

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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October 10, 2024

Jeff Mitchem, Planning Director
City of Mount Shasta
305 North Mount Shasta Blvd.
Mount Shasta, CA 96067

Dear Jeff Mitchem:

RE: City of Mount Shasta's 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting the City of Mount Shasta's (City) housing element, which was adopted August 12, 2024 and received August 20, 2024 along with modifications received October 4, 2024. All modifications were authorized by Resolution Number CCR-24-26 and were posted and made available to the public for seven days before review. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element, including all modifications, in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element, including all modifications, meets the requirements described in HCD's March 12, 2024 review.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program HO-2.2.1 (Promote Housing Programs)
- Program HO-2.3.1 (Establish Local SB 35 Procedures)
- Program HO-2.3.2 (Establish Local Density Bonus Procedures)
- Program HO-2.3.4 (Zoning Updates for Multifamily Development)
- Program HO-2.3.5 (J/ADU Zoning Ordinance Update)
- Program HO-2.3.6 (Zoning Updates for Manufactured Homes)
- Program HO-2.3.7 (Objective Standards for Multifamily)
- Program HO-2.3.8 (Zoning Code Updates for Off-Street Parking)
- Program HO-2.4.1 (Housing for Special Populations)
- Program HO-2.4.2 (Procedures and Findings for Site Plan Review)
- Program HO-3.2.1 (Establish a Local Replacement Housing Policy)
- Program HO-3.3.1 (At-Risk Affordable Housing)
- Program HO-3.4.1 (Local Mobile Home Park Conversion Ordinance)

- Program HO-4.2.1 (Supportive and Transitional Housing)
- Program HO-4.2.2 (Establish Local Regulations for Emergency Shelters)
- Program HO-4.2.3 (Update Zoning Code Definition of Family)
- Program HO-4.2.4 (Local Regulations for Group Homes)
- Program HO-4.2.5 (Reasonable Accommodation)
- Program HO-4.3.1 (Inter-Jurisdictional Coordination to Address Homelessness)
- Program HO-5.1.1 (Housing for Lower and Extremely Low-income Households)
- Program HO-7.1.2 (AFFH Action Plan)

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

HCD appreciates the dedication and work put into the housing element update and review process. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Jed Hackett at Jed.Hackett@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager