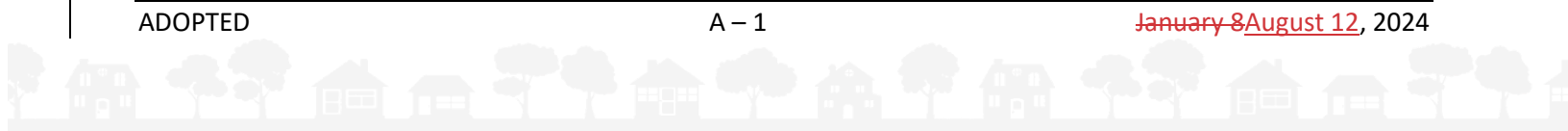


Appendix A – Needs Assessment, Housing Constraints, Assessment of Fair Housing

1.0	Introduction	5
2.0	Population and Employment Trends	5
2.1	Population Change	5
2.2	Population Growth Projections	6
2.3	Population by Race and Ethnicity, including Segregation and Integration Patterns and Trends	7
2.4	Population by Age Group	11
2.5	Labor Force and Unemployment	12
2.6	Largest Employers	13
2.7	Commuting and Transportation Costs	13
2.8	Fastest Growing Occupations	14
3.0	Household Characteristics	15
3.1	Number of Households and Types	15
3.2	Household Income, Income Distribution and Poverty, including Segregation and Integration Patterns and Trends	16
3.3	Occupancy and Tenure	22
3.4	Overpayment for Housing (Cost Burdened)	24
4.0	Mt. Shasta's Existing Housing Stock	27
4.1	Housing Composition	27
4.2	Age of Housing	28
4.3	Rehabilitation Needs	29
4.4	Housing Unit Size and Tenure	31
4.5	Overcrowded Housing	32
4.6	Housing Cost	34
5.0	Special Populations and Housing Needs and Existing Resources	38
5.1	Senior Population	40
5.2	Persons with Disabilities	42
5.3	Large Households, including Segregation and Integration Patterns and Trends	47
5.4	Single-Parent and Female-Headed Households, including Segregation and Integration Patterns and Trends	48
5.5	Farmworkers	50
5.6	Persons Experiencing Homelessness	53
5.7	Extremely Low Income Households	58
5.8	Housing Resources and Opportunities	68
5.9	Resources for Preserving Assisted Rental Housing	73
6.0	Regional Housing Needs Allocation	74
7.0	Actual and Potential Governmental Constraints to Housing	75
7.1	General Plan	75
7.2	Zoning Ordinance	76
7.3	Parking Requirements	81



7.4	Density Bonus Provisions	81
7.5	Provisions for a Variety of Housing	82
7.6	Water and Sewer Priority	94
7.7	Constraints to Housing for Persons with Disabilities	95
7.8	Permit Processing Times Constraints.....	97
8.0	Analysis of Actual and Potential Nongovernmental Constraints	108
8.1	Availability of Financing.....	108
8.2	Land Costs	109
8.3	Construction and Labor Costs.....	110
8.4	Other Nongovernmental Constraints Upon the Maintenance, Improvement, or Development of Housing for All Income Levels.....	111
9.0	Assessment of Fair Housing.....	111
9.1	Key Elements of an Assessment of Fair Housing	112
9.2	Contributing Factors	120
10.0	Energy Conservation.....	129

LIST OF TABLES

Table A-1	Population and Growth, 1995-2020.....	5
Table A-1	Population Growth 2010-2060, Siskiyou County	7
Table A-2	Population by Race/Ethnicity, 2010 and 2020	9
Table A-3	Population by Age, 2010-2020	11
Table A-4	Population Change from 2010 to 2020	11
Table A-5	Labor Force of Mt. Shasta Weed, Yreka, Siskiyou County, and California 2020.....	12
Table A-6	2021 Employment by Industry, Mt. Shasta	12
Table A-7	Largest Employers, Siskiyou County 2022	13
Table A-8	Largest Employers, Mt. Shasta 2022	13
Table A-9	Travel Time to Work.....	14
Table A-10	Fastest Growing Occupations, 2018-2028	15
Table A-11	Mt. Shasta Household Types and Changes, 2010 and 2020	15
Table A-12	Income Distribution, 2010-2020	17
Table A-13	Household Income Distribution, 2019 CHAS for Mt. Shasta.....	18
Table A-14	Population Below Poverty Level, Mt. Shasta	19
Table A-15	Occupied Housing Units by Tenure, 2020	22
Table A-16	Occupancy Status, 2010, 2020	23
Table A-17	Vacancy Status, Mt. Shasta, Multiple Years	23
Table A-18	2022 State Income Limits, Siskiyou County.....	24
Table A-19	Overpayment for Housing, Ownership and Rental	24
Table A-20	Housing Unit Types, 2000-2020	27
Table A-21	Estimated Number of Bedrooms.....	28
Table A-22	Residential Building Permits Issued	28
Table A-23	Age of Housing, 2020	29
Table A-24	Summary of Housing Condition Survey, 2003.....	30
Table A-25	Housing Unit Size, 2020.....	31

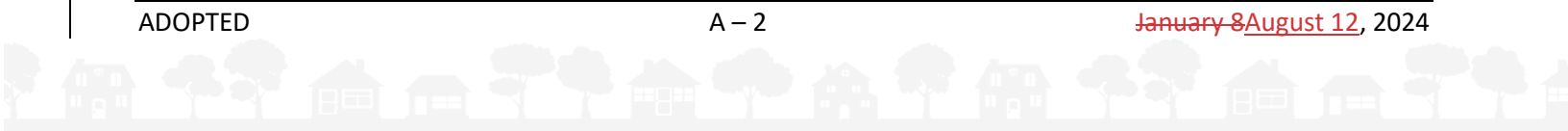


Table A-26 Household Size by Tenure	32
Table A-27 Overcrowded Housing, 2020.....	33
Table A-28 Estimated Ability to Pay by Household Size, Siskiyou County, 2022.....	35
Table A-29 Homes For Sale, City of Mt. Shasta June 2022	36
Table A-30 Apartment and House Rentals, September 2022	37
Table A-31 Mobilehome/RV Parks Operating in Mt. Shasta, 2023	37
Table A-32 Mt. Shasta Special Populations and Housing Resources.....	39
Table A-33 Highlights of Table B-5 from Appendix B	40
Table A-34 Senior Population, 2000, 2010, 2020	41
Table A-35 Senior Households by Tenure, 2020	41
Table A-36 Facilities for Seniors and/or Persons with Disabilities, 2022	42
Table A-37 Persons with Disabilities, 2020.....	43
Table A-38 Disability by Race and Ethnicity, Mt. Shasta, 2021	45
Table A-39 Total Disabilities for Ages 65 and Older	46
Table A-40 Large Households by Tenure, 2019	47
Table A-41 Household Size, 1990-2020	48
Table A-42 Household Size by Tenure, 1990-2020.....	48
Table A-43 Single-Parent Households, 2020	49
Table A-44 Hired Farm Labor – State of California and Siskiyou County	51
Table A-45 Hired Farm Labor – State of California and Siskiyou County	51
Table A-46 2020 and 2022 PIT Counts for Siskiyou County.....	54
Table A-47 Racial and Ethnic Information, 2020 and 2022 PIT Counts, Entire NorCal Continuum Care Service Area	55
Table A-48 Gender Information, 2020 and 2022 PIT Counts for Siskiyou County	55
Table A-49 Additional Demographics, 2020 and 2022 PIT Counts for Siskiyou County.....	56
Table A-50 Homelessness Services.....	57
Table A-51 Cost of Housing to be Affordable for ELI Households, 2022.....	59
Table A-52 Extremely Low Income Households	59
Table A-53 Housing Problems, 2023	62
Table A-54 Rates of Cost Burden for Extremely Low Income Households.....	62
Table A-55 Housing Element Programs and AFFH Actions for Extremely Low Income Households.....	65
Table A-56 Assisted Housing Projects, Mt. Shasta	71
Table A-57 Estimated Rent Subsidies Required, 2022	72
Table A-58 Regional Housing Needs Allocation City of Mt. Shasta, 2023-2031.....	74
Table A-59 Residential Land Use Designations.....	75
Table A-60 Zoning Districts that Allow Residential Uses and the Development Standards.....	78
Table A-61 Housing Types Permitted by Zoning District	83
Table A-62 Permit Processing Times	98
Table A-63 Connection and Impact Fees, 2022	105
Table A-64 Planning Permit Fees, 2022.....	106
Table A-65 Interest Rates	109
Table A-66 Land Costs	109
Table A-67 Affordable Multifamily Construction and Labor Costs, Siskiyou and Shasta Counties, 2021	110
Table A-68 City of Mt. Shasta’s AFFH Housing Action Plan	121



MAPS FOR ASSESSMENT OF FAIR HOUSING

Map Number	Map Title
Map 1	White Majority Blocks
Map 2	Hispanic Majority Blocks
Map 3	Diversity Index
Map 4	Neighborhood Segregation
Map 4A	Jobs Proximity Index
Map 5	Median Household Income
Map 6	Poverty Status
Map 7	Renter Occupied Housing Units
Map 8	Households with a Disability
Map 9	TCAC Opportunity Areas - Composite Score
Map 10	TCAC Opportunity Areas - Economic Score
Map 11	TCAC Opportunity Areas - Education Score
Map 12	TCAC Opportunity Areas - Environmental Score

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 analysis of the AFH 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, 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

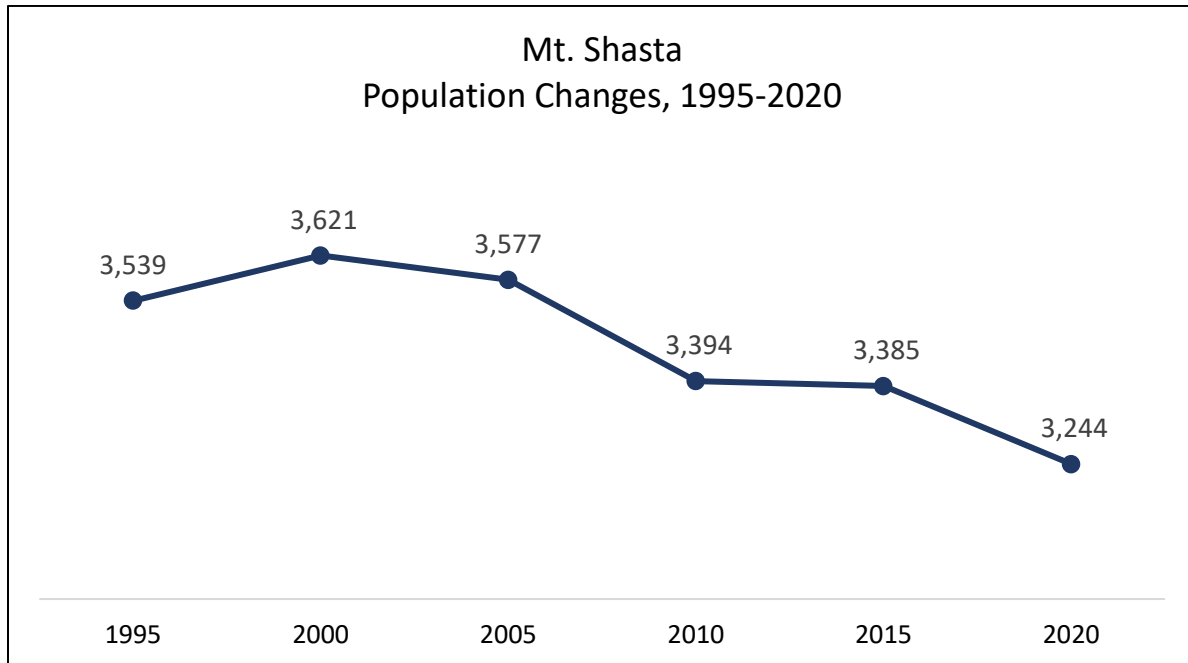
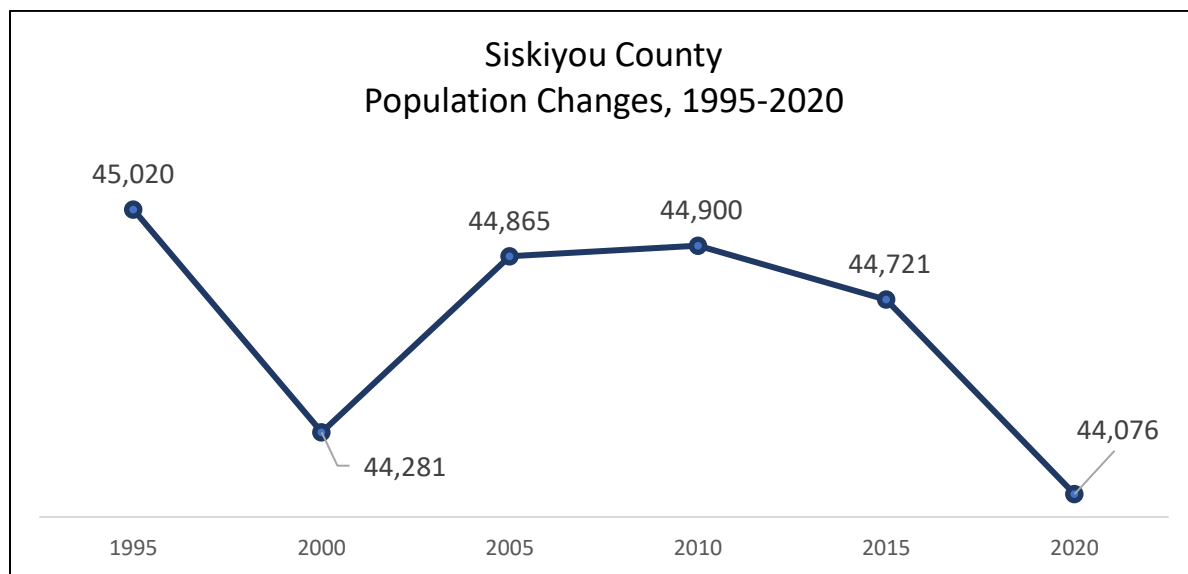


Figure 2



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-1 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-1
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-1 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-1 presents current population growth projections.

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

Table A-2 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~~predominating (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-2, 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-2 below.

Race and Ethnicity: A Regional Comparison

As shown in Table A-2 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 are more Hispanics in 2020 than in 2010. Agriculture is a dominate industry in the northeastern corner of Siskiyou county and there is a larger population of farmworkers. As indicated in Table A-2, 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-2
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

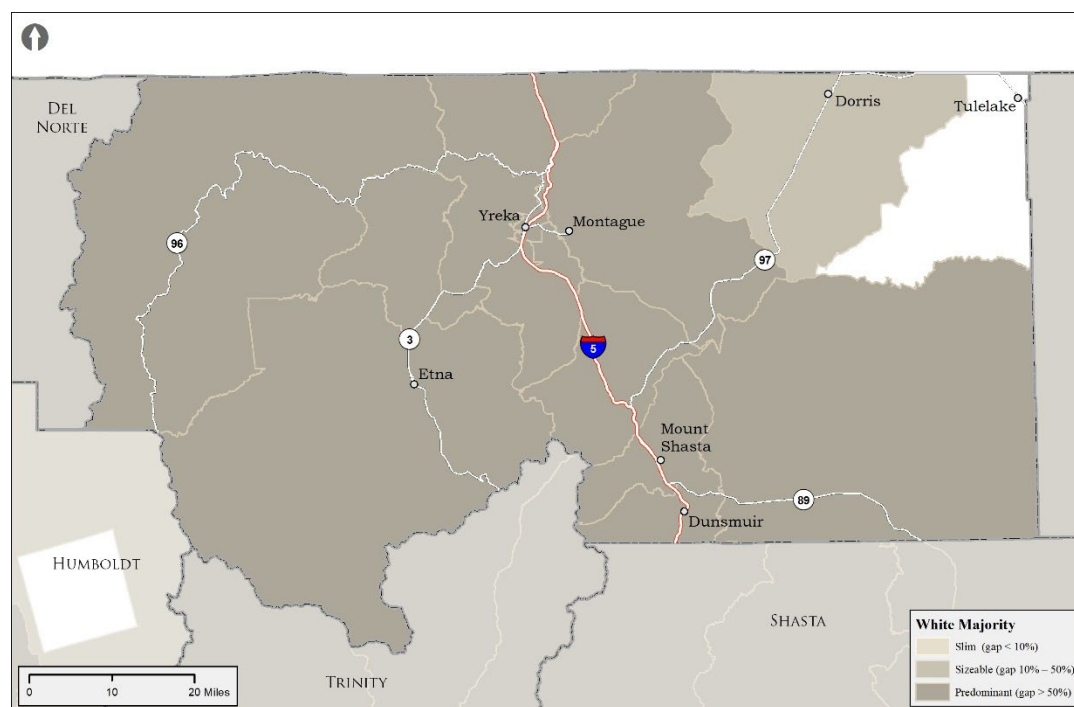
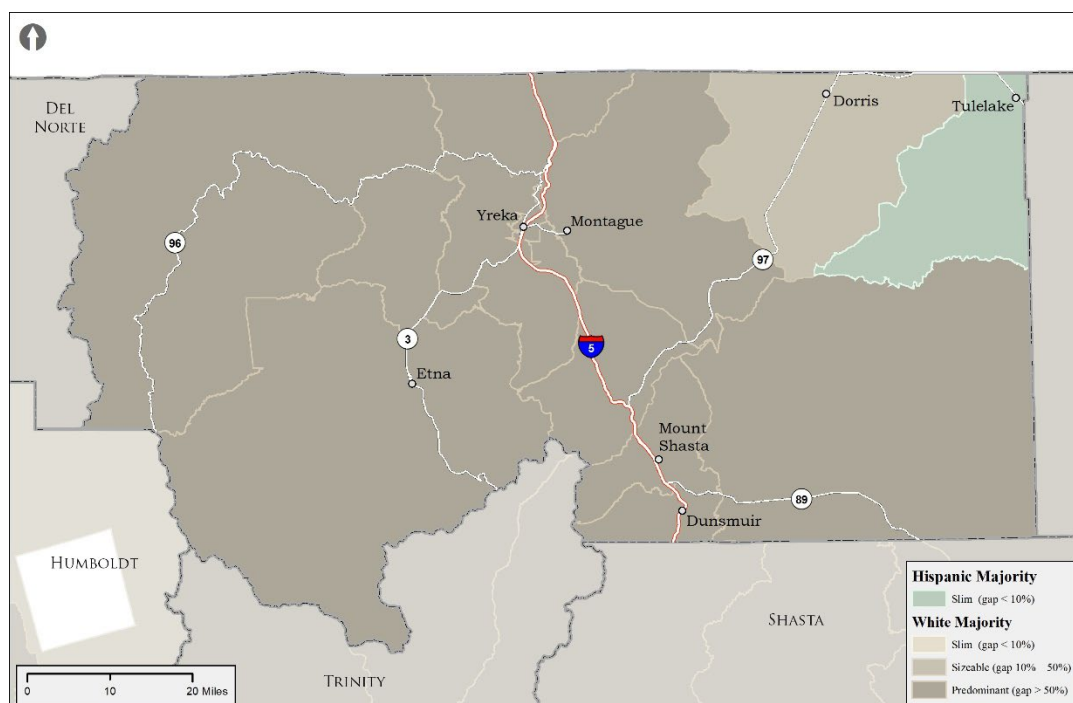


Figure 4



2.4 Population by Age Group

The distribution of Mt. Shasta's population by age group is shown in Table A-3 and Table A-4 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 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-4. 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-3
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-4
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-5 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-5
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-6 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-6
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-7, 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-8 lists the largest employers in Mt. Shasta, and Mercy Medical Center is currently the largest.

Table A-7
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-8
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-9 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 and is located in Yreka.

Table A-9
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-10. 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-7 identifies the county’s largest employers by city which employ at least 100 people, and Table A-6 presents employment and median income by industry, which is an aggregated version of the finer scaled occupation data presented in Table A-10.

Table A-10
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-11. The data indicates changes in family and non-family households in Mt. Shasta from 2010 to 2020. A family household consists of a householder living in the home with one or more individuals 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-11
Mt. Shasta Household Types and Changes, 2010 and 2020

Household Type	2010		2020		% Change From 2010 to 2020
	Number	%	Number	%	
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	%	Number	%	
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-11 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 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-3 and Table A-4. Table A-3 and Table A-4 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-11 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-3 and Table A-4. 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.

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-14 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

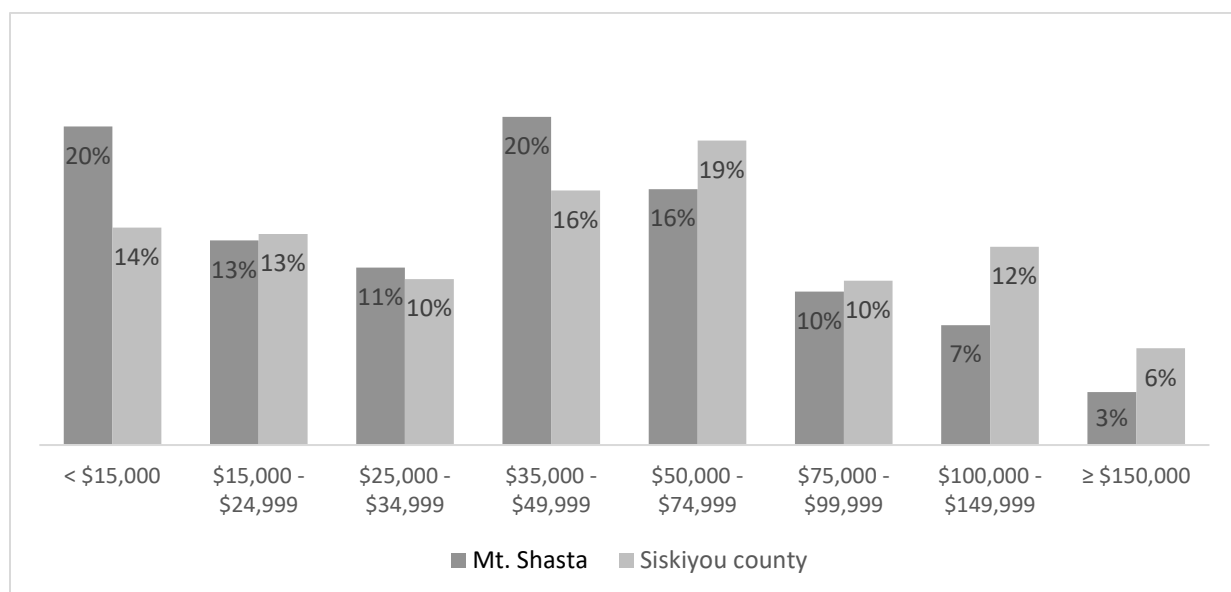
vs. Siskiyou county. Overall, the data indicates that Siskiyou county households had a slightly higher median income at \$47,403, than Mt. Shasta households at \$43,135.

Table A-12
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-15 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-13
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-16 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-14
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 Poverty Level	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.

Population	Mt. Shasta				Siskiyou County	
	2019		2020		2020	
	# Below Poverty	%	% Below Poverty	%	# Below Poverty	%
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-33 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 geographically distributed in central Mt. Shasta (I-5 at East Lake Street) and continuing in a northeasterly direction to the City's limits (no population areas are included). The household income range roughly corresponds to the income data in Table A-15 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. The sub-portion area is where more of Mt. Shasta's older housing stock is located. This same area is also the City's present and historic commercial corridor.

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

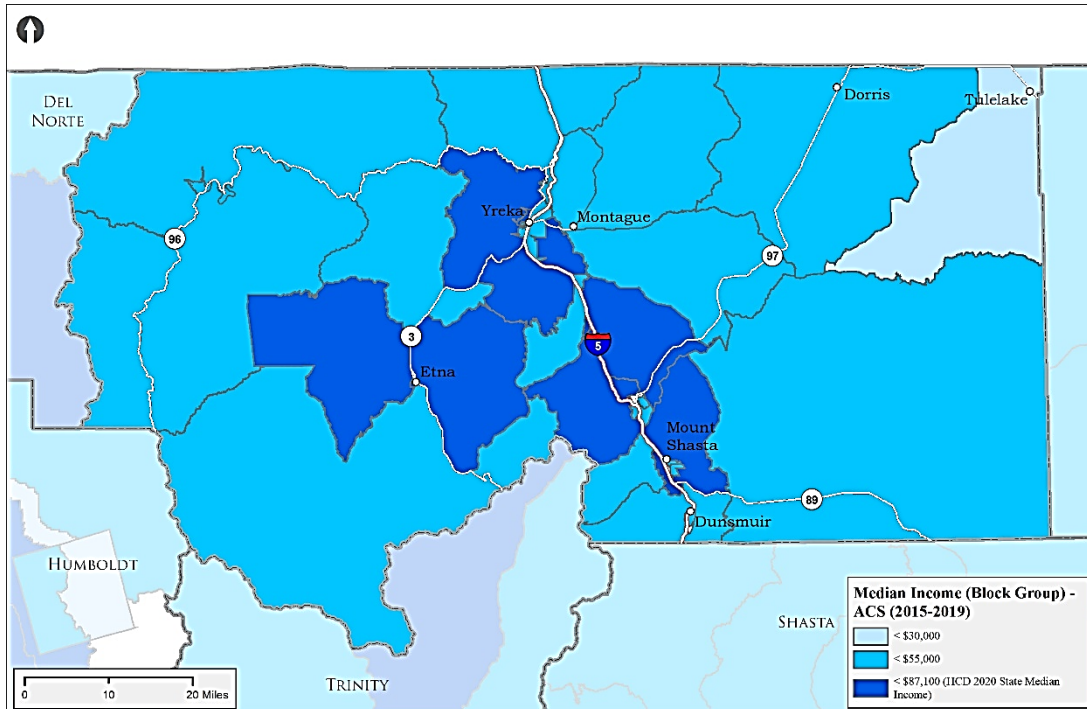


Figure 7: Poverty Status

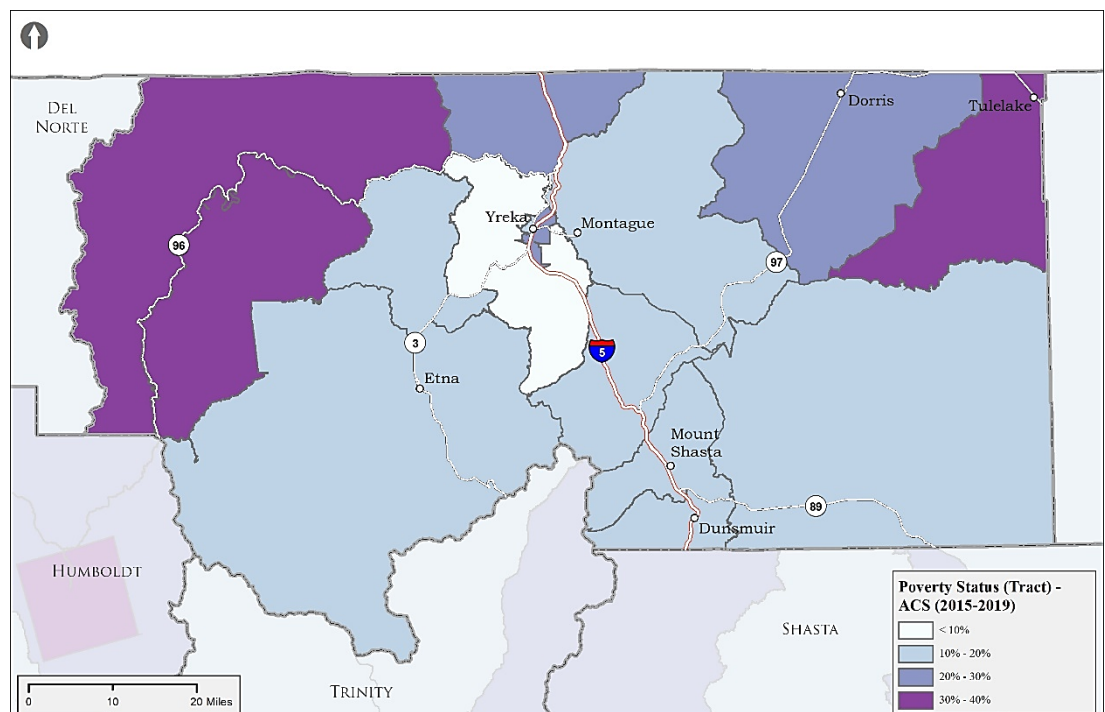


Figure 6 and Figure 7 above show Mt. Shasta’s median income and poverty status geographically and in a regional context. Both figures show Mt. Shasta is similar to much of Siskiyou county, including the adjoining areas. The mapping of income and poverty data yields similar results as the preceding tables 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-17 and Table A-18 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-17 is consistent with the households by tenure data presented below in Table A-28 presented in Section 4.4 below. Table A-28 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-17, 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-15
Occupied Housing Units by Tenure, 2020

Tenure	Mt. Shasta		Siskiyou County	
	Units	%	Units	%
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: Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04

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-19 reports American Community Survey 2020 vacancy data, which may shed 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.

Table A-16
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.

Sources: 2010 and 2020 U.S. Census, Table H1; State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2021-2023. Sacramento, California, May 2023.

Table A-17
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.

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

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-20.

Table A-18
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-21 illustrates the extent of overpayment in Mt. Shasta. It is noted that Table A-21 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 number of 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 at nearly the same rate as owners: 48 percent. Uniformly extremely low income Mt. Shasta households are cost burdened and severely cost burdened.

Table A-19
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%

Housing Income Range	Total Households	Overpayment (> 30% income on housing)		Severe Overpayment (> 50% income on housing)	
		Number	Percent	Number	Percent
Low Income (>50% to <=80% HAMFI)	125	55	44.0%	35	63.6%
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	48%
Extremely Low Income (<=30% HAMFI)	235	210	89.4%	175	83.3%
Very Low Income (>30% to <=50% HAMFI)	175	105	60.0%	55	52.4%
Low Income (>50% to <=80% HAMFI)	210	185	88.1%	75	40.5%
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	52.5%
Extremely Low Income (<=30% HAMFI)	445	420	94.4%	335	84.5%
Very Low Income (>30% to <=50% HAMFI)	290	140	48.3%	55	39.3%
Low Income (>50% to <=80% HAMFI)	335	240	71.6%	110	45.8%
Moderate Income and above (>80% HAMFI)	110	80	72.7%	20	25%
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, over half 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

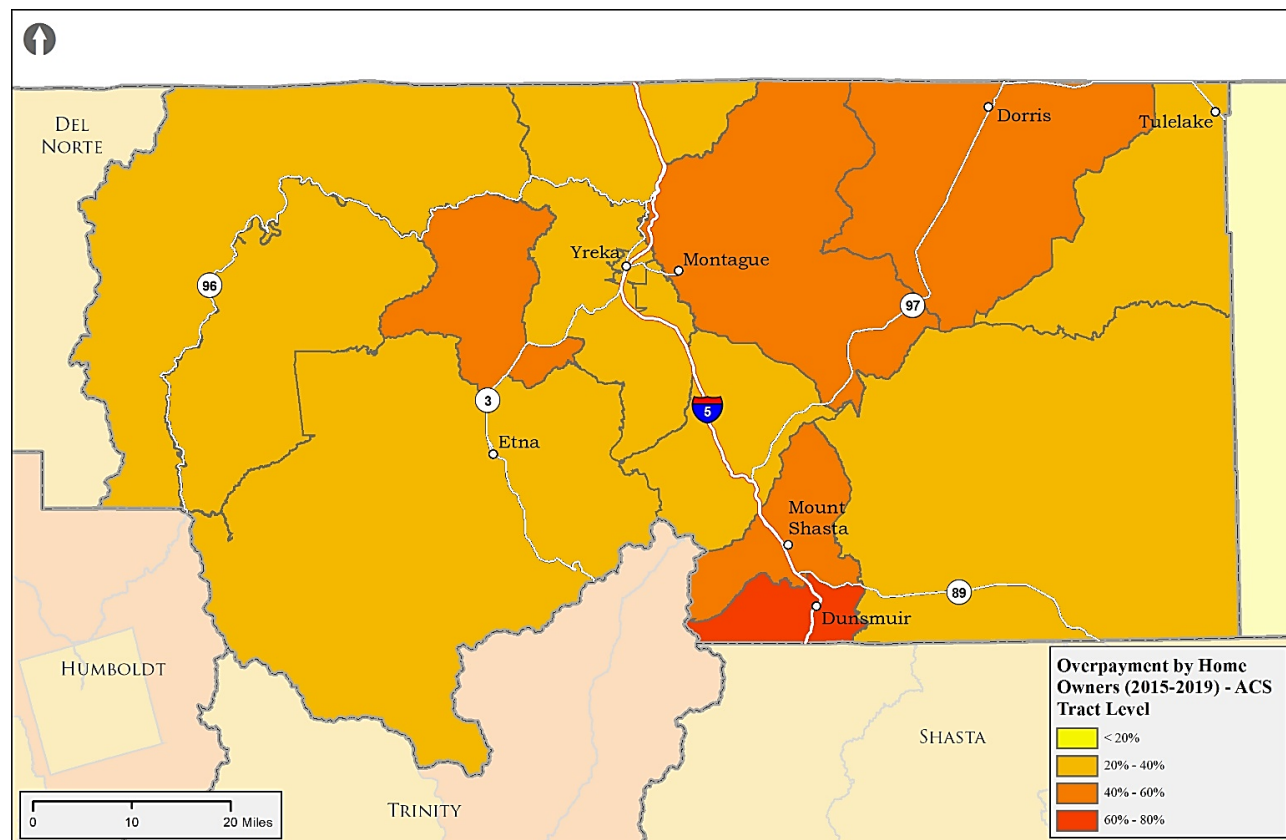
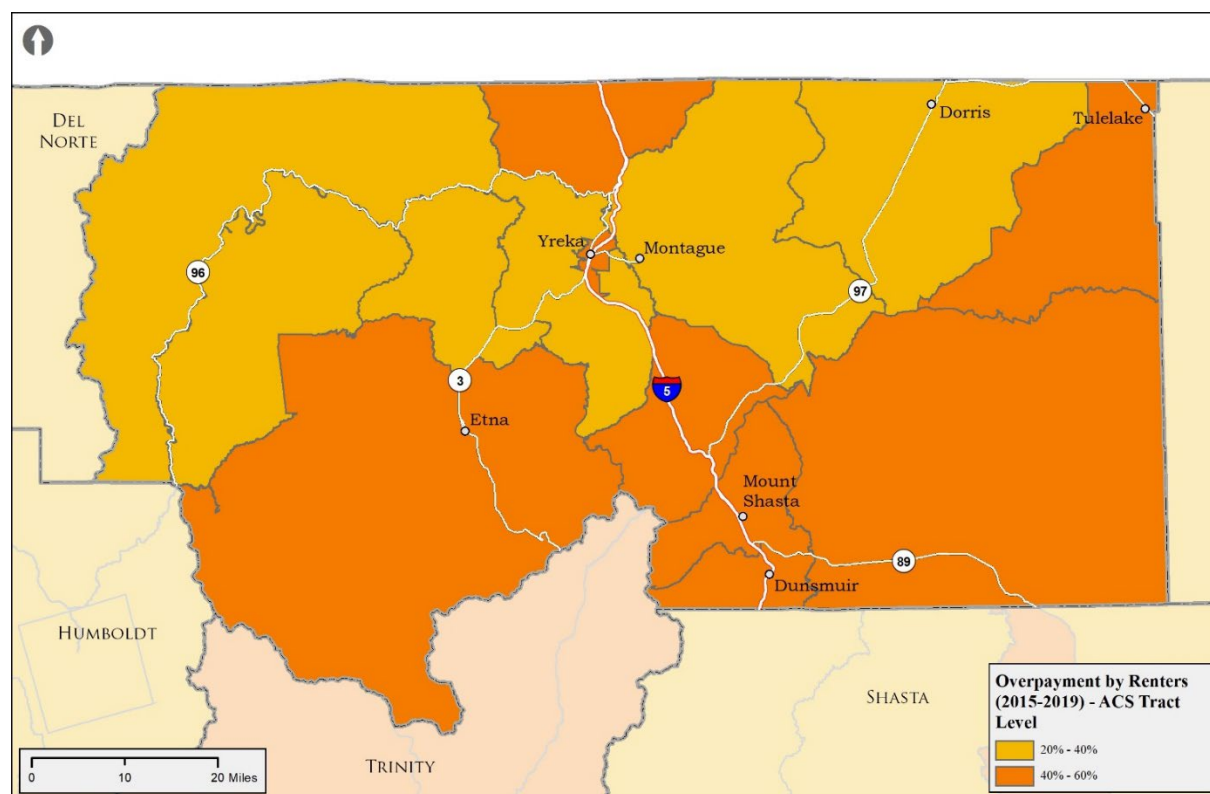


Figure 9



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-20 The total number of multifamily units, two or more units, has remained the same since 2010. Table A-20 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-20
Housing Unit Types, 2000-2020

	2000		2010		2020	
	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 permits 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 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.

With respect to the number of bedrooms, the 2020 American Community Survey (ACS) is the only publicly available data for estimated number of bedrooms by housing unit. It is noted, however, ACS data estimates Mt. Shasta has 2,234 total housing units whereas in 2020 the State of California Department of Finance estimated there were 1,906 housing units as indicated in Table A-20 above, a difference of 308 units. Given this discrepancy the bedroom estimates presented in Table A-21 are noted for general patterns. The general pattern is there are a

low share of housing units with no bedrooms (i.e., studios) and with four or more bedrooms. Most of the City's housing units are two to three bedroom units.

Table A-21
Estimated Number of Bedrooms

Total housing units	2,234	
No bedroom	94	4%
1 bedroom	452	20%
2 bedrooms	570	26%
3 bedrooms	964	43%
4 bedrooms	154	7%
5 or more bedrooms	0	0%

Source: U.S. Census Bureau, 2016-2020 American Community Survey 5-Year Estimates, Table DP04.

Table A-22
Residential Building Permits Issued

Year	# of Housing Units Issued Bldg. Permits	Structure Type
2009	2	Single Family
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%
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. Inclusion of mobile home parks would likely increase the number of units requiring rehabilitation or replacement. The preparers of this report consulted with the City's Building Inspector to 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

⁵ Email from James McIntyre, March 29, 2023.

Services (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.

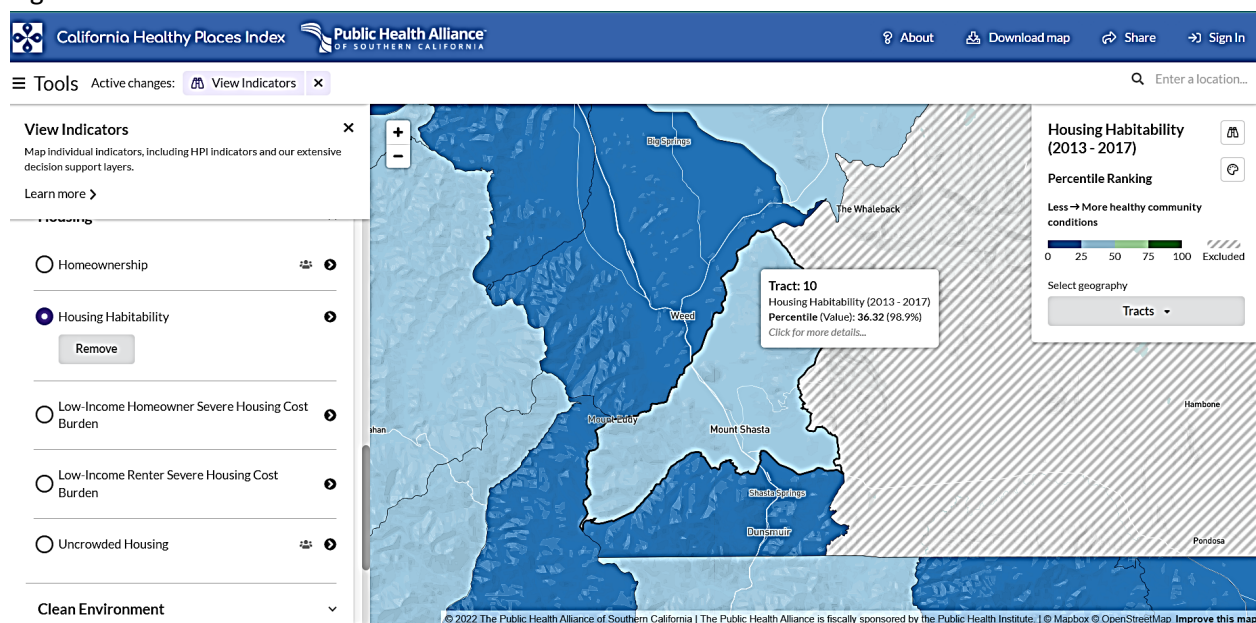
Table A-24
Summary of Housing Condition Survey, 2003

Housing Condition	Number of Units	% 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

Habitability of Existing Housing Stock and Regional Comparison

Figure 10



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.healthyplacesindex.org>, accessed February 13, 2023). This tract (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, measured by the number of bedrooms, in 2020. Much of the City’s housing stock is two to three bedroom units, which comprise approximately 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.

Table A-25
Housing Unit Size, 2020

Number of Bedrooms	Owner Occupied		Renter Occupied		Total	
	Number	%	Number	%	Number	%
No bedrooms	0	0%	0	0%	0	0%
1 bedroom	18	2.3%	339	32.6%	357	19.6%
2 or 3 bedrooms	696	88.6%	677	65.1%	1,373	75.2%
4 or more bedrooms	72	9.2%	24	2.31%	96	5.3%
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. 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

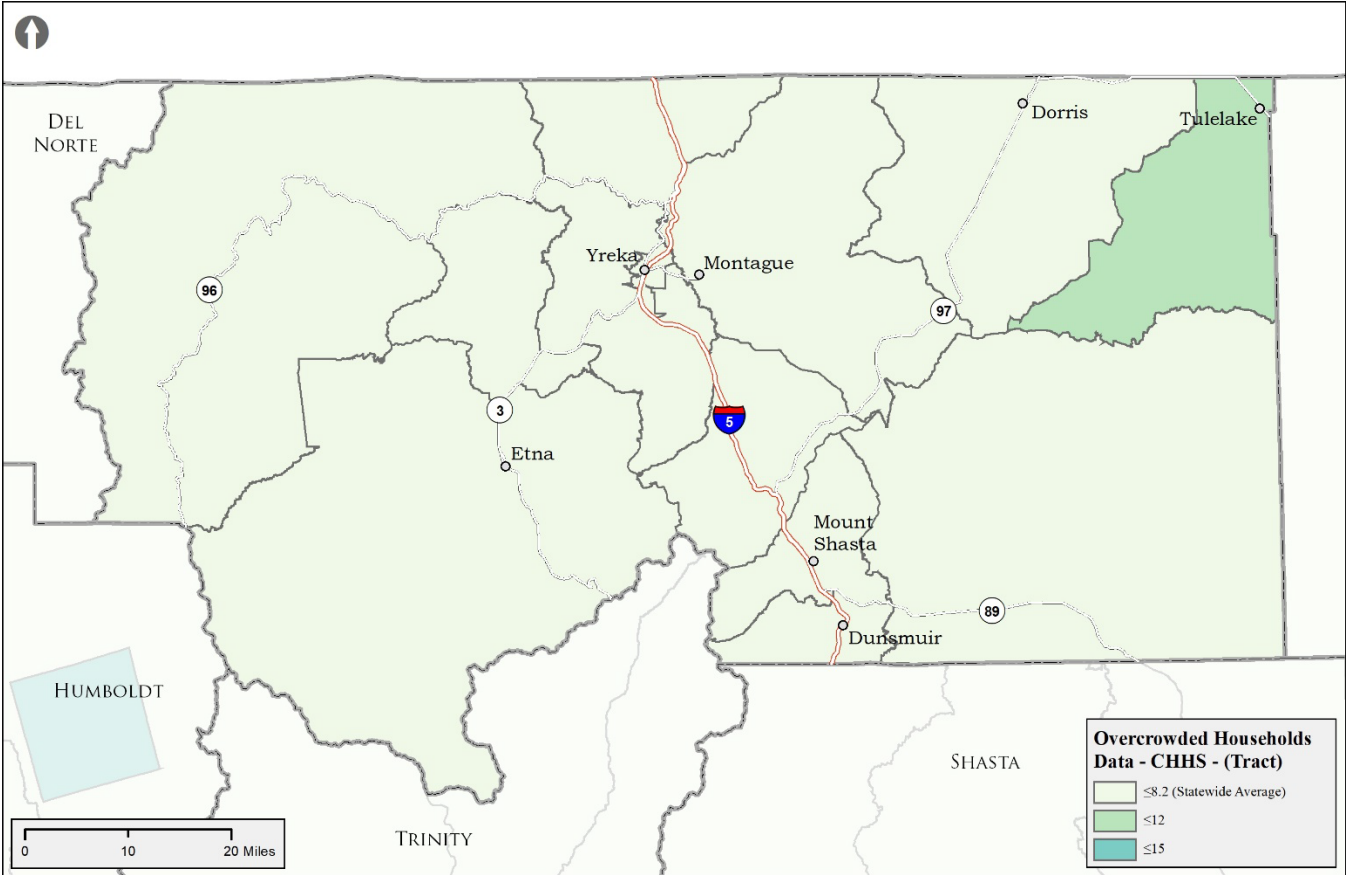
overcrowding and one percent of renters are experiencing severe overcrowding, according to the latest ACS data. Homeowner households are experiencing overcrowding and severe overcrowding in the county but at significantly lower rates, i.e., less than 1 percent, in comparison to renters. In Mt. Shasta, 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

(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-30, and are outreach for lower income households.

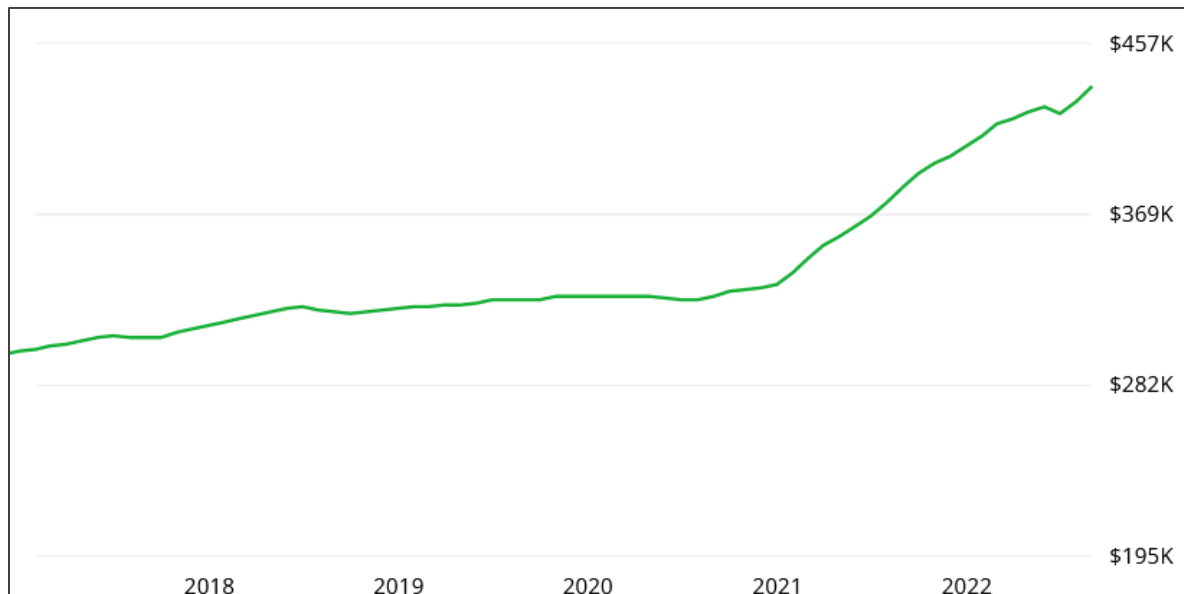
Table A-29
Homes For Sale, City of Mt. Shasta June 2022

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 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-30 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.

4.6.1 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 2021.⁶

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

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

4.6.2 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.⁷

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

⁶ https://chpc.wpenginepowered.com/wp-content/uploads/2022/05/Siskiyou_Housing_Report_2022-AHNR-1.pdf, access March 28, 2023.

⁷ The portal is located on this HCD webpage, <https://www.hcd.ca.gov/manufactured-and-mobilehomes/mobilehome-parks>, accessed March 16, 2023.

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 Populations and Housing Needs and Existing Resources

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. 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.

An overview of special populations and existing housing resources in Mt. Shasta are summarized in the following two sections. Demographic data on special populations follows in sections 5.1 and 5.2. Table A-32 below provides a summary of special populations and currently available housing resources in Mt. Shasta. It is noted an individual may be represented in two special populations, e.g., 198 seniors in Mt. Shasta also have disabilities as indicated in Table A-37 below. The same applies to some of the housing resources as indicated in Table A-56. Overall, there are approximately 180 subsidized housing units and no shelter beds in Mt. Shasta. Based on a search in April 2023 of the California Department of Social Services database of licensed residential facilities, at that time there were no facilities operating in Mt. Shasta. The data indicates there is a gap between the housing needs of these populations and available housing, especially for seniors, persons with disabilities, extremely low income households, and shelter beds.

Table A-32
Mt. Shasta Special Populations and Housing Resources

Special Population (2020)	Estimated # of Persons	Existing Housing Resources in (units)	Appendix and Section
Seniors (65 and older)	948	135	App A, 5.2.1
Persons with Disabilities	404	32	App A, 5.2.2
Persons with Developmental Disabilities	142	32	App A, 5.2.2
Farmworkers**	54	0	App A, 5.2.6
ELI (# Households)	593 422*	177	App A, 3.2
Single Parent Households, inc. Female-Headed Households	83	37	App A, 5.2.5
Large Households	21	37 subsidized family units; and 154 market rate 4 or more bedroom units	App A, 4.1 and 5.2.4
Persons Experiencing Homelessness	211†	0 shelter beds	App A, 5.2.7 and App B, 2.0

* The value is the estimated-average number of ELI households per multiple CHAS reporting years from 2012 to 2020 see section 5.7 for further discussion~~with gross income was <=\$25,000 in 2020 per ACS.~~

** The value presented is the average of individuals who indicated “agricultural, forestry, fishing and hunting” as their employment by industry, from 2015 to 2021, as reported by the US Census Bureau ACS 5-Year estimate.

† The number of persons experiencing homelessness may be overestimated because the value represents the average of the number persons who were unsheltered in according to the NorCal COC 2020 and 2022 Point In Time counts, see Appendix B, section 2.0, for more information.

ELI = extremely low income

The highlights of Appendix B, Table B-5, the summary of lands available and suitable for residential development (also known as housing opportunity sites) are presented below to demonstrate while there is a gap of existing housing resources for special populations, the City has adequate land that is available and suitable for a variety of housing types to facilitate housing production to address the gap. During public meeting in April and May 2023, meeting attendees expressed concern for the continued protection of wetland resources. When the presence of wetlands is accounted, the City has an estimated capacity for over 1,400 housing units on 201 sites, as indicated in Table A-33. The R-3, C-1, and C-2 zones have an estimated capacity of 922 units on 65 sites that do not have wetlands as indicated by the USFWS National Wetlands Inventory. For sites without wetlands these three zones have approximately 64 percent of the housing capacity. When the presence of wetlands and very high fire severity are factored, the City has 81 sites with a capacity of 218 units. When this approach is applied, the R-3 zone has a capacity of 37 units, and the C-1 and C-2 zones have a combined multifamily development capacity for at 95 units. However, the City has recent experience of entitling multifamily development on sites with wetland features so this is an conservative capacity estimate and deeply discounts the City’s experience.⁸

⁸ In 2023 the City permitted a 25 unit multifamily development that provides housing, onsite amenities for residents while also providing a wetland buffer to protect the resource.

Table A-33
Highlights of Table B-5 from Appendix B

Zones	Constraints	Count: # of APNs	Acres	Realistic # DU
R-1, R-2, R-3, C-1, and C-2	Known Env. Constraints Not Applied	285	348.5	2,866
	No Wetlands**	201	188.6	1,434
	Not In VHFHSZ*	138	93.9	1,005
	w/o Wetlands and VHFHSZ	81	24.75	218

** per USFWS National Wetlands Inventory (NWI) *VHFHSZ = Very High Fire Hazard Severity Zone

While a gap between available housing resources and the needs for special populations exists, Mt. Shasta contains sufficient area suitable for residential development. Programs HO-2.4.1, HO-4.3.1(5), and HO-5.1.4 contain specific commitments for the City proactively facilitate provision of housing for special populations by:

- Offering expedited processing for projects that provide housing for special needs populations.
- Regularly meeting with representatives of social service organizations, area non-profits, etc. to review upcoming notices of funding availability to identify appropriate funding opportunities.
- Identifying properties for purchase that would be well-suited to the construction of affordable and/or special-needs housing. The purchase would use revenue from sources such as TOT, in-lieu fees, development agreements, and/or grant funding.
- Moreover, Programs HO-2.3.4, HO-2.3.7, HO-4.2.1, and HO-4.2.3 through HO-4.2.5 commit the City to removing regulatory barriers and allowing the creation of a variety of housing types and housing for various populations. Special Housing Needs Analyses

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-34 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-16 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-34
Senior Population, 2000, 2010, 2020

Age Group	Mt. Shasta						Siskiyou County	
	2000		2010		2020		2020	
	Number	%	Number	%	Number	%	Number	%
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-34 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-35 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-35
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-36 describes the care facilities available for seniors or disabled persons. There are a total of 98 units available.

Table A-36
Facilities for Seniors and/or Persons with Disabilities, 2022

Facility Name	Address	Capacity (persons)
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-39 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-37 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-37
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%
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.

5.2.1 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.

5.2.2 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.

5.2.3 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, to the fact that Alta Vista Manor Apartments

and Alder Gardens are located in this neighborhood, all of which provide 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 5.2.1 and Table A-58 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-33 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-40 below:

Regional Comparison

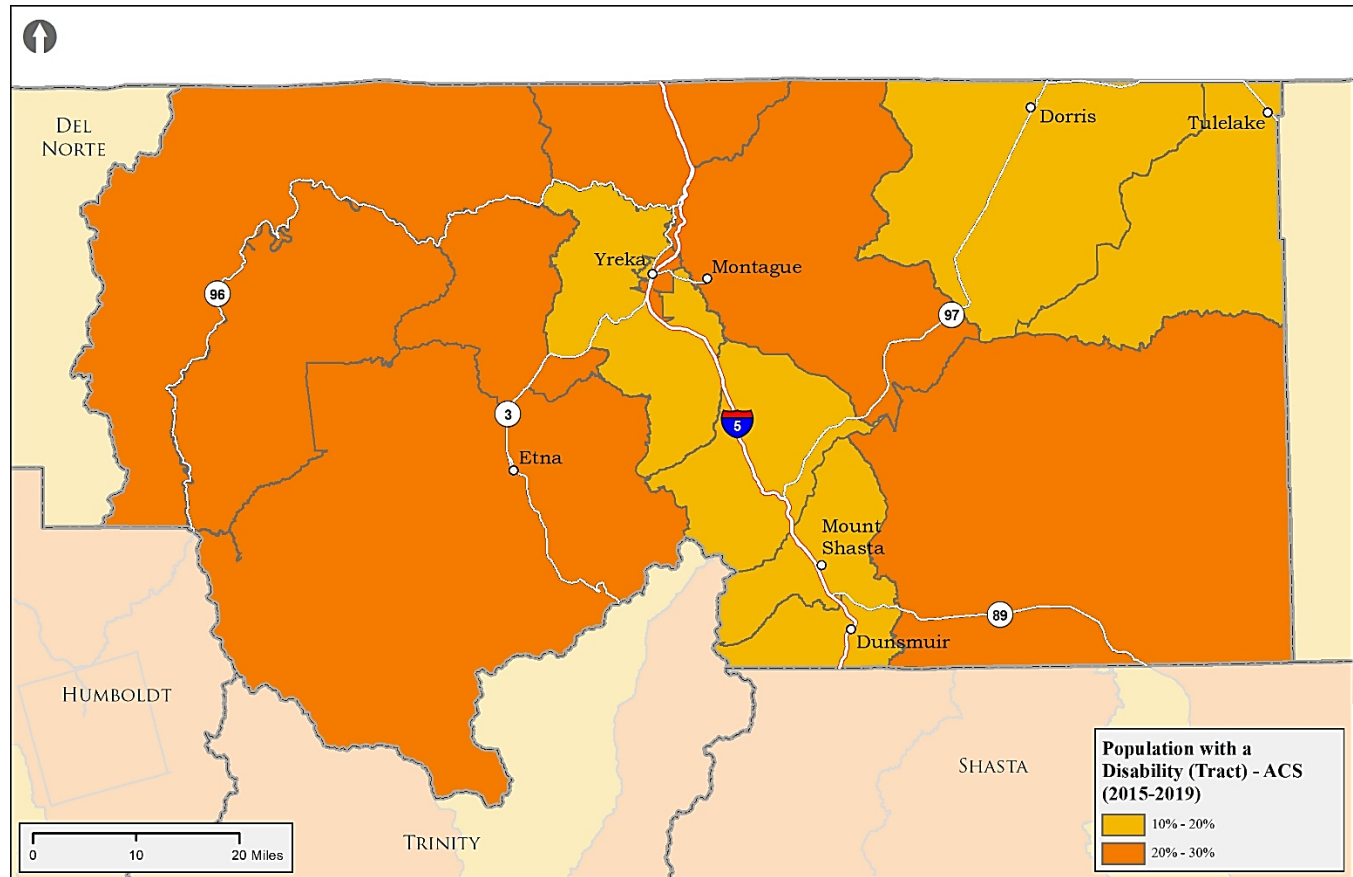
The regional comparison in Figure 13 indicates the Census Tract that includes Mt. Shasta has a lower percentage population of persons with disabilities. Adjoining there are Tracts where the percentage of persons with a disability is 20 to 30 percent. To supplement the data on HCD's AFFH viewer, the City 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-38
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-39 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-39
Total Disabilities for Ages 65 and Older

Ages	Siskiyou county		Mt. Shasta	
	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-42, 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-42 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-27](#). 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-40
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-41, 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-41
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-42 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-42
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-11. 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 decline of 100 percent and 41 percent, respectively. 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-43 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 in 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-43
Single-Parent Households, 2020

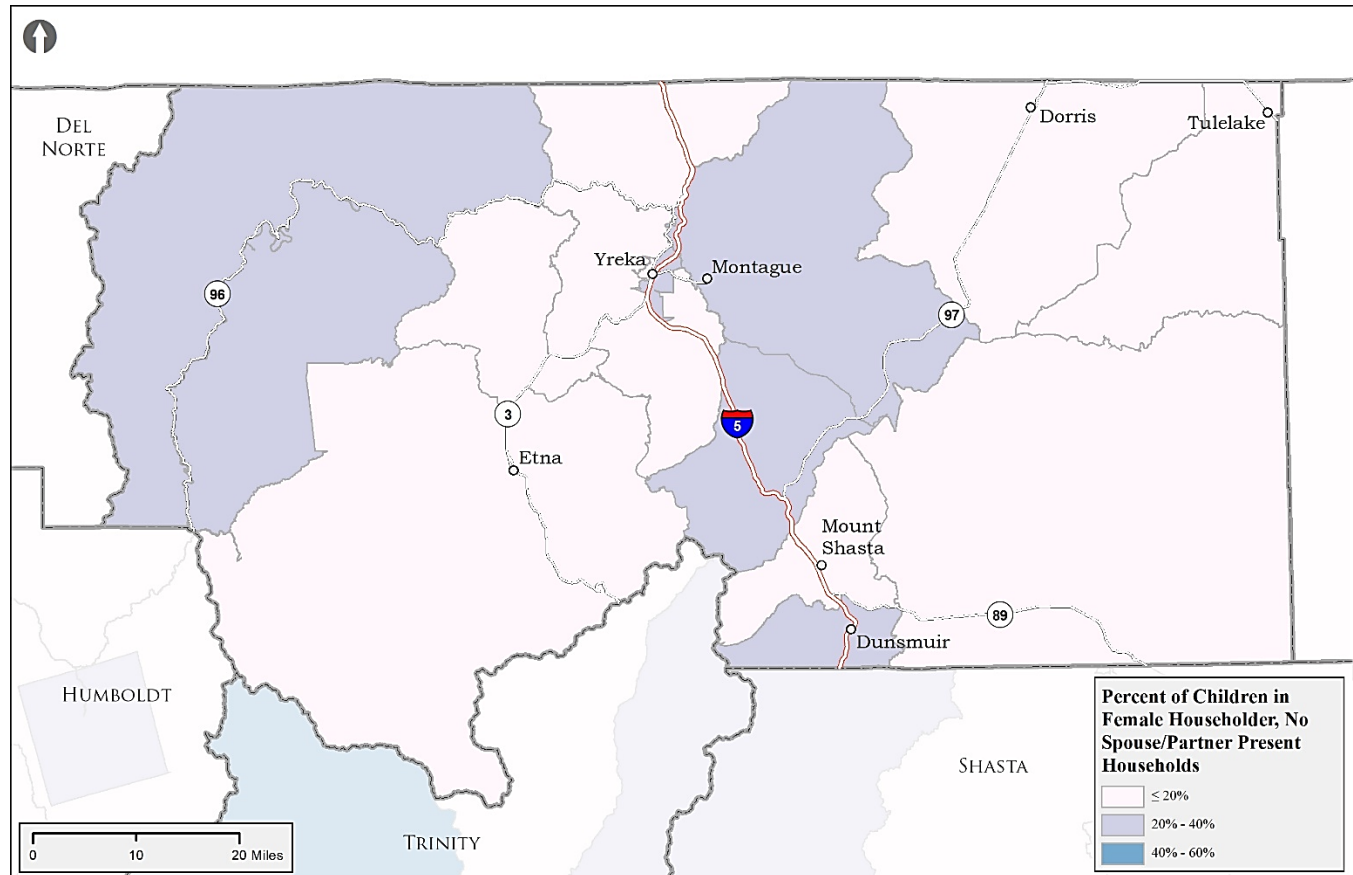
	Households	% of Single-Parent Households	% of Total Households
Mt. Shasta			
Total Households	1,826	--	100%
Female householder, no spouse, with Children	83	100%	4.5%
Male householder, no spouse, with Children	0	0%	0
Total Single-Parent Households with Children	83		4.5%
Siskiyou County			
Total Households	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-14 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-14, 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 are 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 are employed in the agriculture, forestry, fishing and hunting, and mining industries and live in the city (American community Survey, Table DP03, 2021), with an average of 54 individuals employed in this industry sector from 2015-2021. 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 who reside in Mt. Shasta has increased since 2000.

Table A-44
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-45
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

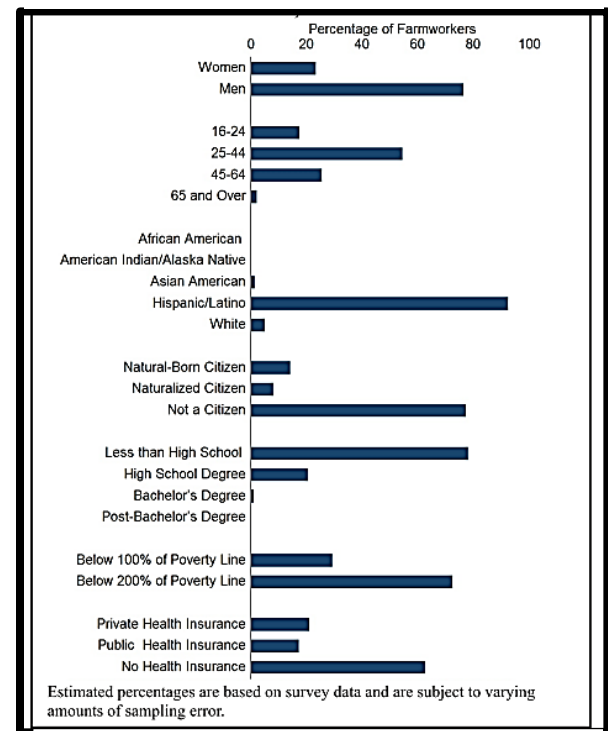
The City was unable to locate Mt. Shasta-specific demographic data of farmworkers. Figure 15 provides a demographic summary of key characteristics of California Farmworkers based on 2009-2011 American Community Survey data. Farmworkers in California:

- 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.⁹ 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-50 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 16:¹⁰

Figure 16



⁹ Homelessness Needs Assessment and Action Steps for Team Shasta, July 2017, prepared by Marbut Consulting.
¹⁰ 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

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 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-46 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.¹¹ Overall, in 2022 there were ten more individuals counted in Siskiyou county than in 2020.

Table A-46
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.¹² For

¹¹ 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.

¹² 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-49.

Table A-47 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-47
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-48
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-49. 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 of minor children who were unaccompanied. Additional demographic data PIT Count data are presented in Table A-49, although the data are primarily from the 2022 PIT Count.

Table A-49
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 of 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-50 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 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 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-50
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
SMART Workforce Center Siskiyou Training and Employment Program	800 College Avenue 310 Boles Street & 1810 Fort Jones Road	Weed & Yreka	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, <u>Employment Recovery</u>
(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.

5.7 Extremely Low Income Households

Extremely low income (ELI) households are defined as households with a gross annual income that is 30 percent or less than area median income (AMI). HCD and HUD calculate AMI levels for the Siskiyou county; these governmental agencies do not calculate AMI city by city due to the low population of Mt. Shasta's and cities in the region. As shown in Table A-18, for a family or household of four in 2022, the maximum annual income was \$27,750 to be considered extremely income, and \$16,350 for an individual. Based on the ACS data collection and reporting periods reviewed below (see Table A-52Table A-54), on average approximately 24 percent of Mt. Shasta households (renter and owner) are extremely low income. For the ACS data collection and reporting periods spanning from 2012 to 2020 the average count of ELI households was 422. This analysis assumes this pattern is likely to continue, and the need for housing that is affordable to ELI households is greater than Mt. Shasta's 6th cycle RHNA of two units, one extremely low income unit and one low income unit as indicated in Table A-53 (see Section 6.0 of Appendix A for further RHNA discussion). Table A-53

Tenure and Trends. Table A-51Table A-53 shows the maximum cost for housing to be affordable to ELI households in 2022 using the definition of "affordable" per Health and Safety Code Sections 50052.5 and 50053.¹³ The Health and Safety Code Sections 50052.5 and 50053 define housing affordability for ELI households to be no more 30 percent of the households gross income. Figure 17 graphically depicts the data in columns highlighted with yellow of Table A-52Table A-54 by tenure. It shows beginning in the 2015-2019 ACS data collection period, Mt. Shasta owner households who are ELI (as a percentage) declined. ELI renter households, as a percentage, had trended downward until the 2014 to 2018 CHAS, when the percentage ELI renter households relative to other renter households who are not ELI generally plateaued. The most recent CHAS data indicates that the plateau pattern may be transitioning with the share of renter households who are ELI increasing.

¹³ For extremely low income households, the product of 30 percent times 30 percent of the area median income adjusted for family size appropriate for the unit.

Table A-51
Cost of Housing to be Affordable for ELI Households, 2022

Four Person Household	
State AMI	\$80,300
State Income Limit for ELI HH	\$27,750
Max. Monthly Cost for a Household of 4	\$602
Max. Annual Cost for a Household of 4	\$7,227
One Person Household	
State Area Median Income (AMI)	\$56,200
State Income Limit for ELI HH	\$16,350
Max. Monthly Cost for a Household of 1	\$422
Max. Annual Cost for a Household of 1	\$5,058

AMI = State area median income; ELI = extremely low income; HH = household

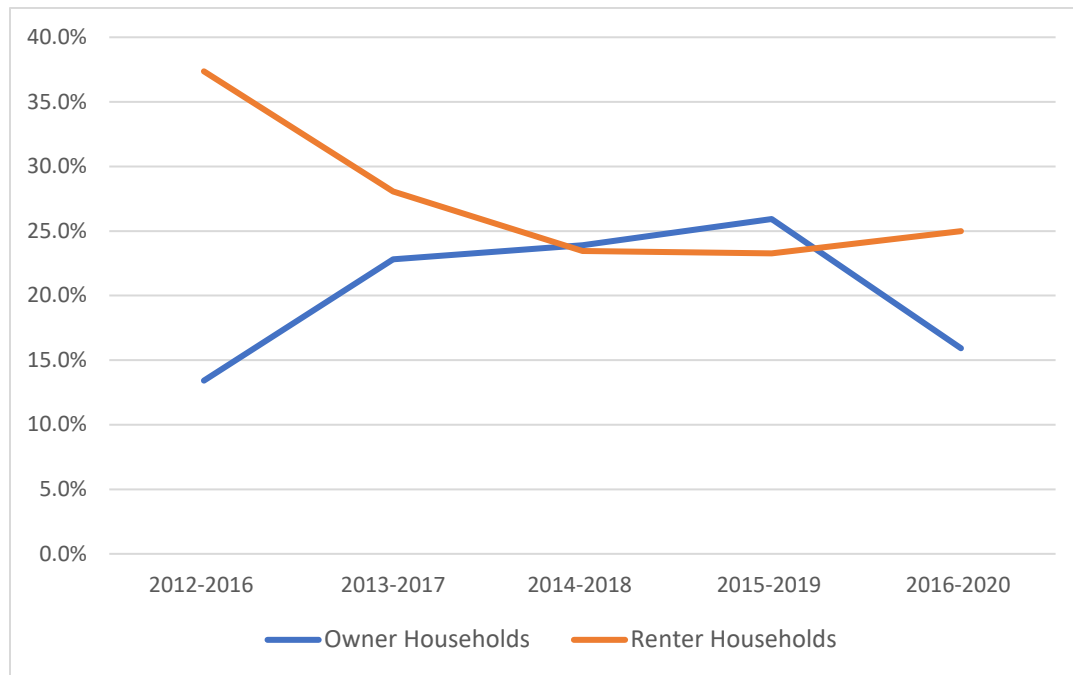
Table A-52
Extremely Low Income Households¹⁴

Year	ELI Owner Households			ELI Renter Households			ELI Total	
	# of HH†	% of All Owner HH†	As a % of ELI HH	# of HH†	% of All Renter HH†	As a % of ELI HH	Total # of HH†	% of All HH †
2012-2016 ACS	110	13.4%	24.4%	340	37.4%	75.6%	450	26.0%
2013-2017 ACS	195	22.8%	45.9%	230	28.0%	54.1%	425	25.4%
2014-2018 ACS	215	23.9%	53.1%	190	23.5%	46.9%	405	23.7%
2015-2019 ACS	210	25.9%	47.2%	235	23.3%	52.8%	445	24.4%
2016-2020 ACS	125	15.9%	32.5%	260	25.0%	67.5%	385	21.1%

† Counts per HUD CHAS

¹⁴ Household is defined as “All people living in a housing unit. Members of a household can be related (see family) or unrelated” HUD CHAS.

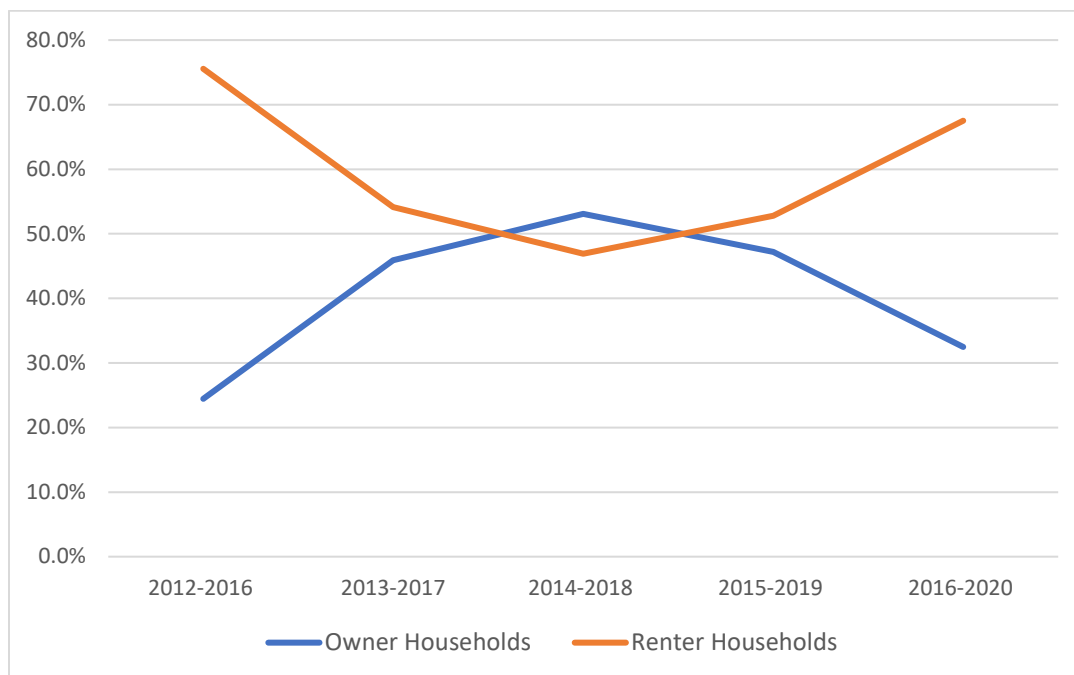
Figure 17: Percentage of Mt. Shasta Households that are ELI (yellow columns in Table A-54)



Source: HUD, Consolidate Planning/CHAS Data, <https://www.huduser.gov/portal/datasets/cp.html>, accessed April 19, 2023.

Table A-52's ~~Table A-54's~~ columns with green highlighting show changes in tenure (renter vs. owner) of ELI households over time for Mt. Shasta (as a percentage). Figure 18 presents this data in a chart and shows the share of ELI owner households relative to ELI renter households has been trending downward, which is a reversal. The 2016-2020 ACS data indicates nearly 70 percent of ELI households are renters. The reversal trend began with the 2014-2018 CHAS when , the percentage of ELI households who rent started to increase.

Figure 18: Comparison of Owner ELI Households and Renter ELI Households (green columns in Table A-54)



Source: HUD, Consolidate Planning/CHAS Data, <https://www.huduser.gov/portal/datasets/cp.html>, accessed April 19, 2023.

Overall, the data indicates the following patterns:

- A decrease in owner households who are ELI (see Figure 17)
- Potential emerging pattern for an increase in renter households who are ELI (see Figure 17)
- More ELI households are renters than are owners (see Figure 18)

Housing Problems

Safe and affordable housing is an essential component of healthy communities. Residents who do not have a kitchen in their home are more likely to depend on unhealthy convenience foods, and a lack of plumbing facilities increases the risk of infectious disease. Research has found that young children who live in crowded housing conditions are at increased risk of food insecurity, which may impede their academic performance. In areas where housing costs are high, low-income residents may be forced into substandard living conditions with an increased exposure to mold and mildew growth, pest infestation, and lead, or other environmental hazards.¹⁵ Housing problems presented below are sourced from the most current CHAS, which is the 2016-2020 data year. CHAS reports data for the number and share of households with one of the following four housing problems:

1. Unit lacks complete kitchen facilities
2. Unit lacks complete plumbing facilities
3. More than one person per room
4. Cost Burden - monthly housing costs (including utilities) exceed 30 percent of monthly income

¹⁵ <https://www.hoperisinglc.org/indicators/index/view?indicatorId=2365&localeId=254>, access April 23, 2024

Additionally, the CHAS provides data on the number and share of households with one or more of the following severe housing problems, defined as:

1. Unit lacks complete kitchen facilities
2. Unit lacks complete plumbing facilities
3. More than one person per room
4. Severe Cost Burden - monthly housing costs (including utilities) exceed 50 percent of monthly income

Table A-53
Housing Problems, 2023

	HH has at least 1 of 4 Housing Problems	HH has at least 1 of 4 Severe Housing Problems	ELI HH has at least 1 of the 4 Housing Problems
Owner	385	165	125
Renter	560	255	165
Total	945	420	290

Source: https://www.huduser.gov/portal/datasets/cp.html#query_2006-2020, accessed April 18, 2024. ELI = "extremely low income"; HH = "household"

Cost Burden. Table A-54 reports 2016-2020 CHAS cost burden data for ELI households. For many households and families housing costs are typically the largest, single expense in a family's budget. "As housing costs consume larger proportions of household income, families have less income for nutrition, health care, transportation, education, etc. Severe cost burdens (greater than 50 percent) may induce poverty—which is associated with poor health outcomes for children and adults".¹⁶ There are two categories of cost burden:

Cost burden – Monthly housing costs (including utilities) exceed 30 percent of monthly income.

Severe cost burden – Monthly housing costs (including utilities) exceed 50 percent of monthly income.

Regardless of tenure, Table A-54 shows that Mt. Shasta ELI households are experiencing cost burden and severe cost burden at high rates.

Table A-54
Rates of Cost Burden for Extremely Low Income Households

	Total Number ELI of Households	Number of Cost Burdened ELI HH	% of ELI HH who are Cost Burdened	# of Severely Cost Burdened ELI HH	% ELI HH who are Severely Cost Burdened
ELI–Owners	125	125	100%	70	56%
ELI–Renters	260	165	63.5%	150	90.9%
Total	385	290	75.3%	220	75.9%

Source: https://www.huduser.gov/portal/datasets/cp.html#query_2006-2020, accessed April 18, 2024. ELI = "extremely low income"; HH = "household"

A comparison of the data in Table A-53 and Table A-54 indicates the housing problems reported for ELI households relate to cost burden and do not appear to be relate to the other housing condition issues. Table A-27 provides

¹⁶ California Department of Public Health, <https://data.chhs.ca.gov/dataset/housing-cost-burden-2006-2010>, accessed April 19, 2024.

the rate of overcrowding, which is defined by the U.S. Census Bureau as more than 1.01 persons per room. Severe overcrowding occurs when there are more than 1.5 persons per room. While 23 of Mt. Shasta renter households, or 2 percent, are experiencing overcrowding according to 2016-2020 ACS data this rate is lower than Siskiyou county's rate of 5 percent. According to the same data, there was no severe overcrowding in Mt. Shasta.

Table A-20 and Table A-21 –above report Mt. Shasta's existing housing composition and bedroom counts. As is typical for small rural communities, detached single family residences are the dominate housing type in Mt. Shasta at 63 percent (1,206 units). The second most housing configuration are multifamily with 2 to 4 unit at 400 units of housing (21 percent). With respect to bedroom count, housing units with three or two bedrooms are the most common at 43 percent and 26 percent, respectively. As presented in Table A-32 and Table A-56, there are 177 assisted housing units that are assured to be affordable to qualifying households. Some of the units target other special needs groups such as seniors, persons with disabilities, and families. At this time there are no supportive housing or single-room occupancy units in Mt. Shasta.

Needless to say, the availability of housing units that are affordable to ELI households falls short of the estimated approximately ELI 422 households. Moreover, according to HCD's Building Blocks, ELI households may require specific housing solutions such as:

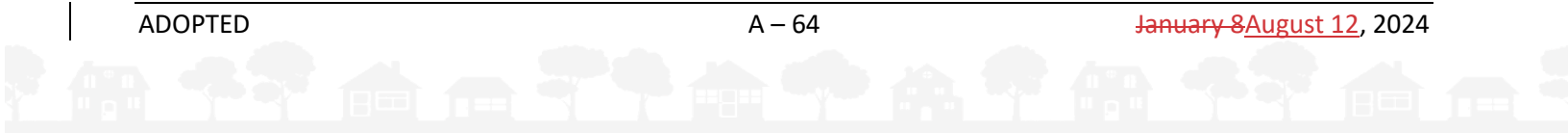
- Deeper income targeting for subsidies, which means the solution's focus is on housing for those with the lowest incomes. Programs for deeper income target are a housing solution that will aid in addressing the significantly high rate of cost burden ELI households.
- Housing with supportive services. The income levels and affordability limits of ELI households, as presented in Table A-51Table A-53 above, include persons who are unhoused or are risk of homelessness. Supportive services assist the resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive services may include intensive case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy.¹⁷
- Increased variety of housing options (rental and purchase) including for smaller units (e.g., single-room occupancy units), and shared housing.
- Rent subsidies (housing vouchers).

This Housing Element's Chapter 2 programs, including the AFFH Action Plan, address other specific local and regional conditions that affect the availability of housing for ELI households:

- A high percentage of ELI owner households are cost burdened; therefore, there is a need to improve opportunities to offset or reduce the cost of maintenance, especially the costs of major repairs, e.g., a new roof, foundation, etc. Opportunities for ELI owner households to improve weatherization can reduce heating and cooling costs, and improve energy efficiency of existing units.
- Historic rates of low housing production.
- Existing regulatory constraints for multifamily development in zones intended for multifamily housing.
- The need to conserve housing. As discussed below in section 5.2 of Appendix A, the subsidies for the 60 units of the Pres. George Washington Manor I and Pres. George Washington Manor II developments are set to expire in 2032 and 2033, respectively. While the 60 units in the Pres. George Washington Manor I and II developments are owned by a non-profit, these units represent approximately one-third of the City's current inventory of assisted housing units and housing for seniors. Chapter 2 includes

¹⁷ See subdivisions (g) and (h) of California Government Code Section 65582.

commitments for the City to establish a housing program to preserve and forestall these units from converting to market rate.



Housing Element Programs and AFFH Actions for Extremely Low Income Households

Chapter 2 contains specific housing programs, including those in the AFFH Action Plan, to address the unique needs of ELI households including conditions that are specific to Mt. Shasta and the Siskiyou region. The below table identifies the Chapter 2 programs (using program titles) to address those needs and to ensure fair housing opportunities for families and households to address the unique needs of extremely low income households in the City.

Table A-55
Housing Element Programs and AFFH Actions for Extremely Low Income Households

Program	➤ For ELI households, programs that remove regulatory and/or procedural barriers to... ➤ For ELI households, programs that encourage/promote...						
	Increase Production of Affordable Units	Increase Variety of Housing Types	Deeper income targeting for subsidies	Reduce/offset owner maintenance costs	Development of housing with supportive services	Provide rent subsidies	Conservation of Existing Housing
HO-2.2.1 Promote the City Housing Programs to Residents & AFFH Action Plan Program C	X	X		X	X		X
HO-2.3.1 Establish Local SB 35 Procedures and Promote	X	X					
HO-2.3.2 Establish Local Density Bonus Procedures and Promote	X	X			X	X	
HO-2.3.3 Possible Fee Reductions for Housing that is Affordable and/or Targets Special Populations	X		X				
HO-2.3.4 Zoning Updates for Multifamily Development & AFFH Action Plan Program C	X	X					
HO-2.3.5 J/ADU Zoning Ordinance Update	X	X					
HO-2.3.6 Zoning Updates for Manufactured Homes	X	X		X			
HO-2.3.7 Establish Local Objective Development and Design Standards for Multifamily Development & AFFH Action Plan Program C	X	X		X			

Program	➤ For ELI households, programs that remove regulatory and/or procedural barriers to... ➤ For ELI households, programs that encourage/promote...						
	Increase Production of Affordable Units	Increase Variety of Housing Types	Deeper income targeting for subsidies	Reduce/offset owner maintenance costs	Development of housing with supportive services	Provide rent subsidies	Conservation of Existing Housing
HO-2.3.8 Zoning Updates for Off-Street Parking	X	X	X				
HO-2.4.1 Streamlining for Housing that is Affordable and/or Targets Special Populations & AFFH Action Plan Program C	X	X	X		X		
HO-3.1.1 Promote and Encourage Housing Conservation			X	X			X
HO-3.2.1 Establish a Local Replacement Housing Policy			X				X
HO-3.3.1 Establishing a Monitoring Program for At-Risk Affordable Housing			X				X
HO-3.3.3 Initiate Monitoring of At-Risk Housing			X				X
HO-3.4.1 Local Mobile Home Park Conversion Ordinance			X				X
HO-3.4.2 Local Condominium Conversion Ordinance			X				X
HO-4.2.1 Establish Local Regulations for Supportive & Transitional Housing, and Low Barrier Navigation Centers	X	X	X		X	X	
HO-4.2.2 Establish Local Regulations for Emergency Shelters	X	X	X				
HO-4.2.4 Group Homes		X			X		
HO-4.3.1 Inter-Jurisdictional Coordination & Planning to Address Homelessness	X	X	X		X	X	
HO-5.1.1 Support the Development of Housing for Low Income and ELI Housing	X	X	X		X	X	

Program	➤ For ELI households, programs that remove regulatory and/or procedural barriers to... ➤ For ELI households, programs that encourage/promote...						
	Increase Production of Affordable Units	Increase Variety of Housing Types	Deeper income targeting for subsidies	Reduce/offset owner maintenance costs	Development of housing with supportive services	Provide rent subsidies	Conservation of Existing Housing
HO-5.1.2 Encourage New Developments Include Affordable Housing	X	X	X		X		
HO-5.1.4 Sites for Affordable &/or Special Needs Development and Pursuing Funding	X	X	X		X	X	
HO-5.1.6 Support Lower-Cost Alternative Homeownership Models	X	X		X			X
HO-6.1.2 Promote Energy Efficiency and Conservation via Weatherization				X			X
AFFH Action Plan Program B: Improve the Access and Availability of Long Term Rental Housing			X			X	X
AFFH Action Plan Program D: Improve information and visibility of infill housing types and options	X	X		X			
AFFH Action Plan Program E: Identify public lands for residential development	X	X	X		X	X	
AFFH Action Plan Program F.1: Reduce conversion risks and retain the housing supply and affordable housing			X			X	X

5.8 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.

5.8.1 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-56, 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 19 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), although Pres. George Washington Manor I and II are not identified as being at-risk the City's 6th Cycle Housing Element Data Package. 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 were unresponsive to the City's outreach. In April 2023, the preparers of this report spoke with a representative of Jordan Management, the former property manager of Alder Gardens.¹⁸ 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. Based on the available information, the preparers of this report assume that the 28 units of the Alder Gardens development have converted to market rate units. The risk of conversion for the two other properties is less likely because the properties are owned by non-profit organizations. Because the 60 units in the Pres. George Washington Manor I and II developments are approximately one-third of the City's current inventory of assisted housing units and housing for seniors, Program HO-3.3.1 commits the City to establishing an at-risk affordable housing program to preserve and forestall these units from converting to market rate.

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

¹⁸ 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."

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 19: 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 (see above discussion and Table A-51 note).

5.8.2 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 non-profit 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 non-profit 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 non-profit 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 higher than surrounding areas.

Table A-56
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, Table 8-35. In April 2023, the preparers of this report spoke with a representative of Jordan Management, the former property manager of Alder Gardens. 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.

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-57 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-57 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-57 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-57
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 bdrm	79	\$701	1	\$27,300	\$583	\$118	\$9,322
2 bdrm	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.

5.8.3 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.

5.9 Resources for Preserving Assisted Rental Housing

E. 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 non-profit 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 that 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.

6.0 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-58.

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-58
Regional Housing Needs Allocation City of Mt. Shasta, 2023-2031

Income Category	Projected Housing Needs	% of Total
Extremely Low*	1	50%
Very Low	0	0%
Low	1	50%
Moderate	0	0%
Above Moderate	0	0%

Income Category	Projected Housing Needs	% of Total
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-58 above.

7.0 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.

7.1 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-59 shows the residential land use designations established by the General Plan.

Table A-59
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.

Designation	Maximum Density	Uses
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

7.2 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:¹⁹
 - 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

¹⁹ 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.

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-60 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.

Table A-60 below reports the land use controls for each of Mt. Shasta's zoning districts that permit residential uses by right. Cumulatively, Mt. Shasta's land use controls for lot size, width, and depth, setbacks from property lines and other buildings on the same lot, lot coverage, etc. are similar to those for other jurisdictions. The lot coverage standards for the R1/B1, R-1, and R-1-U zones are more generous than provided by other jurisdictions. For the zones that permit housing configured as duplexes or more, i.e., R-2, R-3, C-1 and C-2, the lot area requirements are consistent with the density and do not pose a constraint because the calculated number of housing units (by lot area) greater than the allowable density. The height limit for the R-3, C-1 and C-2 zones is 45 feet, effectively allowing four story buildings. The height limit for all other residential zones is 35 feet. The land use controls that have the greatest effect on the supply of housing, especially multifamily development, and are the requirements for conditional use permits and design review as discussed further below. The requirement for discretionary approvals increases preconstruction time and costs while reducing approval certainty.

With respect to costs, according to Table A-66 below, the cost of vacant land in Mt. Shasta increases as the size of the lot decreases (as of November 2022), with an average cost of \$3.99 per square foot. Ultimately it appears the cost of new construction may be the one of the significant factors inhibiting housing production. As discussed below in section 8.1.C, the cost of a single-story four-cornered 1,500 square foot home of good-quality construction in the greater Redding area (located about one hour south) to be approximately \$366 per square foot. This cost estimate includes 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 Mt. Shasta (median sold home price of \$459,000 based on homes listed on Realtor.com). It appears that recent increases in construction costs, and more recently increased cost of borrowing, have the potential to constrain new housing construction and rehabilitation of existing housing.

To address the current regulatory constraints to multifamily development, several housing programs commit the City to amending its land use regulations to remove these constraints, and are discussed further below. With respect to the non-governmental constraints, Program HO-1.3.2, commits the City to annual reporting on existing and emergent impacts to housing choice, supply, costs, affordability, etc.

Table A-60
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.	<u>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.</u>	
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	

	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)
							requirement for residential uses as part of a commercial building.	
Rear Yard Setback	30 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	<u>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.</u>	
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 <u>gross</u> 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

7.3 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 considered a constraint to residential development historically. Except for the recreational vehicle space requirement, Mt. Shasta's parking requirement of 1.5 space for multifamily development of four or more units is lower than the majority of other California municipalities.²⁰ The requirement of two spaces for one to three dwelling units is consistent with 78.2 percent of California municipalities.¹⁴

Generally, requirements for on-site parking add development cost from construction of the parking areas, ongoing maintenance, and the physical area they occupy. Program HO-2.3.8(1) commits the City to including a non-discretionary voluntary option for housing developments that are located within one quarter mile walking distance of a STAGE public transit stop an option to reduce the number of on-site parking spaces. Eligible housing developments would include those that include studio apartments (i.e., units without a bedroom), having three or more housing units (attached or detached), targeting special populations (e.g., seniors).

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-2.3.8(2) directs the City to also amend Chapter 15.54 of the MSMC to provide a non-discretionary pathway to remove the RV parking space requirement for below market rate, including moderate income, housing developments.

7.4 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

²⁰ [How AB 1401 May Impact Residential Parking Requirements](#), David Garcia and Julian Tuck, April 13, 2021. Tables 1 and 2 report the results from the 2019 Turner California Residential Land Use Survey (TCRLUS). The survey, conducted in 2017 and 2018, includes responses from 252 cities and 19 unincorporated county areas in California.

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.

7.5 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-63 below 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.

Table A-61
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).

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.

7.5.1 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.

7.5.2 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.

7.5.3 Multifamily Units

Multifamily housing made up roughly 33 percent of the City's housing stock according to Table A-22 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 a conditional use permit must first be secured to develop more than four dwelling units. 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.

7.5.4 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.

7.5.5 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.

7.5.6 Supportive and Transitional Housing

Transitional housing is a type of housing used to facilitate the movement of individuals and families experiencing homelessness 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-62 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).

7.5.7 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.

7.5.8 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.

7.5.9 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:²¹

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:

²¹ <https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/zoning-variety-of-housing-types>, accessed March 23, 2023

- 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.

During the first year of the planning period, October 2023, the City of Mt. Shasta adopted amendments to its zoning code and now complies with State law for emergency shelters. On October 9, 2023, the Mt. Shasta City Council unanimously adopted ordinance CCO-23-10 amending the zoning regulations to address the inconsistencies with SB 2 (2007) as described. Prior to the adoption of ordinance CCO-23-15, some inconsistencies with State law were 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 reserved 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 contained a locational requirement of 1,000 feet from other shelters, which exceeds the State law limit of 300 feet from other shelters. In sum, prior to adoption of ordinance CCO-23-10, Mt. Shasta's regulations for emergency shelters did not comply with State law at this time. Consequently, Program HO-4.2.2 of the draft 2023-2031 Housing Element directed 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 committed the City to preparing amendments to address more recent State law changes for emergency shelters to include other types of emergency housing, e.g., navigation centers. The City's emergency shelter regulations now comply with State law, including SB 2 (2007) and AB 2339 (2022). A portion of the City's SB 2 allocation was used to provide financial support for the preparation of the zoning code amendments for emergency shelters.

7.5.10 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 the number of occupants of by-right employee housing that operates as single family residences and is not subject to State licensure to no more than 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 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.

7.5.11 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-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 is consistent 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”, however this use is 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; however, as market rate and mixed income housing developments would remain subject to the discretionary provisions of Chapter 18.70 it is regulatory constraint. Program HO-2.3.4(2) commits the City to amending the MSMC to expressly exclude the residential development, including multifamily development, from the provisions of 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. Census 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.²² 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.²³

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.

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 a 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.

Senate Bill 10 (2021)

As discussed above, Mt. Shasta is designated by the U.S. Census Bureau to include some portion of Urban Area. For cities with some portion of Urban Area, Senate Bill 10, enacted in 2021, provides cities with a pathway for "up-zoning" qualifying sites that are close to job centers, public transit, and existing urban areas. SB 10 exempts only the rezoning and general plan amendment process. Under SB 10, cities can upzone qualifying properties to allow construction of up to ten units on a single parcel without requiring environmental review for the rezoning. For a site to be eligible, it must meet both of the following criteria:

1. A site in which at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. Parcels that are only separated by a street or highway shall be considered to be adjoined; and
2. A site that is zoned for residential use or residential mixed-use development, or has a general plan designation that allows residential use or a mix of residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use.

SB 10 cannot be used to down-zone properties, nor are properties that are located within a very high fire hazard severity zone eligible. Because SB 10 only exempts the rezoning of a qualifying site, a housing development proposed on an upzoned site that is located in an environmentally sensitive area as determined by a CEQA responsible or trustee agency may be subject to CEQA.²⁴ SB 10 is set to sunset on January 1, 2029, although an ordinance adopted pursuant to SB 10 would extend beyond the sunset date.

²² 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.

²³ 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 the Local Responsibility Area (LRA).

²⁴ <https://www.hklaw.com/en/insights/publications/2021/09/sb-10-to-facilitate-upzonings>, accessed November 14, 2023.

While SB 10 may have limited application, it presents an opportunity for the City to partner with willing property owners to increase the inventory of sites for missing middle housing. Some jurisdictions have leveraged SB 10's provisions to offer willing property owners no- or low-cost voluntary upzoning of their property. Program D of the AFFH Action Plan commits the City to developing a SB 10 toolkit to disseminate information about the SB 10, and provide information and forms for interested property owners.

7.5.12 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-58 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.

7.6 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.²⁵

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 Mt. Shasta Department of Public Works, along with a summary of its Regional Housing

²⁵ City of Mount Shasta Municipal Service Review and Sphere of Influence Update, Siskiyou County LAFCo, April 2021, pg. 2-13.

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.

7.7 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.

7.7.1 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 consistent 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, 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 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) Group 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.

7.7.2 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 Title 18 of the Municipal Code or updating the definition of family to comply with State law.

7.7.3 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.

7.7.4 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 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 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.

7.8 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-62 lists the typical review times for each type of permit or approval process in the City. If an applicant proposes development that requires discretionary review under the current Zoning Ordinance, such as a use that requires a CUP, the processing time can extend to two months. While the below review periods do not appear to be a present constraints constrain to development as some review is needed to ensure the maintenance of health and safety standards, the discretionary review process is a potential barrier to establishing housing. The discretionary review process

inherently increases costs, time and risk for the developer, property owner, and lender.²⁶ As a result developers’ and investors’ expectations for higher returns are added to the project’s overall costs. Ultimately these costs are passed along to the consumer, whether the consumer is a renter or a home buyer. Moreover, although the City has several zones expressly intended for multifamily development, the existing Zoning Ordinance requires discretionary review (i.e., a conditional use permit) of multifamily housing that otherwise conforms with the applicable zone’s objective development and performance standards, and is sited at a location that is planned and suitable for the intended use. To remove this barrier to housing development, Program 2.3.4 commits the City to amending the Zoning Ordinance to eliminate the conditional use requirement for multifamily development in zones intended for multifamily development. The City has initiated implementation of Program 2.3.4 and adoption is anticipated for Q3 2024. Upon adoption multifamily development in the R-2, R-3, C-1, and C-2 zones that conforms with the zone’s development and performance will be permitted by-right.

The Planning Department will continue to encourages developers to submit applications concurrently where possible to minimize the total processing time and related cost for a project, when discretionary review is required, e.g., a subdivision that does not utilize SB 9 or is not SB 9-eligible.

Table A-62
Permit Processing Times

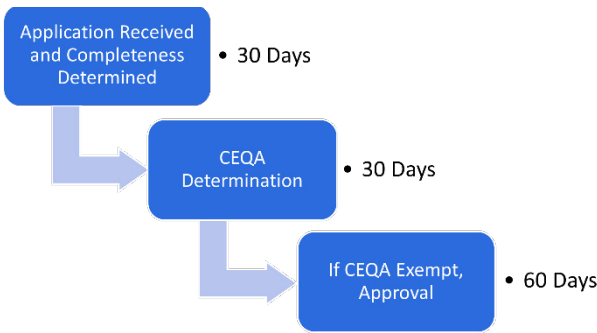
Type of Approval or Permit	Typical Processing Time
Ministerial Review	2-4 weeks
Conditional Use Permit (CUP)	3-6 months
Zone Change	4-6 months
Site Plan Review	45 days
Parcel Maps	3-6 months
Initial Study	4-6 months
Environmental Impact Report	10 months +

Source: City of Mt. Shasta Planning Department, 2022 and 2024

7.8.1 Conditional Use Permit

Figure 21 presents an overview of Mt. Shasta’s current milestones and timelines for implementing the Permit Streamlining Act (PSA) and the California Environmental Quality Act (CEQA) for residential development that is subject to a discretionary permit. Under the current Zoning Ordinance, the process kickstarts with the property owner submitting an application and site plan for review, along with the appropriate processing fee. The City reviews submitted

Figure 20



²⁶ Housing Development Dashboard, Development Calculator, Top 6 Factors Influencing New Development <https://turnercenter.berkeley.edu/proforma/#5localplanningdecisions>, accessed June 4, 2024.

application within thirty days. This first 30 day period is followed by a second 30 day period when the City determines whether the project is exempt from CEQA, or whether an environmental document (i.e., an EIR, a negative declaration, or mitigated negative declaration) is required for the project. Housing projects determined to be exempt from CEQA are then approved within 60 days. It is typical for discretionary housing projects to be reviewed concurrently for CEQA applicability s

Although the City currently complies with mandates for streamlining for discretionary housing projects, implementation of Program 2.3.4 will facilitate housing production by eliminating the requirement for discretionary review of multifamily housing development in zones intended for multifamily development. 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. Implementation of Program 2.3.4, however, will uniformly improve housing production. This will facilitate positive gains in the supply of housing and the variability of the housing types in the City.

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 processing the 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 be complied with by the applicant.

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.

The current requirement for multifamily development of four or more **units** secure a conditional use permit is a significant constraint for the development of a variety of housing types and housing that is affordable. The conditional use requirement can deter both market rate and non-profit housing developers. The discretionary permit process inherently adds time, costs, and introduces risk because the outcome on the entitlement is uncertain. The developer is not only incurring costs associated with securing the entitlement, during the duration of the entitlement process developers incur carrying costs, e.g., property taxes, mortgage payments, insurance, maintenance, etc. The discretionary permit process by its nature also increases risk because approval of the entitlement is not assured. The discretionary permit process may result in conditions of approval and mitigation measures being attached to the entitlement, and these may increase development costs. As a result, market-rate

housing developers and investors “often require higher returns depending on the perceived risk”.²⁷ Developers’ and investors’ expectations for higher returns are added to the project’s overall costs. Ultimately these costs are passed along to the consumer, whether the consumer is a renter or a home buyer. For affordable housing projects there are a limited number of federal and state funding sources that can be used to subsidize pre-development costs, e.g., Community Development Block Grant (CDBG). But these funding sources are often oversubscribed and are highly competitive. Many funding sources require projects to be “shovel ready”, meaning any necessary entitlements are secured by the developer. Due to the increased time and cost described above, it may be necessary for the non-profit housing developer to secure additional funding, stacking multiple sources of funding to construct the project. Program HO-2.3.4(1) commits the City to amending the zoning regulations 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.

7.8.2 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 revise 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 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.

²⁷ <https://turnercenter.berkeley.edu/development-calculator-dashboard/#localgovernmentfactors>, Turner Center for Housing Innovation, accessed November 6, 2023.

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 with 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 a 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 7.2 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. Similar to the requirement for conditional use permit, the Design Review process is discretionary and by its nature there is increased risk for a developer because approval of the entitlement is not assured, along with increasing the preconstruction cost and time. Program HO-2.3.7 commits the City to amending the 2010 Architectural Guideline’s to replace and/or remove subjective standards with objective design standards for multifamily development, and to providing a ministerial nondiscretionary design review process for multifamily development.

7.8.3 Site Plan Review

Mt. Shasta Municipal Code sections 18.31.030 and 18.31.040 itemize the submittal requirements for single family residential and multiple-family site plans and building permits development. The enumerated submittal requirements comprise the fundamental components for the City Planner to complete a site plan review. A property owner and development can find sufficient information on the City’s website to initiate the permitting process for a traditional detached single family residence. To facilitate the site plan review process, the City

Planner is available for input to applicants who are developing applications. As indicated in Table A-62 above, the site plan review typically takes 45 days.

The findings for site plan and building permit approval are not specified in the MSMC, although the provisions of MSMC section 18.20.010, titled, “Ensuring General Plan implementation” included in the General Regulations chapter appear to be on point:

- (A) All permits and approvals issued by the City (including subdivision approvals, building permits, business licenses, permits for temporary uses, conditional use permits, and design permits) must be consistent with the goals, policies, and implementing measures of the General Plan.
- (B) All buildings or structures shall be constructed, enlarged, or otherwise be altered only for uses of that building or structure that are permitted in the zone in which the land is located.
- (C) All land uses, either temporary or permanent, shall be commenced only for land uses that are permitted in the zone in which the land is located.
- (D) A legally existing building, structure, or land use may be expanded or enlarged in conformance with the policies of the General Plan and the standards of this code.

Pursuant to MSMC section 18.30.050 and Table 18.36.1, the City Planner is delegated authority to approve, conditionally approve, and deny Zoning Clearances/Plan Checks for code-compliant residential development projects and when not subject to Design Review without the requirement for a public hearing. While the MSMC identifies the submittal requirements, it presently lacks procedures specific to site plan review. The construction of section 18.20.010 and chapter 18.31 does not provide clarity as to the site plan review findings. To address the current shortcomings, Program HO-2.4.2 commits the City to establishing written procedures and findings for the review and approval of residential site plans and building permits that are consistent with State law, retain the City Planner’s existing authority to approve, provide approval certainty for code-compliant housing projects, and enable the City to be compliant with the timelines of the Permit Streamlining Act and Housing Crisis Act. To heighten their visibility for property owners and developers, the program also commits for the City to publish the procedures on its website upon completion.

7.8.4 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.

7.8.5 Development Impact, Connection, and Processing Fees

Impact fees that apply to new residential single family and multifamily construction are listed in Table A-65. 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-63
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	
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	

Type of Fee	Fee Per Dwelling Unit
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-64
Planning Permit Fees, 2022

	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
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.

7.8.6 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–A Reduce water consumption by 20 percent;

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

Appendix–C Install low pollutant-emitting materials;

Appendix–D Separate water meters for nonresidential buildings' indoor and outdoor water use; and

Appendix–E 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.

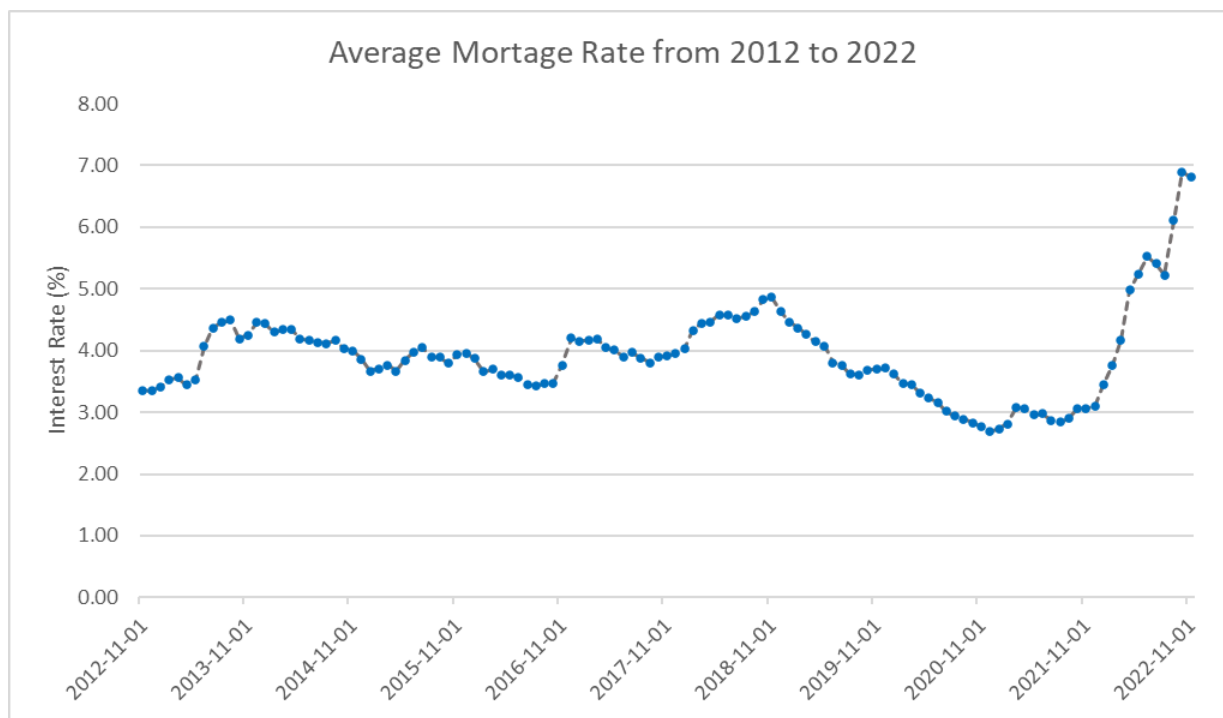
8.0 Analysis of Actual and Potential Nongovernmental Constraints

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.

8.1 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 21, 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 21²⁸



²⁸ 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.

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-67 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 interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

Table A-65
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

8.2 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-66
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

City	Lot Size in Sq. Ft.	Price	Price per Sq. Ft.
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

8.3 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-67
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

8.4 Other Nongovernmental Constraints Upon the Maintenance, Improvement, or Development of Housing for All Income Levels

The preceding sections reviewed the costs of land, labor and materials, and financing as a constraint. The following paragraphs reviews other types of potential and actual nongovernment constraints that may hinder the maintenance, improvement, or development of housing for all income levels in accordance with subparagraph (a)(6) of Government Code Section 65583.

- (1) Property owner or developer requests to develop housing at densities below those identified in the inventory. During the 5th cycle, the City did not receive property owner requests to develop housing below the identified realistic capacity of the sites inventory. Consequently, the City does not find this to be a hinderance to the housing production to meet the City's RHNA

Table A-34 above indicates the need for housing, especially for special populations, exceeds the City's RHNA obligation. Program HO-1.3.2, commits the City to monitoring the supply of lands suitable for residential development that are discussed in Appendix B, section 3.0, and listed in Table B-6, which includes monitoring for property owner requests to develop properties at a density lower than the identified realistic capacity. The monitoring of this land supply will be reported annually to the City Council as part of the housing element review.

- (2) Any local efforts to address or mitigate nongovernmental constraints such as reduced fees, financing for affordable housing or expedited processes. As discussed in Chapter 3, the City incentives J/ADU development with an ongoing program to lower and eliminate fees for ADU applications. The City historically worked with Great Northern [Services](#), a local non-profit, that administers weatherization and rehabilitation housing programs for Mt. Shasta and other Siskiyou county cities. For housing development projects, such as the Mountain Townhomes, the City has provided technical assistance although at times during the 5th cycle, the availability of City planning staff has been a constraint.

To reduce financial impediments to the construction of new housing, for the 6th cycle planning period, Mt. Shasta is committed to continuing and improving the availability of financial incentives through the implementation of the Program HO-2.2.1 and HO-5.1.4 within the City's available financial resources. These programs implement Policy HO-2.4, which commits the City to facilitating the development of workforce and affordable housing, housing for special populations, through supporting funding applications and expedited permit review. More specifically, Programs HO-2.2.1 and HO-5.1.4, commit the City to:

- Prioritizing some funding for housing developments affordable to special-needs households and offering financial incentives or regulatory concessions to encourage a variety of housing types.
- Continuously identifying properties for purchase that would be well-suited to the construction of affordable and/or special-needs housing. The purchase would use revenue from sources such as TOT, in-lieu fees, development agreements, and/or grant funding.

The City believes the analysis above in combination with the programs outlined above (see Chapter 2 for further detail) will reduce potential and actual nongovernment constraints that may hinder the maintenance, improvement, or development of housing for all income levels

9.0 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.

9.1 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:²⁹

- 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 judgments 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.³⁰
- 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.

²⁹ Source: HCD's https://www.hcd.ca.gov/community-development/affh/docs/AFFH_Webinar_Slides.pdf, June 15, 2021.

³⁰ HUD, <https://www.hud.gov/sites/documents/ACCESS-OPPORTUNITY.PDF>, accessed March 28, 2023.

- E. Cities are to assess whether there are racially/ethnically concentrated areas of poverty (R/ECAP) present within their boundaries 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.

9.1.1 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 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-68, 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.

9.1.2 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 5.1.3, large families, and 5.1.4, female-headed households with children and no spouse/partner, above
- Persons with disabilities: see sections 5.1.2 and C 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-14 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.

9.1.3 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.³¹ 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-9, 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 Mt. Shasta is noted as having missing/insufficient data on Map 9, the 2021 TAC Opportunity Areas – Composite Score

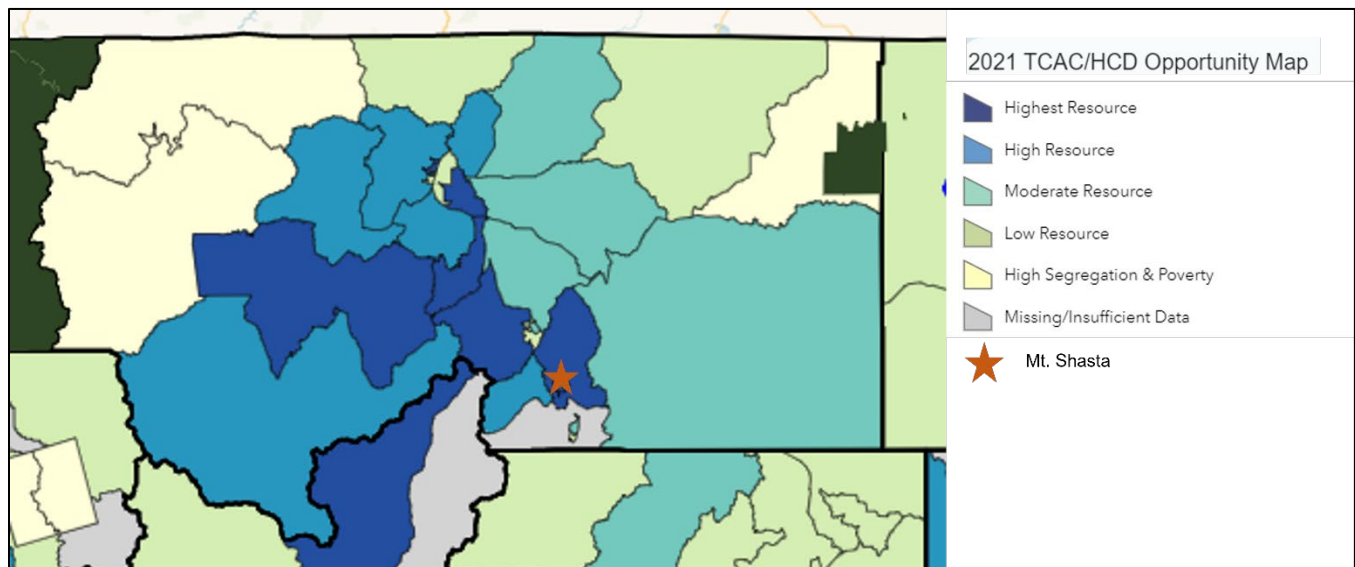
³¹ TCAC/HCD Opportunity Map, www.hcd.ca.gov/sites/default/files/docs/planning-and-community/TCAC-HCD-Opportunity-Map.pdf, accessed March 28, 2023.

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 22 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 22



9.1.4 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 5.1.6 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. As seen in Table A-19, 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 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 did not experience significant worsening of condition of its stock 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 development of an emergency shelter in the City of Yreka, where more services are available.

As shown in Figure 23, 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 24.

Figure 23

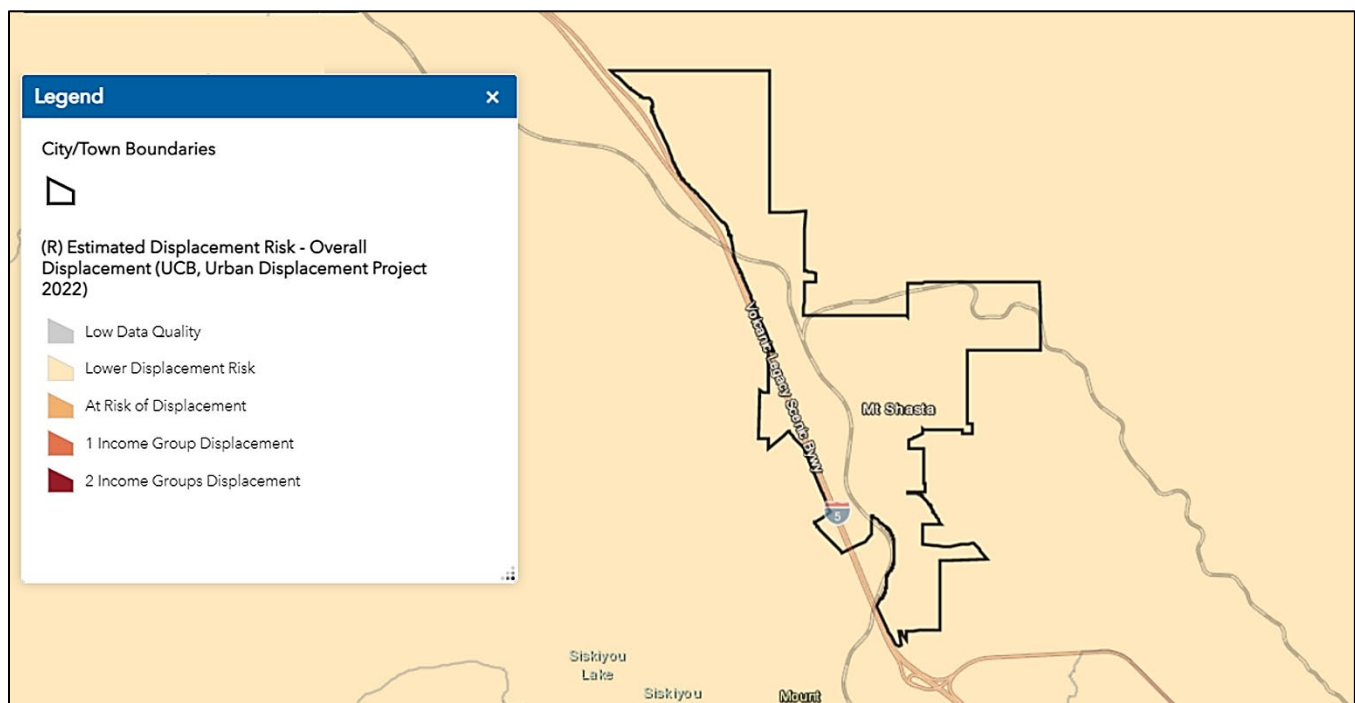
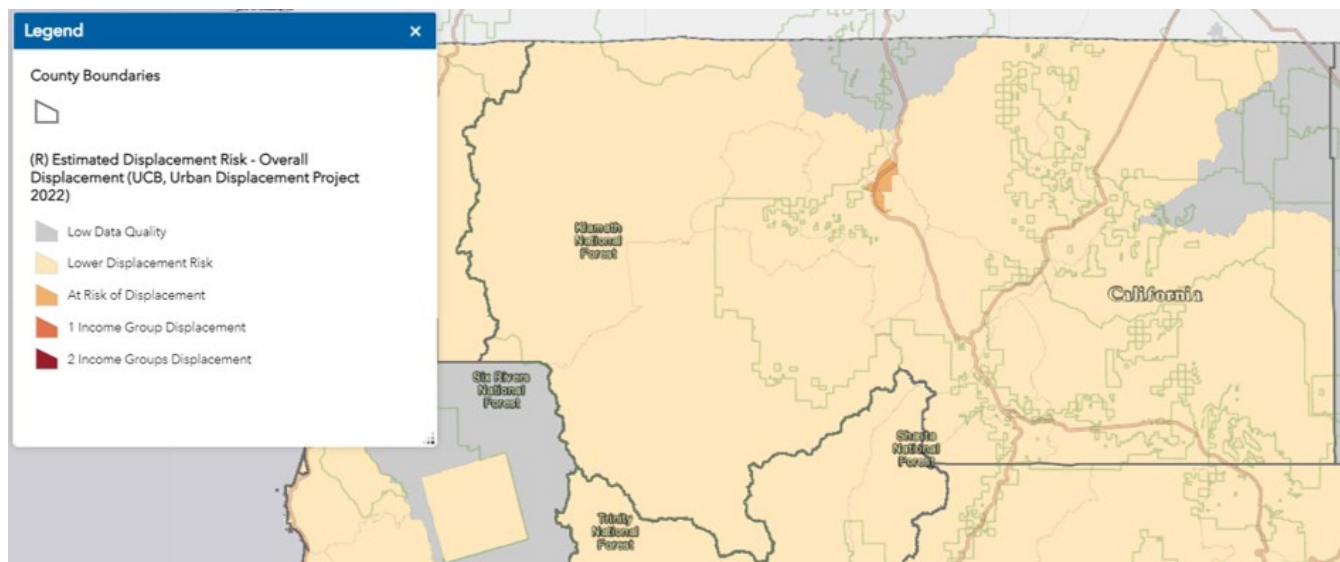


Figure 24



9.1.5 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.

9.2 Contributing Factors

Table A-68 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-68
City of Mt. Shasta's AFFH Housing Action Plan

HE Program/ Other Action	Specific Action(s)	Timeline	Geographic Targeting	2023-2031 Outcomes
Fair Housing Outreach and Dissemination of Fair Housing Information (medium priority) <u>Contributing Factors:</u> • Lack of fair housing information on City website • Lack of variety in the media forms and venues where fair housing information can be found				
Program A: Improve community awareness and knowledge about fair housing.	The City will make information on fair housing available to the public, through the posting of fair housing information in City Hall and in other public buildings, on the City's website, distribution to existing and new apartment complexes, and other media channels. • In the preparation and distribution of the City's fair housing materials, the City will employ affirmative marketing best practices, such as depiction of members of protected classes under fair housing laws. • The City will provide fair housing materials, both printed and as web content media, in Spanish and other local prevalent spoken languages.	Update the website by December 2024. Beginning in Q4 2024 or Q1 2025, distribute printed materials.	Citywide	Updated website that includes fair housing information. Distribution, and replenishment, of printed materials to public counters and bulletin boards, and apartments complexes. Increase fair housing awareness by increasing inquires by two inquires annually.
	Contribute funding, and conduct an public outreach event(s), such as workshops, webinars, and/or forums, for local organizations to offer multilingual landlord-tenant education and conciliation, and to publicize the intake process for discrimination complaints. The City will advertise events using its website, public postings, public counter, social service organizations, direct mailings, etc.	First event by July 2025, annually thereafter	Citywide	Conduct at least one public event beginning in 2025, and annually thereafter.
	Provide training for staff, elected officials, and appointees on issues of fair housing, affirmatively furthering fair housing, and the Housing Accountability Act.	Beginning calendar year 2025, and biennially thereafter.	Citywide	City council fair housing presentations, with appointees and staff invited to attend.

HE Program/ Other Action	Specific Action(s)	Timeline	Geographic Targeting	2023-2031 Outcomes
	Create and release a multilingual Mt. Shasta Fair Housing Marketing Plan (as part of housing opportunities created through the City's affordable housing programs).	1) July to December 2025. 2) June 2026	Citywide	1) Release of an RFP and procure qualified vendor. 2) Release, with public announcement(s), of the Mt. Shasta Fair Housing Marketing Plan.
Improve access to housing that is affordable to the local workforce, lower income households, and housing for special needs populations (high priority)				
<u>Contributing Factors:</u>				
• Cost burdened households • Low production of housing • High cost of construction • Lack of visibility of housing information				
Program B: Improve the Access and Availability Long Term Rental Housing	The City will meet with the housing authority of Shasta County and other established housing authorities that serve Mt. Shasta and the surrounding region at least twice per year to discuss Housing Choice Voucher needs, Project-Based Voucher opportunities, affirmative marketing and outreach activities, and methods of increasing the number of vouchers allocated to the City, emphasizing households who are at or below the Federal poverty line.	Convene first meeting within 12 months of adoption of housing element, and meet with organizations at least biannually thereafter during the 2023-2031 planning period.	Areas zoned to allow residential development, especially highest and higher resource areas.	Facilitate new construction, or conversion, of two housing units affordable to very low and extremely low income households.
	Publish information and resources about Housing Choice Vouchers on the City website and at public counters to increase awareness for renter households and landlords.			Increase the number of Mt. Shasta applicants for vouchers by at least 5 percent by 2031.
	Develop a program administered by the City, or by partnering with a qualified organization, that connects lower-income households and individuals, including extremely-income residents, with affordable rental and homeownership opportunities in the City. Features of the program would include: • Landlord recruitment and mentoring, including fair housing training. • Develop and maintain a list of affordable housing units that are available for rent or purchase in the City. • A system for verifying the eligibility of applicants.	Launch program by 2025	Citywide	Assist with the placement of six lower income individuals or households in housing that is affordable by 2031.

HE Program/ Other Action	Specific Action(s)	Timeline	Geographic Targeting	2023-2031 Outcomes
	• A system for matching eligible applicants with available units. • Employ affirmative marketing best practices. <u>Collaborate with other localities and non-profit organizations for the development and launch a home sharing program to be administered by a non-profit or appropriate governmental agency.</u> <u>A home sharing program helps match "providers" with a spare room or rooms with "seekers" who are looking for an affordable place to live. Some of the seekers are also willing to exchange household chores for a reduced rent. A home share program is not a short-term rental. Program considerations should include requirements that persons seeking housing must either live, work or attend school in Mt. Shasta or Siskiyou county or have a housing voucher for Siskiyou county. The program benefits seekers as they may find it difficult to afford housing costs on their own. For home providers, with someone else living in the home they are able to continue living in their own home and neighborhood.³²</u>	<u>Launch program by 2026</u>	<u>Citywide</u>	<u>Assist with placement of four lower income persons by 2031.</u>
Improve the supply of ownership and long term rental housing that is affordable for the workforce and lower income households, and the supply of housing for special needs populations (high priority)				
Contributing Factors: • Community opposition to density increases and multifamily development resulting in increased time and cost to complete the entitlement process. • Land use controls that discourage a variety of housing types • High cost of construction • Lack of visibility of housing information • Low production of housing				
Program C Remove regulatory and procedural	1) Amend the zoning regulations to permit multifamily developments by-right in which 20 percent or more of the units are affordable to lower income households and achieve a minimum density of 15 dwelling units per acre in the R-3, C-1, and C-2 zones. [Program HO-2.3.4]	1) and 2): within two years of adoption of the 2023-2031 housing element. 3) and 4): within one year of adoption of the	Citywide and in applicable zones.	Adopted land use regulations that provide ministerial non-discretionary pathways for multifamily development and allow

³² County of San Mateo, Home Sharing Program, <https://www.smcgov.org/media/148698/download?inline=> and <https://www.smcgov.org/media/30271/download?inline=>, accessed May 7, 2024.

HE Program/ Other Action	Specific Action(s)	Timeline	Geographic Targeting	2023-2031 Outcomes
constraints to increase production of a variety of housing types.	2) Amend the zoning regulations to expressly exclude residential development, including qualifying mix use developments utilizing the provisions of SB 35 and/or State Density Bonus Law, from the provisions of Chapter 18.70 of the MSMC. [Program HO-2.3.4] 3) Amend the 2010 Design Guidelines and zoning regulations to replace and/or remove subjective standards that apply to multifamily development with standards that are objective, and provide a ministerial nondiscretionary design review process for multifamily development. [Program HO-2.3.7] 4) Amend the zoning regulations for supportive housing developments, group homes, etc. as provided in Programs HO-4.2.1, and HO-4.2.3 through HO-4.2.5.	2023-2031 housing element.		for a variety of housing types.
	1) The City shall offer expedited process for projects with an affordable component and/or that provide housing for special needs households [Program HO-2.4.1] 2) The City shall establish written procedures and findings for the review and approval of residential site plans and building permits. [Program HO-2.4.2] 3a) Proactive outreach and assistance to non-profit service providers and developers prioritizing some funding for housing developments affordable to special-needs households and offering financial incentives or regulatory concessions to encourage a variety of housing types. [Program HO-2.2.1] 3b) Improve community awareness and support for the City's housing programs by publicly sharing information on the City's website, and by performing proactive public outreach using a variety of methods. [Program HO-2.2.1]	1) and 2): within two years of adoption of the 2023-2031 housing element. 3) Within one year from adoption of the 2023-2031 housing element.	1) and 3a): In all residential zones, and C-1 and C-2 zones. 2) and 3b): Citywide in all zones permitting residential development.	During the 2023-2031 planning period facilitate development of two multifamily housing developments with four or more units that are targeted for lower income households, and/or providing housing for special needs households.

HE Program/ Other Action	Specific Action(s)	Timeline	Geographic Targeting	2023-2031 Outcomes
Program D Improve information and visibility of infill housing types and options.	1) Develop and publish toolkits for ADUs, JADUs, SB 9 housing, and SB 10 upzoning. The toolkits will provide permitting process information, forms, and resources for property owners. The ADU toolkit will also provide links/information about pre-approved plans from other California jurisdictions. 2) Proactively distribute information about the toolkits to property owners using a variety of media outlets. 3) Apply for appropriate funding, or partner with a qualified non-profit, that can be used to provide bridge loans and other financial assistance to qualified households, or units assured to available to income qualified households, to increase access and affordability of private-market homes for new construction or conversion for J/ADUs and SB 9.	Within 18 months of adoption of the 2023-2031 housing element.	ADUs, JADUs, and SB 9: Residential zoned parcels in the Highest and High Resource Areas. SB 10: within a ¼ mile of a STAGE bus stop and that meet other statutory criteria.	1) Facilitate the construction or conversion of six JADUs, ADUs, and/or SB 9 housing units by 2031. 2) Facilitate the completion of at least one SB 10 upzoning by January 1, 2029. 3) If appropriate funding is secured, facilitate the construction or conversion of two J/ADUs by 2031.
Program E Identify public lands for residential development.	Identify and inventory City- and publicly owned land within city limits appropriate for residential development. Site evaluation shall consider environmental constraints, proximity to utilities including dry utilities, legal ingress/egress, the availability of essential personal services within a quarter mile including public transit, and development potential related to site size, configuration, and other criteria.	Complete within 3 years of adoption of the 2023-2031 housing element	Availability in the Highest and High Resource Areas is prioritized.	Publication of an inventory of publicly owned lands suitable for residential development.
Disproportionate Housing Needs including Displacement Risks (high priority and low priority) <u>Contributing Factors:</u> • Unaffordable rents • Low inventory of affordable housing • Competing uses for housing units—economic pressures for conversion				
Program F.1	1) Active enforcement against illegal short term rentals because they reduce available housing stock.	1) Continue and transactionally as	Citywide	No net loss of housing units due to illegal short

HE Program/ Other Action	Specific Action(s)	Timeline	Geographic Targeting	2023-2031 Outcomes
Reduce conversion risks and retain the housing supply and affordable housing (high priority)	2) Report status of short term rentals to City Council as part of the housing element annual progress report	reports are received or observed by City officials. 2) Beginning the calendar year after adoption of the 2023-2031 housing element, and annually thereafter.		term rentals during the 2023-2031 planning period.
	Preservation of assisted housing developments by implementing Program HO-3.3.1 that commits the City to contacting owners and property managers of assisted housing projects about rehabilitation needs and preservation of at-risk projects, and taking other actions to prioritize the preservation of existing affordable housing.	Initiate contact with property owners–property managers within 120 days of adoption of the 2023-2031 Housing Element.	The four existing assisted housing developments identified in Table A-51, Appendix A.	No net loss of assisted housing units within the existing developments during the 2023-2031 planning period to conversion or condition issues.
	1) 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. [Program HO-3.1.1(1)] 2) Continue to 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) Apply for appropriate funding, or partner with a qualified non-profit, that can be used for rehabilitation of owner-occupied units or units assured to be available to income qualified households, to	1) Continue and transactionally as reports are received or observed by City officials. 2) Transactionally through the 2023-2031 planning period. 3) No less than annually the City will review upcoming NOFAs to identify appropriate funding.	Neighborhoods containing older stock units and are Older	Facilitate the conservation/rehabilitation of two housing units during the planning period of 2023 to 2031 with no-net displacement of residents.

HE Program/ Other Action	Specific Action(s)	Timeline	Geographic Targeting	2023-2031 Outcomes
	conserve the existing housing stock and improve access to affordable private-market homes. [Program HO-3.1.1(2)]			
Program F.2 Reduce conversion risks and retain the housing supply and affordable housing (low priority)	1) 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 State law. [Program HO-3.4.1] 2) The City shall adopt 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 for adoption of an ordinance. [Program HO-3.4.2]	Initiate no later than 2025 and complete by 2027	1) The two mobile home parks identified in Table A-31. 2) R-3, C-1, and C-2 zoned lands developed with apartments.	1) No net loss of mobile home parks in Mt. Shasta during the 2023-2031 planning period.
<u>Improve opportunity and support community revitalization (medium priority)</u> <u>Contributing Factors:</u> <u>Declining population and slow/low economic growth impedes growth of the tax base</u>				
Program G Increase investment in community amenities	<u>Continue to seek state and federal funding to add and/or improve City infrastructure, public facilities, and amenities.</u> <u>In order to improve access to programs for investing in community amenities and infrastructure improvement programs, continue participation in regional planning efforts, such as the Active Transportation Plan. Also, initiate implementation of priority projects identified in the adopted Mt. Shasta Mobility Plan.</u>	<u>Annually, the City will apply for appropriate state and federal infrastructure funding, or will partner with appropriate agencies and organizations to apply for funding. The City will continue to meet and collaborate with regional organizations at least</u>	<u>Downtown Mt. Shasta and adjacent residential areas. Residential areas within a ¼ mile of a transit stop.</u>	<u>Complete two infrastructure and/or public facility projects by 2031, which could include partnerships with local schools, transportation agencies (e.g., Caltrans and Sage Stage), etc. Examples include park improvements; safe routes to schools;</u>

HE Program/ Other Action	Specific Action(s)	Timeline	Geographic Targeting	2023-2031 Outcomes
		<u>twice year, and will support and participate in regional planning efforts.</u>		<u>pedestrian and bicyclist stripping, signage, etc.; installation of ADA curb ramps; water and/or sewer infrastructure improvements, etc.</u>
<u>Program H</u> <u>Continue Investment for the Future Redevelopment of the Landing</u>	<u>Continue to seek funding in order to make portions of the city-owned Roseburg Landing property (the Landing) available and suitable for housing, and allow for variety of housing types and densities to meet the housing needs for all incomes, including multifamily, in the future.³³ Seek funding for clean-up and to bring essential infrastructure to the site.</u>	<u>The City will continue to apply for appropriate state and federal funding for clean up and development of infrastructure.</u>	<u>The Landing</u>	<u>Amend the adopted Roseburg Commerce Park Development Plan to permit variety of housing types and densities to meet the housing needs for all incomes, including multifamily, in areas that are suitable.</u>

³³ The Landing is a 127.5 acre former lumber mill site that is located in southern Mt. Shasta. It is a brownfield to the legacy use. The City acquired the site after it closed in the 1980s, and it was annexed to the City in 2000. Mt. Shasta has been awarded various site assessment and clean up grants, with the most recent being a \$707,740 EPA cleanup grant in 2023.

10.0 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 a 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.

MAPS FOR ASSESSMENT OF FAIR HOUSING

Map Number	Map Title
Map 1	White Majority Blocks
Map 2	Hispanic Majority Blocks
Map 3	Diversity Index
Map 4	Neighborhood Segregation
Map 4A	Jobs Proximity Index
Map 5	Median Household Income
Map 6	Poverty Status
Map 7	Renter Occupied Housing Units
Map 8	Households with a Disability
Map 9	TCAC Opportunity Areas - Composite Score
Map 10	TCAC Opportunity Areas - Economic Score
Map 11	TCAC Opportunity Areas - Education Score
Map 12	TCAC Opportunity Areas - Environmental Score