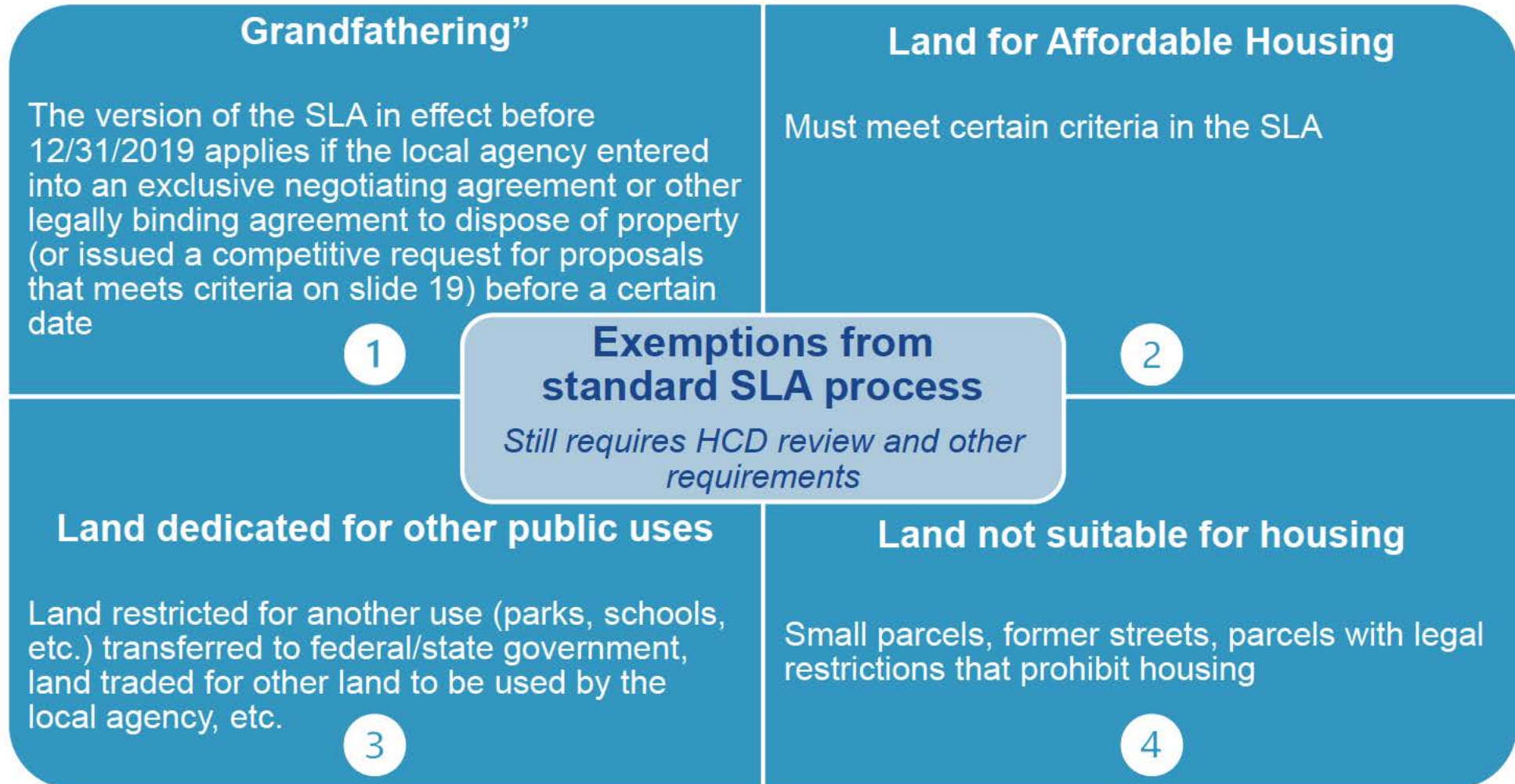
- Execute a Purchase and Sale Agreement, Lease Agreement, or Lease Option Agreement, etc.
- SLA does not prohibit the local agency from disposing of their property for fair market value provided that the local agency follows the SLA process





Alternative Pathways:

Exemptions from standard SLA process





Process for an Alternative Disposition

1. Identify property that may qualify for exemption from standard SLA process
 - If the agency is unsure, consult HCD at publiclands@hcd.ca.gov to confirm
2. Declare the locally-owned land “**exempt surplus**”
 - Exempt from standard process, not from the provisions of the SLA
3. Send a notice of exemption determination to HCD
 - Include written findings that the property meets the criteria for an exemption (e.g., resolution with supporting documentation)
4. Notice according to the applicable alternative process
5. Dispose of the land according to the applicable alternative process



Other Cases that Lie Outside the Scope of the SLA

Besides the 14 official exemptions from the standard process, the following transactions do not fall under the SLA:

1. Short-term leases

- Land leases for a term of less than five years

2. Leases that do not allow demolition or development of the property

Governing board does not need to pass a resolution to declare land as surplus or exempt surplus in these cases



Tips and Best Practices for Local Agencies

Develop basic in-house familiarity with the SLA

Survey and catalogue the potential surplus properties

Have a general sense of whether and how the SLA applies for each property

Gather documents and reach out to HCD to confirm understanding of SLA applicability and process



How can HCD help? – Technical Assistance

- HCD is committed to helping jurisdictions navigate this law:
 - Assist with responding to questions
 - Develop informational materials
 - Provide legal analysis
 - Provide trainings to “de-mystify” the SLA and proactively address stakeholder concerns



Website Resources Walkthrough

Our webpage hosts a variety of resources, reference materials, and templates that will help you navigate the SLA:

- [Guidelines](#)
- Lists of [Notices of Availability Received](#) (w/map) and [Developers Interested in Surplus Property](#)
- Sample [Notice of Availability](#) and [Covenant/Deed Restriction](#) Forms
- [Compliance Self-Assessment](#)

Contact us

- For requests for technical assistance, email publiclands@hcd.ca.gov
- To report potential violations, email compliancereview@hcd.ca.gov



Thank You!



Appendix A:

Alternatives to the Standard SLA Process

Still requires HCD review and other requirements

Exemption Category	Criteria
“Grandfathering” * The version of the SLA in effect before 12/31/2019 applies if the local agency entered into an exclusive negotiating agreement (ENA) or issued a competitive request for proposals (RFP) before 9/30/2019 to dispose of the surplus land	Subject to provisions of SLA as it existed on 12/31/2019 if: 1a The local agency entered into an ENA or other legally binding agreement to dispose of property as of 9/30/2019 and the disposition will be completed on or before 12/31/2022 (Gov. Code § 54234 subd. (a)(1)) – or – 1b The local agency issued a competitive RFP as of 9/30/2019 for the development of property including at least 100 residential units, with at least 25% of total units restricted to lower-income households; and entered into a disposition and development agreement (DDA) by 12/31/2024 and will complete the disposition by 3/31/2026 pursuant to the DDA (Gov. Code § 54234 subd. (a)(3)) <small>* Property held in the Community Redevelopment Property Trust Fund or a Long-Range Property Management Plan (LRPMP) that is designated for sale or retention is also subject to grandfathering provisions in the SLA. If land in a LRPMP is subject to an exclusive negotiating agreement or legally binding agreement for disposition entered into not later than 12/31/2020 and disposition is completed not later than 12/31/2022, the version of the SLA as it existed on 12/31/2019 applies. (Gov. Code § 54234 subd. (b)(1).)</small>

Exemption Category	Criteria
<p>Streamlining the process for disposing of properties destined for affordable housing</p> <p>Must meet certain criteria in the SLA</p> <div> <div>DRAFT</div> <div>2</div> </div>	<p>Eligible for an exemption from standard SLA process if:</p> <p>2a* At least 75% of residential units are restricted and affordable to lower-income households and the remaining are restricted to moderate-income households (Gov. Code § 54221 subd. (f)(1)(F)(i))</p> <p>– or –</p> <p>2b At least 80% of the property's area is used for housing; at least 40% of units are affordable to households at or below 60% of AMI; at least half of the above affordable units are affordable to very low-income households; and affordable units are subject to at least a 30-year affordability covenant (Gov. Code § 54221 subd. (f)(1)(A))</p> <p>– or –</p> <p>2c* At least 25% of residential units in a mixed-use development are restricted and affordable to lower-income households; and the development includes at least 300 residential units and more than one acre in area (Gov. Code § 54221 subd. (f)(1)(F)(ii))</p> <p>2d The development has a planned residential density of 100+ units per acre, includes 100+ residential units restricted and affordable to low- or moderate-income households (with 80% of units restricted to lower-income households with an affordable sales price or rent subject to an affordability covenant), and the land was transferred by the state to a local agency pursuant to Streets and Highways Code section 32667 prior to 6/30/2019 (Gov. Code § 54221 subd. (f)(1)(K))</p> <p>* Eligible for exemption provided there is a competitive bidding process and housing sponsors and local public entities specified in Government Code Section 54222 are invited to participate</p>

Exemption Category	Criteria
<p>Land restricted for other public uses</p> <p>Land restricted for another use (parks, schools, etc.) transferred to federal/state government, land exchanged for other land to be used by the local agency, etc.</p>	<p>Eligible for an exemption from standard SLA process if:</p> <p>3a The local agency is transferring the surplus land to a local, state, or federal agency for the receiving agency's use, or to a federally recognized California Indian tribe (Gov. Code § 54221 subd. (f)(1)(D))</p> <p>– or –</p> <p>3b The local agency is exchanging the surplus land for another property necessary for the agency's use (Gov. Code § 54221 subd. (f)(1)(C))</p> <p>– or –</p> <p>3c The local agency is a school district and the land is subject to the provisions defined in Government Code section 54221, subdivision (f)(1)(I)</p> <p>– or –</p> <p>3d The local agency is a district and the property is necessary for the agency's use (Gov. Code § 54221 subd. (f)(1)(J))</p> <p>– or –</p> <p>3e The surplus land was granted by the state in trust to a local agency or acquired for trust purposes by purchase or exchange and the disposition of land was authorized subject to conditions established by statute (Gov. Code § 54221 subd. (f)(1)(H))</p>

Exemption Category	Criteria
<div data-bbox="12 101 519 265"> <p>Land unlikely to be suitable for affordable housing</p> <p>Small parcels, former streets, restrictions that prohibit housing</p> </div> <div data-bbox="479 1296 591 1410"> <p>4</p> </div>	<div data-bbox="619 101 1885 158"> <p>Eligible for an exemption from standard SLA process if:</p> </div> <div data-bbox="619 229 2535 943"> <div data-bbox="619 229 2535 344"> <p>4a The surplus land is a former street, right of way, or easement; and the surplus land is conveyed to the owner of an adjacent property (Gov. Code § 54221 subd. (f)(1)(E))</p> </div> <div data-bbox="1582 379 1671 415"> <p>– or –</p> </div> <div data-bbox="619 436 2535 701"> <p>4b The surplus land is a small site within the limits defined in Government Code section 54221, subdivision (f)(1)(B); the surplus land is not contiguous to land owned by a state or local agency that is used for open space or low- and moderate- income housing; and the surplus land is being sold to the owner of contiguous land (Gov. Code § 54221 subd. (f)(1)(B))</p> </div> <div data-bbox="1582 722 1671 758"> <p>– or –</p> </div> <div data-bbox="619 779 2535 943"> <p>4c The surplus land is subject to valid legal restrictions that are not imposed by the local agency that would make housing prohibited, and there is there no feasible method to mitigate or avoid the prohibition (Gov. Code § 54221 subd. (f)(1)(G))</p> </div> </div>



Draft Housing Element 6th Cycle 2023-2031

1 message

From: Peggy Risch [REDACTED]
 Date: Sun, Apr 16, 2023 at 1:50 PM
 To: Kathryn Joyce <kjoyce@mtshastaca.gov>
 Cc: Michelle Nielsen <michellen@planwestpartners.com>

Kathy-please send the following comments and the ATTACHMENT to the Planning Commissioners. Please confirm that it has been sent. Thank you. Peggy Risch

Good Morning Planning Commissioners and Chair,

The Draft Housing Element (HE) makes an erroneous assessment of parcels APN 057-051-020 and 057-051-010 and thus erroneously concludes that they are "by-right" housing. They are not 'by right' parcels. Both of these parcels have designated wetlands, riparian habitat, and Designated Waters of the United States. Those wetland features require a Conditional Use permit (CUP) for any proposed housing project on these parcels.

So, that needs to be corrected in the Draft HE. Subsequently, the Draft HE must designate *other* appropriate available properties that fit the criteria to meet the City's Regional Housing Needs Assessment (RHNA) of two housing units for low income and very low income. (See 1.0 *Sites Designated for the Regional Housing Needs Allocation* at page B-3).

All of you except Von were on the Planning Commission when the Golden Eagle Charter School CEQA document Initial Study/Mitigated Negative Declaration (IS/MND) was approved December 15, 2020. Both APN 057-051-020 and 057-051-010 parcels were part of the approved Golden Eagle Charter School. The following **Figures** and **Site Legend** were part of the CEQA documents for the Golden Eagle Charter School:

Figure 4.4-1 titled *Wetlands and Waters of the U.S. and State* from the August 2020 Golden Eagle Charter School Recirculated IS/MND

-Perennial Creek (designated as PC1 under the heading "other waters") runs through both of the parcels and is 513 ft in length and 2 ft wide

-Riparian wetland (designated as RW3) on *both parcels* are located adjacent to the creek PC1

-Delineated Seasonal wet meadows (designated as SW2) and summarized under the heading Waters of the U.S. is located on both parcels

-Delineated Seasonal wet meadows (designated as SW3) and summarized under the heading Waters of the U.S. is located on **57-051-020**

Figure 3 Proposed Tentative Parcel Map from the 2019 Golden Eagle IS/MND illustrates both parcels with "existing wetlands".

Figure 2 Proposed Site Plan from the 2020 Golden Eagle Recirculated CEQA document IS/MND illustrates the above wetland feature that were avoided by the Golden Eagle School placement

AA Site Legend Attachment 1 from the Mt Shasta Planning Commission Special Meeting October 6, 2020 illustrates the location of the wetlands, creeks on both parcels and provides a *Legend* of that. (See file attached)

These parcels have *delineated* wetlands and perennial creek and seasonal wetlands that were verified by the Army Corp of Engineers in 2018. (See Reference below)

As we know with the recently approved Danco housing project, R3 zoning stipulates a Conditional Use Permit (CUP) when more than 4 housing units are built. The Draft HE got that correct. The Draft also got it right that parcels building only 3 multifamily housing unit on each parcel, could avoid the regulatory constraint of the City's discretionary Design Review that is triggered by 4 or more units. And thus the Draft HE determined that 6 total housing units on both parcels could be built "by right". But this is wrong. The City can not ignore the fact that wetlands exist on both parcels and thus multifamily development *of any size* is no longer "by right". Both parcels do have an *environmental constraint* because of the presence of wetland and the creek. That is well documented in the Golden Eagle CEQA document. Any size of a multifamily development on 057-051-020 and 057-051-010 requires a Conditional Use Permit and environmental review. The Department of Fish and Wildlife Service (DFWS) most certainly would be involved providing comments and mitigations in order to comply with existing laws. This can not be circumvented.

As mentioned previously, the Draft Housing Element must choose from other R3 parcels that do not have environmental constraint to designate a "by right" in order to meet the City's RHNA obligation for the next 8 year planning period. It most certainly is not the two parcels APN 057-051-020 and 057-051-010.

Respectfully submitted,

Peggy Risch

A. Draft Housing Element 6th Cycle References

1. Here's the inaccurate Draft Housing Element analysis of the two parcels 057-051-020 and 057-051-010 at page B-5:

"Environmental Constraints for Both Sites. Neither site is constrained by flooding, streams or water bodies, the presence of wetlands or brownfields."

2. The Draft Housing Element defines "**by-right**" as follows

"By-Right. The City's review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purpose of Division 13 (commencing with Section 21000) of the Public Resource Code. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the City's ordinance implementing the Subdivision Map Act. A City ordinance may provide that "use by right" does not exempt the use from design review. However, that design review shall not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resource Code [Reference Government Code section 65583.2 (i)]" [See page B 10 B 11]

3 The Draft HE did accurately describe the two parcels as zoned R 3 (See page B 4)

B. Recirculated Golden Eagle IS/MND References

1, State Clearinghouse 201949022 at [Golden Eagle Charter School Conditional Use Permit and Tentative Parcel Map \(ca.gov\)](https://ceqanet.opr.ca.gov/2019049022/3)

<https://ceqanet.opr.ca.gov/2019049022/3>

"A Delineation of Waters of the U.S. was prepared for the project site by North State Resources, Inc. (NSR), in August 2012 to identify potential USACE jurisdictional wetland and other water of the U.S. and State. The study area for the delineation encompassed approximately 13 acres. As a result of the delineation effort, approximately 2.310 acres of wetlands and waters subject to USACE and State jurisdiction were delineated in the 13-acre study area as shown in Figure 4.4-1. The delineation was reverified by the USACE in 2018.

Figure 4.4-1 at page 53 "The principal natural communities in the study area are stream/riverine, fresh emergent wetland, riparian wetland, seasonal wet meadow, and perennial grassland."

Figure 2 found at page 13

C. Shasta County Assessor's Map search feature for APN of two parcels <http://assessor.parcelquest.com/Home>

In order to search for the two parcels, you will note that "000" is necessary

APN 057-051-020-000 . My note: The perennial creek is visible in this image:



APN 057 051 010 000 My note demonstrates the continuation of the perennial creek



Note: You can compare all of the Referenced Figures and Site Plans to confirm the location of the two parcels with the perennial creek, wetlands. If you need further assistance with these documents and others, please feel free to contact

me.

From: Kathryn Joyce <kjoyce@mtshastaca.gov>
Date: Sun, Apr 16, 2023 at 3:06 PM
To: Peggy Risch [REDACTED]
Cc: Michelle Nielsen <michellen@planwestpartners.com>

Hi Peggy,

Your email has been forwarded to the Planning Commission for their consideration.

Best,
Kathy

Sent from my iPhone

On Apr 16, 2023, at 13:51, Peggy Risch <shastacranial@gmail.com> wrote:

<image.png>

APN 057-051-010-000 My note: demonstrates the continuation of the perennial creek:

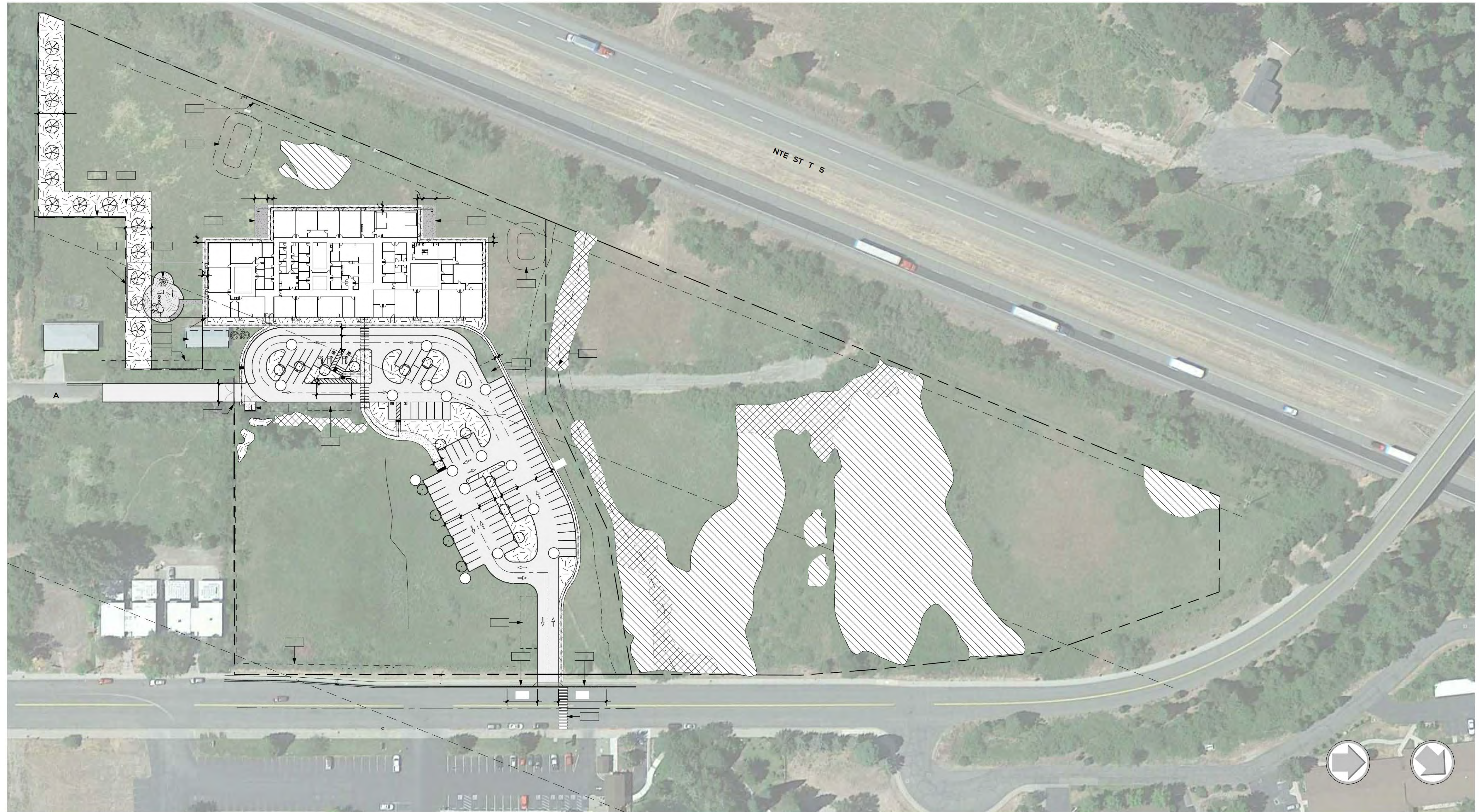
<image.png>

Note: You can compare all of the Referenced Figures and Site Plans to confirm the location of the two parcels with the perennial creek, wetlands. If you need further assistance with these documents and others, please feel free to contact me.

<A3 Site Plan from PRA not PC packet.pdf>



A3 Site Plan from PRA not PC packet.pdf
6486K



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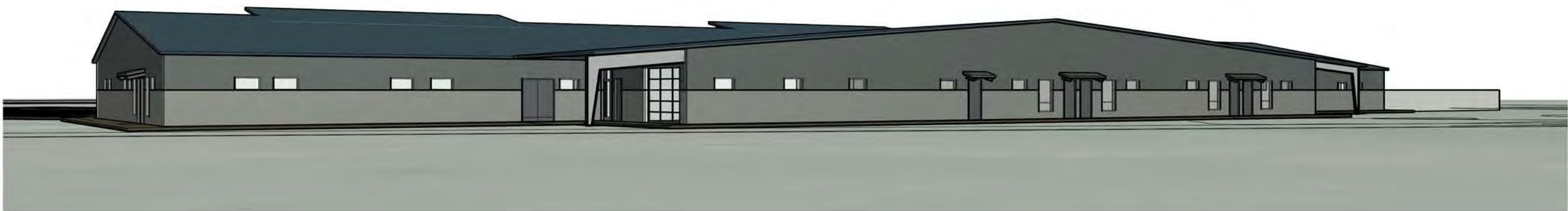
GG - SCHEMATIC EAST ELEVATION PERSPECTIVE



EE - FRONT ELEVATED PERSPECTIVE



FF - FRONT ENTRANCE PERSPECTIVE



CC - PERSPECTIVE FROM I-5 LOOKING WEST

NOTE: PERSPECTIVE VIEW FROM FREEWAY SCREENED BY HEAVY VEGETATION

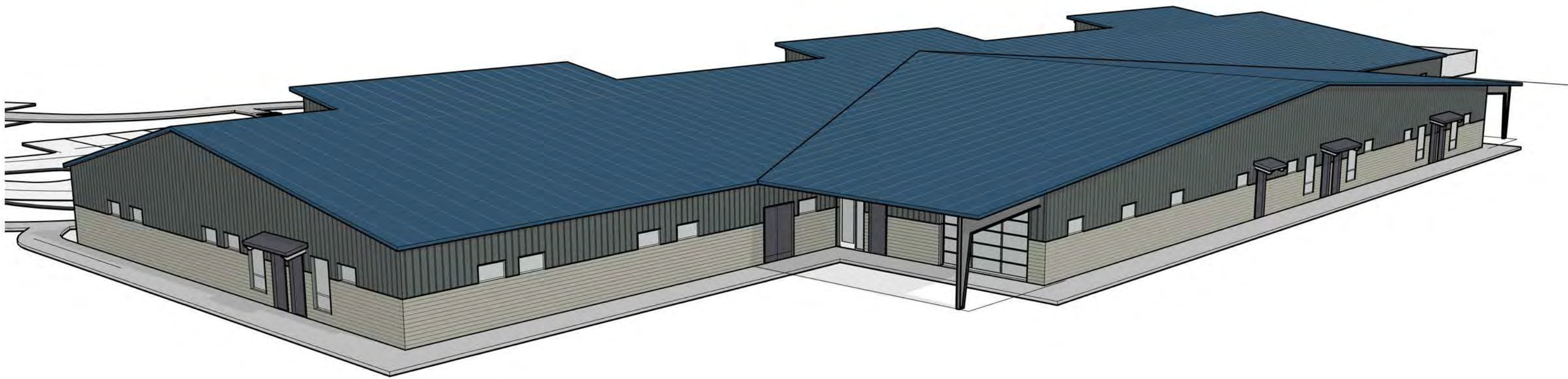


DD - PERSPECTIVE FROM I-5 LOOKING NORTH

NOTE: PERSPECTIVE VIEW FROM FREEWAY SCREENED BY HEAVY VEGETATION



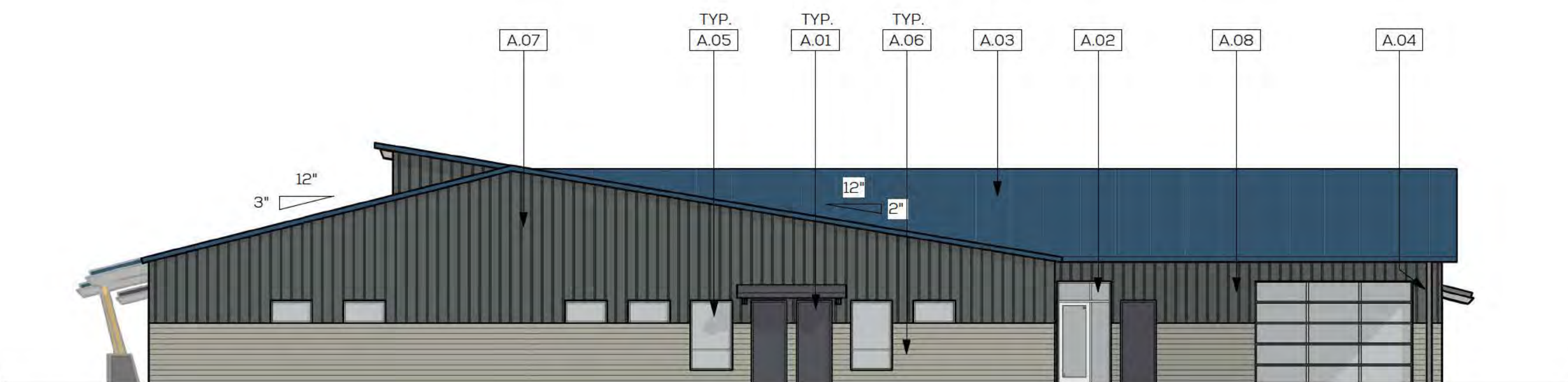
AA - FRONT ENTRANCE PERSPECTIVE



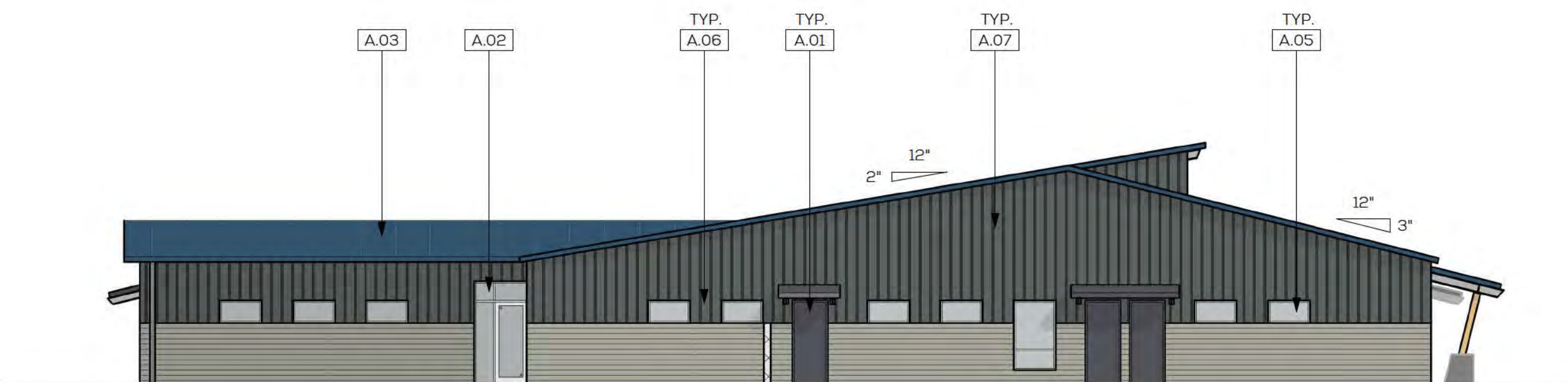
BB - REAR ELEVATED PERSPECTIVE



DD - WEST ELEVATION
SCALE: 3/32" = 1'-0"



BB - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



CC - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



AA - EAST ELEVATION
SCALE: 3/32" = 1'-0"

KEYNOTES	
A.01	HOLLOW METAL DOOR - FINISH: PRIME AND PAINT TO MATCH AEP SPAN SLATE GRAY
A.02	STOREFRONT WINDOW AND DOOR SYSTEM - FINISH: CLEAR ANODIZED
A.03	STANDING SEAM METAL ROOF - FINISH: CBC STEEL ROYAL BLUE
A.04	EXPOSED PRE-ENGINEERED STEEL BUILDING PRIMARY FRAME FINISH: PRIME AND PAINT TO MATCH AEP SPAN COOL OLD TOWN GRAY
A.05	WINDOW - FINISH: CLEAR ANODIZED
A.06	HORIZONTAL METAL WALL PANEL - FINISH: AEP SPAN COOL PARCHMENT
A.07	VERTICAL METAL WALL PANEL - FINISH: CBC STEEL CHARCOAL
A.08	OVERHEAD SECTIONAL GARAGE DOOR - FINISH: CLEAR ANODIZED



Mt Shasta Draft Housing Element

Peggy Risch

Tue, May 2, 2023 at 2:05 PM

To: Michelle Nielsen <michellen@planwestpartners.com>, Vanessa Blodgett <vanessab@planwestpartners.com>

Hello Michelle and Vanessa,

These comments are timely submitted on the Draft Housing Element (HE) for Mt Shasta and supplement my previous comments submitted on April 16, 2023. Those comments detailed the *error* in designating both APN 057-051-010 and 057-051-020 "to meet Mt. Shasta's 6th cycle RHNA of two housing units affordable to lower income households".

On April 18th the Mt Shasta Planning Commission held a public meeting to receive comments and discuss the Draft HE. The draft HE had erroneously designated APN 057-051-010 and 057-051-020 as 'by right' and without environmental constraints. But both parcels have wetlands *verified* by the Army Corp of Engineers. My previous comments also included References documenting those wetlands found in the Golden Eagle Charter School CEQA document, that had been previously approved by the Planning Commissioners. The Planning Commissioners gave direction to you as the City's consultants on the Draft HE to seek other designated sites to meet the City's RHNA.

After the April 18th Planning Commission meeting, I reviewed the following additional parcels that were also part of the above-mentioned Golden Eagle Charter School. *Each* of the following parcels also have verified wetlands by the Army Corp of Engineers:

APN 057-031-030; 057-031-060

APN 057-044-020; 057-044-040

APN 057-071-010; 057-071-040

Unfortunately, the Draft HE **Appendix B at Table B-6** *Lands Available and Suitable for Development* also erroneously illustrates these additional parcels's APNs as having "NO" wetlands. (See Appendix B page B-14). This needs to be corrected.

Summary/Recommendation:

1. Please note that all of the following parcels have wetlands as *verified* by the Army Corp of Engineers as discussed in these and previous comments. They should not be identified as designated parcels to meet the City's RHNA for the 6th cycle:

APN 057-031-030; 057-031-060

APN 057-044-020; 057-044-040

APN 057-071-010; 057-071-040

APN 057-051-010 and 057-051-020

2. The following parcels and resulting data should be corrected in **Table B-4**, **Table B-5**, and **Table B-6** as they are currently incorrectly labeled as having no wetlands in R3 zone (**Table B-4**); Available lands without constraints in R3 zone (**Table B-5**), and Lands Available for Residential development in R3 listed by APN and erroneously having no wetlands (**Table B-6**):

APN 057-031-030; 057-031-060

APN 057-044-020; 057-044-040

APN 057-071-010; 057-071-040

APN 057-051-010 and 057-051-020

3. If there are other Sections of the Draft HE that contain this erroneous information, please correct so that the document is consistent throughout.

I hope you find this information helpful as you prepare the corrected/ next Draft HE for the upcoming Planning Commission meeting in a few weeks (May 16th). There are many other lots in town with wetlands that may also be incorrectly identified and I hope to do a more global review of those areas in the coming week.

Thank you for your attention. If you have any questions, feel free to contact me.

Sincerely,

Peggy Risch, Mt Shasta resident

Excerpts from the Draft HE Appendix B pages 3-5

1.0 Sites Designated for the Regional Housing Needs Allocation

As discussed in Appendix A, Section 7.0, the City of Mt. Shasta's regional housing needs allocation (RHNA) for the 6th cycle is two housing units: one low income (LI) unit and one very low income (VLI) unit. In determining the City's extremely low income (ELI) housing need, City staff has allocated the one (1) VLI unit to ELI category. The City has designated two properties to meet the City's RHNA, which are discussed in more detail below. Although the C-1 and C-2 zoning districts allow multifamily development and have the same maximum allowable density of 20 dwelling units per acre, Mt. Shasta is designating sites zoned High Density Residential (R-3) to meet its RHNA obligation because:

Two properties are designated to meet Mt. Shasta's 6th cycle RHNA of two housing units affordable to lower income households: Assessor's Parcel Numbers (APN) 057-051-010 and 057-051-020, and are shown in Figure B3.

Environmental Constraints for Both Sites. Neither site is constrained by flooding, streams or water bodies, the presence of wetlands or brownfields."

**Mt Shasta Draft Housing Element public comment**

1 message

Peggy Risch [REDACTED] Fri, May 5, 2023 at 1:57 PM
 To: Michelle Nielsen <michellen@planwestpartners.com>, Vanessa Blodgett <vanessab@planwestpartners.com>, Kathryn Joyce <kjoyce@mtshastaca.gov>

Michelle Nielsen and Vanessa Blodgett, Kathy Joyce

These comments are timely submitted on Mt Shasta City's Draft Housing Element for the 6th Cycle. I ask that our City Clerk, Kathy Joyce forward these comments with both attachments to our Planning Commissioners for the upcoming May 16, 2023 meeting.

On Dec. 22, 2021 City Council approved the following *Urgency Ordinance* after the State's passage of SB9. See attached two documents: SB 9 Urgency Ordinance and 12.22.21 Staff Report. For various reasons, most likely as it relates to our Planning Department, this Urgency Ordinance pertaining to SB9 was never extended. See City Municipal Code link below stating the Interim Ordinance "expired".

I bring this to your attention as it relates to the Draft Housing Element (HE) of Mt Shasta. I believe it was stated at the Planning Commission Meeting last month that the City had an Ordinance relating to SB 9. Since the City does *not* have an Ordinance that relates to SB 9, the Housing Element 2023-2031 6th Cycle *Policies, Goals, and Implementation Plans* should reflect the need to update its Ordinances to be consistent with SB9. This should be a relatively easy process given the extensive consideration and crafting of the Interim Ordinance CCO-21-01. However, there are some points to clarify despite the prior Urgency Ordinance.

As you may be aware, a significant percentage of the City parcels are located in 'very high fire' zones and thus may be exempt from SB 9 provisions. I have included an excerpt of an email conversation with the city's existing Planner at the time, Teresa Spade, as it relates to very high fire zones and whether SB 9 applies to these very high fire zones. In response, Teresa Spade answered in January 2022: "The wording of the SB 9 prohibition does not make it clear whether these fire safe regulations constitute what is needed to allow for SB9 development to occur in Very High Fire zones. We hope to get clarification from the state in a guidance document at some point in the near future." and "If we get an application for SB9 development in a very high fire hazard zone, we will consult with the state and get guidance." Thus my question is: has the State issued any further SB9 guidance and clarification of very high fire zones? It would seem relevant information for the City's 6th Cycle Housing Element.

My final comment pertains to *Frequently Asked Questions* on SB9 from Sacramento. It clearly answers pertinent questions. For example, with a lot split—4 is 4 units under SB 9 lot split maximum and no ADUs/JDUs allowed. No Short Term Rentals are allowed. Or if a developer wants to pursue ADUs/JDUs on a lot split, then they can proceed through a non-ministerial permitting process. Given how ADUs and JDUs and Short Term Rentals affect city Housing, it would seem pertinent that the City's Draft HE *Policy, Goals, and Implementation* would address these issues and would link to our City's objective standards and ADU/JDU Ordinance.

Thank you for considering these comments.

Respectfully submitted,

Peggy Risch, Mt Shasta resident

Cc Kathryn Joyce

Planning Commissioners

References

1. Dec 22, 2021 City COUNCIL ACTION: Adopt Urgency Ordinance CCO-21-01, An Urgency Ordinance of The City Council Of The City Of Mt. Shasta Pursuant To California Government Code Section 36937(B), Establishing Regulations For Second Residence And Two-Residence Projects And Urban Lot Splits In Single Family Zoning Districts As Mandated By The Provisions Of California Senate Bill 9 (2021), with amendments as discussed by Council, by title only.

2. Mt Shasta's Municipal Code See <https://www.codepublishing.com/CA/MtShasta/#!/MtShastaOT.html>

CCO-21-01

Interim ordinance; adds Chs. 17,11 and 18,19; amends Chs. 17,08 and 18,08 and §§ 18,20,060 and 18,60,055, second residence and two-residence projects and urban lot splits (Expired)

3. Attachments:

Mt Shasta City SB 9 Urgency Ordinance

12.22.21 Staff Report

4. E-mail communications with Teresa Spade, previous City Planner. [Emphasis added by highlighting in red]

From: Peggy Risch [REDACTED]

Sent: Friday, December 31, 2021 8:22 AM

To: Teresa Spade; Tim Stearns ; Tessa Clure >; Kathryn Joyce John Redmond >; John Stackfleth ; Todd Juhasz

Subject: Re: SB9 Staff Report and Ordinance

Morning Teresa,

thanks for letting me know about the discussions regarding SB9 and fire regulations at last week's City Council meeting on the Urgency Ordinance. Given the vagueness/lack of clarity in SB9 regarding development in Very High Fire zones, does that mean that the City will not approve lot splits for development until the State provides a guidance document? Otherwise, it would be difficult to rescind any approvals that would be in violation of the State guidance.

best wishes for the new year,

Peggy Risch

Hi Peggy –

Thank you for bringing this up. We did talk about this at the meeting this morning.

Currently, the building code and fire code provide fire safe regulations that apply to all residences in the City Limits. The wording of the SB 9 prohibition does not make it clear whether these fire safe regulations constitute what is needed to allow for SB9 development to occur in Very High Fire zones. We hope to get clarification from the state in a guidance document at some point in the near future.

Teresa R Spade, AICP
City Planner
City of Mt. Shasta



Teresa Spade

Jan 3, 2022, 11:17 AM


to Kathryn, me, Tim, Tessa, John, John, Todd

Hi Peggy –

If we get an application for SB9 development in a very high fire hazard zone, we will consult with the state and get guidance.

2 attachments

 **12.22.2021 Staff Report SB9 (1).docx**
24K

 **SB 9 urgency ordinance (1).pdf**
350K

4.0 Stakeholder Interviews

Completed questionnaires from Great Northern Services, Inc. and Mt. Shasta Community Resource Center.

View results

Respondent

1

Anonymous

96:44

Time to complete

1. Name of organization: *

Great Northern Services

2. Name and Job Title: *

 Executive Director

3. What are the top three issues you come across when seeking out housing?

Very low inventory for sale/rentals.
High rent/prices compare to the rest of Siskiyou County
It's challenging to track down availability, aka folks have to search across many
avenues/databases/social media/word of mouth to find available housing.

4. What should the City's priorities be when addressing housing needs for the community?

Develop moderate to high-end high density housing.
Make sure affordable housing is dispersed throughout the city not in just one area.

5. What do you feel are the greatest challenges to finding or developing housing in the City?

There is little available real estate/vacant land to develop within the City limits.
Finding contractors who will take on the risk of developing affordable housing.

6. What types of housing do you think would be most beneficial for the community? (e.g. fourplexes, apartments, townhomes, tiny home/ cottage developments, or others?)

The city needs a well-balanced mix of housing: Cottage developments for elderly and/or disabled community members who would like to live independently in separate units but not have the maintenance requirements a single family home entails; Upscale affordable townhomes and apartments for moderate income families.

7. Are there any developments within the City that you think are good examples of the types of housing we need?

The Kingston condos. The townhouses on McCloud at the end of Washington are nice.
Outside city limits and still good example: Condos on Grant Rd.

8. Are there certain areas in the City you think could benefit from revitalization as housing or mixed use developments?

Mixed use along N and S Mt. Shasta Boulevard and Chestnut, 305 Old McCloud Rd (NEST), East side of Roseburg property,

9. Are there any major housing development projects in the region that we should know about or that you think are innovative examples the City could follow?

10. Do you think that recent events, including Covid-19, wildfires, and climate change, have impacted the ability of people to find and keep housing in Mt. Shasta? If yes, how?

Yes, housing capacity has been significantly reduced by wildfires destroying in the surrounding communities, starting with the Boles Fire, in 2014 and into these days.

11. What do you think are the best ways to engage disadvantaged groups in the community?

In our organization we are always exploring new ways to engage disadvantaged community members in our programs. It takes consistent and constant outreach to meet with community members, make them feel comfortable and gain trust.

12. Are there any other matters related to housing that you would like to share?

Controlling the number of vacation rentals within the city limits.
Making sure pocket parks and open space are considered in all neighborhoods especially around affordable housing.
NIMBY and/or no growth attitude needs to be mitigated.

13. Are there community organizations that you recommend us contacting?

Siskiyou County Association of Realtors (SAOR) can provide input on the types of housing people are currently looking for.
Parks and Recreation is creating their master plan and pocket parks are integral in the parks future growth as well as the health and well being of the City and community members.

View results

Respondent

1

Anonymous

25:02

Time to complete

1. What are the top three issues you come across when seeking out housing?

Availability

Costs

Information: guide people; misperception; provide lists; secure deposits (services); page 1 link for affordable housing.

2. What should the City's priorities be when addressing housing needs for the community?

Creative, being areas available. Prop. 245 - mu. Mismatch of housing city choices, infrastructure, proximity to bus lines, pedestrian.

Housing project about 2 years ago. Protests. Ground floor convenience plan. More buying from community, more inclusive.

3. What do you feel are the greatest challenges to finding or developing housing in the City?

Costs, permits, hook ups, infrastructure, land, no rental housing available. 50 HH deep list. 2nd homes, 200 Airbnbs. Vacancy data.

4. What types of housing do you think would be most beneficial for the community? (e.g. fourplexes, apartments, townhomes, tiny home/ cottage developments, or others?)

MF. Permanent tiny home; THV (tiny home park); less expensive to build, less resources, quicker to build.

5. Are there any developments within the City that you think are good examples of the types of housing we need?

Escolan Manor - for retired seniors; duplexes.
Multi-unit develops.

6. Are there certain areas in the City you think could benefit from revitalization as housing or mixed use developments?

Williamsberg prop (being cleaned up). South end. Both mixed use.
Possible toxic waste.
Off of Lake st; RR (privately owned, grass fields) in center of town; schools.

7. Are there any major housing development projects in the region that we should know about or that you think are innovative examples the City could follow?

Mixed.
Downtown Redding - Lofts with businesses on ground floor and parking (in downtown).

8. Do you think that recent events, including Covid-19, wildfires, and climate change, have impacted the ability of people to find and keep housing in Mt. Shasta? If yes, how?

Wildfires: Carr and Camp fire, displacement, has had the biggest impact.
Ins on housing dropping altogether or increased lot.
Climate Change: Lack of water/snow
Old Towns: Old infrastructure, replacement is high cost.

9. What do you think are the best ways to engage disadvantaged groups in the community?

Hosting community forums in different locations. Provide food and childcare.
Using resource centers. Clinics use resource center distribution. City park, library, Baptist church, resource center.
Community Surveys.
Gift cards.

10. Are there any other matters related to housing that you would like to share?

More land don't neglect.
Fear to report issues for displacement.
Landlords neglecting property and tenant issues. More in Dunsmuir, weed.

11. Are there community organizations that you recommend us contacting?

Library, schools.