



# Housing Element Update

City of Mt. Shasta

**City Council Meeting**

May 22, 2023

**PLANWEST**  
PARTNERS, INC. 

# Introductions

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# Meeting Purpose

- Housing Element Review
- How did we get here and responses to public input received
- Overview of the 2023-2031 Housing Element Public Review Draft
- Review Key Aspects of Housing Element Programs (Chapter 2)
- Recommendation and Next Steps
- Questions and Discussion

# Housing Element 101 – What is a housing element?

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- A mandatory element of the General Plan
- Updates required by State law on eight year “cycles.”
- The 2023-2031 Housing Element is Mt. Shasta’s “6<sup>th</sup> cycle” housing element
- To access certain funding programs, each city’s housing element must be reviewed by the State and certified as being in compliance with state law.



# Housing Element 101 – What does a housing element do?

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- Provides an assessment of both current and future housing needs for all income groups
- Identifies opportunities and constraints on housing production
- Establishes goals, policies, and programs to meet housing needs
- Updates City policies, programs, regulations, and procedures to reflect new State laws



# How did we get here?





# **Overview of the 2023-2031 Housing Element Update**

# The 2023-2031 Housing Element Consists of 3 Chapters and 5 Appendices

## Chapters

### 1. Introduction

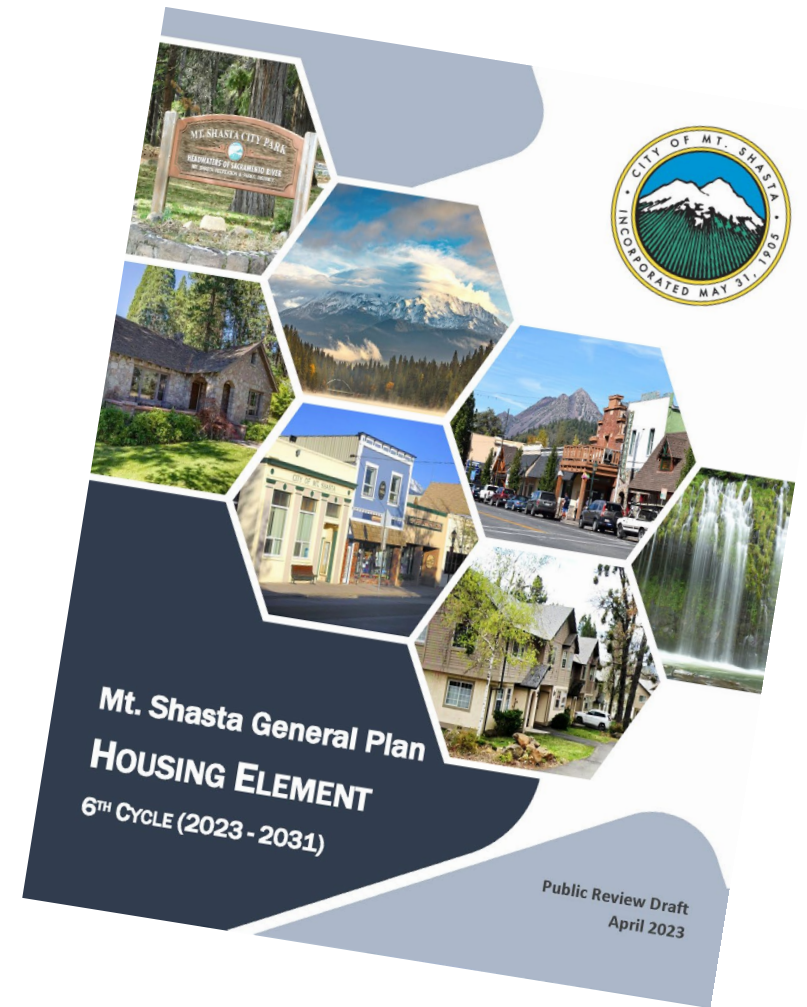
Overview of the update process, regulatory context, public participation, general plan consistency, looking ahead, and key definitions and acronyms,

### 2. Goals, Policies, and Programs

Identifies goals, policies, and proposed implementation programs

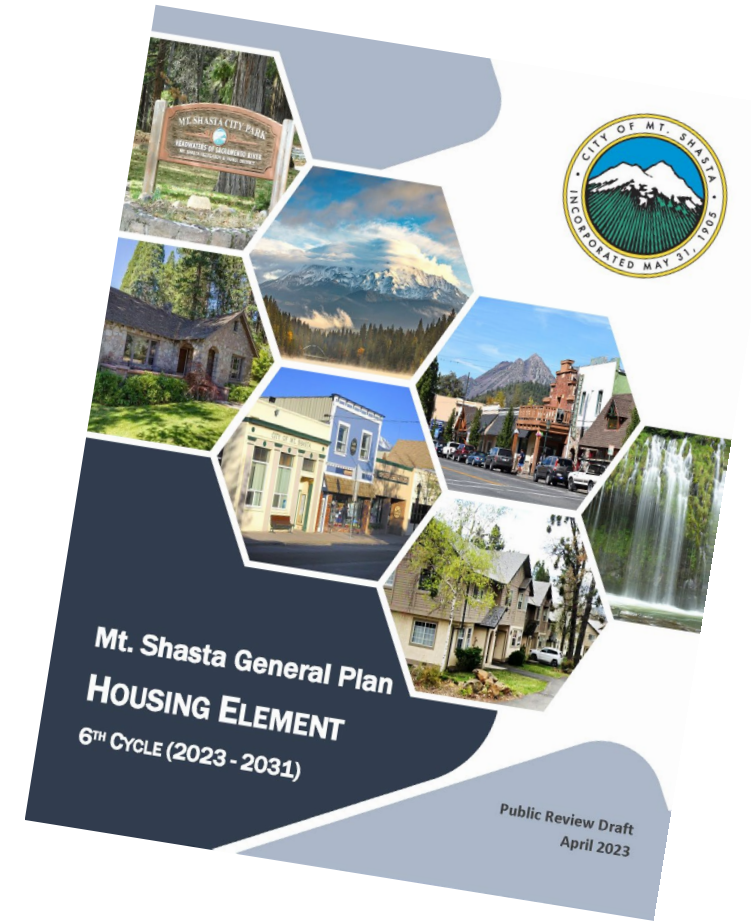
### 3. Analysis of Previous Housing Element

Evaluation of previous Housing Element programs





- **Appendix A – Needs Assessment, Housing Constraints & Assessment of Fair Housing**
- **Appendix B – Housing Sites Inventory**
- **Appendix C – Funding Resources**
- **Appendix D – Glossary**
- **Appendix E – Public Outreach and Community Engagement**



# Planning Commission and Public Questions/Comments

- **Corrections, clarifications, and updates**
  - **Carmen Drive housing development, Rockfellow House and Alder Gardens**
- **Junior Accessory Dwelling Units (JADU)**
  - **Added definition**
  - **Chapter 2 Programs for ADUs, added JADUs**
- **Added summaries about State law**
  - **SB 9, SB 35 and the Housing Crisis Act**
  - **Water and sewer priority**
- **Sites identified to meet RHNA**



# Key Aspects of the Update – Appendix A

- **Housing Needs Assessment** comprehensive update with new data to reflect changes in demographic conditions and projected housing needs.
- **Constraints to Housing** updated based on new State requirements and feedback from stakeholders and the community and includes an analysis of the City's zoning code.
- **Assessment of Fair Housing** added based on new State requirements.

# Key Take Aways of Housing Needs and Housing Constraints

- Overall, the population is declining but the number and percentage of residents who are 65 and older has increased
- The size of households are declining
- More residents rent their homes than own
- A significant portion of residents who are homeowners and renters are cost burdened
- Cost of housing is high, and the vacancy rate is low
- Portions of the zoning code are a constraint



# Key Take Aways of Assessment of Fair Housing

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Much of Mt. Shasta is considered to be a high resource area, indicating 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.

...however, there are fair housing issues

- Shortage of housing affordable and accessible to seniors, workforce, persons with disabilities is limiting actual and enabled housing choice
- Disproportionate housing needs, including displacement risks
- Housing condition and habitability

# Key Aspects of the Update

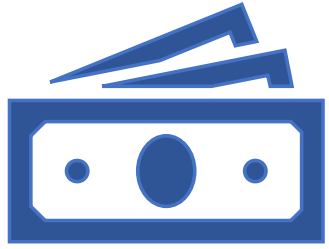
## Appendix B – Inventory of Sites

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- **Sites Inventory** updated based on Mt. Shasta's Regional Housing Needs Assessment (RHNA) and new State law.
  - Minimum density of 15 du/acre
  - Have access to infrastructure (water, sewer, utilities)
  - Larger than 0.5 acres, less than 10 acres.
- **Environmental constraints** used to identify sites expanded to be more comprehensive and to comply with new State law.

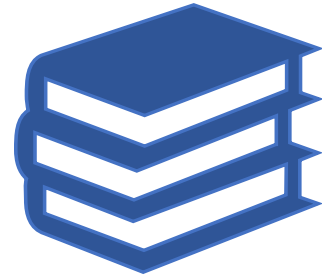
Preferred Site





## **Appendix C – Funding Resources**

Focuses on governmental funding programs available the support housing development



## **Appendix D – Glossary**

Contains technical language and jargon found in the Housing Element. Chapter 1 contains a subset of terms found in the Glossary.



## **Appendix E – Public Outreach and Community Engagement**

Compilation of public comments received at 2022 public meetings

Results of the October 2022 community survey

Comment letters received by the City as of May 17, 2023





# **Recommended Housing Element Programs**

# To comply with State law, a housing element must identify strategies and programs that:

- Identify 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 workforce housing, and housing affordable to lower income households
- Remove governmental and other constraints to housing maintenance, improvement and development for all income levels
- Promote fair and equal housing opportunities, including addressing disparities in housing needs and access to opportunity
- Conserve and improve existing housing, including assisted housing that is at-risk for conversion to market rate
- Maximize housing opportunities throughout the community

# **Key Approaches to Address Mt. Shasta's Housing Needs**

**Provide additional  
support to all housing  
programs**

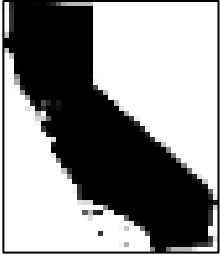
**Zoning code is a  
constraint**

**Workforce housing**

**Housing is an economic  
development issue**

**Updating regulations to  
meet State  
requirements**

**Improve housing  
information and the  
availability housing  
information for residents**



**= Programs that fulfill a specific State housing law requirement**



**= Programs that are meaningful actions to affirmatively further fair housing**

# Older Housing Laws that Require Programs

SB 2 (2007) Emergency Shelters

Manufactured housing on lots zoned for stick-built single-family dwellings

Improved allowances for Group Homes

Written procedures to prioritize water and sewer to affordable housing developments.

Written procedures for Ministerial Streamlined Approval Process for Affordable Housing Developments (aka SB 35)

Transitional and Supportive Housing

Update the definition of family

# New Housing Laws that Require Programs

Accessory Dwelling  
Units and Junior  
Accessory Dwelling  
Units

Affirmatively  
Furthering Fair  
Housing

Emergency and  
Transitional Housing  
Act of 2019 &  
AB 2339 (2022)

By-Right Permanent  
Supportive Housing  
Developments

Replacement  
Housing for  
Housing Element  
Inventory Sites

No Net Loss and  
Housing  
Accountability Act

Amendments to  
State Density Bonus  
Law

Housing  
Information  
Transparency Act

# Next Steps:

**1. City Council authorizes submittal of the Housing Element to HCD**

**2. Revise the Element based City Council & community input**

City spends no less than 10 business days to consider and incorporate public comments

**3. The Draft Housing Element is submitted to HCD, Jun 2023**

The Draft Housing Element will be posted to the webpage and the public may submit comments

**4. HCD 90-Day Review, Sept 2023**

HCD issues letter reporting the results of their review for compliance with state law

**5. Draft Housing Element Revised, Sept 2023**

Must address HCD comments before adoption

**6. Housing Element Adoption, Oct 2023**

Planning Commission and City Council hearings for Housing Element adoption

**7. Adopted Housing Element Submitted to HCD for 60-Day Certification Review**

**8. HCD Issues Certification Letter**

- If the Housing Element complies with State law.
- If HCD determines adopted Element does not comply with State law, go to Step 5

# Staff respectfully recommends that the City Council:

1. Receive and consider comments from the public, and
2. Authorize the City Manager to transmit a copy of the Draft 2023-2031 Housing Element to the California Department of Housing and Community Development (HCD) for the 90-day review pursuant to Government Code Section 65585(b).





# Questions and Discussion



# Thank You!