



City of Mt. Shasta

2014-2019 Housing Element

Adopted October 13, 2014

Certified by HCD October 21, 2014

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8. Housing Element

TABLE OF CONTENTS

A. Introduction.....	8-1
1. Contents of the Housing Element	8-1
2. General Plan Consistency.....	8-1
3. Public Participation	8-2
4. Analysis of the Previous Housing Element	8-4
B. Housing Plan	8-5
1. Goals, Policies and Programs	8-5
2. Quantified Objectives.....	8-17
C. Housing Needs Assessment.....	8-18
1. Population and Employment Trends.....	8-19
2. Employment.....	8-22
3. Household Characteristics	8-24
4. Housing Conditions.....	8-32
5. Special Housing Needs Analyses	8-39
D. Housing Resources and Opportunities	8-51
1. Existing Affordable Housing	8-51
2. At Risk Housing.....	8-53
3. Regional Housing Needs Allocation.....	8-56
4. Vacant Land Inventory.....	8-57
5. Environmental Constraints.....	8-61
6. Funding Resources.....	8-61
E. Housing Constraints	8-65
1. Governmental Constraints	8-66
2. Non-Governmental Constraints	8-87
<i>Appendices.....</i>	<i>8-89</i>
F. APPENDIX 8-A: HOUSING IMPLEMENTATION PROGRAMS SUMMARY - 2009-2014 HOUSING ELEMENT	8-91
G. APPENDIX 8-B: VACANT LAND INVENTORY	8-111
H. APPENDIX 8-C: LOCATION OF PARCELS IDENTIFIED IN VACANT LAND INVENTORY	8-131
I. APPENDIX 8-D: FUNDING SOURCES.....	8-137
J. APPENDIX 8-E: GLOSSARY	8-140

LIST OF TABLES

Table 8-1 Quantified Objectives	8-17
Table 8-2 Population Growth.....	8-19
Table 8-3 Population Projections.....	8-20
Table 8-4 Population by Race/Ethnicity.....	8-20
Table 8-5 Population by Age	8-21
Table 8-6 Labor Force	8-22
Table 8-7 Largest Employers.....	8-22
Table 8-8 Fastest Growing Occupations	8-23
Table 8-9 Income Distribution	8-24
Table 8-10 Households By Income Groups	8-25
Table 8-11 State Income Limits, Siskiyou County	8-26
Table 8-12 Population Below Poverty Level	8-27
Table 8-13 Housing Units by Tenure.....	8-28
Table 8-14 Occupancy Status.....	8-28
Table 8-15 Housing Cost as a Percentage of Household Income	8-30
Table 8-16 Housing Unit Types	8-31
Table 8-17 Building Permit Statistics	8-31
Table 8-18 Age of Housing	8-32
Table 8-19 Summary of Housing Condition Survey	8-33
Table 8-20 Housing Unit Size	8-34
Table 8-21 Household Size by Tenure.....	8-35
Table 8-22 Overcrowded Housing	8-36
Table 8-23 Ability to Pay by Household Size Based on HUD Income Limits	8-37
Table 8-24 Homes for Sale	8-38
Table 8-25 Apartment and House Rentals.....	8-39
Table 8-26 Persons with Disabilities by Age Group	8-41
Table 8-27 Senior Population.....	8-44
Table 8-28 Senior Households by Tenure	8-45
Table 8-29 Care Facilities for Seniors and/or Disabled Persons	8-45
Table 8-30 Large Households by Tenure.....	8-46
Table 8-31 Household Size.....	8-46
Table 8-32 Household Size for Owner/Renter Occupied Housing Units	8-47
Table 8-33 Single-Parent Households.....	8-48
Table 8-34 Homelessness Services.....	8-50
Table 8-35 Assisted Multifamily Units	8-52
Table 8-36 Potential Rent Subsidies	8-54
Table 8-37 Replacement Costs.....	8-54
Table 8-38 Qualified Entities.....	8-55
Table 8-39 Income Levels and RHNA	8-57
Table 8-40 Potential Residential Units by Zone District	8-59
Table 8-41 Estimated Residential Capacity Compared to RHNA by Income	8-60
Table 8-42 House Heating Fuel	8-65

Table 8-43 Residential Land Use Designations	8-66
Table 8-44 Residential Zone Districts and Development Standards.....	8-68
Table 8-45 Housing Types Permitted by Zoning District.....	8-70
Table 8-46 Constraints on Housing for Persons with Disabilities	8-77
Table 8-47 Planning Processing Times	8-79
Table 8-48 Connection and Impact Fees.....	8-84
Table 8-49 Planning Permit Fees.....	8-85
Table 8-A Housing Implementation Programs Summary: 2005 Housing Element	8-91
Table 8-B Vacant Parcels with General Plan and Zoning Use Designations.....	8-112
Table 8-C Funding Sources.....	8-137

LIST OF FIGURES

Figure 8-1 Median List Prices	8-38
Figure 8-2 Mortgage Rates.....	8-87
Figure 8-3 Vacant Land Inventory Residential and Commercial Zones	8-133
Figure 8-4 Land Inventory – Other Zones	8-135

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A. INTRODUCTION

1. Contents of the Housing Element

The Housing Element of the General Plan is a comprehensive statement by the City of Mt. Shasta of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The policies and programs contained in this Element are an expression of the statewide housing priority to allow for the “attainment of decent housing and a suitable living environment for every Californian,” as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific goals, policies, and objectives relative to the provision of housing, and to adopt an action plan toward this end. In addition, the Element identifies and analyzes housing needs and resources and constraints to meeting those needs.

The Housing Element is to provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Sections 65580 through 65589) mandates the contents of the Housing Element. By law, the Housing Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community's goals, policies, and quantified objectives relevant to the maintenance, improvement, and development of housing; and
- An action plan that sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

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

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

2. General Plan Consistency

This Housing Element is a stand-alone document intended to replace the City's previous Housing Element adopted in 2009. It is intended to become an integral part of the City's

existing General Plan. Chapter, section, objective, and program numbering in this Housing Element conform to that of the Mt. Shasta General Plan (2008).

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

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

3. Public Participation

As part of the Housing Element update process, the City implemented the State's public participation requirements in Housing Element Law, set forth in Government Code Section 65583(c)(7), that jurisdictions "...shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element."

The Housing Element was developed through the combined efforts of City staff, the Planning Commission, the City Council and the City's consultant. Public input was solicited during a public workshop on April 8, 2014 and a Planning Commission meeting on April 15, 2014. This input was incorporated into the Housing Element where applicable. An email announcement was sent out to a number of special interest groups, as listed below. The City also published a public notice in the newspaper and posted a flyer at City Hall. Despite the City's efforts to invite the public to attend the workshop, only three people attended the Community Workshop. Turn out for the Planning Commission meeting was minimal. In an effort to allow all economic segments of the community (including lower income groups) to comment on the Draft Housing Element, the City placed review copies on the City's website, at City Hall, and at the public library. The City held a study session with the City Council on May 12, 2014, at which the City Council authorized staff to submit the draft Housing Element to HCD for their review.

Special interests groups that were notified during the Housing Element update process were:

- Siskiyou County Public Health and Community Development
- Siskiyou County Economic Development Council
- Siskiyou County Domestic Violence & Crisis Center
- Siskiyou Home Health Services
- Siskiyou Habitat for Humanity
- Siskiyou County Special Education Office
- Siskiyou Opportunity Center
- Siskiyou County Board of Realtors
- Golden Umbrella
- Karuk Tribal Commission
- Great Northern Corporation
- Yreka Senior Program
- Far Northern Regional Developmental Disabilities Center
- PSA 2 Area Agency on Aging
- Mt. Shasta Senior Citizens Nutrition Program
- Remi Vista
- Mt. Shasta Tomorrow
- St. Anthony's Catholic Church
- American Red Cross

The following is a summary of public input received during the public meetings. The comments listed below were identified by workshop participants. These comments are from workshop participants and do not necessarily represent the opinions of City of Mt. Shasta staff or decision makers. The following list is not arranged in any particular order of importance or sequence:

- The homeless population needs shelter.
- The City has started a Welcome Program to help transient homeless individuals find the services they need in Mt. Shasta.

- People are spending too much money for housing, leaving less money for food and other necessities.
- There are many single residents, not necessarily seniors yet, that are looking for more reflective times. They want a quiet, but not isolated, place to live that offers a value-based lifestyle within a quality environment.
- Rents are increasing in the city and apartments are not well maintained.
- There are polarities in the community, which makes it difficult for some people to find rental units.
- There are issues with short-term vacation rentals in the city.
- The biggest barriers to affordable housing are the lack of funding (limited State and Federal funds), the trouble getting financing, and the slow housing market in the area.
- There are approximately 30 to 60 people that receive meals through homeless services.
- The impact fee structure can act as a barrier to affordable housing, but the City needs to balance infrastructure maintenance needs with development needs.
- The Area Agency on Aging (out of Yreka) deals with the growing population of baby boomers who are often living on fixed incomes. Mt. Shasta is an attractive retirement community for this age group.
- There is a need for more affordable elderly housing.
- Seniors living in Mt. Shasta still earn a modest income, but a large percentage of the income goes to housing, as opposed to other expenditures.

4. Analysis of the Previous Housing Element

An important aspect of the Housing Element is an evaluation of achievements of the implementation of programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and the extent to which these programs continue to be relevant in addressing current and future housing needs in Mt. Shasta. The evaluation also provides the basis for recommended modifications to programs and the establishment of new objectives in the Housing Element. **Appendix 8-A**, Housing Implementation Programs Summary, contains a summary of the City's objectives and programs for the past planning period (2009-2014).

B. HOUSING PLAN

5. Goals, Policies and Programs

The following section sets forth the City's Goals and Policies for the five-year planning period of this Housing Element (2014-2019), and outlines the implementation programs the City proposes to undertake or otherwise support to implement those policies and achieve the goals of the Housing Element.

Goal HO-1 ADEQUATE SUPPLY OF HOUSING. Provide an adequate supply of sound, affordable housing for existing and future residents of Mt. Shasta.

Policy HO-1.1 The City shall encourage and facilitate the construction of housing to meet the City's share of regional housing needs during the planning period of at least 45 new housing units according to the following income levels: 6 units for extremely low income, 5 units for very low income, 7 units for low income, 8 units for moderate income, and 19 units for above moderate income.

Policy HO-1.2 The City shall review the General Plan and zoning map regularly to ensure the availability of suitable land to accommodate a variety of housing types that can accommodate a five-year projection of growth.

Implementation Measures:

HO-1.2.1 Every year, as part of the annual Housing Element review, the City shall review the vacant land inventory with the objective of ensuring the City can accommodate a variety of housing types. If a deficiency is found, the City shall take steps to change the General Plan and zoning as needed to increase the amount of available land. The City shall make the inventory available to the public, especially the development community, for their information and use.

Timing: *At annual review*

Responsibility: *Planning Commission*

Funding: *General Fund*

Policy HO-1.3 The City shall maintain compliance with Housing Element law and consistency between the Housing Element and all other General Plan Elements.

Implementation Measures:

HO-1.3.1 The City shall track and review changes in housing law to determine possible need for revisions in related General Plan policies and programs.

Timing: *Every five years upon revision of the Housing Element. Next review to be conducted in 2019.*

Responsibility: *Planning Commission*

Funding: *General Fund*

Policy HO-1.4 The City shall provide adequate opportunities for persons from all economic segments of the community to participate in the development of the Housing Element.

Implementation Measures:

HO 1.4.1 In order to increase public input and support of the City's housing programs, the City shall encourage the participation of groups interested in housing in the annual Planning Commission review of the Housing Element. This will occur through public notice and normal contact and solicitation of participation with local agencies and interest groups.

Timing: *At annual review*

Responsibility: *Planning Commission*

Funding: *General Fund*

Policy HO-1.5 With all due consideration to financial constraints, and consistent with other General Plan policies, the City shall encourage, participate, and cooperate in extension of City services to currently unserved and underserved areas, including direct financial participation when deemed appropriate by the City Council.

Implementation Measures:

HO-1.5.1 Subject to availability of funding, the City shall work with developers of housing located outside existing sewer and/or water service areas, or in areas where existing systems are at or near capacity, to develop or improve essential utility systems to facilitate housing development. City assistance may involve direct participation in improvements or cooperation in the formation of assessment districts or other means of financing necessary improvements.

Timing: *As opportunities are recognized.*

Responsibility: *City Manager*

Funding: *To be determined.*

HO-1.5.2 The City shall continue to develop and implement plans to expand domestic water and sewage collection and treatment systems such that planned development over the General Plan 20-year timeframe can be accommodated.

Timing: *Continually*

Responsibility: *City Manager*

Funding: *General Fund*

Goal HO-2 ADDRESS CONSTRAINTS TO HOUSING PRODUCTION. Minimize the impact of governmental constraints on the maintenance, improvement, and development of housing.

Policy HO-2.1 The City shall avoid policy changes that would present new unnecessary constraints to meeting housing goals.

Policy HO-2.2 Prior to adoption of any policy or regulation which could significantly impede the development of housing, the Planning Commission and City Council will consider the adverse effects of the policy or regulation on the City's ability to provide housing, and minimize adverse effects to the degree feasible.

Policy HO-2.3 Where public health, safety, and welfare is not compromised, the City shall avoid imposing planning and other permitting decisions that would result in the conversion of affordable housing to other uses.

Policy HO-2.4 The City shall not place any condition of approval that lowers the proposed density of a residential project if the project otherwise conforms to the General Plan, zoning, and/or development policies in effect, unless the findings required by Government Code Section 65589.5 are made.

Policy HO-2.5 The City shall strive to ensure that City development standards, fees, and/or processing requirements are not a constraint to the development of affordable housing.

Implementation Measures:

HO-2.5.1 The City shall review building and development requirements and standards, connection fees, and permit fees, and modify, as feasible, those standards and fees deemed to be unnecessary, excessive, or that create unusual constraints on affordability and housing availability.

Timing: *Bi-annual review starting 2016.*

Responsibility: *Building Department, Planning Department, and City Manager*

Funding: *General Fund*

HO-2.5.2 The City shall modify the Zoning Code to ensure consistency with State law and internal consistency related to regulations for specific residential land uses, including manufactured homes, group homes, and emergency shelters. Modifications shall include but shall not be limited to:

- explicitly allowing group homes of six or fewer as a permitted use in all zones where single family units are permitted;
- Adding transitional housing and supportive housing as permitted uses in the R-L and R-1/B-1 zones;
- Permitting manufactured homes on permanent foundations in all zones where single family units are permitted; and
- Clarifying provisions related to the zones where emergency shelters are permitted by right and adopting a locational restriction of no more than 300 feet from other emergency shelters.

Timing: Review and update Zoning Code in 2016.

Responsibility: Planning Department

Funding: General Fund

<p>Goal HO-3 AFFORDABLE HOUSING. Encourage the development of housing affordable to extremely low, very low, low, and moderate income households.</p>
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Policy HO-3.1 The City shall encourage housing suitable to a variety of income levels and household sizes and types.

Implementation Measures:

HO-3.1.1 The City shall encourage and support plans that include extremely low, very low, and low income housing in areas appropriate to the needs and desires of the population it would house, and at the same time be convenient to public services including bus service and public transit programs. The term “encourage and support”, as used herein, may include, but is not limited to:

- Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date;
- Allow phasing of infrastructure whenever possible at time of project review;
- Provide density bonus or other concessions to qualifying projects in accordance with Government Code 65915;
- Facilitate the provision of public transportation services to serve residential areas, including services for people with handicaps and the installation of bus stops at safe and convenient locations; and
- Any other action on the part of the City which will help to keep development costs to a minimum.

Timing: *As residential project applications are considered.*

Responsibility: *Planning Commission*

Funding: *General Fund*

HO-3.1.2 The City shall encourage developers of large residential subdivisions (i.e., 50 or more units) to provide some affordable housing. At a minimum, this may entail encouraging developers to incorporate duplexes, triplexes, townhouses, or other affordable housing products or recommend the overlay of the Planned Development (P-D) zone district to provide development flexibility for clustering, mixed use, and condominium development.

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

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

Funding: *Private development*

Policy HO-3.2 The City shall grant density bonuses to qualifying affordable and senior housing development pursuant to Government Code Section 65915, as codified in Section 18.20.120 of the City of Mt. Shasta Municipal Code.

Policy HO-3.3 The City shall continue to allow and encourage residential uses within the Central Business District (CBD) on second floors and above in commercial structures as a means to provide additional affordable and convenient housing.

Policy HO-3.4 Pursue public and private resources available to promote diverse housing opportunities, and particularly to assist in the creation and retention of affordable housing for extremely low, very low, low and moderate income levels.

Implementation Measures:

HO-3.4.1 The City will assist private and non-profit organizations in the development of extremely low-, very low-, low- and moderate-income housing where such development does not conflict with other policies and provisions of the General Plan and City ordinances. Assistance will include: maintenance of relationships with funding and facilitating agencies and organizations; site identification; and local, state, federal permit assistance.

Timing: *Annual progress review; annual meeting with local housing advocates regarding coordination and assistance; and upon application submittal.*

Responsibility: *City Manager*

Funding: *General Fund*

HO-3.4.2 The City shall encourage, coordinate with and support agencies and organizations operating rental and mortgage subsidy and self-help housing programs. The City will refer persons interested in developing low-cost housing to appropriate government and non-profit organizations for assistance. Those provisions of the City's ordinance which support affordable housing (e.g., second dwellings, group housing, density bonuses), will be made available to the public in the form of "an affordable housing information brochure". This brochure will include information from the Housing Needs Study completed for the City in July 2005.

Timing: *Continuous coordination, as necessary, and completion of the brochure in 2016.*

Responsibility: *City Manager, Planning and Building Departments*

Funding: *General Fund*

HO-3.4.3 To support the development of housing affordable to extremely low-income households, the City shall continue to seek and pursue state and federal funds annually, or as funding becomes available; and grant priority to projects that include units affordable to extremely low-income households.

Timing: *Seek funding annually to assist extremely low-income households.*

Responsibility: *City Manager*

Funding: *General Fund*

Policy HO-3.5 Minimize the adverse effects of new mitigation fees, sewer fees and drainage fees on the provision of housing for low- and moderate-income persons.

Implementation Measures:

HO-3.5.1 At the time of adoption of any new mitigation fees, the City shall consider the housing needs of low- and moderate-income households. Provisions shall be included for potential fee reductions or other cost reductions for projects where 25 percent or more of the housing would be dedicated to low- and moderate-income persons when a covenant is signed assuring continued use by low- and moderate-income households.

Timing: *Continually*

Responsibility: *City Council*

Funding: *General Fund*

HO-3.5.2 The City will continue to review its planning, permitting and environmental review programs to identify potential constraints to housing development and means by which those constraints may be reduced.

Timing: *Annually*

Responsibility: *City Manager*

Funding: *General Fund*

HO-3.5.3 Pursuant to Government Code Section 65589.7, the City will develop specific procedures to grant priority sewer and water service to those residential developments that include units affordable to lower income households.

Timing: *2015*

Responsibility: *City Manager*

Funding: *General Fund*

HO-3.5.4 The City will monitor the Development of new single family and multifamily housing by qualified developers and determine whether the City's development impact fees and conditional use permit requirements create an unjustified constraint to affordable housing development.

Timing: *Annually*

Responsibility: *City Council*

Funding: *General Fund*

Goal HO-4 HOUSING AND NEIGHBORHOOD PRESERVATION. Initiate all reasonable efforts to preserve, conserve, and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long as physically and economically feasible.

Policy HO-4.1 The City shall support housing rehabilitation and encourage housing maintenance in order to avoid future need for significant rehabilitation or replacement.)

Implementation Measures:

HO-4.1.1 The City shall continue to support efforts of non-profit organizations, such as the Great Northern Corporation, who undertake rehabilitation programs and apply for State and Federal funds for rehabilitation programs.

Timing: *Ongoing*

Responsibility: *City Manager*

Funding: *General Fund*

HO-4.1.2 The City shall use the code enforcement program as a means of keeping track of the condition of the housing stock. This, along with periodic review by Planning Commission and City Council of residential areas needing improvements, could identify needed code enforcement action, necessary improvements to City infrastructure, and/or the opportunity to obtain financing for improvements.

Timing: *Continually*

Responsibility: *City Manager*

Funding: *General Fund*

HO-4.1.3 As information becomes available, the City shall notify or cooperate in notification of owners of homes in need of rehabilitation or weatherization about programs that could help meet rehabilitation needs. The City shall continue to offer free guidance and technical assistance through the Building Department to homeowners who wish to repair and improve existing housing. The City will encourage and, as appropriate, participate in the activities of other agencies promoting homeowner maintenance and improvement self-help skills.

Timing: *On-going as opportunities are recognized.*

Responsibility: *City Manager*

Funding: *General Fund*

Policy HO-4.2 The City shall conserve existing housing wherever possible. (*Source: 2009-2014 Housing Element, Policy HO-6*)

Implementation Measures:

HO-4.2.1 The City shall maintain a list of non-profit organizations interested in the retention and construction of affordable housing and entities qualified and interested in participating in the offer of Opportunity to Purchase and Right of First Refusal, and meet with and assist organizations desiring to maintain affordable housing in the city. The City shall also respond to the property owner on any Federal or State notices including Notice of Intent or Opt-Out Notices on local projects.

Timing: *As needed upon receipt of notices.*

Responsibility: *Planning Department*

Funding: *General Fund*

HO-4.2.2 The City shall continue to monitor “at-risk” subsidized housing when subsidies are within 10 years of expiring (California Government Code Section 65583). The City shall publicize existing State and Federal notice requirements to nonprofit developers and property owners of at-risk housing. The City shall also assist in the search for gap funding for “at risk” projects that may decide to pay off existing assisted loans during the course of the planning period, including but not limited to CDBG and California Housing Finance Agency funds.

Timing: *As needed upon receipt of notices.*

Responsibility: *City Manager*

Funding: *General Fund*

HO-4.2.3 The City shall consider adopting a condominium conversion ordinance that would limit the ability to convert from rental units to condominium units, taking into account the impact of the conversion on the availability of rental units. City staff shall conduct an analysis of the potential impacts of condominium conversions on the availability of rental housing, study options for a condominium conversion ordinance, and present the analysis and options to the City Council to consider adoption of an ordinance.

Timing: Ordinance to be considered in 2016

Responsibility: Planning Department , City Manager

Funding: General Fund

Goal HO-5 SPECIAL NEEDS HOUSING. Encourage construction of new, or dedication of existing, housing units to meet identified special needs of the community.

Policy HO-5.1 The City shall encourage programs that will address the needs for housing and programs for senior citizens, large households, disabled persons, single-parent families, extremely low- income residents, and the homeless.

Implementation Measures:

HO 5.1.1 The City shall partner with area social services agencies and non-profit organizations to assess the need for supportive housing types for seniors, people with disabilities (including developmental disabilities), extremely low-income residents, and the homeless, and identify funding sources to develop needed services in the city.

Timing: Continually

Responsibility: City Manager

Funding: General Fund

HO-5.1.2 The City shall support the development of low-cost child care facilities and job training programs in the city to encourage female householders to enter the job market. The City shall meet with the child care council on an annual basis to review possible childcare needs of the community.

Timing: Annually

Responsibility: Planning Department

Funding: General Fund

Policy HO-5.2 The City shall actively enforce handicapped-related provisions as specified in the Uniform Building Code, Title 24 of the California Code of Regulations, the Disabled Americans Act, and the Municipal Code.

Policy HO-5.3 The City shall give high priority to the building permit processing and inspections for individuals with disabilities, including developmental disabilities.

Policy HO-5.4 The City shall support activities of existing agencies and organizations in meeting the needs of the homeless.

Implementation Measures:

HO-5.4.1 The City shall support agencies and organizations serving the homeless by annually updating referral information on local homeless agencies.

Timing: *Annually*

Responsibility: *City Manager*

Funding: *General Fund*

HO-5.4.2 The City shall assist appropriate public and/or non-profit entities as feasible to develop a shelter for homeless persons in the city by pursuing grant opportunities and providing technical assistance in grant applications for State and Federal funding.

Timing: *When requested*

Responsibility: *City Manager*

Funding: *CDBG, ESG, or other grant funds*

Policy HO-5.5 During the review of discretionary permits for group housing, homeless shelters, transitional housing, and other special-needs groups, when such housing is not otherwise allowed in specific zoning districts by right, the City shall keep standards as minimal as possible as a means to maintain affordability to the extent practical without significantly impacting nearby neighborhoods.

<p>Goal HO-6 SUSTAINABLE DEVELOPMENT AND ENERGY CONSERVATION. Pursue sustainable development and energy efficiency for new development and existing housing stock.</p>
--

Policy HO-6.1 The City shall promote the use of energy conservation measures in all housing, including very low, low, and moderate income housing, through the use of public and private weatherization programs.

Implementation Measures:

HO-6.1.1 The City shall support Pacific Power and Great Northern Corporation's energy audit and weatherization programs, and provide referrals and participate in informing households that would potentially benefit from these programs as appropriate. The City shall facilitate the weatherization of an average of 10 homes per year during the planning period by providing information on currently available weatherization and energy conservation programs to residents of the City. The City shall have information available for the public at the front counter at City Hall and will distribute related information when appropriate, including distribution through the mail.

Timing: *Ongoing*

Responsibility: *Building Department*

Funding: *Private and government funds*

HO-6.1.2 The City shall continue to enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and Specific Plans, as appropriate.

Timing: *Continually*

Responsibility: *Planning Department, Building Department*

Funding: *General Fund*

Goal HO-7 FAIR HOUSING OPPORTUNITY. Equal access to housing for all persons in the community without regard to race, religion, disability, sex, sexual orientation, marital status, ancestry, national origin, or color.

Policy HO-7.1 The City shall ensure that all persons, regardless of race, sex, cultural origin, age, marital status, or physical handicaps, are provided equal access to housing within the community without discrimination.

Implementation Measures:

HO-7.1.1 The City shall support designated regulatory agencies in the prevention and correction of any reported discrimination in housing.

Timing: *Continually*

Responsibility: *City Manager*

Funding: *General Fund*

HO-7.1.2 City staff shall refer all complaints regarding housing discrimination of any kind to the State Department of Fair Employment and Housing. The City shall monitor such complaints by checking with the affected agency and the complainant, and consider the need for future action if a trend develops, or if the complaint is not resolved.

Timing: *Continually as complaints are received.*

Responsibility: *City Manager*

Funding: *General Fund*

HO-7.1.3 The City shall provide information concerning discrimination complaint procedures to the public at social service centers, the senior center, City Hall, the library, housing projects participating in HUD Section 8 Programs, and other semi-public places. The information will provide locations and phone numbers of agencies to contact for assistance. This outreach effort will be made to include groups likely to experience discrimination in housing including minority, elderly, handicapped, and lower-income households.

Timing: *Continually*

Responsibility: *City Manager*

Funding: *General Fund*

6. Quantified Objectives

Table 8-1 summarizes the City's quantified objectives for the 2014 through 2019 Housing Element planning period. These objectives represent a reasonable expectation of the maximum number of new housing units that may be developed and conserved and the households that will be assisted over the next planning period based on the policies and programs in this document.

TABLE 8-1 QUANTIFIED OBJECTIVES City of Mt. Shasta 2014-2019						
	<i>Extremely Low</i>	<i>Very Low</i>	<i>Low</i>	<i>Moderate</i>	<i>Above Moderate</i>	<i>Total</i>
New Construction	7	7	10	9	25	58
Rehabilitation	3	3	3	0	0	9
Preservation	0	14	14	0	0	28
Housing Choice Vouchers	6	3	3	0	0	12
Totals	16	27	30	9	25	107

C. HOUSING NEEDS ASSESSMENT

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 2008-2012 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 8-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.

7. Population and Employment Trends

Population Change

As seen in Table 8-2, over the past 10 years, from 2003 to 2013, the population of the City of Mt. Shasta has decreased by 8.3 percent, from 3,664 in 2003 to 3,360 in 2013. The trend of a declining population is fairly common for rural Siskiyou County, where a shortage of economic opportunities deters growth.

TABLE 8-2 POPULATION GROWTH City of Mt. Shasta 1990-2013		
Year	Population	Percent Change
1990	3,460	2.00%
2000	3,621	0.47%
2001	3,661	0.11%
2002	3,658	(0.08%)
2003	3,664	0.16%
2004	3,675	0.29%
2005	3,676	0.02%
2006	3,655	(1.10%)
2007	3,616	(1.06%)
2008	3,602	(0.38%)
2009	3,435	(4.63%)
2010	3,394	(1.19%)
2011	3,376	(0.53%)
2012	3,367	(0.27%)
2013	3,360	(0.21%)

Note: Negative population growth is shown in parenthesis.

Source: State of California, Department of Finance, E-5 City/County Population and Housing Estimates, May 2013, and Table E-4, November 2012.

Population Projections

Population projections for the City of Mt. Shasta are not currently available. The Department of Finance (DOF) provides projections for all counties through 2050. Table 8-3 shows the expected population for the entire Siskiyou County, including both the incorporated and unincorporated portions of the County from 2010 to 2050. Based on DOF projections, the County is expected to experience an annual growth rate of approximately 0.32 percent. 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 for the County. From 2003 to 2013, the population declined at an average rate of 0.83 percent per year. However, the City's General Plan projects an annual

growth rate of 0.63 percent over the next 20 years. It should be noted this percent rate has been used to project the city's growth to 2050.

TABLE 8-3 POPULATION PROJECTIONS City of Mt. Shasta 2010-2050					
	2010	2020	2030	2040	2050
Siskiyou County ¹	44,893	46,369	48,883	51,854	52,130
City of Mt Shasta ²	3,831	4,131	4,368	4,643	4,935

¹Projections are for both the incorporated and unincorporated portions of the County.

²Growth rates of 0.63 percent was used based on the General Plan, however, the city has experienced negative population growth in recent years.

Source: State of California, Department of Finance, P-3 Report, January 2013.

Population by Race and Ethnicity

Table 8-4 illustrates population growth within the city between 2000 and 2010 by racial and ethnic categories. Although the city is slowly becoming more diverse, the population continues to be made up primarily of white residents. For example, approximately 91 percent of all residents in the city identified themselves as white at the time of the 2000 Census, while the second largest group, Hispanic comprised only 4.7 percent of the population at that time. In the 2010 census, 87.7 percent of residents identified as white, and the second largest group, Hispanic, had increased to 8.2 percent. Between 2000 and 2010, the largest percentage population growth has been in the population of two or more races, followed by Asian and African American.

TABLE 8-4 POPULATION BY RACE/ETHNICITY City of Mt. Shasta 2000-2010					
Race	2000		2010		Percent Change 2000-2010
	Number	Percent	Number	Percent	
White	3,240	91.0%	3,041	89.6%	(6.1%)
Hispanic or Latino	171	4.7%	277	8.2%	62.0%
African American	28	0.8%	61	1.8%	117.9%
American Indian/ Alaska Native	13	0.4%	19	0.6%	46.2%
Asian	18	0.5%	56	1.6%	211.1%
Native Hawaiian/ Pacific Islander	40	1.1%	2	0.1	(95.0%)
Some other race	78	2.2%	51	1.5	(34.6%)
Two or More Races	33	0.9%	164	4.8	397.0%
Total	3,621	100%	3,394	100%	(6.3%)

Notes: Percentages may not add up to 100 percent due to rounding. Negative growth is shown in parenthesis.

Source: 2000, 2010 Decennial Census Summary File 3, U.S. Census Bureau, Tables P6, P7.

Population by Age Group

The distribution of Mt. Shasta's population by age group is shown in Table 8-5. The distribution for most age groups has not changed significantly since 2000, although the total population has decreased by about six percent. The number of residents aged less than five, from 15 to 24, from 35 to 44, and from 45 to 54 all decreased by about 30 percent. The number of residents 25 to 34 or 55 to 64 increased by more than 60 percent. A possible explanation for this change is that younger residents are leaving the city in search of job opportunities. The number of residents 65 and older increased slightly.

TABLE 8-5 POPULATION BY AGE City of Mt. Shasta 2000-2010					
Age (years)	2000		2010		Percent Change
	Number	Percent of Total	Number	Percent of Total	
< 5	224	6.2%	154	4.5%	(31.3%)
5-14	376	10.4%	396	11.7%	5.3%
15-24	535	14.8%	384	11.3%	(28.2%)
25-34	228	6.3%	373	11.0%	63.6%
35-44	525	14.5%	359	10.6%	(31.6%)
45-54	736	20.3%	525	15.5%	(28.7%)
55-64	333	9.2%	584	17.2%	75.4%
65+	609	16.8%	619	18.2%	1.6%
Total	3,621	100%	3,394	100%	(6.3%)

Note: Percentages may not add up to 100 percent due to rounding.

Source: 2000, 2010 Decennial Census Summary File 3, U.S. Census Bureau, Table P8.

8.

9. Employment

Labor Force and Unemployment

The most recent labor force data for the city was provided by the California Employment Development Department (EDD). Labor force is the sum of employment and unemployment, excluding people in the armed forces. Table 8-6 shows that approximately 91 percent of the labor force in the city is employed. The unemployment rate is 9.2 percent, which is higher than the rate in the State but lower than that of nearby cities Weed and Yreka and Siskiyou County as a whole.

TABLE 8-6 LABOR FORCE Cities of Mt. Shasta, Weed, Yreka, Siskiyou County, and California 2014					
	City of Mt. Shasta	City of Weed	City of Yreka	Siskiyou County	California
Labor Force	1,700	1,130	2,980	17,790	18,610,000
Employment	1,550	860	2,570	15,060	17,113,000
Unemployment Number	160	270	410	2,730	1,497,000
Unemployment Rate	9.2%	23.6%	13.6%	15.3%	8.0%

Source: California Employment Development Department, March 2014. California Data is seasonally adjusted.
<http://www.calmis.ca.gov/file/lfmonth/siskisub.xls>

Largest Employers

The largest employers in Siskiyou County are listed in Table 8-7. Although not all these employers are located in Mt. Shasta, residents often leave the city limits to go to work. Mercy Medical Center is the largest employer in Mt. Shasta.

TABLE 8-7 LARGEST EMPLOYERS Siskiyou County 2014	
100-249 Employees	250-499 Employees
College of the Siskiyous	Fairchild Medical Center
Siskiyou County Sheriff	Mercy Medical Center
Mt. Shasta Resort	Union Pacific Railroad
U.S. Forest Service	--
Siskiyou Lake LLC	--
Wal-Mart	--

Source: Economic Development Department, Labor Market Information, Siskiyou County, 2014.

Fastest Growing Occupations

The region's fastest growing occupations are listed in Table 8-8. 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 area of health and personal care. However, this occupation earns the lowest median hourly wage. According to the Department of Housing and Community Development, the 2014 median income for Siskiyou County is \$57,900, which equals \$27.85 per hour. Of the five fastest growing occupations, only one has a median hourly wage that would result in the median income (i.e., management analyst).

TABLE 8-8 FASTEST GROWING OCCUPATIONS City of Mt. Shasta 2010-2020					
	Median Hourly Wage	Employment		Employment Change	
		Estimated 2010	Projected 2020	Number	Percent
Home Health Aides	\$9.71	240	320	80	33.3%
Heating, AC, and Refrigeration Mechanics and Installers	\$18.54	200	260	60	30.0%
Personal Care Aides	\$10.88	900	1,150	250	27.8%
Fitness Trainers and Aerobics Instructors	\$20.46	340	430	90	26.5%
Management Analysts	\$28.84	200	250	50	25.0%

Source: California Employment Development Department, November 2013.

10.

11. Household Characteristics

Households

According to the 2010 U.S. Census Bureau, the number of households in Mt. Shasta is 1,664, of which 811 (48.7 percent) are family households. There are 853 non-family households, 719 (43.2 percent) of which are householder living alone.

Household Income and Poverty

Table 8-9 lists the income distributions for households in the city of Mt. Shasta in 1990, 2000, and 2012. Accounting for inflation, the median income increased by about \$7,000 between 1990 and 2012.

TABLE 8-9 INCOME DISTRIBUTION City of Mt. Shasta 1990-2012						
Annual Income	1990		2000		2012	
	Number of Households	Percent of Total	Number of Households	Percent of Total	Number of Households	Percent of Total
Less than \$15,000	580	38.8%	463	27.8%	332	20.2%
\$15,000 to \$24,999	328	22.0%	345	20.7%	173	10.6%
\$25,000 to \$34,999	197	13.2%	227	13.6%	177	10.8%
\$35,000 to \$49,999	190	12.7%	177	10.6%	207	12.6%
\$50,000 to \$74,999	158	10.6%	262	15.7%	353	21.6%
\$75,000 to \$99,999	29	1.9%	53	3.2%	108	6.6%
\$100,000 to \$149,999	12	0.8%	67	4.0%	238	14.5%
\$150,000 or more	0	0.0%	70	4.2%	49	3.0%
Total	1,494	100%	1,664	100%	1,637	100%
Median Income	\$20,054		\$26,500		\$42,538	
Median Income in 2012 Dollars	\$35,228		\$35,332		\$42,538	

Note: Percentages may not add up to 100 percent due to rounding
Source: 1990, 2000 U.S. Census Summary File 3 and 2012 ACS data.

Table 8-10 illustrates the number of households in Mt. Shasta in each income group based on the 2006-2010 ACS. The Comprehensive Housing Affordability Strategy (CHAS), which was developed by the Department of Housing and Urban Development (HUD) to assist jurisdictions in writing their consolidated plans, has special tabulation data based on the 2006-2010 ACS. According to this data, there were 130 owner-occupied households and 460 renter-occupied households earning less than 50 percent of the Median Family Income (MFI) in the city in 2010. Of these, 60 owner-occupied households and 250 renter-occupied households fell into the extremely low-income category, earning less than 30 percent of the MFI.

An additional 8 percent of households earn incomes that fall into the moderate-income category and the remaining 47 percent of households fall into the above moderate-income category.

TABLE 8-10 HOUSEHOLDS BY INCOME GROUPS						
City of Mt. Shasta 2010						
<i>Income Group</i>	<i>Income</i>	<i>Number of Owner Households</i>	<i>Percent of Owner Households</i>	<i>Number of Renter Households</i>	<i>Percent of Renter Households</i>	<i>Number of Total Households</i>
Extremely Low (Below 30% of Median Income)	Less than \$17,350	60	19.4%	250	80.6%	310
Very Low (30–50% of Median Income)	\$17,350 – \$28,950	70	25.0%	210	75.0%	280
Low (50–80% of Median Income)	\$28,950 – \$46,300	120	63.2%	70	36.8%	190
Moderate (80–100*% of Median Income)	\$46,300 – \$57,900	50	37.0%	85	63.0%	135
Above Moderate (Over 100*% of Median Income)	\$57,900 or more	570	70.8	235	29.2%	805
Total Households		870	50.6%	850	49.4	1,720

Notes: Percentages may not add up to 100 percent due to rounding. Income limits based on a four-person household.

*HCD calculates income limits differently. The limit for above-moderate income is 120% of median income.

Source: 2006-2010 CHAS data.

Income Limits and Poverty

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. The income limits by household size are shown in Table 8-11.

TABLE 8-11 STATE INCOME LIMITS, SISKIYOU COUNTY City of Mt. Shasta 2014								
Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$12,150	\$13,900	\$15,650	\$17,350	\$18,750	\$20,150	\$21,550	\$22,950
Very Low	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300	\$33,600	\$35,900	\$38,250
Lower	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050	\$53,750	\$57,450	\$61,150
Median	\$40,550	\$46,300	\$52,100	\$57,900	\$62,550	\$67,150	\$71,800	\$76,450
Moderate	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$80,600	\$86,200	\$91,750

Source: California Department of Housing and Community Development, February, 2014.

Table 8-12 shows the poverty rates by age group in the city as well as for single-mother 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. The City's overall poverty rate is between 10.3 and 12.1 percent. The population with the highest percentage of people in poverty is children younger than 18 years. Female-headed single parent households experience the most poverty in families, ranging from 27.3 to 31.1 percent.

TABLE 8-12 POPULATION BELOW POVERTY LEVEL				
City of Mt. Shasta 2011 and 2012				
<i>Population</i>	2011		2012	
	<i>Number Below Poverty</i>	<i>Percent</i>	<i>Number Below Poverty</i>	<i>Percent</i>
Children < 18 years	96	12.7%	79	12.1%
Adults (18-64)	210	10.2%	220	10.3%
Elderly (65+)	41	7.4%	56	11.4%
Total Population Below Poverty Level	347	10.3%	355	10.6%
Male-headed Single-Parent Family	26	21.6%	28	15.5%
Female-headed Single-Parent Family	63	27.3%	38	31.1%
Two Parent Families	0	0%	13	3.7%
Total Families Below Poverty Line	89	25.3%	79	12.1%

Note: Percentages reflect the proportion of the total segment of the population that is below the poverty level.

Source: 2007-2011 and 2008-2012 ACS data

Occupancy and Tenure

Table 8-13 and Table 8-14 illustrate the tenure and occupancy of housing in Mt. Shasta. The most recent tenure information comes from the 2010 Census. According to this information, the majority of households are renter occupied (53.1 percent).

TABLE 8-13 HOUSING UNITS BY TENURE City of Mt. Shasta 2010		
Tenure	Number	Percent
Owner Occupied	781	46.9%
Renter Occupied	883	53.1%
Total Occupied Housing Units	1,664	100%

Note: Percentages may not add up to 100 percent due to rounding

Source: 2010 U.S. Census.

Occupancy information is available from the Census Bureau for 2000 and 2010. The number of housing units increased by 5 percent between 2000 and 2010. The vacancy rate rose sharply to 12.2 percent in 2012.

TABLE 8-14 OCCUPANCY STATUS City of Mt. Shasta 2000-2010				
Occupancy	2000		2010	
Total Occupied (Households)	1,669	92.8%	1,664	87.8%
Total Vacant	129	7.2%	231	12.2%
Total Housing Units	1,798	100%	1,895	100%

Note: Percentages may not add up to 100 percent due to rounding

Source: 2000 and 2010 U.S. Census.

Overpayment

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 an area’s affordability problem. Table 8-15 illustrates the extent of overpayment in Mt. Shasta. As seen in the table, more renters (46.7 percent) than owners (33.3 percent) are affected by overpayment. As expected, lower income households tend to pay a higher percentage of their income towards housing for both owners and renters.

**TABLE 8-15
HOUSING COST AS A PERCENTAGE OF HOUSEHOLD INCOME**

**City of Mt. Shasta
2010**

Housing Income Range	Total Households	Overpayment (> 30% income on housing)		Severe Overpayment (> 50% income on housing)	
		Number	Percent	Number	Percent
Owner Households	870	290	33.3%	120	13.8%
Extremely Low Income (<=30% AMI)	60	60	100.0%	30	50.0%
Very Low Income (>30% to <=50% AMI)	70	40	57.1%	40	57.1%
Low Income (>50% to <=80% AMI)	120	70	58.3%	25	20.8%
Moderate Income and above (>80% AMI)	620	120	19.4%	25	4.0%
Renter Households	845	395	46.7%	225	26.6%
Extremely Low Income (<=30% AMI)	250	160	64.0%	150	60.0%
Very Low Income (>30% to <=50% AMI)	210	140	66.7%	60	28.6%
Low Income (>50% to <=80% AMI)	70	60	85.7%	15	21.4%
Moderate Income and above (>80% AMI)	85	35	41.2%	0	0.0%
All Households	1,720	695	40.4%	355	20.6%
Extremely Low Income (<=30% AMI)	310	225	72.6%	185	59.7%
Very Low Income (>30% to <=50% AMI)	280	180	64.3%	100	35.7%
Low Income (>50% to <=80% AMI)	190	135	71.1%	45	23.7%
Moderate Income and above (>80% AMI)	940	155	16.5%	25	2.7%

Source: 2006-2010 HUD CHAS Data

Housing Composition

The composition of housing units in Mt. Shasta is mostly single family. Table 8-16 displays the estimated number of each type of housing unit for 1990, 2000, and 2013 as reported by the State Department of Finance.

TABLE 8-16 HOUSING UNIT TYPES City of Mt. Shasta 1990-2013						
	1990		2000		2013	
	Number	Percent	Number	Percent	Number	Percent
<i>Single family</i>						
Detached	1,059	64%	1,144	64%	1,196	63%
Attached	37	2%	89	5%	37	2%
<i>Multifamily</i>						
2-4 units	228	14%	247	14%	400	21%
5 or more	264	16%	245	14%	233	12%
Mobile Homes	75	5%	73	4%	29	2%
Total Units	1,663	100%	1,798	100%	1,895	100%

Note: Percentages may not add up to 100 percent due to rounding

Source: California Department of Finance, E-5 report, 1990, 2000, and 2013.

The actual number of units that were issued building permits for new construction between 2004 and 2008 were 27 single family, 16 multifamily, and 11 senior housing units. Yet from 2009 to January 2014, only 10 building permits were issued. Building permit statistics are shown in Table 8-17.

TABLE 8-17 BUILDING PERMIT STATISTICS City of Mt. Shasta 2009-2014			
Year	Number of Permits	Average Valuation	Structure Type
2009	2	\$133,875	Single Family
2010	2	\$145,000	Single Family
2011	4	\$366,425	3 Single Family 1 Commercial/Residential
2012	0	0	N/A
2013	3	\$192,544	Single Family

Source: City Staff, January 2014.

12. Housing Conditions

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 8-18 indicates that approximately 27.8 percent of the units in the city were constructed prior to 1960 and 24.9 percent of units were constructed between 1960 and 1980. Therefore, based upon age alone, it would appear that approximately 52.7 percent of homes in the city may require rehabilitation or replacement depending on the level of maintenance these units have received.

TABLE 8-18 AGE OF HOUSING City of Mt. Shasta 2012		
<i>Year Built</i>	<i>Number</i>	<i>Percent</i>
Built 1939 or earlier	226	11.3%
Built 1940 to 1949	156	7.8%
Built 1950 to 1959	174	8.7%
Built 1960 to 1969	101	5.0%
Built 1970 to 1979	399	19.9%
Built 1980 to 1989	499	24.9%
Built 1990 to 1999	198	9.9%
Built 2000 to 2009	236	11.8%
Built 2010 or later	12	0.6%
Total	2,001	100%

Note: Percentages may not add up to 100 percent due to rounding

Source: 2008-2012 ACS.

Rehabilitation Needs

The City's 2003 Housing Condition Survey (Table 8-19), funded by the State of California Community Block Grant Program (CDBG), classified 41 percent as deteriorating and in need of rehabilitation and 3.9 percent as dilapidated and in need of demolition and replacement. The survey did not include mobile home parks and was performed as a "windshield survey," meaning that the observations were made from a moving vehicle. Inclusion of the mobile home parks and a closer inspection would be expected to result in an increase in the number of units requiring rehabilitation or replacement.

TABLE 8-19 SUMMARY OF HOUSING CONDITION SURVEY City of Mt. Shasta 2003		
<i>Housing Condition</i>	<i>Number of Units</i>	<i>Percent of Total Units</i>
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 surveyed	1,290 units	99.7%

Source: Mt. Shasta Housing Condition Survey, 2003

Housing Unit Size

Table 8-20 illustrates the size of housing units by tenure in the city in 2012. The City's owner housing stock contains a large proportion of three bedroom units, or approximately 64 percent, but only 19 percent of three bedroom units for renters. The City has no four bedroom units available for renters.

TABLE 8-20 HOUSING UNIT SIZE City of Mt. Shasta 2012						
Number of Bedrooms	Owner Occupied		Renter Occupied		Total	
	Number	Percent	Number	Percent	Number	Percent
No bedrooms	17	2.2%	28	3.3%	45	2.7%
1 bedroom	0	0.0%	209	24.3%	209	12.8%
2 bedrooms	159	20.5%	547	53.1%	616	37.6%
3 bedrooms	494	63.7%	167	19.4%	661	40.4%
4 bedrooms	90	11.6%	0	0.0%	90	5.5%
5 or more bedroom	16	2.1%	0	0.0%	16	1.0%
Total	776	100%	861	100%	1,672	100%

Note: Percentages may not add up to 100 percent due to rounding
Source: 2008-2012 ACS.

Household size by tenure is shown in Table 8-21. In 2000 and 2010, the majority of both owner and renter occupied households were inhabited by two residents, although the proportion of two person owner households decreased. Between 2000 and 2010, the number of six person owner and renter occupied households increased. Smaller renter households greatly increased.

TABLE 8-21 HOUSEHOLD SIZE BY TENURE				
City of Mt. Shasta 2000-2010				
<i>Persons per Household</i>	2000		2010	
<i>Owner occupied</i>				
1-person	244	28.8%	263	33.7%
2-person	364	43.0%	305	39.1%
3-person	124	14.6%	103	13.2%
4-person	72	8.5%	68	8.7%
5-person	34	4.1%	21	2.7%
6-person	8	0.9%	13	1.7%
7-or-more	0	0%	8	1.0%
Total Owner	846	100%	781	100%
<i>Renter Occupied</i>				
1-person	395	47.8%	456	51.6%
2-person	223	27.0%	217	24.6%
3-person	91	11.0%	110	12.5%
4-person	70	8.5%	74	8.4%
5-person	31	3.8%	17	1.9%
6-person	8	1.0%	7	0.8%
7-or-more	8	1.0%	2	0.2%
Total Renter	826	100%	883	100%
Total	1,672	100%	1,664	100%

*Note: Percentages may not add up to 100 percent due to rounding
Source: 2000 and 2010 U.S. Census, summary file 3 Table H17.*

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 8-22 illustrates the number and percentage of units in the city according to occupants per room. For owner occupied housing units, 5.2 percent are overcrowded and 3.4 percent of all renter occupied units are overcrowded.

TABLE 8-22 OVERCROWDED HOUSING City of Mt. Shasta 2012				
	Owner Number	Owner Percent	Renter Number	Renter Percent
Occupied total:	776	100%	861	100%
0.50 or less occupants per room	626	80.7%	608	70.60%
0.51 to 1.00 occupants per room	110	14.2%	224	26.00%
1.01 to 1.50 occupants per room	23	3.0%	29	3.40%
1.51 to 2.00 occupants per room	17	2.2%	0	0.00%
2.01 or more occupants per room	0	0.0%	0	0.00%

*Note: Percentages may not add up to 100 percent due to rounding.
Source: 2008-2012 ACS.*

Housing Cost

Table 8-23 summarizes the 2014 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 2014 area median income for a family of four in the County (\$57,900) could afford to spend up to \$17,376 a year or \$1,448 a month on housing without being considered “overpaying.” For renters, this is a straightforward calculation, but homeownership costs are less transparent.

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, the level of other long-term obligations (such as a car loan), and interest rates. 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 determine maximum affordable rent and purchase price for households of each income category.

TABLE 8-23
ABILITY TO PAY BY HOUSEHOLD SIZE BASED ON HUD INCOME LIMITS
Siskiyou County
2014

<i>Extremely Low-Income Households at 30% of 2013 Median Family Income</i>						
Number of Persons	1	2	3	4	5	6
Income Level	\$12,150	\$13,900	\$15,650	\$17,350	\$18,750	\$20,150
Max. Monthly Gross Rent (1)	\$304	\$348	\$391	\$434	\$469	\$504
Max. Purchase Price (2)	\$49,077	\$56,146	\$63,214	\$70,081	\$75,736	\$81,391
<i>Very Low-Income Households at 50% of 2013 Median Family Income</i>						
Number of Persons	1	2	3	4	5	6
Income Level	\$20,250	\$23,150	\$26,050	\$28,950	\$31,250	\$33,600
Max. Monthly Gross Rent (1)	\$506	\$579	\$651	\$724	\$781	\$840
Max. Purchase Price (2)	\$81,795	\$93,509	\$105,223	\$116,936	\$126,227	\$135,719
<i>Low-Income Households at 70% of Median Family Income for Sale and 60% of MFI for Rental</i>						
Number of Persons	1	2	3	4	5	6
Income Level For Sale (70% MFI)	\$28,350	\$32,400	\$36,500	\$40,550	\$43,750	\$47,000
Income Level For Rental (60% MFI)	\$24,300	\$27,800	\$31,250	\$34,750	\$37,500	\$40,300
Max. Monthly Gross Rent (1)	\$608	\$695	\$781	\$869	\$938	\$1,008
Max. Purchase Price (2)	\$114,513	\$130,872	\$147,433	\$163,792	\$176,717	\$189,845
<i>Median-Income Households at 100% of 2013 Median Family Income</i>						
Number of Persons	1	2	3	4	5	6
Income Level	\$40,550	\$46,300	\$52,100	\$57,900	\$62,550	\$67,150
Max. Monthly Gross Rent (1)	\$1,014	\$1,158	\$1,303	\$1,448	\$1,564	\$1,679
Max. Purchase Price (2)	\$163,792	\$187,018	\$210,445	\$233,873	\$252,656	\$271,236
<i>Moderate-Income Households at 110% of 2013 Median Family Income</i>						
Number of Persons	1	2	3	4	5	6
Income Level	\$44,600	\$50,950	\$57,300	\$63,700	\$68,800	\$73,900
Max. Monthly Gross Rent/Payments (1)	\$1,301	\$1,486	\$1,671	\$1,858	\$2,007	\$2,155
Max. Purchase Price (2)	\$210,176	\$240,100	\$270,024	\$300,184	\$324,218	\$348,251

¹Assumes that 30 percent of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.

²Assumes 96.5 percent loan at 4.5 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners' insurance account for 21 percent of total monthly payments.

³2014 State Area Median Income for Siskiyou County \$57,900

Source: California Department of Housing and Community Development, 2014, <http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k13.pdf>; Mintier Harnish, 2014.

Table 8-24 provides a list of homes for sale in Mt. Shasta in April 2014. Most of the houses available were three bedroom units priced between \$128,500 and \$895,000.

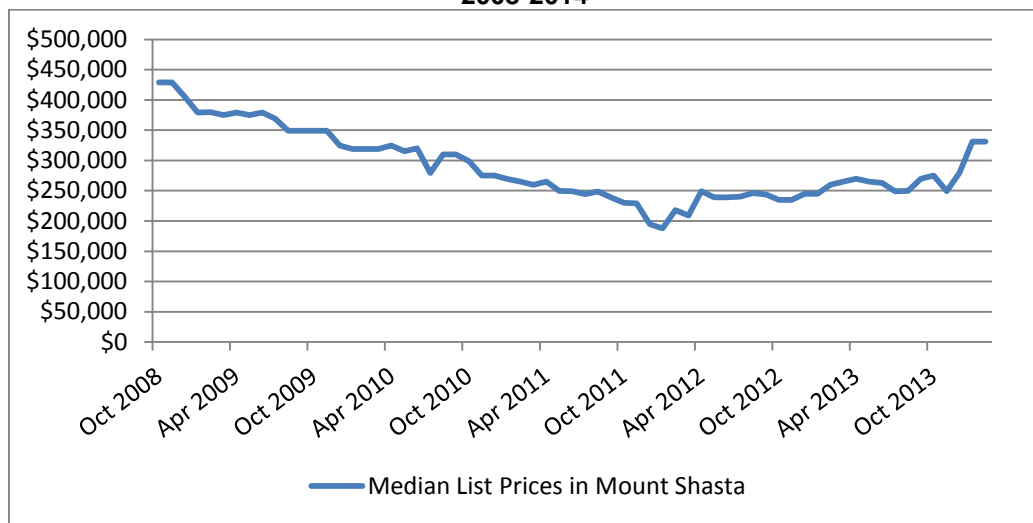
TABLE 8-24 HOMES FOR SALE City of Mt. Shasta 2014					
Bedrooms	Units Available	Average Square Feet	Price Range	Average Price	Median Price
1	2	859	\$189,000 - \$225,000	\$207,000	\$207,000
2	6	970	\$110,000 - \$249,000	\$175,343	\$178,450
3	26	1,810	\$128,500 - \$895,000	\$299,600	\$251,000
4	4	2,842	\$389,000 - \$474,000	\$426,875	\$422,000
5	4	3,464	\$340,000 - \$895,000	\$699,750	\$782,000

Source: www.trulia.com

The following chart shows historical list prices for homes in Mt. Shasta (October 2008 to February 2014), from zillow.com. The prices show a slow decline from 2008 to a low point in 2012 with a recent upward trend. The average listing price for homes for sale in the City in July 2009 was \$387,000 (Coldwell Banker Properties). The average listing price for homes in April 2014 was \$327,848 (zillow.com). Comparing this average listing price to the maximum affordable prices in Table 8-23 shows that the average home prices are out of reach for lower-income households, and would not be affordable to even a moderate income four-person household, which could afford to pay \$300,184 for a home.

**FIGURE 8-1
MEDIAN LIST PRICES**

City of Mt. Shasta
2008-2014



Source: zillow.com, accessed April 2014.

Rental Housing Costs

Table 8-25 shows the available apartments and houses for rent in the City of Mt. Shasta and surrounding communities during a survey taken in April 2014. A total of 12 single family and multifamily units were available for rent and were renting for \$499 to \$900. One bedroom apartments were listed from \$499 to \$675, two-bedroom units from \$675 to \$878, and three-bedroom units from \$750 to \$900. There were no four-bedroom units advertised inside the city at the time of this survey. According to the 2008-2012 American Community Survey, the rental vacancy rate is 5.2 percent. 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 Weed/Lake Shastina and Dunsmuir (except for two bedroom apartments), and slightly higher than those in McCloud. Because there were not many rentals available in nearby cities, it is difficult to estimate relative prices.

TABLE 8-25 APARTMENT AND HOUSE RENTALS City of Mt. Shasta 2014				
Community	Number of Bedrooms			Number of Listings
	1	2	3	
Mt. Shasta	\$499 - \$675	\$675-\$878	\$750-\$900	12
Weed/Lake Shastina	\$450 - \$550	\$550 - \$583	\$750 - \$850	8
Dunsmuir	\$450-\$650	\$550-\$850	\$650 - \$800	16
Gazelle	-- ¹	-- ¹	-- ¹	0
McCloud	\$325 - \$500	\$650	1	3

¹ Indicates none available at time of survey

Source: Craigslist, April 2014.

Mobile Housing Costs

The Department of Finance 2013 Estimate of Population and Housing shows a total of 29 occupied mobile homes in the City of Mt. Shasta, which represents 1.5 percent of the total housing stock. A survey of mobile home parks in the City of Mt. Shasta in April 2014 yielded the following results. There were 42 spaces available for rent within four mobile homes parks from \$250 (Chateau Shasta Mobile Home Park) to \$396 (Shadow Mountain Mobile Home Park).

13. Special Housing Needs Analyses

Housing Element law requires the consideration of the housing needs of “special needs” persons and households. Certain groups have greater difficulty finding decent, affordable housing due to their special circumstances. Special circumstances may be related to one’s employment and income, age, family characteristics, or disabilities. 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; disabled persons, including those with developmental disabilities; large households; female-headed households; families and persons in need of emergency shelter; and agricultural workers.

Persons with Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from working, may restrict one’s mobility, or make it difficult to care for oneself. Disabled persons often have special housing needs related to their potentially limited income-earning capacity, a lack of accessible and affordable housing, and the higher health costs associated with their disability. Some residents suffer from disabilities that require living in a supportive or institutional setting. Disabilities are defined by the American Community Survey as mental, physical, or health conditions that last over six months. The Census tracks the following disabilities:

- **Sensory disability:** Conditions that include blindness, deafness, or a severe vision or hearing impairment.
- **Physical disability:** Conditions that substantially limit one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying.
- **Mental disability:** Because of a physical, mental, or emotional condition, a person has difficulty learning, remembering, or concentrating.
- **Self-care disability:** Because of a physical, mental, or emotional condition, a person has difficulty dressing, bathing, or getting around inside the home.
- **Go-outside-home disability:** Because of a physical, mental, or emotional condition, a person has difficulty going outside the home alone to shop or visit a doctor’s office.
- **Employment disability:** Because of a physical, mental, or emotional condition, a person has difficulty working at a job or business.

Table 8-26 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 is in the adult group (aged 18 to 64). Most of the disabilities in this group (8.9 percent) are cognitive, followed by sensory and then ambulatory. Table 8-29 lists care facilities for seniors and disabled persons within the City. In February 2007, the Laurel Crest Manor Residential care facility closed and a replacement care facility has not been identified. The City has a clear shortage of residential care facilities. This poses a problem as the community ages and requires a variety of senior living options including assisted living and retirement communities.

**TABLE 8-26
PERSONS WITH DISABILITIES BY AGE GROUP**

City of Mt. Shasta and Siskiyou County
2012

	Mt. Shasta		Siskiyou County	
	Number	Percent	Number	Percent
Total Population 5-17 years	536	100%	6,792	100%
Population 5-17 years with disability	10	1.9%	504	7.4%
Sensory (Hearing/Vision)	0	0%	49	0.7%
Ambulatory	0	0%	25	0.4%
Cognitive	10	1.9%	419	6.2%
Self-care	0	0%	93	1.4%
Independent Living	0	0%	--	--
Total Population 18-64 years	2,200	100%	26,335	100%
Population 18-64 years with disability	340	15.5%	4,447	16.9%
Sensory (Hearing/Vision)	151	6.9%	1,563	5.9%
Ambulatory	142	6.5%	2,179	8.3%
Cognitive	195	8.9%	2,199	8.4%
Self-care	95	4.3%	817	3.1%
Independent Living	115	3.2%	1,738	6.6%
Total Population 65 years and older	490	100%	8,845	100%
Population 65 and older with a disability	207	42.2%	3,667	41.5%
Sensory (Hearing/Vision)	166	33.9%	2,374	26.9%
Ambulatory	146	29.8%	2,435	27.5%
Cognitive	106	21.6%	1,016	11.5%
Self-care	100	20.4%	821	9.3%
Independent Living	135	27.6%	1,346	15.2%
Total Population over 5 years	3,344	100%	44,361	100%
Total Population over 5 years with a disability	557	16.7%	8,651	19.5%

Note: Percentages may not add up to 100 percent due to rounding.

Source: 2008-2012 ACS.

Persons with Developmental Disabilities

SB 812, which took effect in January 2011, amended State housing element law to require an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue

indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism.

According to the California Department of Developmental Services, as of April 2014, there were a total of 47 residents served in Mt. Shasta. Of the total, 12 percent of disabled persons were under the age of 17.

Many developmentally-disabled persons are able to live and work independently. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult. Most developmentally-disabled individuals lived at home (32 residents); 10 residents resided in independent living or supported living; and less than ten developmentally-disabled Mt. Shasta residents receiving services lived in a community care facility.

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 housing specifically for individuals with special limitations.

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 age 55 and older. According to the 2008-2012 American Community Survey, 515 city residents were ages 65 and older (about 15.2 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 8-27 illustrates the population of residents aged 55 and older in 1990, 2000, and 2012. According to the 2010 United States Census, 18.2 percent of residents of Mt. Shasta are 65 years and over, compared to 19.6 percent of residents of Siskiyou County overall. The proportion of retirement age residents (55-64) increased between 1990 and 2000 as the first groups of baby boomers reached retirement age and continued to greatly increase through 2012. This may indicate a need for a variety of senior living options including assisted living and retirement communities. In 2012, 213 seniors over 65 lived in family households and 25 in non-family households. A total of 202 seniors over 65 lived alone. As demonstrated by the information in Table 8-27, at least 56 (11.4 percent) seniors over 65 live below the poverty level. 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 8-27 SENIOR POPULATION City of Mt. Shasta 1990-2010						
<i>Age Group</i>	<i>1990</i>		<i>2000</i>		<i>2010</i>	
	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>	<i>Number</i>	<i>Percent</i>
55 to 64 years	256	31.5%	333	37.4%	584	48.5%
65 to 74 years	301	37.1%	237	26.6%	343	28.5%
75 and over	254	31.3%	320	36.0%	276	22.9%
Total Seniors	811	100%	890	100%	1,203	100%

Note: Percentages may not add up to 100 percent due to rounding

Source: 1990 2000 and 2010 U.S. Census, summary file 3, Table P13 and Table P8.

Table 8-28 illustrates the tenure of senior households in the city. The majority of senior households own their homes. The age group with the highest ownership rate of 27.7 percent is the 55 to 64 age group. Most of the renter households are also headed by someone aged 55 to 64 years or older (18.1 percent).

TABLE 8-28 SENIOR HOUSEHOLDS BY TENURE City of Mt. Shasta 2010		
	2010	
	Number	Percent
<i>Owner Occupied</i>		
55 to 64 years	234	27.7%
65 to 74 years	132	15.7%
75 years and older	125	14.8%
<i>Renter Occupied</i>		
55 to 64 years	153	18.1%
65 to 74 years	130	15.4%
75 years and older	69	8.2%
Total Senior Households	843	100%

*Note: Percentages may not add up to 100 percent due to rounding
Source: 2010 U.S. Census, summary file 3. Table H14.*

Table 8-29 describes the care facilities available for seniors or disabled persons. There are a total of 111 units available.

TABLE 8-29 CARE FACILITIES FOR SENIORS AND/OR DISABLED PERSONS City of Mt. Shasta 2014		
Facility Name	Address	Capacity (persons) ¹
Rockfellow House	185 Rockfellow Drive, Mt. Shasta	6
Eskaton President G. Washington	1020 Kingston Road Mt. Shasta	73
Shasta Manor I and II	1198 Kingston Road, Mt. Shasta	22
President Grover Cleveland Manor	1020 Kingston Road, Mt. Shasta	10

¹Capacity 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.

Large Households

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 available. Those 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.

The number of large households in the city is shown in Table 8-30. There are more owner occupied large households. 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 rental units in the city.¹

TABLE 8-30 LARGE HOUSEHOLDS BY TENURE City of Mt. Shasta 2010		
	2010	
5 persons	21	30.9%
6 persons	13	19.1%
7 or more persons	8	11.8%
Owner Total	42	61.7%
5 persons	17	25.0%
6 persons	7	10.1%
7 or more persons	2	2.9%
Renter Total	26	38.2%
Total Large Households	68	100%

Note: Percentages may not add up to 100 percent due to rounding.

Source: 2010 U.S. Census, summary file 3, Tables H16 and H17.

Household sizes have been decreasing in Mt. Shasta. As shown in Table 8-31, from 1990 to 2000, the average household size decreased from 2.29 to 2.14. By 2010 the household size had decreased further to 2.02.

TABLE 8-31 HOUSEHOLD SIZE City of Mt. Shasta 1990-2010				
Year	Population	Households	Persons per Household	Household Size Percent Change
1990	3,460	1,511	2.29	NA
2000	3,621	1,669	2.14	-6.6%
2010	3,358	1,664	2.02	-5.6%

Source: 1990, 2000, and 2010 U.S. Census, summary file 1, Tables DP-1.

¹ Housing Development Opportunity: City of Mt. Shasta, Bay Area Economics, July 2005, page 4.

Table 8-32 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 8-32 HOUSEHOLD SIZE FOR OWNER/RENTER OCCUPIED HOUSING UNITS City of Mt. Shasta 1990-2010				
<i>Year</i>	<i>Renter Occupied Housing Units</i>	<i>Persons per Renter Unit</i>	<i>Owner Occupied Housing Unit</i>	<i>Persons per Owner Unit</i>
1990	756	2.05	755	2.48
2000	830	1.98	839	2.30
2010	883	1.88	781	2.18

Source: 1990, 2000, and 2010 U.S. Census, summary file 1, Tables DP-1.

Farmworkers

Farmworkers are defined as those households whose wage-earners make their living through seasonal agricultural work and who 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.

The agricultural area in which the city of Mt. Shasta is centered is primarily a ranching area with little need for seasonal farm workers. 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 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 anywhere near Mt. Shasta. Soils in the Mt. Shasta area are considered to be too heavy for regular tillage, so they are used almost entirely for hay and pasture. Consequently, there is little need for seasonal or transient farmworker housing in Mt. Shasta. Summer forest related employment does increase but is typically filled by local high school and college students who work mainly on tree planting and brush clearing projects. Most 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, which some limited 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.

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.

Female-Headed Households

Single-parent households, and those headed by single females in particular, experience the full range of housing problems. These problems include: affordability, since the individuals are often on public assistance; overcrowding, because the individuals often cannot afford units large enough to accommodate their families; insufficient housing choices; and sometimes, discrimination. 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.

Table 8-33 illustrates the number of households that are headed by single parents. Single-parent households comprise approximately 16.4 percent of all households in the city. Of this 16.4 percent, female-headed households comprise 69.3 percent while male-headed households represent 30.7 percent of single-parent households.

TABLE 8-33 SINGLE-PARENT HOUSEHOLDS			
City of Mt. Shasta 2010			
	<i>Households</i>	<i>Percent of Single-parent Households</i>	<i>Percent of Total Households</i>
Female-Headed Single-Parent Households	190	69.3%	11.4%
Male-Headed Single-Parent Households	84	30.7%	5.0%
Total Single-Parent Households	274	100%	16.4%
Total City Households	1,664	--	100%

*Note: Percentages may not add up to 100 percent due to rounding
Source: 2010 U.S. Census, summary file 3. Table QT-P34, H19.*

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. Table 8-11 shows the number of single-parent households living in poverty. Female headed single-parent households experience the highest level of poverty.

Homelessness

A person or family is considered homeless if they lack a fixed and regular night-time residence, or have a primary night-time residence that is a supervised, publicly-operated shelter designated for providing temporary living accommodations. Homelessness is also characterized by a person residing in a public or private place not designated for, or ordinarily used as a regular sleeping accommodation for human beings.²

According to Siskiyou County, there are no official estimates of the county's homeless population. However, they stated that it is rather unusual to encounter homeless persons in the county during the colder months. Most of the homeless population is comprised of fair weather transients. Communities situated adjacent to the I-5 and Union Pacific Railroad corridors typically see the highest volume of transients, with the more isolated communities seeing relatively few. Even those communities with the greatest number of transients have relatively few homeless when compared to California's more urbanized areas. For instance, the Police Chief for the City of Yreka, the largest city in the county, recently estimated that the city has five to ten homeless residents with another five or so transients passing through at any given time. However, the Chief also indicated that the resident homeless population moves indoors to one of the two homeless shelters in the county during the colder months and transients are relatively rare once the temperatures drop.

According to the prior housing element, the City has not had a large presence of homeless residents in the past. A recent inquiry (April 2014) with the City of Mt. Shasta Police Department indicates that this is still the case. According to the Police Department, an estimated 17 transients passed through the city during the last year; however most of these individuals did not remain in the area and were not referred to a local agency. The Police Department noted that transients are more common during the summer months.

A resident at the community meeting stated that approximately 30 to 60 people receive meals through homeless services.

Services for homeless individuals and families are available in the city and elsewhere in the county. Services for homeless individuals and families are primarily available in Yreka, although a few of the smaller communities also provide services. Table 8-34 shows the programs in the city and surrounding area that offer assistance. Contacts with these agencies indicate that the needs of homeless persons are adequately met by existing programs.

² Federal Definition of a homeless person per the McKinney Act (1987).

**TABLE 8-34
HOMELESSNESS SERVICES**

**Siskiyou County
2014**

Agency Name	Address	City	Services
Great Northern Corporation	780 S. Davis Ave.	Weed	10, 11, 22
Mt. Shasta Christian Ministerial Assoc.	N/A 926-2847	Mt. Shasta	10, 11, 13, 22
St. Anthony's Catholic Church Hall	507 Pine St.	Mt. Shasta	13
Siskiyou County Domestic Violence & Crisis Center	118 Ranch Ln.	Yreka	1, 6, 9, 10, 12
Siskiyou County Human Services	818 South Main St.	Yreka	5, 22
Lane Street Effort	417 Lane St.	Yreka	11
Barker's Board and Care	200 S. 4 th St.	Montague	11
Northern Valley Catholic Social Services	1515 S. Oregon St.	Yreka	1, 5, 13
Siskiyou County Behavioral Health Dept.	2060 Campus Dr.	Yreka	1, 2, 5, 6, 7, 17, 20, 22, 23, 24
California Department of Rehabilitation	1288 S. Main St.	Yreka	15
Workforce Connection	310 Boles St.	Weed	15
Siskiyou Training and Employment Prog.	310 Boles St.	Weed	15
Yreka Family Resource Center	201 S. Broadway St.	Yreka	2, 12, 13
WIC	1217 S. Main St.	Yreka	13
Salvation Army	501 N. Main St.	Yreka	12, 13
Veteran's Administration	311 Lane St.	Yreka	11, 18
Greenhorn Grange	300 Ranch Ln.	Yreka	13
St. Joseph's Catholic Church Hall	314 Fourth St.	Yreka	13
Yreka Dream Center Food Closet	900 North St.	Yreka	13
Yreka Food Pantry	N/A	Yreka	13
Service Codes			
(1) Adult Counseling (2) Anger Management Classes (3) Shower Facility (4) WIA Services (5) Counseling, Education, & Prevention (6) Crisis Intervention (7) Drug & Alcohol Treatment (8) Provides Interpreters (9) Emergency Assistance For Battered Women (10) Emergency Housing for Women & Children (11) Emergency Housing For Men (12) Emergency, Transportation (i.e. bus ticket)		(13) Food or Clothing Referral (14) Housing Referral (15) Job Training (16) Medical Assistance (17) Treatment & Housing of Mentally Ill (18) Veteran's Assistance (19) Winter Shelter (during cold periods only) (20) Independent Living Skills Training (21) Advocacy (Individual, Systems, Legal) (22) Food Stamps, CalWorks, General Relief (23) Day Treatment (24) Workshops	

Source: Siskiyou County Housing Element, 2014

D. 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.

14. 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 8-35, the City of Mt. Shasta currently has eight affordable multifamily projects containing of 169 assisted units. There are currently 109 housing units in six properties in Mt. Shasta that are at-risk of converting to market rate within the next 10 years from the Housing Element due date (i.e., between 2014 and 2024). The risk of conversion for five of the properties is minimal because the properties are owned by non-profit organizations. The exception is Alder Garden, the owner of which is profit-motivated and is therefore at a greater risk of 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 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.

**TABLE 8-35
ASSISTED MULTIFAMILY UNITS**

City of Mt. Shasta
2014

<i>Development Name</i>	<i>Household Type</i>	<i>Program</i>	<i>Affordability Start</i>	<i>Expiration Date</i>	<i>Total Units</i>	<i>Assisted Units</i>	<i>Ownership</i>	<i>Assessment of Risk</i>
Alder Gardens 700 Pine Street	Family	HUD-LMSA	06/01/1995	08/31/2017	28	28	Limited Dividend	At risk
Alta Vista Manor 625 Marjorie Street	Senior	LIHTC/USDA	06/04/1986	06/04/2006	44	43	Non-Profit	Low risk (Owned by Non-Profit)
President George Washington Manor I 1020 Kingston Street	Senior	HUD-202/ 8 NC	05/07/1981	12/31/2032	39	38	Non-Profit	Not at risk
President George Washington Manor II 1020 Kingston Road.	Senior	HUD-20/ 8 NC	09/23/1985	05/31/2033	24	22	Non-Profit	Not at risk
President Grover Cleveland Manor I 1020 Kingston Road	Senior/ Disabled	HUD- PRAC/202	03/01/1998	02/28/2015	10	10	Non-Profit	Low risk (Owned by Non-Profit)
Rockfellow House 185 Rockfellow Drive	Disabled	HUD- 202/ 8 NC	05/13/1988	05/12/2014	6	6	Non-Profit	Low risk (Owned by Non-Profit)
Shasta Manor 1198 Kingston Road	Senior/ Disabled	HUD- PRAC/202	06/30/2001	04/30/2014	11	11	Non-Profit	Low risk (Owned by Non-Profit)
Shasta Manor II 1020 Kingston Road	Senior/ Disabled	HUD- PRAC/811	04/30/2007	02/28/2015	11	11	Non-Profit	Low risk (Owned by Non-Profit)
Total	--	--	--	--	173	169	--	--
Total Units At-Risk	--	--	--	--		109	--	--

Source: Housing Policy and Preservation Associate, California Housing Partnership, obtained April 7, 2014.

15. At Risk Housing

Cost of Preservation versus Replacement

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.

Acquisition and Rehabilitation

Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (government and market). Costs used in this analysis are from the Siskiyou County Housing Element. The following are estimated per unit preservation costs for Siskiyou County based on previous projects completed by the Community Housing Improvement Program (CHIP) elsewhere in the north state. The approximate cost per unit for acquisition and soft costs is \$18,782, and \$40,421 for rehabilitation. Therefore, the total cost to preserve a low-income housing unit by rehabilitation in the county is an estimated \$59,203 and the total cost of preserving all 109 at-risk units is about \$6.5 million.

Local Rental Subsidy

Tenant-based subsidies could be used to preserve the affordability of housing. The level of subsidy required to preserve at-risk affordable housing through rent subsidies is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable to a lower-income household.

Table 8-36 estimates the rent subsidies required to preserve the housing affordability of the units. Based on the estimates and assumptions shown in the table, an estimated \$83,244 annually would be required to preserve the current at-risk inventory of 109 units. The subsidy for 10 years would be about \$832,000, while a subsidy for 30 years would be about \$2.5 million.

TABLE 8-36 POTENTIAL RENT SUBSIDIES City of Mt. Shasta 2014				
Per Unit Affordable Rent		1 BR (1 person)	2 BR (3 person)	Total
A	Low Income (60% AMI)	\$608	\$781	
B	Very Low Income (50% AMI)	\$506	\$651	
C	Average (A & B)	\$557	\$716	
D	Per Unit Voucher Payment (2014 Fair Market Rent)	\$618	\$789	
E	Monthly Per Unit Subsidy (D-C)	\$61	\$73	
F	Annual Subsidy/Unit (E * 12)	\$732	\$876	
Total "At Risk" Units		85	13	98
Total Annual Subsidy		\$62,220	\$11,388	\$73,608

Source: HUD Fair Market Rent, 2014; Mintier Harnish, 2014.

Replacement Cost

Mt. Shasta can also consider the cost of replacing the units with new construction. Construction cost estimates include all hard and soft costs associated with construction in addition to per unit land costs. The analysis assumes the replacement units are comparable in size and rent levels to the most recent construction of the 11-unit Shasta Manor senior complex. Table 8-37 summarizes the estimated replacement costs per unit. It is estimated that it will cost about \$13.4 million dollars to replace all 109 units.

TABLE 8-37 REPLACEMENT COSTS City of Mt. Shasta 2014		
Type of Cost	Shasta Manor Senior Complex (11 units)	Per Unit Cost Estimate
Land	\$206,935	\$18,812
Improvements	\$1,153,620	\$104,875
Total Cost	\$1,360,555	\$123,687
Cost to Preserve 109 At-Risk Units		\$13,481,883

Source: City of Mt. Shasta, 2014.

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.

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. The California Department of Housing and Community Development (HCD) keeps a current list of all of the qualified entities across the State. The qualified entities that HCD lists for Siskiyou County are found in Table 8-38.

TABLE 8-38 QUALIFIED ENTITIES Siskiyou County 2014		
<i>Organization</i>	<i>City</i>	<i>Phone Number</i>
Christian Church Homes of Northern California, Inc.	Oakland	(510) 632-6714
Eskaton Properties, Inc.	Carmichael	(916) 334-0810
Northern Valley Catholic Social Service	Redding	(530) 241-0552
Rural Communities Housing Development Corp.	Ukiah	(707) 463-1975

Source: California Department of Housing and Community Development, 2014.

Resources for Preservation

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.

16. Regional Housing Needs Allocation

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that jurisdictions provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability to provide adequate land to accommodate the RHNA. The Siskiyou County Public Health and Community Development Department is responsible for allocating the RHNA to individual jurisdictions within the county.

The RHNA is distributed by income category and covers a planning period from January 1, 2014, to June 30, 2019.³

³Non-Council-of-Government local governments including Mt. Shasta are on a five-year housing element planning period. These jurisdictions' sixth cycle housing element planning period can be extended to an eight-year planning period if their Metropolitan Planning Organizations/or Regional Transportation Planning Agencies elect shifting from a five-year to a four-year RTP update by December 26, 2014, and meet requirements as specified in Government Code Sections 65080 (b)(2)(M) and 65588 (e)(3)(c).

The City of Mt. Shasta's share of the 2014-2019 RHNA is 45 units, distributed among income categories as shown in Table 8-39.

TABLE 8-39 INCOME LEVELS AND RHNA City of Mt. Shasta 2014			
<i>Income Level</i>	<i>Percent of AMI</i>	<i>Number of Units</i>	<i>Percent</i>
Extremely Low-Income ¹	Up to 30 percent of AMI	6	13.3%
Very Low-Income	Up to 50 percent of AMI	5	11.1%
Low-Income	51 to 80 percent of AMI	7	16.1%
Moderate-Income	81 to 120 percent of AMI	8	17.7%
Above Moderate-Income	More than 120 percent of AMI	19	42%
Total		45	100%

Based on the requirements of AB 2634 (Statutes of 2006), each jurisdiction must also address the projected need of extremely low-income (ELI) households, defined as households earning less than 30 percent of the median income. The projected extremely low-income need can be assumed as 50 percent of the total need for the very low-income households.

Source: Siskiyou County Public Health and Community Development Department, 2014.

17. Vacant Land Inventory

This section provides an inventory of the vacant land that is suitable and available within the city of Mt. Shasta for residential development. It compares this inventory to the City's RHNA for all income categories. In addition to this assessment, this section considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs. Finally this section discusses the adequacy of infrastructure for residential development during the Housing Element planning period.

Inventory Assumptions

All sites were inventoried based on allowed densities. The city has opted to rely on the state-defined default density standard of 15 units per acre to demonstrate that it has adequate sites to accommodate the lower-income share of the RHNA. If the maximum allowed density was over the default density standard of 15 units per acre, the site was inventoried for lower income. This includes sites zoned at R-3, C-1, and C-2 as shown in Table 8-43. Sites zoned to allow 10 units per acre (i.e. R-2) were inventoried as moderate income units. The high density residential zone can be developed as apartments, townhouses, or condominiums, which are typically more affordable housing. The medium density residential designation provides for single or multifamily homes, including conventional duplex, triplex, planned unit development, and other attached housing configurations. This type of housing tends to be affordable to households with moderate income. All other zones, which allow lower densities, were inventoried for above moderate income units.

Based on recent development activity in the City, a net density of 75 percent of the maximum density was assumed for the multifamily zoned parcels and single family zoned parcels. An example of a recent multifamily project that was developed or approved in the City was the Shasta Manor senior housing residential project. Eleven units were developed on 1.04 acres; for a maximum density of approximately 10 units per acre and a 55 percent buildout. There are very few large single family residential subdivisions approved in the City of Mount Shasta with which to estimate buildout densities. The most recent single family residential subdivision that was approved in the City of Mt. Shasta was the Tanner Subdivision. Nine units were developed on 1.6 acres; for a maximum density of 5.6 units per acre. Another project, the Moss Mountain Meadows Subdivision, which is situated on a level parcel with a slope of less than 5 percent was approved for 42 units on 10 acres (including roads), for a maximum density of 4.2 dwelling units per acre and a 70 percent buildout.

Summary of Vacant Sites

Appendix 8-B lists the available vacant land in the city that is appropriate to meet its share of the regional housing needs. The capacity on the parcels listed in Appendix 8-B is summarized in Table 8-40, below.

Development potential of a site was determined by availability of utilities and the realistic buildout density. In most cases the Zoning and General Plan Land Use Designations are consistent; however, where they differ, the capacity on the site is based on the more restrictive density.

Affordable housing is permitted in all residential zones. However, most affordable projects will occur in the R-3 zone since it permits higher densities and fits projects that are supported by government assistance.

As noted in Table 8-40, housing is permitted in a variety of zone districts. However, to calculate the RHNA capacity, only zones where housing was permitted “by right” were used. There are a total of 53 acres of R-3 zoned land with an estimated capacity for 804 units; 9.52 acres of R-2 zoned land, with an estimated capacity for 73 units; and 200.19 acres of R-1 zoned land with an estimated capacity for 905 units. This totals 262.9 acres or an estimated 1,782 units. These units are used to calculate the RHNA capacity. The parcels are shown in Figure 8-3.

In addition to the units allowed by right, which are counted against the RHNA, units are conditionally permitted in commercial districts as part of a mixed-use development. The densities allowed in these zones meet the default density standard for lower income housing (i.e., at least 15 units per acre). This includes 44 acres of C-1 zoned land with an estimated capacity for 668 units and 77 acres of C-2 with an estimated yield of 1,158. An estimated total of 1,826 units could be built on land zoned for commercial use. These parcels are also shown in Figure 8-3. However, due to the requirement of special permitting, these units are not calculated in the RHNA capacity.

No units are assigned in E-C, U, and P-D zoning designation. Some limited residential uses are allowed in these districts with a conditional use permit, but these units are not calculated in the RHNA capacity. There are 126 acres of P-D zoned land, 294 acres of E-C, and 166 acres of unclassified.

These parcels are shown in Figure 8-4. In total, there are 971.95 vacant acres.

TABLE 8-40 POTENTIAL RESIDENTIAL UNITS BY ZONE DISTRICT City of Mt. Shasta 2014						
Zone	Vacant Acres	Maximum Potential Density	Inventoried Income Level	Realistic Units Per Acre	Units Permitted By Right	Conditional Units
<i>Residential Units Permitted By Right</i>						
R-1	200.19	6	Above Moderate Income	4.5	905	--
R-2	9.52	10	Moderate Income	7.5	73	--
R-3	53.19	20	Lower Income	15	804	--
Total Residential	262.9	--	--	--	1,782 ¹	--
<i>Conditional Use Permit Required</i>						
C-1	44.50	20	Lower Income	15	--	668
C-2	77.01	20	Lower Income	15	--	1,158
Total Commercial	121.51	--	--	--	--	1,826
<i>Other Zoning Designations Permitting Residential Units</i>						
E-C	294.63	--	--	0	--	--
P-D	126.57	--	--	0	--	--
U	166.34	0	--	0	--	--
Total for all Vacant Land	971.95	--	--	--	1,782	1,824

Note: These totals reflect the development potential of each vacant parcel scaled down to 75 percent density.

¹Only units permitted by right are included in the estimated capacity.

Source: City of Mount Shasta, Mintier Harnish 2014

Appendix 8-C shows the location of the vacant parcels by zone. Refer to Appendix-B for a detailed listing of the sites identified in the maps.

Table 8-41 displays the availability of residentially zoned vacant parcels compared to the RHNA. As shown in the table, the city has more than enough land zoned for residential development to meet the 2014-2019 RHNA for all income categories.

TABLE 8-41 ESTIMATED RESIDENTIAL CAPACITY COMPARED TO RHNA BY INCOME City of Mt. Shasta 2014				
	Lower Income Units	Moderate Income Units	Above Moderate Income Units	Total Units
RHNA	18	8	19	45
Residential Capacity	804	73	905	1,782
Surplus Capacity ¹	786	65	886	1,737

¹The surplus capacity is the difference between the residential capacity included in the sites inventory and the RHNA

Source: HCD, Mintier Harnish.

Water and Sewer Infrastructure

Public sewer and water service is readily available within 100 feet of most of the vacant lands identified in Table 8-B in Appendix 8-B. Certain portions of the City (Alma Street) are constrained by limitations in the capacity of various elements of the community's infrastructure, primarily the City's wastewater collection system.

The City water supply has a capacity for 3.8 million gallons per day (average spring production with wells). During the summer months of 2008, the average water demand by the City was 2.9 MGD (June 3.19 MGD, July 2.98 MGD, August 2.54). The wastewater treatment plant has increased its capacity from 0.75 to 0.80 MGD which is sufficient to handle an additional 434 household equivalents (0.75 – 0.80 = 100,000 divided by 230 equals 434)⁴. The average daily demand is 230 gallons per day per person. Pace Civil completed a Wastewater Treatment Plant Capacity Evaluation report in 2003. The report concluded that the plant was currently operating at 80 percent capacity. For the treatment plant to reach its existing design capacity, improvements would need to be made, some of which include upgrading of wastewater collector and interceptor lines. The City has completed the majority of the Stage 1 improvements (as recommended by Pace Civil, Inc., October 2003) to the existing wastewater treatment plant to increase the capacity to 0.80 MGD. The City will continue with the remaining Stage 1 and Stage 2 improvements by 2025. The City capacity after the Stage 2 improvements are completed will be 0.90 MGD. This could be adequate to handle the City's general plan projected growth and the City's Regional Housing Needs for the planning period.

⁴ Rod Bryan, Public Works Director, June 29, 2009.

Conclusion

Due to the availability of vacant, residentially zoned property, it is unnecessary for the City to consider the rezoning of vacant non-residentially zoned land or the redevelopment of properties in order to generate adequate sites for new housing development. The sites identified in Table 8-B can support the development of housing in excess of the City's share of the 2014-2019 regional housing needs as estimated by HCD. Therefore, it can be conclusively stated that the City had adequate appropriately zoned sites, with supporting public services and utilities, to accommodate its housing needs over the current planning period.

18. Environmental Constraints

The vacant land inventory accounts for physical, environmental, access and utility constraints, inconsistencies between the zoning and general plan designations, and/or parcel sizes that are too small to develop without boundary line adjustments or mergers with adjacent parcels. Further conflicts could result from wetland or topographic constraints reducing the "potential unit" yields noted on this table. The development potential of each vacant parcel has been scaled down based on applicable constraints and the likely average density that is typically achievable, regardless of the density allowed by zoning. Although a site by site investigation of each vacant parcel has not occurred, based on general knowledge of the larger multiple family sites (those likely to be used for affordable housing), neither wetlands or topographic constraints exist. Constraints affecting density yield are reflected in the projected realistic capacity identified in Appendix 8-B.

Flood Hazards/Wetlands

The Federal Emergency Management Agency has not mapped floodplains in the Mt. Shasta planning area, with the exception of the shore of Lake Siskiyou and a narrow fringe area along the Sacramento River. This area is outside the city limits and will not constraint development within the city. The City can easily accommodate the RHNA projections without development in areas having constraints due to flood hazards and/or wetlands.

19. Funding Resources

There are different types of funding available to the City and local nonprofit organizations to help provide for the availability of housing affordable to low- and moderate-income persons. Appendix 8-D lists the grant and loan options the City or other agencies can apply for to fund housing services for residents of Mt. Shasta. There are programs to help fund the development of multifamily rental housing, supportive housing, homeless shelters and transitional housing, first time homebuyer and rehabilitation programs, second mortgages, and self-help housing. The City is currently conducting a citywide income survey in order to establish eligibility for Community Development Block Grant (CDBG) funds. The Jefferson Economic Development Institute sometimes receives CDBG funds, which has been used to serve Mt. Shasta residents in the past.

Energy Conservation

During the winter months, utility costs are significant in the city, particularly for lower- and fixed-income households. Pacific Power performs energy audits on both residential and commercial properties and offers zero-interest weatherization loans as well as some limited weatherization-cost rebates. Pacific Power also operates a Wattsmart Incentives Program that provides per unit incentives for specific Energy Efficiency Measures for lighting, appliances, plumbing, home electronics, weatherization, HVAC, new homes, and manufactured homes.

The Great Northern Corporation operates both weatherization and energy-cost support programs for lower income households; eligibility is based on the household's total monthly income. The weatherization program can repair and replace exterior doors, windows and certain appliances, and install floor and ceiling insulation. Additional energy efficiency measures are also available, as well as diagnostic testing of heaters and fuel burning appliances for the safety of the occupants.

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, physically modifying existing structures or land uses, 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 the City of Mt. Shasta 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 weather stripping. Incorporating new technology within 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.

There is a new section within the California Building Code that now includes green building regulations, referred to as CALGreen. This is the nation's first mandatory statewide green building code, intended to encourage more sustainable and environmentally friendly building practices, require low pollution emitting substances that can cause harm to the environment, conserve natural resources, and promote the use of energy efficient materials and equipment. Mt. Shasta is enforcing the provisions of CALGreen.

CALGreen requirements for new buildings include:

- Reduce water consumption by 20 percent;
- Divert 50 percent of construction waste from landfills;
- Install low pollutant-emitting materials;
- Separate water meters for nonresidential buildings' indoor and outdoor water use;
- Moisture-sensing irrigation systems for larger landscape projects; and
- 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.

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

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
 - Location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter;
 - Use of "thermal mass", earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
 - Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior;
 - Location of openings and the use of ventilating devices that take advantage of natural air flow;
 - Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter; and
 - 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; and
 - 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; and
 - 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; and
- 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 on solar energy.

As noted in Table 8-42, there has been a significant change in the type of house heating used by residents between 1990 and 2010. A significant decline in wood heat has been off-set by a significant increase in fuel oil/kerosene heat sources, electricity, and gas.

TABLE 8-42 HOUSE HEATING FUEL City of Mt. Shasta 1990-2000					
Type of Heating Fuel	1990	2000		2010	
	Percent	Number	Percent	Number	Percent
Utility Gas	0.3%	38	2.3%	157	9.1%
Bottled, Tank or LP Gas	7.7%	160	9.6%	65	3.8%
Electricity	34.6%	430	25.7%	632	36.8%
Fuel Oil, Kerosene	16.5%	758	45.3%	663	38.6%
Wood	40.4%	278	16.6%	202	11.8%
Coal or Coke	1.1%	0	0.0%	0	0.0%
Solar Energy	--	0	0.0%	0	0.0%
Other Fuel	0.5%	8	0.5%	0	0.0%
No Fuel Used	0.0%	0	0.0%	0	0.0%
Total	100.0%	1,672	100.0%	1,719	100.0%

Notes: Percentages may not add up to 100 percent due to rounding

Source: 1990, 2000, and 2010 U.S. Census.

E. HOUSING CONSTRAINTS

This section identifies possible governmental and non-governmental constraints to housing development in Mt. Shasta. The City has planning, zoning, and building standards that guide and affect residential development patterns and influence housing availability and affordability. There are also environmental and housing market conditions that affect the location, availability, affordability, and type of housing that is constructed in Mt. Shasta. Potential governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. 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.

20. Governmental Constraints

Land Use Controls

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 8-43 shows the residential land use designations established by the General Plan.

TABLE 8-43 RESIDENTIAL LAND USE DESIGNATIONS City of Mt. Shasta 2014		
<i>Designation</i>	<i>Maximum Density</i>	<i>Uses</i>
Rural Residential (RR)	1 unit/2.5 acre	Typical uses include large lot single family residential, either by design or by incorporation of previously developed county areas. Agricultural use is limited due to the higher residential density than conventional agriculture.
Low Density Residential (LDR)	8 units/acre	This designation allows single family development, which is found throughout much of the city.
Medium-Density Residential (MDR)	12 units/acre	Uses are primarily single family homes. Other uses include duplex, triplex, and fourplex developments, as well as smaller apartment buildings. This designation could also support garden apartments and townhouses.
High Density Residential (HDR)	20 units/acre	Uses typically take the form of dwellings in clustered development such as, duplexes, triplexes, apartments, town homes, and condominiums. Conventional apartment or condominium development for larger numbers of units within a single project is common.
Mixed Use Planned Development (MU-PD)	20 units/acre	The mixed use-planned development designation may be applied to lands that are suitable for a compatible mixture of land uses including residential uses, light industrial, commercial, and/or public uses. Development is subject to a Planned Unit Development (PUD) Ordinance.

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

Zoning Ordinance

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. In general, the City's zoning regulations are designed 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. Table 8-44 shows the residential zone districts and the associated development standards.

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, C-2, and E-C districts. In the past, these restrictions have not inhibited multifamily development.

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 zones are fairly similar in the type of housing units that are allowed. The primary difference is the allowable densities in each. The R-2 allows a maximum of 10 units per acre and the R-3 allows a maximum of 20 units per acre.

**TABLE 8-44
RESIDENTIAL ZONE DISTRICTS AND DEVELOPMENT STANDARDS**

**City of Mt. Shasta
2014**

	Resource Lands (R-L)	Low Density Res. (R1/B1)	Low Density Res. (R-1)	Low Density Res. Urban (R-1-U)	Medium Density Res.(R-2)	High Density Res. (R-3)	Downtown Comm. (C-1)	General Comm. (C-2)	Employment Center (E-C)
Max. Units Per Acre	1 (per 10 acres)	4	6	9	10	20	20	20	--
Minimum Lot Size	21,780 sf	10,000 sf	6,000 sf	4,500 sf	Single Fam-4,500 sf Duplex-6,000 sf Triplex-9,000 sf	Single Fam-4,500 sf Duplex-6,000 sf Triplex-8,000 sf MF-2,000 sf	Exist. 2,500 sf New 5,000 sf		--2
Minimum Lot Width	100 ft.	80 ft.	60 ft	50 ft.	60 ft.	Varies ³	Existing-no requirement New-50 ft.		--2
Front Yard Setback	20 ft.	25 ft.	20 ft	10 ft.	10 ft.	10 ft.	--1	--1	--2
Side Yard Setback	30 ft.	10 ft.	Not less than 10 ft. combined; min. 4' on one side				--1	--1	--2
Rear Yard Setback	30 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	--1	--1	--2
Max. Building Height	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	45 ft.	45 ft.	45. ft.	45 ft.
Max. Lot Coverage	10%	45%	40%	50%	55%	65%	Com.-100%	Com.-100%	75%

¹No setback requirements for residential uses that are part of a commercial building. Standalone residential uses must confirm to the setback standards of the R-3 zone.

²No requirement

³Minimum lot width varies by use: single-family: 45 feet; duplex: 60 feet, triplex, 80 feet, multiple family: 80 feet.

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

Parking Requirements

Parking requirements for residential uses in Mt. Shasta are summarized as follows: parking standards in the R1/B1, R-1, and R-2 districts require a minimum of two parking spaces per unit and 1½ spaces per unit in the R-3 district. Mt. Shasta's parking requirements are minimal and are not considered a constraint to development.

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 specific Density Bonus ordinance. However, Section 18.20.120 of the Municipal Code states that, pursuant to the provisions of the Housing Element of the General Plan, applicable projects may qualify for a density bonus to encourage the development of affordable housing. This ordinance states that the procedures for compliance with the density bonus law are set forth in Section 65915 of the California Government Code, and that the Planning Commission may impose conditions on the project as would be considered with any similar project.

Under current State law, jurisdictions are required to provide density bonuses and development incentives on a sliding scale, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. State law requires provision of a density bonus to developers who agree to construct any of the following:

- 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.

The City has never received a project proposal that included a density bonus component.

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 8-45 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 8-45
HOUSING TYPES PERMITTED BY ZONING DISTRICT**

**City of Mt. Shasta
2014**

<i>Residential Uses</i>	<i>R-L</i>	<i>R1/B1</i>	<i>R-1</i>	<i>R-1-U</i>	<i>R-2</i>	<i>R-3</i>	<i>C-1</i>	<i>C-2</i>	<i>E-C</i>
Single family	P	P	P	P	P	P	P	P	C
Duplex	--	--	--	--	P	P	P	P	C
Triplex	--	--	--	--	P	P	P	P	
Condos/Townhomes	--	--	--	--	P	P	P	P	--
Second 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	P	P	--
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	--

Note: P = permitted; C = Conditional Use Permit

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. Implementation Measure HO-2.5.2 is included in the Housing Element to update Section 16.16.080 of the Code 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.

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

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. A Conditional Use Permit is required for single family units in the E-C zone.

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.

Multifamily Units

Multifamily housing made up approximately 33 percent of the City's housing stock in 2013. 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.

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. Implementation Measure HO-2.5.2 is included in the Housing Element to modify the Municipal Code to comply with State law. Mobile home parks can be established only by conditional uses permit in Mt. Shasta in the R-3 zone.

Group Homes/ Residential Care Facilities

Residential care facilities licensed or supervised by a Federal, State, or local health/welfare agency 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. The Zoning Code currently provides a definition of group care home that is based upon Health and Safety Code §1500 et seq. 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. However, the Zoning Code does not explicitly state this. Implementation Measure HO-2.5.2 is included in the Housing Element to modify the Zoning Code to explicitly comply with State law. Facilities for seven or more persons are allowed with a Conditional Use Permit in all residential zone districts and in the C-1 commercial zone district as senior and assisted living.

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.

Transitional and Supportive Housing

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families 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 links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. California Health and Safety Code (Section 50675.2) defines "supportive housing" as housing with no limit on length of stay, that is occupied by the low-income adults with disabilities, and that is linked to on-site 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. Similar to transitional housing, supportive housing can take several forms, including group quarters with beds, single family homes, and multifamily apartments.

With the enactment of SB 2 in 2008, State law now requires cities and counties to treat transitional housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.

In 2010, the City amended the Zoning Ordinance to allow transitional and supportive housing as permitted uses in zones allowing residential use, and the City adopted the following definitions:

"Transitional housing" means dwellings utilized as rental housing used to facilitate the movement of homeless individuals and families to permanent housing. Homeless persons may live in a transitional dwelling for up to two years. Transitional housing can include single-family or multifamily dwellings, residential

care facilities, or boarding houses. Any dwelling used for transitional housing is subject to the zone and use standards applicable to the zone in which it is located.

“Supportive housing” means a residential care facility with no limit on length of stay that is occupied by the target population as defined in subdivision (d) of Cal. Gov’t Code § 53260 (i.e., low income persons with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the person turned 18), and that is linked to on-site 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. Any dwelling used for supportive housing is subject to the zone and use standards applicable to the zone in which it is located.

The City partially complies with State law requirements for transitional and supportive housing; however, to fully comply with State law, the City must amend the Zoning Ordinance to allow transitional and supportive housing in the R-L and R-1/B-1 zones. The Housing Element includes a program to amend the Zoning Ordinance to comply.

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.

Second Dwelling Units

Another type of housing appropriate for lower-income persons are second dwelling units. A “second unit” is defined as an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel that the single family dwelling is situated. A second unit also includes the following: (an efficiency unit, as defined in Section 17958.1 of Health and Safety Code, and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

Assembly Bill (AB) 1866 (Chapter 1062, Statutes of 2002), also known as the “second unit law”, amended the California Government Code to facilitate the development of second units. This amendment requires localities to allow second units ministerially

without discretionary review or hearings. To be considered a ministerial review, the process used to approve second units must “apply predictable, objective, fixed, quantifiable and clear standards.” Applications for second units should not be subject to onerous conditions of approval, public hearing processes, or public comment periods.

The second unit law established maximum standards for second units on lots zoned for residential use that contain existing single family dwellings. No other standards can be applied to the approval of second units than those listed in Section 95852.2(b) of the Government Code, except the City may require that the primary structure be owner-occupied. The City has adopted these standards, which are outlined in Chapter 18.22, Accessory Dwellings, of the Zoning Code:

Second units are allowed in the single family and multifamily zoning districts (R-1, R-2, and R-3). In the City's Zoning Code, second unit performance standards are addressed separately within each of the residential zone districts. Second units must meet all of the same requirements as the main structure, except that they may not exceed 1,200 square feet if detached, or 30 percent of the main structure if attached. Second units must provide one off-street parking space per bedroom for a maximum of two parking spaces.

Emergency Shelters

California Health and Safety Code (Section 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.” State law, with the passage of SB 2 in 2008, requires jurisdictions to allow emergency shelters without a conditional use permit or other discretionary permit in at least one zone. The zone must have land available to accommodate an emergency shelter.

Pursuant to Senate Bill 2, the City conducted a staff level review of its zoning districts and available land and determined that the High Density Residential (R-3) zone or the General Commercial (C-2) zone would be the most appropriate for emergency shelters because it is intended as an area for multiple family dwellings and wholesale commercial activities so public transportation would be accessible and NIMBY (Not In My Back Yard) issues would be minimized. Approximately 53 acres on 48 vacant parcels of currently zoned R-3 sites and 77 acres currently zoned C-2 is available to meet this potential need.

In 2010 the City adopted Municipal Code Chapter 18.98, Emergency Shelters. The Zoning Code permits emergency shelters in the R-3 zone by right, subject to certain standards. 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. The standards adopted by the City are all consistent with State law requirements for emergency shelters, except for the locational requirement of 1,000 feet from other shelters. State law limits the locational requirement for emergency shelters to 300 feet from other

shelters. The Housing Element includes Implementation Measure HO-2.5.2 to update the Zoning Code to be consistent with State law.

Farmworker 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. No additional discretionary approvals are required for any kind of housing that is intended to house six or fewer people, including farmworkers. 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.

The City requires a conditional use permit for large-scale housing developments in all residential zones except for the Planned Development zone district. 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 housing as the process is very streamlined and projects can be approved in three months.

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 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. 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.

Zoning and Land Use

The Zoning Code currently provides a definition of group care home that is based upon Health and Safety Code §1500 et seq. In accordance with State law, the City must allow group facilities for six persons or fewer 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. Facilities for seven or more persons are allowed with a use permit in all residential zone districts and in the C-1 commercial zone district under senior and assisted living.

Definition of a Family

A restrictive definition of “family” that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated. 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 not considered restrictive.

Building Codes

The City actively enforces 2013 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.

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 policy was codified in Chapter 18.99 of the Zoning Code in 2010 and 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.

Table 8-46 is a checklist of potential constraints on housing for persons with disabilities pursuant to SB 520.

TABLE 8-46 CONSTRAINTS ON HOUSING FOR PERSONS WITH DISABILITIES	
City of Mt. Shasta 2014	
<i>Overarching and General</i>	
Does the City of Mt. Shasta have a process for persons with disabilities to make requests for reasonable accommodation?	Yes. The City amended its zoning ordinance to include a Reasonable Accommodation Ordinance that outlines a process of ensuring equal access to housing for persons with disabilities.
Has the City made efforts to remove constraints on housing for persons with disabilities?	The City enforces the Building Code. Otherwise, the City has not identified any constraints to housing for persons with disabilities over which the City has discretionary control.
Does the City make information available about requesting reasonable accommodations?	The City places information relating to requests for reasonable accommodations at the main counter at City Hall and on meeting agendas.
<i>Zoning and Land Use</i>	
Has the City reviewed all of its zoning laws, policies, and practices for compliance with fair housing law?	The City has reviewed its land use policies, zoning regulations (which had a comprehensive update in 2009) and practices and has not identified any area where it is not in compliance with fair housing laws.
Are residential parking standards for persons with disabilities different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	The City Parking Ordinance (15.44) has provisions for modification of parking requirements for persons with disabilities. Otherwise, disabled access standards are those mandated for local enforcement by the State (Title 25, CCR, California Building Code, Chapter 11A & B, and Chapter 34 for Historic properties).
Does the locality restrict the siting of group homes?	No, not for six or fewer clients. For group homes with more than six clients (depending on the size of the facility and other proposed services), the siting could be a factor in consideration of a conditional use permit.
What zones allow group homes other than those allowed by State law? Are group homes over six persons allowed?	Group homes with over six “clients” are considered “assisted housing” and are permitted with approval of a conditional use permit in all residential districts (R-1; R-2; R-3) and in the C-1 commercial district.
Does the City have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?	Not specifically “occupancy standards”. The issue might be considered if there was need to define whether a residence for more than six unrelated people was a “group home”, a multifamily structure, or some other type of residence other than a “single family” residence.

**TABLE 8-46
CONSTRAINTS ON HOUSING FOR PERSONS WITH DISABILITIES**

**City of Mt. Shasta
2014**

Does the land use element regulate the siting of special housing in relationship to one another?	No. The Land Use Element does not require a minimum distance between two or more special needs housing.
<i>Permits and Processing</i>	
How does the City process a request to retrofit homes for accessibility?	An application is made to the City Building Department. The City has adopted the Uniform Building Code. There are no local amendments of the Code that affect accessibility.
Does the City allow group homes with fewer than six persons by right in single family zones?	The City allows licensed group homes serving six or fewer residents in all districts that allow single family homes by preemption of State requirements; however, this is not explicitly stated in the zoning code.
Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?	Facilities serving more than six would fall under the classification of "Assisted Housing". Assisted Housing is allowed in all residential districts and in the C-1 commercial zone subject to approval of a conditional use permit.
What kind of community input does the City allow for approval of group homes?	No public input is solicited for licensed group homes serving six or fewer since they are treated as single family dwellings. For facilities serving more than six (i.e., assisted housing), the conditional use permit process requires a public hearing by the Planning Commission and, if the commission's action is appealed, a public hearing is held before the City Council.
Does the City have particular conditions for group homes that will be providing services on site?	For a licensed facility serving six or fewer people, the City has no particular conditions for services that are permitted by the State license for the facility. If the facility is an "assisted housing" proposal serving more than six, the proposal for "services" would be part of the project description for the use permit application, and the conditional use permit would specify conditions of approval.
<i>Building Codes</i>	
Has the City adopted the Uniform Building Code?	Yes. No local amendments affect disabled access.
Has the City adopted any universal design element into the code?	The City will encourage the incorporation of universal design in new construction.
Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	Yes. The City amended its zoning ordinance to include a Reasonable Accommodation Ordinance that outlines a process of ensuring equal access to housing for persons with disabilities.

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 8-47 lists the typical review times for each type of permit or approval process in the City. If an applicant proposes developments that require discretionary review, such as a use that requires a CUP, the processing time can extend to two months regardless of if it is a single family or multifamily project. These review periods do not present constraints to development as some review is needed to ensure the maintenance of health and safety standards. The Planning Department encourages developers to submit applications concurrently where possible to minimize the total processing time and related cost for a project.

TABLE 8-47 PLANNING PROCESSING TIMES City of Mt. Shasta 2014	
Type of Approval or Permit	Typical Processing Time
Ministerial Review	2-3 weeks
Conditional Use Permit (CUP)	2 months
Zone Change	3 months
General Plan Amendment	3 months
Site Plan Review	45 days
Parcel Maps	3-4 months
Initial Study	6-8 weeks
Environmental Impact Report	8 months +

Source: City of Mt. Shasta Planning Department, 2014

Conditional Use Permit

While approval of a use permit does require more detailed analysis and discretionary consideration than a use allowed “by right,” this process does not appear to be a substantial constraint to development of affordable housing. A Conditional Use Permit for a multifamily housing project entails a public hearing before the City Council, as well as notification of property owners within 300 feet of the project. An environmental review pursuant to the California Environmental Quality Act (CEQA) (typically a negative declaration) is conducted and staff reviews the project for compliance with City and CEQA standards. There are no design standards, architectural review, or other criteria applied except normal setbacks, building height, lot coverage, density, and parking requirements. The City Council 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 six to eight weeks.

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 two-month period necessary to process the application before the City Council. This processing time is minimal and has little to no effect on the cost or feasibility of a multifamily housing project.

Variance

Where practical difficulties or unnecessary hardships may result from the strict application of the Zoning Ordinance, the City may grant individuals relief from provisions of the Ordinance in the form of a variance. Similar to Conditional Use Permits, the processing of a variance requires an application to be filed with the Planning Department, payment of a fee, and a public hearing before the Planning Commission. Further, in deciding whether to grant a variance, the Planning Commission must be able to make the following findings:

- That there are exceptional or extraordinary circumstances or conditions applying to the land, building or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings or uses in the same district;
- That the granting of the application is necessary for the preservation and enjoyment of substantial property rights to the petitioner; and
- That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

If the Planning Commission is able to make the findings, as well as ensure that the variance is, or can be made, harmonious with the general purpose of the Zoning Ordinance, the variance can be granted. Further, if the Planning Commission denies the variance request because the findings cannot be made, or the variance is in conflict with the general purpose of the Zoning Ordinance, the applicant(s) may appeal the decision to the City Council.

While the variance process provides considerable flexibility from the provisions of the Zoning Ordinance in that it allows the Planning Commission to consider unusual circumstances surrounding the use, building, and property, a variance may not be the appropriate mechanism for accommodating the special needs of persons with disabilities. This is because the granting of a variance is based upon the unique characteristics of the property, building, or use and not the unique characteristics of the

property owner or prospective occupant. For this reason, the City has adopted a reasonable accommodations ordinance for persons with disabilities.

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.

Development Impact, Connection, and Processing Fees

Impact fees that apply to new residential single family and multifamily construction are listed in Table 8-48. The City of Mt. Shasta's fees for a typical single family dwelling may amount to \$27,054 per unit, and \$17,382 per unit for a multifamily dwelling.⁵ 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 8-49.

School impact fees in the amount of \$3.36 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 \$5,040⁶ 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.

The City's impact fees are somewhat 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 \$15,530 per unit.

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 the fees 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 fees (to the amounts described in this Housing Element) and suspended the Neighborhood Park fee requirement for residential projects, which further reduced fees by \$4,792.

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 12 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. It is recognized that the City's increase in development fees may constrain the

⁵ Based on a 3 bedroom unit, costs vary by number of bedrooms and units over four

⁶ School impact fees are calculated based on a 1,500 square foot unit.

development of affordable housing; however, the City has determined that this increase is necessary to provide infrastructure and services for future development. However, as noted in Implementation Measure HO-3.5.1, 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 8-48
CONNECTION AND IMPACT FEES**

**City of Mt. Shasta
2014**

<i>Type of Fee</i>	<i>Fee Per Dwelling Unit</i>
<i>Connection Fees</i>	
Sewer	
Single Family Residence	\$13,502.00
Duplex, Triplex and Condo with private entrance (per unit)	\$13,502.00
Four plus apartment units	
Per unit-one bedroom unit	\$8,371.00
Per unit-two bedroom units	\$10,127.00
Per unit-three bedroom units	\$11,881.00
Water	
Single Family Residence	\$10,938.00
Duplex, Triplex and Condo with private entrance (per unit)	\$10,938.00
Four plus apartment units	
Per unit-one bedroom unit	\$6,782.00
Per unit-two bedroom units	\$8,203.00
Per unit-three bedroom units	\$9,626.00
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 ¹
School Fees	
Siskiyou Union High School District	Residential-\$3.36/ sq. ft.
Mt. Shasta Union School District	Residential-\$0.80 sq. ft.
Development Impact Fees	
Public Works	\$389.75
Police	\$295.75
Fire	\$528.25
Subtotal	\$1,213.75
Total Fees for Single Family Unit¹	\$27,053.75
Total Fees for Multifamily Unit²	\$17,381.75

Source: City of Mt. Shasta, April 2014.

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

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

TABLE 8-49 PLANNING PERMIT FEES City of Mt. Shasta 2014	
	Fee ¹
Initial Study and Checklist	Cost plus 5% ^{2,3}
Negative Declaration	Cost plus 5% ^{2,3}
Environmental Impact Report	Cost plus 5% ^{2,3}
Annexation (5 acres or less)	\$750
Annexation (More than 5 acres)	\$1,200
General Plan Amendment	\$580
Zoning Amendment	\$425
Use Permit	\$480
Variance	\$580
Lot Line Adjustment	\$150
Minor Subdivision (4 or less lots)	\$650
Major Subdivision (5 or more lots)	\$150/parcel plus \$300

¹Fees adopted per Resolution No. CCR-03-40, Fees apply to both single family and multifamily units.

²Additional fee for administration added to each application.

³Additional 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, 2014.

Building Code and Enforcement Constraints

The City adopted the 2013 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 2013 (effective date of January 1, 2014). 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 2013 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:

- Reduce water consumption by 20 percent;
- Divert 50 percent of construction waste from landfills;
- Install low pollutant-emitting materials;
- Separate water meters for nonresidential buildings' indoor and outdoor water use; and
- 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 time line 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.

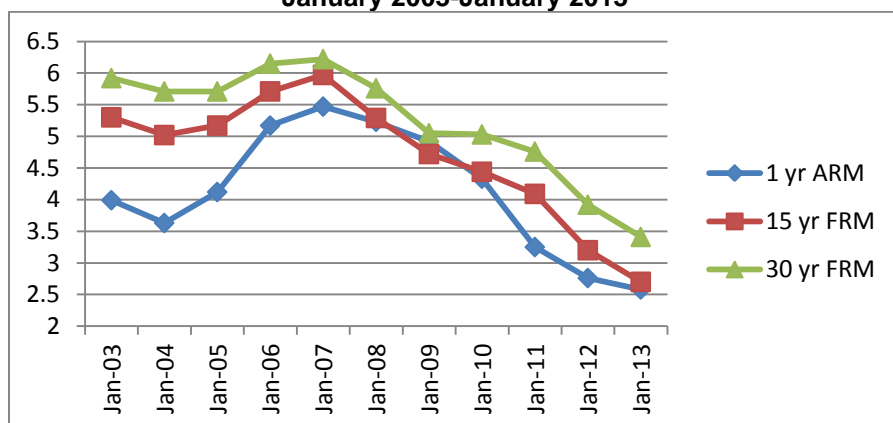
21. Non-Governmental Constraints

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 8-2, mortgage rates decreased from 2007, hitting a historic low in 2013 at 3.41 percent for the 30-year fixed-rate mortgage. In 2013 interest rates started to increase, but still remain historically low as of 2014. The mortgage banking crisis that began in 2008 affected the availability of construction financing and mortgage loans. Lenders that had once offered mortgage loans more freely became much more restrictive after 2008. Lenders required down payments of 20 percent and credit scores higher than 680 to receive competitive interest rates. These restrictions placed homeownership out of reach for many, though in 2013 lenders began to ease the qualifications required for a competitive mortgage rate. As the economy continues its slow recovery, lenders may continue to make mortgage loans more accessible, although they may never be as easy to obtain as they were prior to 2008.

FIGURE 8-2
MORTGAGE RATES
January 2003-January 2013



Notes: Mortgage Rates:
ARM-Adjustable Rate Mortgage
FRM- Fixed Rate Mortgage
Source: Freddie Mac Primary Mortgage Market Survey, January 2014

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 April 2014, 40 vacant residential parcels were listed for sale in the city. The asking prices for these vacant parcels ranged from \$5,800 to \$875,000, or \$0.19 to \$42.33 per square foot, with an average price of \$3.74 per square foot (or \$33,669 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.

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.

In 2014, RS Means (a reliable published source for construction industry costs) estimated that the hard construction costs in the Redding area were \$149 per square foot for a typical two-story multifamily residential construction with wood siding and frames and a floor area of 22,500. Based on the International Code Council Building Valuation Data, a one- and two-family residential construction would cost approximately \$118 per square foot. This equals a rough estimate of \$149,000 for a 1,000 square foot apartment unit and \$177,000 for a 1,500 square foot single family home.

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.

Appendices

APPENDIX 8-A: HOUSING IMPLEMENTATION PROGRAMS SUMMARY - 2009-2014 HOUSING ELEMENT

APPENDIX 8-B: VACANT LAND INVENTORY

APPENDIX 8-C: LOCATION OF PARCELS IDENTIFIED IN VACANT LAND INVENTORY

APPENDIX 8-D: FUNDING SOURCES

APPENDIX 8-E: GLOSSARY

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F. APPENDIX 8-A: HOUSING IMPLEMENTATION PROGRAMS SUMMARY - 2009-2014 HOUSING ELEMENT

TABLE 8-A HOUSING IMPLEMENTATION PROGRAMS SUMMARY: 2005 HOUSING ELEMENT City of Mt. Shasta 2009-2014			
<i>Implementation Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
Policy HO-1.1: Review the General Plan and zoning map on an annual basis to determine the availability of suitable land to accommodate a variety of housing types. To reduce the impact that availability may have on the cost of vacant single family and multifamily land, an adequate inventory of these lands shall be available at any time to serve five years of projected growth.			
Program 1.1.1: Every year, as part of the annual Housing Element review, the Planning Commission will review the City's vacant land inventory with the objective of ensuring the City can accommodate a variety of housing types. If a deficiency is found, steps shall be taken to change the General Plan and zoning as needed to increase the amount of available land. The inventory will be available to the public, especially the development community for their information and use.	Ongoing	The City conducts the Housing Element review annually, as required by State law. The City has more than enough land to accommodate the RHNA.	Retain program
Policy HO-1.2: Maintain compliance with Housing Element law and consistency between the Housing Element and General Plan Element at all times.			
Program 1.2.1: Track and review changes in housing law to determine possible need for revisions in related general plan policies and programs.	Ongoing	The City tracks changes in State law and reviews the General Plan for consistency upon each Housing Element revision.	Retain program, but modify timeframe to be consistent with 5-year update of Housing Element.
Policy HO-1.3: Provide adequate opportunities for persons from all economic segments of the community to participate in the development of the Housing Element.			

**TABLE 8-A
HOUSING IMPLEMENTATION PROGRAMS SUMMARY: 2005 HOUSING ELEMENT**

**City of Mt. Shasta
2009-2014**

<i>Implementation Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
<p>Program 1.3.1: In order to increase public input and support of the City's housing programs, the City will encourage the participation of groups interested in housing in the annual Planning Commission review of the Housing Element. This will occur through public notice and normal contact and solicitation of participation with local agencies and interest groups.</p>	Completed/ Ongoing	The City strives to encourage public participation in the development and review of each Housing Element Update. The City published a notice in the local newspaper, posted flyers, and sent emails and made phone calls to local stakeholders for the recent Housing Element Community Workshop.	Retain program, but modify timeframe to be consistent with 5-year update of Housing Element.
<p>Policy 1.4: The City will encourage housing suitable to a variety of income levels and household sizes and types.</p>			
<p>Program 1.4.1: Facilitate the development of new housing in order to meet the needs generated by population growth. Review building and development requirements and standards, and modify those deemed to be unnecessary or excessive and avoid policy changes that would present new unnecessary constraints to meeting housing goals.</p>	Completed	The City conducts this review as part of the five year update to the Housing Element. The City made several changes to the Zoning Ordinance to remove constraints identified in the 2009-2014 Housing Element including zoning for emergency shelters and transitional and supportive housing, and adopting a reasonable accommodation ordinance.	Retain program, but modify timeframe to be consistent with 5-year update of Housing Element.

**TABLE 8-A
HOUSING IMPLEMENTATION PROGRAMS SUMMARY: 2005 HOUSING ELEMENT**

City of Mt. Shasta
2009-2014

<i>Implementation Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
<p>Program 1.4.2: The City will encourage and support plans that include extremely low, very low and low income housing in areas appropriate to the needs and desires of the population it would house, and at the same time be convenient to public services including bus service and public transit programs. The term "encourage and support", as used herein, may include:</p> <p>Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date;</p> <p>Allow phasing of infrastructure whenever possible at time of project review; and</p> <p>Any other action on the part of the City which will help to keep development costs to a minimum.</p> <p>Provide density bonus or other concessions to qualifying projects in accordance with Government Code 65915.</p> <p>Facilitate the provision of public transportation services to serve residential areas, including services for people with handicaps and the installation of bus stops at safe and convenient locations.</p>	Not applicable	There were no plans for lower income housing during the previous planning period.	Retain program.
<p>Program 1.4.3: The City will encourage developers of large residential subdivisions (i.e. 50 or more units) to provide some affordable housing. At a minimum, this may entail encouraging developers to incorporate duplexes, triplexes, townhouses, or other affordable housing product or recommend the overlay of the Planned Development (P-D) zone district to provide development flexibility for clustering, mixed use and condominium development.</p>	Not applicable	There were no large residential subdivisions during the previous planning period.	Retain program.
<p>Policy 1.5: Encourage, and take action to secure the rehabilitation of substandard or dilapidated housing units.</p>			

**TABLE 8-A
HOUSING IMPLEMENTATION PROGRAMS SUMMARY: 2005 HOUSING ELEMENT**

City of Mt. Shasta
2009-2014

<i>Implementation Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
Program 1.5.1: Continue the rehabilitation of substandard residential units and removal and replacement of dilapidated units, using all available State and Federal subsidies and programs for the lower income residents for both owner and rental units.	No funding available	No funding was available during the planning period to implement this program.	Modify program to actively pursue funding.
Policy 1.6: Encourage housing maintenance in order to avoid future need for significant rehabilitation or replacement.			
Program 1.6.1: Utilize the code enforcement program as a means of keeping track of the condition of the City's housing stock. This, along with periodic review by Planning Commission and City Council of residential areas needing improvements, could identify needed code enforcement action, necessary improvements to City infrastructure, and/or the opportunity to obtain financing for improvements.	Ongoing	The City's contract Building Inspector has worked to identify homes in need of maintenance. Since the City has gone to a contract system for the Building Inspection Services, the City needs to negotiate this into the contract, or develop a program where City staff conducts the visual inspections.	Program is repetitive with Program 6.1.3
Policy HO-2.1: Ensure that the City's development standards and/or processing requirements are not a constraint to the development of affordable housing.			

**TABLE 8-A
HOUSING IMPLEMENTATION PROGRAMS SUMMARY: 2005 HOUSING ELEMENT**

City of Mt. Shasta
2009-2014

<i>Implementation Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
Program HO-2.1.1: Review the effectiveness of the updated zoning ordinance and make revisions if it is found the ordinance is creating unusual constraints on affordability and housing availability.	Completed	The Planning Department has, and continues to, review the processes for development and made changes to certain ordinances after identifying or experiencing problems with implementation. The adopted zoning code has not shown to have any unusual constraints to building housing for affordable to moderate, or otherwise targeted income groups. This is because many adjustments have been made in the past.	Retain.
Program HO-2.1.2 Where public health, safety and welfare is not compromised, avoid imposing planning and other permitting decisions that would result in the conversion of affordable housing to other uses.	Not completed	Staff proposed a condominium conversion ordinance but it was not approved by City Council after recommendation by the Planning Commission. Staff suggests the Council re-examine a condominium conversion ordinance in light of this housing policy.	Retain program

**TABLE 8-A
HOUSING IMPLEMENTATION PROGRAMS SUMMARY: 2005 HOUSING ELEMENT**

**City of Mt. Shasta
2009-2014**

<i>Implementation Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
<p>Program HO-2.1.3: Prior to adoption of any policy or regulation which could significantly impede the development of housing, the Planning Commission and City Council will consider the adverse effects of the policy or regulation on the City's ability to provide housing, and minimize adverse effects to the degree feasible.</p>	Ongoing	<p>The City adopted increased sewer and water connection fees, and subsequently adopted development impact fees in 2010. The City completed the Development Impact Fee Study as required by State law to support the new fees, and lawfully adopted development impact fees. The fees for "neighborhood parks" have been suspended since the fee was considered impedance to the development of housing. In the ordinance, there are sections that allow for adjustments to fees if fees are found to be unrelated to the impact of the project. Subsequently the remaining impact fees were reduced by 75 percent.</p>	Retain as a policy
<p>Program HO-2.1.4: With all due consideration to financial constraints, and consistent with other General Plan policies, encourage, participate and cooperate in extension of City services to currently un-served areas, including direct financial participation when deemed appropriate by the City Council.</p>	Ongoing	<p>There were no annexations or out of area service connections processed in 2013. The last annexation occurred in 2010</p>	Retain as a policy

**TABLE 8-A
HOUSING IMPLEMENTATION PROGRAMS SUMMARY: 2005 HOUSING ELEMENT**

**City of Mt. Shasta
2009-2014**

<i>Implementation Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
Program HO-2.1.5: The City will not place any condition of approval that lowers the proposed density of a residential project if the project otherwise conforms to the general plan, zoning and/or development policies in effect, unless the findings required by Government Code Section 65589.5 are made.	Not applicable during planning period	This is standard practice since the law was passed.	Retain as a policy
Program HO-2.1.6: The City Zoning Ordinance allows residential uses within the CBD on second floors and above in commercial structures. Encouragement of this concept will continue as a means to provide additional affordable and convenient housing.	Ongoing	This is ongoing, and amendments to the Zoning Code have made it easier to locate mixed use developments in commercial areas. The Planning Commission approved a mixed use building in 2011 consistent with this policy.	Retain as a policy
Goal HO-3: Encourage site development for low and moderate income housing.			
Policy HO-3.1: Pursue public and private resources available to promote diverse housing opportunities, and particularly to assist in the creation and retention of affordable housing for extremely low, very low, low and moderate income levels.			

**TABLE 8-A
HOUSING IMPLEMENTATION PROGRAMS SUMMARY: 2005 HOUSING ELEMENT**

**City of Mt. Shasta
2009-2014**

<i>Implementation Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
<p>Program HO-3.1.1: Encouragement and Assistance. The City will assist private and non-profit organizations in the development of extremely low-, very low-, low- and moderate-income housing where such development does not conflict with other policies and provisions of the General Plan and City ordinances. Assistance will include: maintenance of relationships with funding and facilitating agencies and organizations; site identification; and local, state, federal permit assistance.</p>	Ongoing	<p>A substantial housing project application was received by the City in 2013 and is being processed. The Mountain Townhomes project proposes construction of a new 25-unit affordable multifamily residential development within the downtown area. The project is currently undergoing CEQA analysis. Construction is anticipated once all permits and certifications for the project have been secured. In 2011, the City applied for funding under the HOME program for Tennant Based Rental Assistance Program but did not get the funding.</p>	Retain
<p>Program HO-3.1.2: Incentives. The City Council will review permit fees, connection fees and/or improvement requirements for projects involving a substantial percentage of units (minimum of 25%) for —very low or —other lower income households. Fee threshold will be consistent with the State density bonus law. A 25 percent density bonus may be granted to qualifying projects, pursuant to Government Code Section 65915, as noted in City of Mt. Shasta Ordinance No. CCO-09-02, Section 2.13 (adopted on April 27, 2009, to be codified in Chapter 18 of the Municipal Code).</p>	Ongoing	<p>Staff would recommend density bonuses when applicable. The City uses all available fee adjustments for affordable housing that the State has legislated where appropriate. City Council also significantly reduced the development impact fees, but in many cases the impact fees would be waived or reduced in certain cases where housing was intended for targeted income groups.</p>	Retain

**TABLE 8-A
HOUSING IMPLEMENTATION PROGRAMS SUMMARY: 2005 HOUSING ELEMENT**

City of Mt. Shasta
2009-2014

<i>Implementation Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
<p>Program HO-3.1.3: The City shall encourage, coordinate with and support agencies and organizations operating rental and mortgage subsidy and self-help housing programs. The City will refer persons interested in developing low-cost housing to appropriate government and non-profit organizations for assistance. Those provisions of the City's ordinance which support affordable housing (e.g., second dwellings, group housing, density bonuses), will be made available to the public in the form of "an affordable housing information brochure". This brochure will include information from the Housing Needs Study completed for the City in July 2005.</p>	Incomplete	Funding for these brochures has been sought and has not been successfully secured. In the past the City linked to a community resource website on the County of Siskiyou website. Unfortunately, the Siskiyou County page was updated, and the link has been eliminated. Staff is actively seeking ways to re-establish that complete list. Staff will re-establish the list or consider this as a budget item in 2014. As mentioned above, in 2011, the City applied for funding with the help Great Northern Corp for Tennant Based Rental Assistance Program, but was not chosen for the funding.	Retain
<p>Program HO-3.1.4: To support the development of housing affordable to extremely low-income households, the City shall continue to seek and pursue state and federal funds annually, or as funding becomes available; and grant priority to projects that include units affordable to extremely low-income households.</p>	Ongoing	In 2011, the City applied for funding under the HOME program for Tennant Based Rental Assistance Program but did not get the funding.	Retain
<p>Policy HO-4: Minimize the adverse effects of new mitigation fees, sewer fees and drainage fees on the provision of housing for low- and moderate-income persons.</p>			

**TABLE 8-A
HOUSING IMPLEMENTATION PROGRAMS SUMMARY: 2005 HOUSING ELEMENT**

City of Mt. Shasta
2009-2014

<i>Implementation Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
Program HO-4.1.1: At the time of adoption of any new mitigation fees, the City shall consider the housing needs of low- and moderate-income households. Provisions shall be included for potential fee reductions or other cost reductions for projects where 25 percent or more of the housing would be dedicated to low- and moderate-income persons when a covenant is signed assuring continued use by low- and moderate-income households.	Completed/ Ongoing	The City adopted development impact fees in 2009, but significantly reduced those fees in 2010 and 2011. The fees were adopted with the required supporting fee study. The housing element has provisions to alleviate the impacts of fees on affordable housing projects. The language in the impact fee ordinance provides language as specified. (See Sections 3.55.080 (fees can be negotiated), 3.55.110 (A-D) (applicants can petition for modification if certain conditions exist), Section 3.55.120 (through Development Agreements)).	Retain
Program HO-4.1.2: The City will continue to review its planning, permitting and environmental review programs to identify potential constraints to housing development and means by which those constraints may be reduced.	Ongoing	Staff is currently reviewing its application process to identify potential constraints to housing development and means by which potential constraints may be reduced. In 2010, certain modifications were made to the subdivision ordinance.	Retain
Program HO- 4.1.3: Pursuant to Government Code § 65589.7, the City will develop specific procedures to grant priority sewer and water service to those residential developments that include units affordable to lower income households.	Incomplete	There has been no action on this. Staff recommends that the City have as a goal to complete this in 2014.	Retain

**TABLE 8-A
HOUSING IMPLEMENTATION PROGRAMS SUMMARY: 2005 HOUSING ELEMENT**

**City of Mt. Shasta
2009-2014**

<i>Implementation Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
Program HO-4.1.4: The City will monitor the development of new single family and multifamily housing by qualified developers and determine whether the City's development impact fees and conditional use permit requirements create an unjustified constraint to affordable housing development.	Not applicable during reporting period	The City has not had any activity to ascertain this issue. However, the impact fees for neighborhood parks were suspended, and the remaining impact fees were reduced by 75%. Please note that this State law applies to "affordable" as defined by the State, and not to "above moderate" or "High Income" projects. The only permits in the city during the period were for above moderate housing. The City does not require a conditional use permit for housing.	Retain
Policy HO-5.1: Rehabilitate, or seek funding to allow the rehabilitation of an average of three housing units per year during the planning period.			
Program HO-5.1.1: The City will actively apply for CDBG rehabilitation grants during the planning period.	Ongoing	The City is conducting a citywide income survey in an effort to qualify for CDBG funds.	Retain
Program 5.1.2: The City will, as such information becomes available, notify or cooperate in notification of owners of homes in need of rehabilitation or weatherization about programs which could help meet rehabilitation needs.	Ongoing	The City continually provides that information, however responses are lacking.	Retain
Policy HO-6: Conserve existing housing wherever possible.			

**TABLE 8-A
HOUSING IMPLEMENTATION PROGRAMS SUMMARY: 2005 HOUSING ELEMENT**

City of Mt. Shasta
2009-2014

<i>Implementation Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
Program HO-6.1.1: Prior to allowing the conversion of rental units for other purposes, the City shall consider the impact of the conversion on the availability of rental units and may deny the conversion if the City makes a finding that the conversion will result in a substantial depletion of the available rental housing stock.	Incomplete	Staff suggests that the Council revisit the addition of a Condominium Conversion Ordinance that takes into account considering factors prior to approval, such as existing rental vacancy rates to be consistent with this policy.	Retain as a policy
Program HO-6.1.2: In rezoning, permit or other discretionary decisions, the City shall consider the potential effects of the decision on affordable housing, particularly for low and moderate-income households	Ongoing	Ongoing. However, no opportunities were presented during the planning period.	Retain as policy
Program 6.1.3: Periodically during the planning period, the City will conduct visual inspections of housing conditions to identify homes in need of maintenance. The Building Department will notify the owners of the need and make referrals for assistance as appropriate.	Ongoing	The City's contract Building Inspector has worked to identify homes in need of maintenance. Since the City has gone to a contract system for the Building Inspection Services, the City needs to negotiate this into the contract, or develop a program where City staff conducts the visual inspections.	Retain as a program to consider allocating staff resources
Program HO-6.1.4: The City will continue to offer free guidance and technical assistance through the Building Department to homeowners who wish to repair and improve existing housing. The City will encourage, and participate in as appropriate, the activities of other agencies promoting homeowner maintenance and improvement self-help skills.	Ongoing	The Building Department is accessible for these inquiries.	Modify

**TABLE 8-A
HOUSING IMPLEMENTATION PROGRAMS SUMMARY: 2005 HOUSING ELEMENT**

City of Mt. Shasta
2009-2014

<i>Implementation Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
Program HO 6.1.5: The City will maintain a list of non-profit organizations interested in the retention and construction of affordable housing. The City will respond to the property owner on any Federal or State notices including Notice of Intent or Opt-Out Notices on local projects. The City will meet with and assist organizations desiring to maintain affordable housing in the City.	Ongoing	Staff has a small list of organizations, such as CHIP, for these reasons	Retain
Program HO-6.1.6: The City will assist in the search for gap funding for at risk projects that may decide to pay off existing assisted loans during the course of the planning period, including CDBG, California Housing Finance Agency, HCD, etc.	Ongoing	There were no opportunities for this. The City has worked on a number of potential opportunities to secure gap funding to rehabilitate at risk projects including Alta Vista Manor over the planning period, though the funding has been denied on numerous efforts. Staff also worked with a law firm twice regarding the same location, but these applications did not require gap funding. Again, the funding was denied.	Retain
Program HO-6.1.7: The City will develop and maintain a current list of entities qualified and interested in participating in the offer of Opportunity to Purchase and Right of First Refusal (per Government Code 65863.11).	Completed	The City maintains this list and has updated this list as part of the 2014 Housing Element Update.	Retain
Policy HO-7.1: Over the planning period (2009-2014), to meet the City's share of regional housing needs, the City will facilitate the development of a minimum of 58 dwelling units according to the following income levels: 7 units for extremely low income; 7 units for very low income; 10 units for low income; 9 units for moderate income; and 25 units for above moderate income.			

**TABLE 8-A
HOUSING IMPLEMENTATION PROGRAMS SUMMARY: 2005 HOUSING ELEMENT**

**City of Mt. Shasta
2009-2014**

<i>Implementation Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
Program HO-7.1.1: Subject to availability of funding, the City will work with developers of housing located outside existing sewer and/or water service areas, or in areas where existing systems are at or near capacity, to develop or improve essential utility systems to facilitate housing development. City assistance may involve direct participation in improvements or cooperation in the formation of assessment districts or other means of financing necessary improvements.	Ongoing	Funding was secured in 2013 to complete necessary improvements to the City Sewer Interceptor and the Wastewater Treatment Plant. Design and CEQA review of this project was initiated in 2013.	Retain
Program HO-7.1.2: The City will continue to develop and implement plans to expand domestic water and sewage collection and treatment systems such that planned development over the General Plan 20-year timeframe can be accommodated.	Ongoing	The City adopted a Sewer System Management plan in November 2010. In addition, the City adopted a Master Water Plan that includes information such as costs and locations of storage and extensions to Springhill Road area, as well as to enhance the efficiency of the existing water system. Funding was secured in 2013 to complete necessary improvements to the City Sewer Interceptor and the Wastewater Treatment Plant. Design and CEQA review of this project was initiated in 2013.	Retain as policy
Policy HO-8.1: Encourage programs that will address the needs for housing and programs for senior citizens, large families, disabled persons, single-parent families, extremely low- income and the homeless.			

**TABLE 8-A
HOUSING IMPLEMENTATION PROGRAMS SUMMARY: 2005 HOUSING ELEMENT**

City of Mt. Shasta
2009-2014

<i>Implementation Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
Program HO-8.1.1: The City will partner with area social services agencies and non-profit organizations to assess the need for supportive housing types and identify funding sources to develop needed services in the City.	Ongoing	The City partners with Jefferson Economic Development Institute, Great Northern Corporation and CDBG on an ongoing basis. No action taken on this in 2011 except for the application with Great Northern Corp for Tennant based Rental Assistance.	Retain
Program HO-8.1.2: Work closely with qualified developers of new multifamily housing that includes affordable four- and five-bedroom units. The City will offer expedited review process and technical assistance for projects that include four- and five-bedroom units.	Continually	This program is inconsistent with the identified needs in the existing needs assessment. The City has smaller household sizes.	Delete
Program HO-8.1.3: Support the development of low-cost child care facilities and job training programs in the City to encourage female householders to enter the job market. Meet with the child care council on an annual basis to review possible childcare needs of the community.	No action during planning period	No action taken in 2011 regarding job training programs. Locating child care establishments in residential areas is allowed by right (Zoning) so long as State licensing procedures are followed.	Retain
Program HO-8.1.4: Review building codes regarding door sizing, fixture placement and other provisions related to handicapped access, and prepare an ordinance that would establish standards to promote improved handicapped access for all multifamily housing, suggesting one handicap unit for every four units constructed.	Completed	The City uses the Uniform Building Code for those standards, and also adopted a reasonable accommodation policy in the Zoning Code in 2010. The current law requires at least one unit in four be adaptable to ADA standards.	Delete. Program completed.
Program HO-8.1.5: Support agencies and organizations serving the homeless by annually updating referral information on local homeless agencies.	Ongoing	One referral was made in 2012.	Retain

**TABLE 8-A
HOUSING IMPLEMENTATION PROGRAMS SUMMARY: 2005 HOUSING ELEMENT**

City of Mt. Shasta
2009-2014

<i>Implementation Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
Program HO-8.1.6: Support designated regulatory agencies in the prevention and correction of any reported discrimination in housing.	Not applicable	No housing discrimination reported.	Retain
Program HO-8.1.7: Building permit processing and inspections for individuals with disabilities shall be given a high priority.	Ongoing	This is standard procedure for the City. We had one opportunity in 2011 for a carport that encroached the set-back for a person who has severe sight problems.	Retain as policy
Program HO-8.1.8: Actively enforce handicapped-related provisions as specified in the Uniform Building Code, Title 24 of the California Code of Regulations, the Disabled Americans Act, and the Municipal Code.	Ongoing	By law, this is implemented.	Retain as policy
Program HO-8.1.9: Develop a "reasonable Accommodation Policy to be adopted by City Council which would direct the staff on ways to assist handicapped individuals in matters affecting City action and ordinance administration. This would include: current practices of assisting handicapped persons through the permit and zoning process; accommodations at public meetings; and possible modifications to the zoning ordinance such as giving administrative approval in circumstances where a minor variance may be needed to accommodate a handicapped individual. After adoption by the City Council, this policy should be published in a manner that is readily available to the public, including the City website.	Completed	The City adopted a Reasonable Accommodation Ordinance in 2010.	Delete. Program completed.

**TABLE 8-A
HOUSING IMPLEMENTATION PROGRAMS SUMMARY: 2005 HOUSING ELEMENT**

**City of Mt. Shasta
2009-2014**

<i>Implementation Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
Program HO-8.1.10: The City will amend the Zoning Ordinance to clarify the definition of single-room occupancy units. The amendment will also describe specific development standards for these units. Further, the City will amend the Zoning Ordinance to allow —small (6 or less) single-room occupancy units by right in the High-Density Residential (R-3) and —large (6 or more) single-room occupancy units by permit in the R-3 and C-2 zone districts.	Completed.	The City amended the Zoning Ordinance in 2010 to implement this program for SROs.	Delete. Program completed.
Policy HO-9.1: Support activities of existing agencies and organizations in meeting the needs of the homeless.			
Program HO-9.1.1: When requested, assist appropriate public and/or non-profit entities to develop a shelter for homeless persons in the City.	Ongoing	The City amended the zoning code in 2010 for homeless and transitional housing / shelter standards.	Retain
Program HO-9.1.2a: Pursuant to SB2, the City will amend the Zoning Ordinance to include separate definitions of —supportive housing and —transitional housing. Further, the City will amend the Zoning Ordinance to list supportive and transitional housing as permitted uses within residential zoning districts, subject only to those regulations that apply to other residential dwelling of the same type in the same zoning.	Completed	The City amended the Zoning Ordinance in 2010 to comply with State law requirements for transitional and supportive housing.	Delete. Program completed.

**TABLE 8-A
HOUSING IMPLEMENTATION PROGRAMS SUMMARY: 2005 HOUSING ELEMENT**

**City of Mt. Shasta
2009-2014**

<i>Implementation Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
Program HO-9.1.2b: To comply with SB-2, the City will amend the Zoning Ordinance to permit Emergency Shelters by right in the High Density Residential (R-3) zone without a conditional use permit (CUP) or other discretionary permits. The R-3 zone district has sufficient capacity with approximately 53 acres of vacant land currently zoned R-3, with adjacent sewer and water infrastructure; and adjacent to public transit stops (Pine Street, E. Ivy and Alma) and public services.	Complete	The City amended the Zoning Ordinance in 2010 to comply with State law requirements for emergency shelters, which are permitted by right in the R-3 and commercial zones.	Replace with program to modify location restriction for emergency shelters, which is inconsistent with State law.
Program 9.1.3: During the review of discretionary permits for group housing, homeless shelters, transitional housing and other special-needs groups, when such housing is not otherwise allowed in specific zoning districts by right, the City shall keep standards as minimal as possible as a means to maintain affordability to the extent practical without significantly impacting nearby neighborhoods.	Not applicable during planning period	No applications have been submitted. The municipal code was amended in 2010 with permitting process standards consistent with this policy.	Delete program.
Policy HO-10.1: Promote the use of energy conservation measures in all housing, including very low, low and moderate income housing, through the use of public and private weatherization programs			
Program HO-10.1.1: Facilitate the weatherization of an average of ten homes per year during the planning period by providing information on currently available weatherization and energy conservation programs to residents of the City. The City will have information available for the public at the front counter at City Hall and will distribute related information when appropriate, including distribution through the mail.	Ongoing	Great Northern Corporation administers this program and the City refers customers to Great Northern Corporation.	Merge with Program HO-10.1.2

**TABLE 8-A
HOUSING IMPLEMENTATION PROGRAMS SUMMARY: 2005 HOUSING ELEMENT**

**City of Mt. Shasta
2009-2014**

<i>Implementation Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
Program HO-10.1.2: The City will support PP&L and Great Northern Corporation's energy audit and weatherization programs, and will provide referrals and participate in informing households that would potentially benefit from these programs.	Ongoing	Referrals are made to PP&L and Great Northern Corporation by staff. Staff will include reference information for these two programs on the City's website in 2014. No applications in 2011. The City's website has information regarding rehab and energy assistance.	Merge with Program HO-10.1.1
Program HO-10.1.3: 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 location of buildings, landscaping and solar access through development standards contained in the Zoning Ordinance, Building Code, and Specific Plans, as appropriate.	Ongoing	Have applied these standards in all projects. This is an ongoing project.	Retain
Policy HO-11.1: Ensure that all persons, regardless of race, sex, cultural origin, age, marital status, or physical handicaps, are provided equal access to housing within the community without discrimination.			
Program HO-11.1.1: City staff will refer all complaints regarding housing discrimination of any kind to the State Department of Fair Employment and Housing. The City will monitor such complaints by checking with the affected agency and the complainant, and consider the need for further action if a trend develops, or the complaint is not resolved.	Not applicable during reporting period	City currently provides this information to the State Department of Fair Employment and Housing as complaints arise. No known complaints during reporting period.	Retain

**TABLE 8-A
HOUSING IMPLEMENTATION PROGRAMS SUMMARY: 2005 HOUSING ELEMENT**

**City of Mt. Shasta
2009-2014**

<i>Implementation Program</i>	<i>Status</i>	<i>Evaluation</i>	<i>Recommendation</i>
<p>Program HO-11.1.2: The City will provide information to the public at social service centers, the senior center, City Hall, the library, housing projects participating in HUD Section 8 Programs, and other semi-public places. The information will provide locations and phone numbers of agencies to contact for assistance. This outreach effort will be made to include groups likely to experience discrimination in housing including minority, elderly, handicapped, and lower-income families.</p>	<p>Ongoing</p>	<p>City currently provides this information at City Hall, plus on the City website.</p>	<p>Retain</p>

G. APPENDIX 8-B: VACANT LAND INVENTORY

Appendix 8-B consists of the City of Mt. Shasta's vacant land inventory for the Housing Element. Refer to Appendix 8-C for an illustration of the location of these sites.

**TABLE 8-B
VACANT PARCELS WITH GENERAL PLAN AND ZONING USE DESIGNATIONS**

Mt. Shasta
2014

Assessor Parcel Number	General Plan	Zone	Max Units/Acre	Realistic Potential Units	Residential Unit Yield	Sewer	Water	Acres
Residential Units Permitted By Right								
057-064-030	HDR	R-1	6	4.5	6	Yes	Yes	1.3
057-071-010	HDR	R-1	6	4.5	2	Yes	Yes	0.5
057-092-050	HDR	R-1	6	4.5	5	Yes	Yes	1.22
057-092-060	HDR	R-1	6	4.5	0	Yes	No	0.04
057-093-130	HDR	R-1	6	4.5	1	Yes	Yes	0.17
057-101-150	HDR	R-1	6	4.5	1	Yes	Yes	0.14
057-122-030	HDR	R-1	6	4.5	1	Yes	Yes	0.22
057-122-230	HDR	R-1	6	4.5	3	Yes	No	0.63
057-122-310	HDR	R-1	6	4.5	1	Yes	Yes	0.22
057-122-330	HDR	R-1	6	4.5	1	Yes	Yes	0.17
057-123-070	HDR	R-1	6	4.5	1	Yes	Yes	0.26
057-123-190	HDR	R-1	6	4.5	1	Yes	Yes	0.28
057-123-240	HDR	R-1	6	4.5	1	Yes	Yes	0.17
057-123-260	HDR	R-1	6	4.5	1	Yes	Yes	0.18
057-123-270	HDR	R-1	6	4.5	1	Yes	Yes	0.18
057-142-090	HDR	R-1	6	4.5	2	Yes	Yes	0.53
057-142-170	LDR	R-1	6	4.5	1	Yes	Yes	0.26
057-142-180	LDR	R-1	6	4.5	1	Yes	Yes	0.31
057-143-180	LDR	R-1	6	4.5	0	Yes	Yes	0.07
057-151-090	LDR	R-1	6	4.5	1	Yes	Yes	0.26
057-151-100	LDR	R-1	6	4.5	1	Yes	Yes	0.26

TABLE 8-B
VACANT PARCELS WITH GENERAL PLAN AND ZONING USE DESIGNATIONS
Mt. Shasta
2014

Assessor Parcel Number	General Plan	Zone	Max Units/Acre	Realistic Potential Units	Residential Unit Yield	Sewer	Water	Acres
057-153-130	HDR	R-1	6	4.5	3	Yes	Yes	0.72
057-161-050	LDR	R-1	6	4.5	0	Yes	Yes	0.05
057-161-090	HDR	R-1	6	4.5	1	Yes	Yes	0.14
057-161-100	HDR	R-1	6	4.5	1	Yes	Yes	0.14
057-161-120	HDR	R-1	6	4.5	4	No	No	0.93
057-201-020	LDR	R-1	6	4.5	1	Yes	Yes	0.23
057-241-120	HDR	R-1	6	4.5	1	Yes	Yes	0.19
057-241-130	HDR	R-1	6	4.5	6	No	No	1.31
057-281-040	HDR	R-1	6	4.5	1	Yes	Yes	0.14
057-281-060	HDR	R-1	6	4.5	1	Yes	Yes	0.15
057-282-160	HDR	R-1	6	4.5	1	Yes	Yes	0.21
057-283-020	HDR	R-1	6	4.5	1	Yes	Yes	0.12
057-283-060	HDR	R-1	6	4.5	0	Yes	No	0.01
057-291-030	HDR	R-1	6	4.5	0	Yes	Yes	0.08
057-291-100	HDR	R-1	6	4.5	1	Yes	Yes	0.18
057-291-120	HDR	R-1	6	4.5	0	Yes	Yes	0.09
057-291-130	HDR	R-1	6	4.5	0	Yes	Yes	0.09
057-291-170	HDR	R-1	6	4.5	0	Yes	Yes	0.09
057-301-100	HDR	R-1	6	4.5	0	Yes	Yes	0.05
057-301-110	HDR	R-1	6	4.5	1	No	Yes	0.17
057-301-120	HDR	R-1	6	4.5	1	No	Yes	0.17
057-302-100	HDR	R-1	6	4.5	0	Yes	Yes	0.05
057-311-130	HDR	R-1	6	4.5	0	Yes	Yes	0.06

**TABLE 8-B
VACANT PARCELS WITH GENERAL PLAN AND ZONING USE DESIGNATIONS**

Mt. Shasta
2014

Assessor Parcel Number	General Plan	Zone	Max Units/Acre	Realistic Potential Units	Residential Unit Yield	Sewer	Water	Acres
057-332-030	LDR	R-1	6	4.5	2	Yes	Yes	0.42
057-335-050	LDR	R-1	6	4.5	0	Yes	Yes	0.08
057-335-070	LDR	R-1	6	4.5	1	No	Yes	0.12
057-335-100	LDR	R-1	6	4.5	1	Yes	No	0.14
057-342-010	LDR	R-1	6	4.5	1	No	No	0.18
057-342-100	LDR	R-1	6	4.5	0	Yes	Yes	0.01
057-351-100	LDR	R-1	6	4.5	9	Yes	Yes	2
057-362-040	LDR	R-1	6	4.5	1	No	Yes	0.29
057-362-080	LDR	R-1	6	4.5	1	Yes	Yes	0.29
057-362-120	LDR	R-1	6	4.5	0	Yes	Yes	0.09
057-362-140	LDR	R-1	6	4.5	0	Yes	Yes	0.09
057-362-160	LDR	R-1	6	4.5	0	Yes	No	0.11
057-364-080	LDR	R-1	6	4.5	0	Yes	Yes	0.06
057-372-140	LDR	R-1	6	4.5	1	Yes	Yes	0.16
057-392-100	HDR	R-1	6	4.5	1	Yes	No	0.18
057-392-110	HDR	R-1	6	4.5	1	Yes	No	0.18
057-392-120	HDR	R-1	6	4.5	1	Yes	No	0.18
057-392-130	HDR	R-1	20	4.5	1	Yes	Yes	0.23
057-411-030	LDR	R-1	6	4.5	1	Yes	Yes	0.15
057-422-040	LDR	R-1	6	4.5	0	Yes	Yes	0.01
057-423-170	LDR	R-1	6	4.5	0	Yes	No	0.03

**TABLE 8-B
VACANT PARCELS WITH GENERAL PLAN AND ZONING USE DESIGNATIONS
Mt. Shasta
2014**

Assessor Parcel Number	General Plan	Zone	Max Units/Acre	Realistic Potential Units	Residential Unit Yield	Sewer	Water	Acres
057-431-020	HDR	R-1	6	4.5	1	Yes	Yes	0.18
057-432-020	LDR	R-1	6	4.5	1	Yes	Yes	0.13
057-432-030	LDR	R-1	6	4.5	1	Yes	Yes	0.13
057-433-020	LDR	R-1	6	4.5	1	Yes	Yes	0.14
057-443-060	LDR	R-1	6	4.5	1	Yes	Yes	0.19
057-463-070	LDR	R-1	6	4.5	1	Yes	Yes	0.16
057-465-080	LDR	R-1	6	4.5	0	Yes	Yes	0.11
057-465-090	LDR	R-1	6	4.5	0	Yes	Yes	0.11
057-472-020	LDR	R-1	6	4.5	1	No	Yes	0.2
057-481-110	LDR	R-1	6	4.5	1	Yes	Yes	0.22
057-492-100	LDR	R-1	6	4.5	1	Yes	Yes	0.22
057-511-020	LDR	R-1	6	4.5	6	Yes	Yes	1.29
057-511-120	LDR	R-1	6	4.5	1	Yes	Yes	0.17
057-511-200	LDR	R-1	6	4.5	2	No	Yes	0.41
057-511-540	LDR	R-1	6	4.5	2	Yes	Yes	0.43
057-511-570	LDR	R-1	6	4.5	2	Yes	Yes	0.35
057-512-080	LDR	R-1	6	4.5	1	No	Yes	0.27
057-512-170	LDR	R-1	6	4.5	1	Yes	Yes	0.29
057-512-260	LDR	R-1	6	4.5	1	Yes	Yes	0.15
057-512-280	LDR	R-1	6	4.5	2	Yes	Yes	0.55
057-513-200	LDR	R-1	6	4.5	3	Yes	Yes	0.62
057-513-220	LDR	R-1	6	4.5	1	No	No	0.17

**TABLE 8-B
VACANT PARCELS WITH GENERAL PLAN AND ZONING USE DESIGNATIONS**

Mt. Shasta
2014

Assessor Parcel Number	General Plan	Zone	Max Units/Acre	Realistic Potential Units	Residential Unit Yield	Sewer	Water	Acres
057-513-580	LDR	R-1	6	4.5	2	Yes	Yes	0.41
057-513-590	LDR	R-1	6	4.5	2	No	No	0.41
057-513-600	LDR	R-1	6	4.5	2	Yes	Yes	0.41
057-513-610	LDR	R-1	6	4.5	2	Yes	No	0.41
057-513-620	LDR	R-1	6	4.5	6	Yes	Yes	1.41
057-541-260	LDR	R-1	6	4.5	1	Yes	No	0.27
057-551-720	LDR	R-1	6	4.5	1	Yes	No	0.13
057-562-040	LDR	R-1	6	4.5	23	No	No	5.15
057-562-050	LDR	R-1	6	4.5	18	No	No	4.02
057-562-060	LDR	R-1	6	4.5	60	No	No	13.43
057-562-100	LDR	R-1	6	4.5	5	No	No	1.11
057-562-110	LDR	R-1	6	4.5	18	No	No	3.91
057-562-120	LDR	R-1	6	4.5	9	No	No	1.96
057-562-130	LDR	R-1	6	4.5	5	No	No	1.02
057-562-140	LDR	R-1	6	4.5	32	No	No	7.1
057-562-150	LDR	R-1	6	4.5	5	No	No	1.11
057-562-160	LDR	R-1	6	4.5	20	No	No	4.47
057-562-200	LDR	R-1	6	4.5	1	No	No	0.17
057-562-210	LDR	R-1	6	4.5	19	No	No	4.17
057-562-240	LDR	R-1	6	4.5	11	No	Yes	2.55
057-562-250	LDR	R-1	6	4.5	12	No	No	2.62

TABLE 8-B
VACANT PARCELS WITH GENERAL PLAN AND ZONING USE DESIGNATIONS
 Mt. Shasta
 2014

Assessor Parcel Number	General Plan	Zone	Max Units/Acre	Realistic Potential Units	Residential Unit Yield	Sewer	Water	Acres
057-562-260	LDR	R-1	6	4.5	12	No	No	2.69
057-562-270	LDR	R-1	6	4.5	11	No	No	2.52
057-562-280	LDR	R-1	6	4.5	19	No	No	4.13
057-562-300	LDR	R-1	6	4.5	12	No	Yes	2.67
057-562-310	LDR	R-1	6	4.5	21	No	No	4.61
057-562-320	LDR	R-1	6	4.5	44	No	No	9.69
057-562-330	LDR	R-1	6	4.5	48	No	No	10.73
057-562-340	LDR	R-1	6	4.5	62	No	No	13.83
057-562-410	LDR	R-1	6	4.5	3	No	Yes	0.67
057-562-490	LDR	R-1	6	4.5	2	No	Yes	0.55
057-571-030	LDR	R-1	6	4.5	5	Yes	Yes	1
057-571-040	LDR	R-1	6	4.5	2	Yes	Yes	0.51
057-571-100	LDR	R-1	6	4.5	0	Yes	Yes	0.1
057-571-160	LDR	R-1	6	4.5	2	No	No	0.51
057-571-170	LDR	R-1	6	4.5	3	No	Yes	0.62
057-571-200	LDR	R-1	6	4.5	1	Yes	Yes	0.17
057-571-220	LDR	R-1	6	4.5	4	No	Yes	0.79
057-571-340	LDR	R-1	6	4.5	2	Yes	Yes	0.51
057-571-370	LDR	R-1	6	4.5	1	Yes	No	0.17
057-571-400	LDR	R-1	6	4.5	19	Yes	Yes	4.13
057-571-410	LDR	R-1	6	4.5	2	No	No	0.46
057-581-050	LDR	R-1	6	4.5	1	Yes	Yes	0.2

**TABLE 8-B
VACANT PARCELS WITH GENERAL PLAN AND ZONING USE DESIGNATIONS**

Mt. Shasta
2014

Assessor Parcel Number	General Plan	Zone	Max Units/Acre	Realistic Potential Units	Residential Unit Yield	Sewer	Water	Acres
057-581-060	LDR	R-1	6	4.5	0	Yes	Yes	0.11
057-581-120	LDR	R-1	6	4.5	0	Yes	No	0.08
057-581-310	LDR	R-1	6	4.5	1	Yes	Yes	0.14
057-581-320	LDR	R-1	6	4.5	2	Yes	Yes	0.45
057-594-180	LDR	R-1	6	4.5	1	Yes	Yes	0.15
057-594-300	LDR	R-1	6	4.5	6	Yes	Yes	1.29
057-594-400	LDR	R-1	6	4.5	1	No	Yes	0.15
057-594-440	LDR	R-1	6	4.5	2	No	No	0.5
057-594-450	LDR	R-1	6	4.5	2	No	No	0.5
057-594-480	LDR	R-1	6	4.5	2	No	No	0.5
057-594-490	LDR	R-1	6	4.5	2	No	No	0.5
057-594-530	LDR	R-1	6	4.5	2	Yes	Yes	0.45
057-594-560	LDR	R-1	6	4.5	4	No	No	0.78
057-594-570	LDR	R-1	6	4.5	2	Yes	Yes	0.38
057-594-580	LDR	R-1	6	4.5	1	Yes	Yes	0.23
057-594-590	LDR	R-1	6	4.5	1	Yes	Yes	0.23
057-594-600	LDR	R-1	6	4.5	2	Yes	Yes	0.42
057-594-620	LDR	R-1	6	4.5	2	No	No	0.39
057-594-660	LDR	R-1	6	4.5	3	Yes	No	0.62
057-595-090	LDR	R-1	6	4.5	2	Yes	Yes	0.47
057-595-140	LDR	R-1	6	4.5	1	Yes	Yes	0.18

TABLE 8-B
VACANT PARCELS WITH GENERAL PLAN AND ZONING USE DESIGNATIONS
Mt. Shasta
2014

Assessor Parcel Number	General Plan	Zone	Max Units/Acre	Realistic Potential Units	Residential Unit Yield	Sewer	Water	Acres
057-595-180	LDR	R-1	6	4.5	2	Yes	Yes	0.46
057-595-190	LDR	R-1	6	4.5	2	Yes	Yes	0.46
057-595-260	LDR	R-1	6	4.5	1	No	No	0.21
057-595-320	LDR	R-1	6	4.5	2	Yes	Yes	0.43
057-595-470	LDR	R-1	6	4.5	5	No	No	1.08
057-595-560	LDR	R-1	6	4.5	1	No	No	0.23
057-596-020	LDR	R-1	6	4.5	1	Yes	Yes	0.21
057-596-060	LDR	R-1	6	4.5	4	Yes	Yes	0.88
057-596-210	LDR	R-1	6	4.5	0	Yes	Yes	0.1
057-596-230	LDR	R-1	6	4.5	2	Yes	Yes	0.41
057-596-270	LDR	R-1	6	4.5	1	Yes	Yes	0.29
057-601-080	LDR	R-1	6	4.5	100	Yes	Yes	22.26
057-611-060	LDR	R-1	6	4.5	1	Yes	Yes	0.3
057-611-100	LDR	R-1	6	4.5	1	Yes	Yes	0.31
057-611-110	LDR	R-1	6	4.5	1	Yes	Yes	0.3
057-611-120	LDR	R-1	6	4.5	1	Yes	Yes	0.31
057-631-070	LDR	R-1	6	4.5	46	Yes	Yes	10.17
057-651-110	HDR	R-1	6	4.5	2	Yes	Yes	0.34
057-691-330	HDR	R-1	6	4.5	1	Yes	Yes	0.15
057-691-400	HDR	R-1	6	4.5	1	Yes	Yes	0.15
057-691-410	HDR	R-1	6	4.5	1	Yes	Yes	0.15
057-691-610	HDR	R-1	6	4.5	0	Yes	Yes	0.08

**TABLE 8-B
VACANT PARCELS WITH GENERAL PLAN AND ZONING USE DESIGNATIONS**

Mt. Shasta
2014

Assessor Parcel Number	General Plan	Zone	Max Units/Acre	Realistic Potential Units	Residential Unit Yield	Sewer	Water	Acres
057-711-010	LDR	R-1	6	4.5	1	Yes	Yes	0.21
057-711-090	LDR	R-1	6	4.5	1	Yes	Yes	0.21
057-722-120	LDR	R-1	6	4.5	1	Yes	Yes	0.14
057-722-160	LDR	R-1	6	4.5	1	Yes	Yes	0.14
057-722-210	LDR	R-1	6	4.5	1	Yes	Yes	0.14
057-722-280	LDR	R-1	6	4.5	1	Yes	Yes	0.16
057-750-260	LDR	R-1	6	4.5	1	Yes	Yes	0.21
057-811-020	LDR	R-1	6	4.5	1	No	No	0.28
057-811-070	LDR	R-1	6	4.5	1	No	No	0.18
057-811-160	LDR	R-1	6	4.5	1	No	Yes	0.24
057-811-190	LDR	R-1	6	4.5	2	Yes	No	0.37
057-811-200	CC	R-1	6	4.5	1	Yes	Yes	0.14
057-811-210	LDR	R-1	6	4.5	1	Yes	No	0.28
057-811-230	LDR	R-1	6	4.5	1	No	Yes	0.14
057-821-130	HDR	R-1	6	4.5	13	No	Yes	2.8
067-010-070	CC	R-1	6	4.5	7	Yes	Yes	1.51
067-010-110	CC	R-1	6	4.5	5	No	No	1.11
067-010-120	CC	R-1	6	4.5	11	No	No	2.4
057-084-040	HDR	R-2	10	7.5	2	Yes	Yes	0.2
057-084-060	HDR	R-2	10	7.5	6	Yes	Yes	0.79
057-084-070	HDR	R-2	10	7.5	3	Yes	Yes	0.46

TABLE 8-B
VACANT PARCELS WITH GENERAL PLAN AND ZONING USE DESIGNATIONS
 Mt. Shasta
 2014

Assessor Parcel Number	General Plan	Zone	Max Units/Acre	Realistic Potential Units	Residential Unit Yield	Sewer	Water	Acres
057-084-080	HDR	R-2	10	7.5	0	Yes	No	0.02
057-084-090	HDR	R-2	10	7.5	3	Yes	Yes	0.4
057-153-060	HDR	R-2	10	7.5	5	Yes	Yes	0.73
057-154-180	HDR	R-2	10	7.5	2	No	Yes	0.2
057-154-190	HDR	R-2	10	7.5	2	No	Yes	0.27
057-172-280	MDR	R-2	10	7.5	2	Yes	Yes	0.2
057-172-290	MDR	R-2	10	7.5	2	Yes	Yes	0.25
057-192-100	CC	R-2	10	7.5	1	Yes	Yes	0.17
057-192-280	CC	R-2	10	7.5	1	Yes	Yes	0.16
057-202-120	HDR	R-2	10	7.5	2	Yes	Yes	0.23
057-202-150	HDR	R-2	10	7.5	1	Yes	Yes	0.17
057-202-160	HDR	R-2	10	7.5	5	No	No	0.65
057-203-040	HDR	R-2	10	7.5	1	Yes	Yes	0.17
057-203-050	HDR	R-2	10	7.5	2	Yes	Yes	0.26
057-203-060	HDR	R-2	10	7.5	4	No	No	0.47
057-596-010	MDR	R-2	10	7.5	1	Yes	Yes	0.16
057-671-060	MDR	R-2	10	7.5	2	Yes	Yes	0.23
057-671-160	MDR	R-2	10	7.5	2	Yes	Yes	0.23
057-671-170	MDR	R-2	10	7.5	2	Yes	Yes	0.23
057-701-100	MDR	R-2	10	7.5	4	Yes	Yes	0.57
057-702-190	MDR	R-2	10	7.5	11	Yes	Yes	1.43
057-703-100	MDR	R-2	10	7.5	7	Yes	Yes	0.87

**TABLE 8-B
VACANT PARCELS WITH GENERAL PLAN AND ZONING USE DESIGNATIONS**

Mt. Shasta
2014

<i>Assessor Parcel Number</i>	<i>General Plan</i>	<i>Zone</i>	<i>Max Units/Acre</i>	<i>Realistic Potential Units</i>	<i>Residential Unit Yield</i>	<i>Sewer</i>	<i>Water</i>	<i>Acres</i>
057-031-030	HDR	R-3	20	15	12	Yes	Yes	0.78
057-031-060	HDR	R-3	20	15	16	Yes	Yes	1.04
057-044-020	HDR	R-3	20	15	16	Yes	Yes	1.08
057-044-040	HDR	R-3	20	15	1	No	No	0.07
057-051-010	HDR	R-3	20	15	17	Yes	Yes	1.15
057-051-020	HDR	R-3	20	15	17	Yes	Yes	1.15
057-071-040	HDR	R-3	20	15	8	Yes	Yes	0.5
057-072-060	CC	R-3	20	15	3	Yes	Yes	0.18
057-072-070	CC	R-3	20	15	3	No	No	0.22
057-102-130	CC	R-3	20	15	6	Yes	Yes	0.42
057-102-140	CC	R-3	20	15	8	No	No	0.56
057-102-170	CC	R-3	20	15	2	Yes	Yes	0.1
057-102-180	CC	R-3	20	15	2	No	No	0.16
057-112-130	HDR	R-3	20	15	3	No	No	0.21
057-131-170	HDR	R-3	20	15	3	Yes	Yes	0.22
057-163-110	HDR	R-3	20	15	2	Yes	Yes	0.14
057-173-060	HDR	R-3	20	15	21	No	No	1.42
057-173-070	HDR	R-3	20	15	5	Yes	Yes	0.34
057-181-090	HDR	R-3	20	15	2	Yes	Yes	0.14
057-181-190	HDR	R-3	20	15	1	Yes	No	0.07
057-311-010	HDR	R-3	20	15	2	Yes	Yes	0.15

TABLE 8-B
VACANT PARCELS WITH GENERAL PLAN AND ZONING USE DESIGNATIONS
 Mt. Shasta
 2014

Assessor Parcel Number	General Plan	Zone	Max Units/Acre	Realistic Potential Units	Residential Unit Yield	Sewer	Water	Acres
057-562-190	LDR	R-3	20	15	2	No	No	0.11
057-631-260	HDR	R-3	20	15	64	Yes	Yes	4.28
057-641-110	LDR	R-3	20	15	16	No	No	1.08
057-731-040	CC	R-3	20	15	66	No	Yes	4.39
057-740-060	HDR	R-3	20	15	2	Yes	Yes	0.14
057-740-080	HDR	R-3	20	15	2	Yes	Yes	0.14
057-740-090	HDR	R-3	20	15	3	Yes	Yes	0.22
057-740-100	HDR	R-3	20	15	2	Yes	Yes	0.14
057-760-070	HDR	R-3	20	15	2	Yes	Yes	0.1
057-760-080	HDR	R-3	20	15	1	Yes	Yes	0.09
057-821-370	HDR	R-3	20	15	193	No	No	12.87
057-821-380	HDR	R-3	20	15	38	No	No	2.5
057-831-130	HDR	R-3	20	15	113	Yes	Yes	7.53
057-831-140	HDR	R-3	20	15	76	No	No	5.04
057-840-130	HDR	R-3	20	15	1	Yes	Yes	0.04
057-840-140	HDR	R-3	20	15	1	Yes	Yes	0.04
057-840-150	HDR	R-3	20	15	1	Yes	Yes	0.04
057-840-160	HDR	R-3	20	15	1	No	Yes	0.04
057-840-170	HDR	R-3	20	15	1	No	Yes	0.04
057-840-180	HDR	R-3	20	15	1	No	No	0.04
057-840-190	HDR	R-3	20	15	1	No	No	0.04
057-840-200	HDR	R-3	20	15	1	No	No	0.04

**TABLE 8-B
VACANT PARCELS WITH GENERAL PLAN AND ZONING USE DESIGNATIONS**

Mt. Shasta
2014

Assessor Parcel Number	General Plan	Zone	Max Units/Acre	Realistic Potential Units	Residential Unit Yield	Sewer	Water	Acres
057-840-210	HDR	R-3	20	15	1	No	No	0.04
057-840-220	HDR	R-3	20	15	1	No	No	0.04
057-840-230	HDR	R-3	20	15	1	No	No	0.04
057-840-240	HDR	R-3	20	15	1	No	No	0.04
057-840-250	HDR	R-3	20	15	1	Yes	Yes	0.04
057-840-260	HDR	R-3	20	15	1	Yes	Yes	0.04
057-840-270	HDR	R-3	20	15	1	Yes	Yes	0.05
057-840-280	HDR	R-3	20	15	1	Yes	Yes	0.05
057-840-290	HDR	R-3	20	15	1	Yes	Yes	0.04
057-840-300	HDR	R-3	20	15	1	Yes	Yes	0.04
057-840-310	HDR	R-3	20	15	16	Yes	Yes	1.05
057-840-320	HDR	R-3	20	15	30	Yes	Yes	2
057-851-170	HDR	R-3	20	15	10	Yes	Yes	0.67
Subtotal	--	--	--	--	1,782	--	--	262.9
Residential Units with a Conditional Use Permit								
057-023-010	CC	C-1	20	15	38	No	Yes	2.5
057-044-060	CC	C-1	20	15	82	No	No	5.49
057-064-060	CC	C-1	20	15	55	No	No	3.66
057-084-010	CC	C-1	20	15	3	Yes	Yes	0.18
057-084-030	CC	C-1	20	15	12	Yes	Yes	0.79
057-091-070	CC	C-1	20	15	8	No	No	0.5

TABLE 8-B
VACANT PARCELS WITH GENERAL PLAN AND ZONING USE DESIGNATIONS
 Mt. Shasta
 2014

Assessor Parcel Number	General Plan	Zone	Max Units/Acre	Realistic Potential Units	Residential Unit Yield	Sewer	Water	Acres
057-091-090	CC	C-1	20	15	2	No	No	0.16
057-111-040	CC	C-1	20	15	3	Yes	Yes	0.2
057-111-090	CC	C-1	20	15	9	Yes	Yes	0.59
057-112-010	CC	C-1	20	15	17	Yes	Yes	1.15
057-131-210	CC	C-1	20	15	47	Yes	Yes	3.15
057-141-100	CC	C-1	20	15	2	Yes	Yes	0.12
057-142-040	CC	C-1	20	15	2	Yes	Yes	0.14
057-142-070	CC	C-1	20	15	3	Yes	Yes	0.17
057-171-080	CC	C-1	20	15	2	Yes	Yes	0.12
057-172-080	CC	C-1	20	15	1	Yes	Yes	0.07
057-182-070	CC	C-1	20	15	2	Yes	Yes	0.16
057-182-080	CC	C-1	20	15	4	No	No	0.24
057-182-090	CC	C-1	20	15	2	Yes	Yes	0.12
057-183-030	CC	C-1	20	15	2	Yes	Yes	0.16
057-186-050	CC	C-1	20	15	2	Yes	Yes	0.15
057-191-150	CC	C-1	20	15	1	Yes	Yes	0.06
057-191-180	CC	C-1	20	15	2	Yes	Yes	0.11
057-191-210	CC	C-1	20	15	2	Yes	Yes	0.11
057-191-230	CC	C-1	20	15	1	Yes	Yes	0.06
057-211-010	CC	C-1	20	15	2	Yes	Yes	0.12
057-211-040	CC	C-1	20	15	2	Yes	Yes	0.15
057-221-060	CC	C-1	20	15	2	Yes	Yes	0.15

**TABLE 8-B
VACANT PARCELS WITH GENERAL PLAN AND ZONING USE DESIGNATIONS**

Mt. Shasta
2014

Assessor Parcel Number	General Plan	Zone	Max Units/Acre	Realistic Potential Units	Residential Unit Yield	Sewer	Water	Acres
057-231-120	CC	C-1	20	15	85	No	No	5.69
057-231-130	CC	C-1	20	15	19	Yes	Yes	1.24
057-241-150	CC	C-1	20	15	6	Yes	Yes	0.4
057-241-220	CC	C-1	20	15	32	Yes	Yes	2.15
057-241-240	CC	C-1	20	15	8	Yes	Yes	0.5
057-241-290	CC	C-1	20	15	8	Yes	Yes	0.5
057-241-300	CC	C-1	20	15	7	Yes	Yes	0.48
057-241-360	CC	C-1	20	15	18	Yes	Yes	1.23
057-241-370	CC	C-1	20	15	35	Yes	Yes	2.35
057-241-430	CC	C-1	20	15	21	Yes	Yes	1.4
057-251-110	CC	C-1	20	15	36	No	No	2.43
057-261-020	CC	C-1	20	15	1	Yes	No	0.06
057-262-130	CC	C-1	20	15	2	Yes	Yes	0.15
057-351-250	LDR	C-1	20	15	4	Yes	No	0.25
057-582-230	CC	C-1	20	15	3	Yes	Yes	0.21
057-601-120	CC	C-1	20	15	2	Yes	Yes	0.15
057-601-180	CC	C-1	20	15	3	No	Yes	0.19
057-601-200	CC	C-1	20	15	1	Yes	Yes	0.05
057-601-230	CC	C-1	20	15	26	Yes	Yes	1.75
057-601-240	CC	C-1	20	15	9	Yes	Yes	0.58
057-760-030	CC	C-1	20	15	2	Yes	Yes	0.14

TABLE 8-B
VACANT PARCELS WITH GENERAL PLAN AND ZONING USE DESIGNATIONS
 Mt. Shasta
 2014

Assessor Parcel Number	General Plan	Zone	Max Units/Acre	Realistic Potential Units	Residential Unit Yield	Sewer	Water	Acres
057-760-040	CC	C-1	20	15	2	Yes	Yes	0.14
057-760-050	CC	C-1	20	15	2	Yes	Yes	0.14
067-010-100	CC	C-1	20	15	26	No	Yes	1.74
057-083-080	CC	C-2	20	15	2	Yes	Yes	0.1
057-111-080	CC	C-2	20	15	1	Yes	No	0.09
057-263-020	CC	C-2	20	15	3	Yes	Yes	0.19
057-264-050	CC	C-2	20	15	40	Yes	Yes	2.65
057-265-170	CC	C-2	20	15	3	Yes	No	0.18
057-265-210	CC	C-2	20	15	4	Yes	No	0.26
057-272-110	CC	C-2	20	15	3	No	Yes	0.19
057-272-130	CC	C-2	20	15	4	Yes	Yes	0.26
057-273-030	CC	C-2	20	15	2	Yes	Yes	0.13
057-273-070	CC	C-2	20	15	2	Yes	Yes	0.13
057-273-120	CC	C-2	20	15	2	Yes	Yes	0.13
057-283-100	CC	C-2	20	15	4	Yes	Yes	0.26
057-312-020	CC	C-2	20	15	5	Yes	Yes	0.34
057-391-050	CC	C-2	20	15	4	Yes	Yes	0.25
057-771-110	CC	C-2	20	15	13	Yes	No	0.87
057-771-120	CC	C-2	20	15	98	Yes	No	6.51
057-771-170	CC	C-2	20	15	25	Yes	No	1.68
057-771-180	CC	C-2	20	15	23	Yes	No	1.56
057-771-250	CC	C-2	20	15	23	Yes	No	1.52

**TABLE 8-B
VACANT PARCELS WITH GENERAL PLAN AND ZONING USE DESIGNATIONS**

Mt. Shasta
2014

Assessor Parcel Number	General Plan	Zone	Max Units/Acre	Realistic Potential Units	Residential Unit Yield	Sewer	Water	Acres
057-771-260	CC	C-2	20	15	26	Yes	No	1.74
057-771-270	CC	C-2	20	15	14	No	No	0.95
057-771-280	CC	C-2	20	15	15	Yes	No	1.02
057-781-020	CC	C-2	20	15	26	Yes	No	1.7
057-781-040	CC	C-2	20	15	26	Yes	No	1.7
057-781-060	CC	C-2	20	15	48	Yes	No	3.22
057-781-070	CC	C-2	20	15	61	Yes	No	4.06
057-781-100	CC	C-2	20	15	34	Yes	No	2.27
057-781-220	CC	C-2	20	15	302	Yes	No	20.16
057-781-230	CC	C-2	20	15	62	Yes	No	4.11
057-781-240	CC	C-2	20	15	88	Yes	No	5.85
057-791-010	CC	C-2	20	15	130	Yes	No	8.65
057-801-040	CC	C-2	20	15	5	Yes	Yes	0.33
057-801-160	CC	C-2	20	15	5	Yes	Yes	0.3
057-801-170	CC	C-2	20	15	10	Yes	No	0.67
057-801-190	CC	C-2	20	15	19	Yes	No	1.26
057-821-020	CC	C-2	20	15	2	No	Yes	0.13
057-821-110	CC	C-2	20	15	24	No	Yes	1.59
Subtotal	--	--	--	--	1,826	--	--	121.51
Other Zoning Designations Permitting Residential Units								
057-581-260	EC	E-C	--	-	--	Yes	Yes	0.52

TABLE 8-B
VACANT PARCELS WITH GENERAL PLAN AND ZONING USE DESIGNATIONS
 Mt. Shasta
 2014

Assessor Parcel Number	General Plan	Zone	Max Units/Acre	Realistic Potential Units	Residential Unit Yield	Sewer	Water	Acres
057-581-340	EC	E-C	--	-	--	Yes	Yes	0.26
057-581-360	EC	E-C	--	-	--	Yes	Yes	0.24
057-621-010	EC	E-C	--	-	--	No	No	1.79
057-621-030	EC	E-C	--	-	--	Yes	Yes	32.57
057-621-210	EC	E-C	--	-	--	Yes	Yes	0.94
057-621-240	EC	E-C	--	-	--	Yes	Yes	0.68
057-621-270	EC	E-C	--	-	--	Yes	Yes	0.34
057-621-280	EC	E-C	--	-	--	Yes	Yes	0.34
057-621-300	EC	E-C	--	-	--	Yes	Yes	0.34
057-621-360	EC	E-C	--	-	--	Yes	Yes	0.65
057-771-020	CC	E-C	--	-	--	No	No	0.28
057-771-030	CC	E-C	--	-	--	No	No	5.49
057-771-040	CC	E-C	--	-	--	No	No	0.53
057-771-050	CC	E-C	--	-	--	No	No	7.51
057-771-150	CC	E-C	--	-	--	No	No	32.34
057-771-160	HDR	E-C	--	-	--	No	No	91.97
057-771-160	HDR	E-C	--	-	--	No	No	14.26
057-771-290	CC	E-C	--	-	--	No	No	0.77
057-781-180	HDR	E-C	--	-	--	No	No	81.45
057-781-190	CC	E-C	--	-	--	No	No	15.58
057-781-200	CC	E-C	--	-	--	Yes	No	4.34
057-781-210	CC	E-C	--	-	--	No	No	1

**TABLE 8-B
VACANT PARCELS WITH GENERAL PLAN AND ZONING USE DESIGNATIONS**

Mt. Shasta
2014

Assessor Parcel Number	General Plan	Zone	Max Units/Acre	Realistic Potential Units	Residential Unit Yield	Sewer	Water	Acres
057-821-280	EC	E-C	--	-	--	No	No	0.44
067-010-010	MU-PD	P-D	--	-	--	Yes	Yes	16.31
067-010-010	P	P-D	--	-	--	Yes	Yes	4.49
067-010-020	MU-PD	P-D	--	-	--	Yes	Yes	44.4
067-010-140	MU-PD	P-D	--	-	--	Yes	Yes	56.83
067-010-160	MU-PD	P-D	--	-	--	No	No	0.8
067-010-170	MU-PD	P-D	--	-	--	No	No	3.74
057-231-180	CC	U	--	-	--	No	No	14.32
057-231-180	CC	U	--	-	--	No	No	0.09
057-231-180	CC	U	--	-	--	No	No	0.09
057-231-180	CC	U	--	-	--	No	No	0.09
057-231-180	CC	U	--	-	--	No	No	0.09
057-231-190	CC	U	--	-	--	No	Yes	15.96
057-781-160	CC	U	--	-	--	No	No	40.36
057-791-020	CC	U	--	-	--	No	No	37.84
057-791-030	CC	U	--	-	--	No	No	39.76
057-801-010	CC	U	--	-	--	Yes	Yes	17.74
Subtotal	--	--	--	--	--	--	--	587.54
Grand Total	--	--	--	--	3,608	--	--	971.95

H. APPENDIX 8-C: LOCATION OF PARCELS IDENTIFIED IN VACANT LAND INVENTORY

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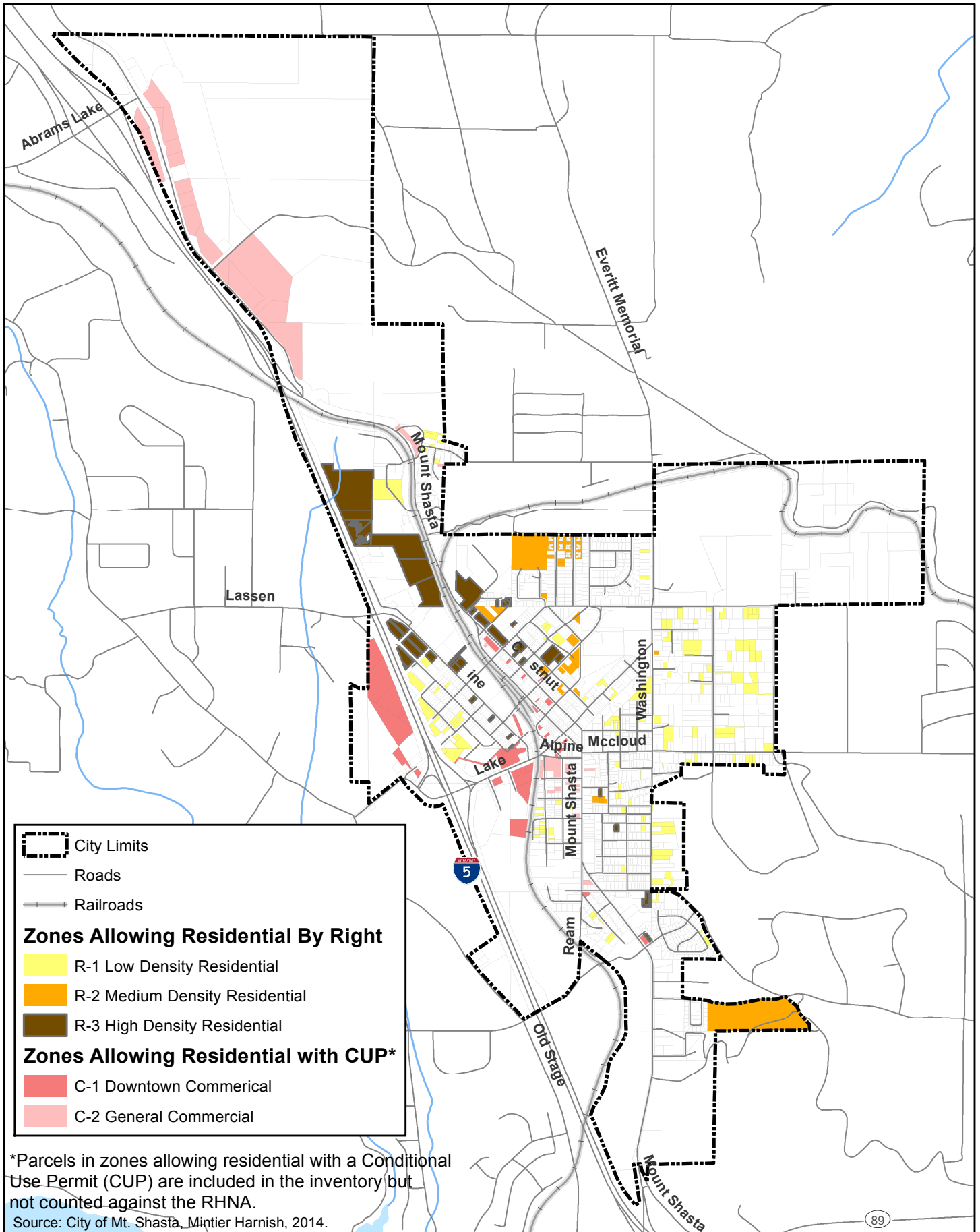


Figure 8-3: Vacant Land Inventory Residential and Commercial Zones

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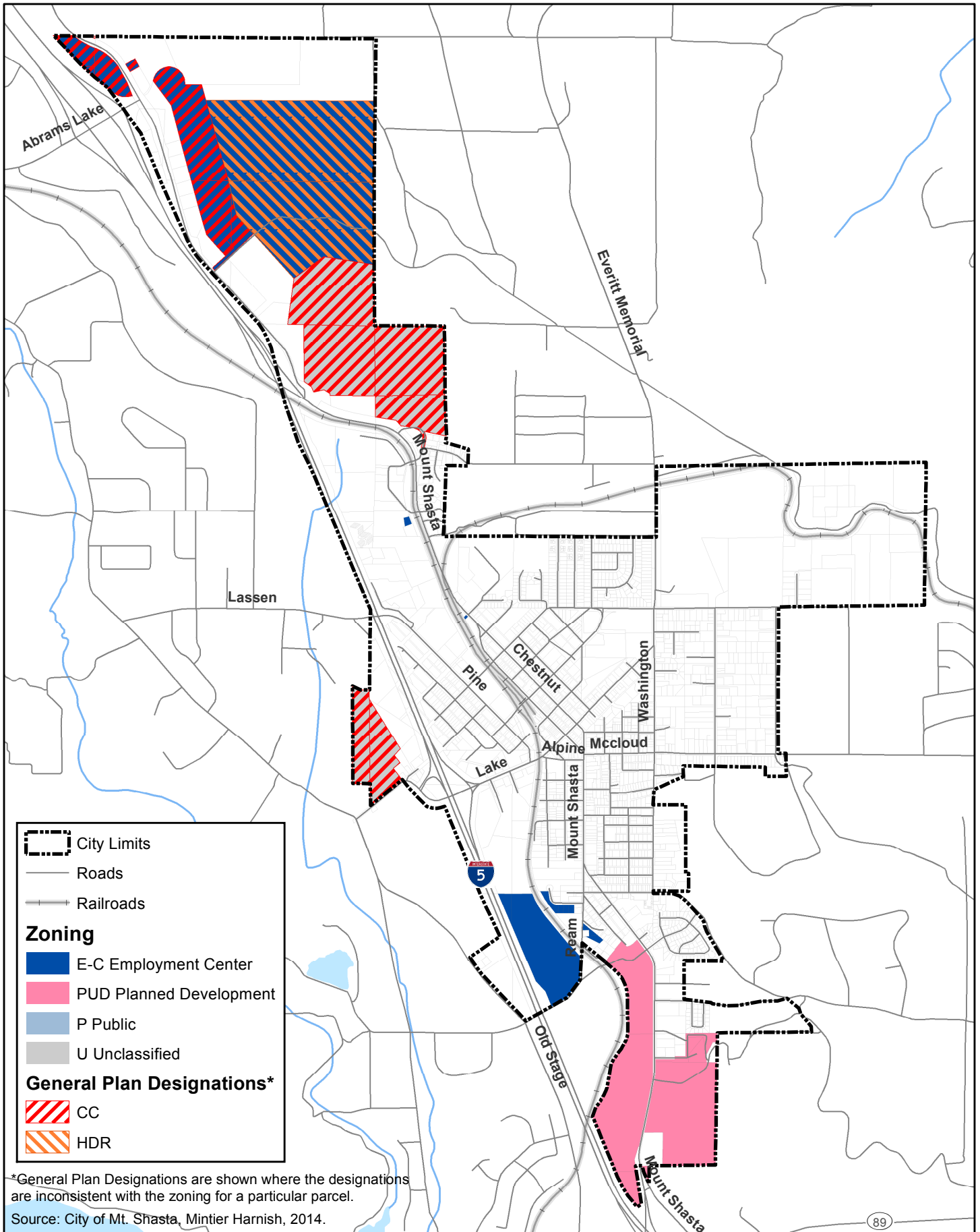


Figure 8-4: Land Inventory - Other Zones

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I. APPENDIX 8-D: FUNDING SOURCES

The following lists the grant and loan options the City or other agencies can apply for to fund services for residents of Mt. Shasta.

TABLE 8-C FUNDING SOURCES City of Mount Shasta 2014		
<i>Program Name</i>	<i>Description of Program</i>	<i>Eligible Activities</i>
<i>Federal Programs</i>		
Community Development Block Grant (CDBG)	Grants available to the City on a competitive basis for a variety of housing and community development activities. City competes for funds through the State's allocation process.	Acquisition Rehabilitation Homebuyer Assistance Economic Development Homeless Assistance Public Services
Housing Choice Voucher Program	Assistance program that provides direct funding for rental subsidies for very low-income families.	Rental Assistance
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	New Construction
Housing Rehabilitation Program	Provides financial assistance to low-income homeowners for health and safety improvements.	Rehabilitation
<i>State Program</i>		
AB 80/SB104 Emergency Drought Rental Assistance Program	New 4/9/2014. Provides rental subsidies for the purposes of disaster relief to persons rendered homeless or at risk of becoming homeless due to unemployment, underemployment, or other economic hardship or losses due to the drought conditions.	Homeless Assistance Rental Assistance
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	Homebuyer Assistance
Home Investment Partnership Program (HOME)	Provides grants to local governments and nonprofit agencies, through the State of California, for many homeowner and renter needs.	Homebuyer Assistance Rehabilitation New Construction Rental Assistance

**TABLE 8-C
FUNDING SOURCES
City of Mount Shasta
2014**

<i>Program Name</i>	<i>Description of Program</i>	<i>Eligible Activities</i>
Building Equity and Growth in Neighborhoods (BEGIN)	A State-funded program administered by HCD that provides low- and moderate-income households up to \$30,000 for a down payment.	Homebuyer Assistance
CalHome	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	Homebuyer Assistance Rehabilitation
Single Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below market interest rate loans can be issued to first-time homebuyers.	Homebuyer Assistance
Low Income Housing Tax Credits	A 4% annual tax credit that helps owners of rental units develop affordable housing.	New Construction
HUD Emergency Shelter Grants (administered through the state)	Competitive grants to help local governments and nonprofits to finance emergency shelters, transitional housing, and other supportive services	New Construction Rehabilitation Homeless Assistance Public Services
<i>Private Resources/Financing Programs</i>		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multi-family rental housing. Nonprofit and for-profit developers contact member banks	New Construction Rehabilitation Acquisition
Federal National Mortgage Association (Fannie Mae)	Fixed-rate mortgages issued by private mortgage insurers.	Homebuyer Assistance
	Mortgages that fund the purchase and rehabilitation of a home.	Homebuyer Assistance Rehabilitation
	Low down-payment mortgages for single-family homes in underserved low-income and minority cities.	Homebuyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80 percent MFI qualify.	Homebuyer Assistance
Affordable Housing Program	Loans (and some grants) to public agencies and private entities for a wide	New Construction Homebuyer Assistance

**TABLE 8-C
FUNDING SOURCES
City of Mount Shasta
2014**

<i>Program Name</i>	<i>Description of Program</i>	<i>Eligible Activities</i>
(Federal Home Loan Bank)	variety of housing projects and programs. Participation is by FHLB participating lenders.	Rehabilitation Housing Supportive Services

Source: City of Yreka 2014-2019 Housing Element Update Adoption Draft, April 2014.

J. APPENDIX 8-E: GLOSSARY

The following glossary defines various acronyms and terminology used in the Housing Element, including definitions of terms used by the U.S. Census Bureau.

The following definitions are commonly used terms in a Housing Element:

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

Accessible Units. Indicates certain units or all units in the property are wheelchair accessible or can be made wheelchair accessible. Accessible units also may include those that are accessible to people with sensory impairments or can be made accessible for people with sensory impairments.

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

Affordability Covenant. A property title agreement that places resale or rental restrictions on a housing unit; also known as a deed restriction.

Affordable Housing. "Affordable Housing" refers to the relationship between the price of housing in a region (either sale price or rent) and household income. Affordable housing is that which is affordable to households of very low, low and moderate incomes. For housing to be affordable, shelter costs must not exceed 30 percent of the gross annual income of the household.

Assisted Housing. Assisted housing refers to a unit that rents or sells for less than the prevailing market rate due to governmental monetary intervention or contribution. The terms "assisted" and "subsidized" are often used interchangeably.

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

Below Market Rate (BMR) Unit. A BMR unit is a housing unit that sells or rents for less than the going market rate. It is typically used in reference to housing units that are directly or indirectly subsidized or have other restrictions in order to make them affordable to very low, low or moderate-income households.

Community Development Block Grant (CDBG). The State CDBG program was established by the federal Housing and Community Development Act of 1974, as amended (42 USC 5301, et seq.). The primary federal objective of the CDBG program is the development of viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for

persons of low and moderate income. "Persons of low and moderate income" or the "targeted income group" (TIG) are defined as families, households, and individuals whose incomes do not exceed 80 percent of the county median income, with adjustments for family or household size.

Condominium. A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Continuum of Care. An approach that helps communities plan for and provide a full range of emergency, transitional, and permanent housing and service resources to address the various needs of homeless persons at the point in time that they need them. The approach is based on the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs – physical, economic, and social. Designed to encourage localities to develop a coordinated and comprehensive long-term approach to homelessness, the Continuum of Care consolidates the planning, application, and reporting documents for the U.S. Department of Housing and Urban Development's Shelter Plus Care, Section 8 Moderate Rehabilitation Single-Room Occupancy Dwellings (SRO) Program, and Supportive Housing Program. (U.S. House Bill 2163).

Cost Burden. A household has a "housing cost burden" if it spends 30 percent or more of its income on housing costs. A household has a "severe housing cost burden" if it spends 50 percent or more of its income on housing. Owner housing costs consist of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities; and fuels. Where applicable, owner costs also include monthly condominium fees. Renter calculations use gross rent, which is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Household income is the total pre-tax income of the householder and all other individuals at least 15 years old in the household. In all estimates of housing cost burdens, owners and renters for whom housing cost-to-income was not computed are excluded from the calculations.

Decennial Census. Every ten years, the Census Bureau conducts a national household survey, producing the richest source of nationally-available small-area data. Article I of the Constitution requires that a census be taken every ten years for the purpose of reapportioning the U.S. House of Representatives. The federal government uses decennial census data for apportioning congressional seats, for identifying distressed areas, and for many other activities. Census data are collected using two survey forms: the short form and the long form. Short form information is collected on every person and includes basic characteristics, such as age, sex, and race. The long form is sent to one out of every six households and collects more detailed information, such as income, housing characteristics, and employment. Most of the indicators in DataPlace

are from the long form, and are thus estimates based on the sample of households. These values may differ considerably from the same indicators based on the short form data, particularly for small areas.

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

Density Bonus Programs. Allows minimum density increase over the zoned maximum density of a proposed residential development, if the developer makes a specified amount of units affordable to lower income households.

Disability. A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

Downpayment Assistance. The most popular loans for these programs are with the Federal Housing Administration (FHA). FHA allows 100 percent gift funds for your down payment and some allowable closing costs. The gift can be from any relative or can be collected through charitable organizations like Neighborhood Gold / The Buyer Fund. Another popular tactic, which can be used in a broader range of loan programs, is to borrow from a 401K. A withdrawal can be made without a penalty and pay it back over a specified period.

Development Impact Fees. A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right. The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation.

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

Elderly Units. Specific units in a development are restricted to residents over a certain age (as young as 55 years and over). Persons with disabilities may share certain developments with the elderly.

Element. A division or chapter of the General Plan, Master Plan or Comprehensive Plan.

Emergency Shelter. A facility designed to provide free temporary housing on a night-by-night basis to homeless families and individuals.

Emergency Shelter Grants (ESG). A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Extremely Low-Income Limit. The upper limit for the extremely low-income category, set at 30 percent of the HUD area median family income. This is not an official program eligibility income limit, except when associated with a specific family size (e.g., "single person", "family of two", "family of three", etc.).

Fair Market Rent (FMR). Fair Market Rents are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Housing Choice Voucher Program and other HUD programs and are published annually by HUD.

Farm Labor Housing (Farm Worker). Units for migrant farm workers that can be available for transitional housing for the homeless when not occupied by migrant farm workers.

Family Income. In decennial census data, family income includes the incomes of all household members 15 years old and over related to the householder. Although the family income statistics from each census cover the preceding calendar year, the characteristics of individuals and the composition of families refer to the time of enumeration (April 1 of the respective census years). Thus, the income of the family does not include amounts received by individuals who were members of the family during all or part of the calendar year prior to the census if these individuals no longer resided with the family at the time of census enumeration. Similarly, income amounts reported by individuals who did not reside with the family during the calendar year prior to the census but who were members of the family at the time of enumeration are included. However, the composition of most families was the same during the preceding calendar year as at the time of enumeration.

FHA-Insured. The Federal Housing Administration insured mortgages so that lower- and moderate- income people can obtain financing for homeownership.

First-time homebuyer. A first-time homebuyer program provides low-income first time homebuyers down-payment assistance in the form of a second mortgage loan to serve as "gap financing". These loans can be up to \$ 40,000 depending on the amount of assistance required by the individual homebuyer.

General Plan. The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development.

Groups Quarters. A facility which houses groups of unrelated persons not living in households such as dormitories, institutions and prisons.

Habitable (room). A habitable room is a space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, storage or utility space, and similar areas, are not considered habitable space.

Habitat for Humanity. Habitat for Humanity is a nonprofit, ecumenical Christian housing ministry that seeks to eliminate poverty housing and homelessness from the world, and to make decent shelter a matter of conscience and action. Through volunteer labor

and donations of money and materials, Habitat builds and rehabilitates simple, decent houses with the help of the homeowner (partner) families. Habitat houses are sold to partner families at no profit, financed with affordable, no-interest loans. The homeowners' monthly mortgage payments are used to build still more Habitat houses.

Hispanic or Latino. In decennial census data, Hispanics or Latinos are those who classify themselves in one of the specific Hispanic or Latino categories listed on the census questionnaire — “Mexican,” “Puerto Rican,” or “Cuban” — as well as those who indicate that they are “other Spanish, Hispanic, or Latino.” People who do not identify with one of the specific origins listed on the questionnaire but indicate that they are “other Spanish, Hispanic, or Latino” are those whose origins are from Spain, the Spanish-speaking countries of Central or South America, the Dominican Republic, or people identifying themselves generally as Spanish, Spanish-American, Hispanic, Hispano, Latino, and so on. People who are Hispanic or Latino may be of any race. There are two important changes to the Hispanic origin question for Census 2000. First, the sequence of the race and Hispanic origin questions for Census 2000 differs from that in 1990; in 1990, the race question preceded the Hispanic origin question. Second, there was an instruction preceding the Hispanic origin question in 2000 indicating that respondents should answer both the Hispanic origin and the race questions. This instruction was added to give emphasis to the distinct concepts of the Hispanic origin and race questions and to emphasize the need for both pieces of information.

Home Investment Partnership Program (HOME). HOME provides formula grants to States and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

Homeless Person. An individual living outside or in a building not meant for human habitation, or which they have no legal right to occupy, in an emergency shelter, or in a temporary housing program which may include a transitional and supportive housing program if habitation time limits exist. This definition includes substance abusers, mentally ill people, and sex offenders who are homeless. (U.S. House Bill 2163).

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

Housing Authority. An organization established under state law to provide housing for low- and moderate-income persons. Commissioners are appointed by the local governing body of the jurisdiction in which they operate. Many housing authorities own their own housing or operate public housing funded by HUD.

Housing Choice Voucher Program. Housing Choice Voucher Program (formerly known as Section 8) is a subsidy program funded by the federal government and overseen by the California Department of Housing and Community Development to provide low rents and/or housing payment contributions for very low and low-income households.

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

HUD Area Median Family Income. HUD is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. Income limits are calculated annually for metropolitan areas and non-metropolitan counties in the United States. They are based on HUD estimates of median family income, with adjustments for family size. Adjustments are also made for areas that have unusually high or low income to housing cost relationships.

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

Large Family or Household. A household or family with five or more members.

Low-Income Limit. Low-income households are defined as households with incomes between 50 percent and 80 percent of the area median household income.

Low-Income Housing. Housing that is made available at prices lower than market rates. These lower prices are achieved through various financial mechanisms employed by state and local government authorities.

Low-Income Housing Tax Credit (LIHTC). The LIHTC Program is an indirect Federal subsidy used to finance the development of affordable rental housing for low-income households. The LIHTC Program may seem complicated, but many local housing and community development agencies are effectively using these tax credits to increase the supply of affordable housing in their communities. This topic is designed to provide a basic introduction to the LIHTC Program.

Market Rate Housing. Housing that is not built or maintained with the help of government subsidy. The prices of market rate homes are determined by the market and are subject to the laws of supply and demand.

Manufactured Home. Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing

McKinney-Vento Act. The primary federal response targeted to assisting homeless individuals and families. The scope of the Act includes. Outreach, emergency food and shelter, transitional and permanent housing, primary health care services, mental health, alcohol and drug abuse treatment, education, job training, and child care. There are nine titles under the McKinney-Vento Act that are administered by several different federal agencies, including the U.S. Department of Housing and Urban Development (HUD). McKinney-Vento Act Programs administered by HUD include. Emergency Shelter Grant Program Supportive Housing Program, Section 8 Moderate Rehabilitation for Single-Room Occupancy Dwellings, Supplemental Assistance to

Facilities to Assist the Homeless, and Single Family Property Disposition Initiative. (U.S. House Bill 2163).

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

Mental Illness. A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Mixed Use. This refers to different types of development (e.g. residential, retail, office, etc.) occurring on the same lot or in close proximity to each other. City and County's sometimes allows mixed-use in commercial zones, with housing typically located above primary commercial uses on the premises.

Mobile Home. A type of manufactured housing. A structure movable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mobile Home Park. A parcel or tract of land having as its principal use the rental, leasing or occupancy of space by two or more mobile homes on a permanent or semi-permanent basis, including accessory buildings, or uses customarily incidental thereto.

Mobile Home Subdivision. A subdivision of land, platted in conformance to NRS Chapter 278 and applicable city ordinances for the purpose of providing mobile home lots.

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

Mortgage Credit Certificate Program (MCCs). The MCC is a Federal Income Tax Credit Program. An MCC increases the loan amount you qualify for and it increases an applicant's take-home pay. The MCC entitles applicants to take a federal income tax credit of twenty percent (20 percent) of the annual interest they pay on their home mortgage. Because the MCC reduces an applicant's federal income taxes and increases their net earnings, it helps homebuyers qualify for a first home mortgage. The MCC is registered with the IRS, and it continues to decrease federal income taxes each year for as long as an applicant lives in the home.

Mortgage Revenue Bond. A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Multifamily Dwelling. A structure containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Non-Hispanic. In decennial census data and in Home Mortgage Disclosure Act data after 2003, non-Hispanics are those who indicate that they are not Spanish/Hispanic/Latino.

Permanent Housing. Housing which is intended to be the tenant's home for as long as they choose. In the supportive housing model, services are available to the tenant, but accepting services cannot be required of tenants or in any way impact their tenancy. Tenants of permanent housing sign legal lease documents. (U.S. House Bill 2163).

Permanent Supportive Housing. Long-term community-based housing and supportive services for homeless persons with disabilities. The intent of this type of supportive housing is to enable this special needs population to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies. There is no definite length of stay. (U.S. House Bill 2163)

Persons with a Disability. HUD's Housing Choice Voucher (formerly Section 8) program defines a "person with a disability" as a person who is determined to 1) have a physical, mental, or emotional impairment that is expected to be of continued and indefinite duration, substantially impedes his or her ability to live independently, and is of such a nature that the ability could be improved by more suitable housing conditions; or 2) have a developmental disability, as defined in the Developmental disabilities Assistance and Bill of Rights Act. (U.S. House Bill 2163)

Project-Based Rental Assistance. Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing. The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies (HAs) that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments. It provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing can be in the form of high-rise apartments or scattered site single family homes.

Rehabilitation. The upgrading of a building previously in a dilapidated or substandard condition for human habitation.

Rental Assistance. A rental subsidy for eligible low and very low income tenants. This assistance provides the share of the monthly rent that exceeds 30% of the tenants' adjusted monthly income.

Rent-to-Own. A development is financed so that at a certain point in time, the rental units are available for purchase based on certain restrictions and qualifications.

Rural Housing Service (RHA). A part of the United States Department of Agriculture's Rural Development. The RHA offers financial aid to low-income residents of rural areas.

Second Units. Also referred to as "granny" or "in-law apartments." Second units provide a second housing unit on the same lot as a single family dwelling unit.

Section 8. Section 8, now known as the Housing Choice Voucher Program is a subsidy program funded by the federal government and overseen by the California Department of Housing and Community Development to provide low rents and/or housing payment contributions for very low and low-income households.

Service Needs. The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Single-Room Occupancy Dwelling (SRO). The SRO Program provides rental assistance for homeless persons in connection with the moderate rehabilitation of SRO dwellings. SRO housing contains units for occupancy by one person. These units may contain food preparation or sanitary facilities, or both.

Special Needs Projects. Housing for a designated group of people who desire special accommodations, such as services, in addition to the housing. Services may or may not be provided as part of the rental project. Examples of special needs populations are people with physical disabilities, developmental disabilities, mental illness, or those who need assisted living. It also includes health care facilities.

Substandard Housing. This refers to housing where major repair or replacement may be needed to make it structurally sound, weatherproofed and habitable.

Subsidized Housing. Typically refers to housing that rents for less than the market rate due to a direct financial contribution from the government. There are two general types of housing subsidies. The first is most commonly referred to as "project-based" where the subsidy is linked with a particular unit or development and the other is known as "tenant-based" where the subsidy is linked to the low income individual or family. The terms "assisted" and "subsidized" are often used interchangeably.

Supportive Housing. Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services. Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Transitional Housing. Housing for people recovering from substance abuse issues or transitioning for homelessness. Transitional housing provides longer term accommodations to homeless families and individuals than emergency shelter housing. Transitional Housing provides a stable living environment for the period of time

necessary to learn new skills, find employment, and/or develop a financial base with which to re-enter the housing market.

VA-Guaranteed. VA guaranteed loans are made by private lenders to eligible veterans for the purchase of a home which must be for their own personal occupancy. To get a loan, a veteran must apply to a lender. If the loan is approved, VA will guarantee a portion of it to the lender. This guaranty protects the lender against loss up to the amount guaranteed and allows a veteran to obtain favorable financing terms.

Very Low-Income Limit. Very low-income households are defined as households with incomes less than 50 percent of the area median household income.

Veteran. Anyone who has been discharged from the military generally after at least two years of service whether they served on active duty in a conflict or not. (U.S. House Bill 2163).

Workforce Housing. Refers to housing that is meant for residents making low, moderate to above moderate area median income. Some programs focus on employers providing assistance to their employees; some are instituting inclusionary programs, while others give preference to this group in their homeownership programs. Some jurisdictions have programs for specific segments of the workforce that are vital for the everyday function of the community such as teachers, policeman and other public employees.

Zoning. Zoning is an activity under taken by local jurisdictions to direct and shape land development activities. The intent of zoning is to protect the public health, safety, and welfare by ensuring that incompatible land uses (e.g. residential vs. heavy industrial) are not located next to each other. Zoning also impacts land values, creating and taking away "capitol" for and from property owners. For example, a lot that is zoned for commercial development is more valuable (in financial terms) than a lot that is zoned for open space. Typically, lots that are zoned for higher densities have greater value on the market than lots that are zoned for lower densities. Zoning is one of the most important regulatory functions performed by local jurisdictions.

U.S. Census Terms

Children. The term "children," as used in tables on living arrangements of children under 18, are all persons under 18 years, excluding people who maintain households, families, or subfamilies as a reference person or spouse.

Own Children. Sons and daughters, including stepchildren and adopted children, of the householder. Similarly, "own" children in a subfamily are sons and daughters of the married couple or parent in the subfamily. (All children shown as members of related subfamilies are own children of the person(s) maintaining the subfamily>) For each type of family unit identifies in the CPS, the count of "own children under 18 year old" is limited to never-married children; however, "own children under 25" and "own children of any age," as the terms are used here, include all children regardless of marital status.

The counts include never-married children living away from home in college dormitories.

Related children. Includes all people in a household under the age of 18, regardless of marital status, who are related to the householder. It does not include householder's spouse or foster children, regardless of age.

Ethnic Origin. People of Hispanic origin were identified by a question that asked for self-identification of the persons' origin or descent. Respondents were asked to select their origin (and the origin of other household members) from a "flash card" listing ethnic origins. People of Hispanic origin in particular, were those who indicated that their origin was Mexican, Puerto Rican, Cuban, Central or South American, or some other Hispanic origin. It should be noted that people of Hispanic origin may be of any race.

Family. A group of two or more people who reside together and who are related by birth, marriage, or adoption.

Family household (Family). A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Family size. Refers to the number of people in a family.

Family type. Refers to how the members of a family are related to one another and the householder. Families may be a "Married Couple Family," "Single Parent Family," "Stepfamily," or "Subfamily."

Household. A household includes all the people who occupy a housing unit as their usual place of residence.

Household Income. The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and above moderate income based on household size and income, relative to regional median income.

Household size. The total number of people living in a housing unit.

Household type and relationship. Households are classified by type according to the sex of the householder and the presence of relatives. Examples include: married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.

Householder. The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a non-family householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A non-family householder is a householder living alone or with non-relatives only.

Housing unit. A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Median. This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of data values. The median divides the total frequency distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median.

Median age. This measure divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value.

Median income. The median income divides the income distribution into two equal groups; one has incomes above the median and the other having incomes below the median.

Occupied housing unit. A housing unit is classified as occupied if it is the usual place of residence of the person or group of people living in it at the time of enumeration, or if the occupants are only temporarily absent; that is, away on vacation or a business trip. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters.

Overcrowded units. Overcrowded units are occupied housing units that have more than 1 person per room.

Per capita income. Average obtained by dividing aggregate income by total population of an area.

Population estimate (Population Estimates Program). The Census Bureau's Population Estimates Program (PEP) produces July 1 estimates for years after the last published decennial census (2000), as well as for past decades. Existing data series such as births, deaths, Federal tax returns, Medicare enrollment, and immigration, are used to update the decennial census base counts. POP estimates are used in Federal funding

allocations, in setting the levels of national surveys, and in monitoring recent demographic changes.

Population projections. Estimates of the population for future dates. They illustrate plausible courses of future population change based on assumptions about future births, deaths, international migration, and domestic migration. Projections are based on an estimated population consistent with the most recent decennial census as enumerated. While projections and estimates may appear similar, there are some distinct differences between the two measures. Estimates usually are for the past, while projections typically are for future dates. Estimates generally use existing data, while projections must assume what demographic trends will be in the future.

Poverty. Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

Poverty rate. The percentage of people (or families) who are below poverty.

Race. The race of individuals was identified by a question that asked for self-identification of the person's race. Respondents were asked to select their race from a "flashcard" listing racial groups.

Severely Overcrowded. Are occupied housing units with 1.51 or more persons per room.

Single family detached homes. This is a one-unit residential structure detached from any other house (i.e., with open space on all four sides). A house is considered detached even if it has an adjoining shed or garage.

Single family attached housing. This is a one-unit residential structure that has one or more walls extending from ground to roof separating it from adjoining structures. This category includes row houses, townhouses, and houses attached to non-residential structures.

Tenure. Refers to the distinction between owner-occupied and renter-occupied housing units. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned only" if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

Two-family buildings. These dwellings may also be referred to as single family attached because a duplex with a shared wall would qualify in both categories. Other two family buildings would include older single family homes that have been converted into two separate living spaces or "flats" that do not share walls, but a floor/ceiling.

Units in structure. A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to

roof. In determining the number of units in a structure, all housing units, both occupied and vacant, are counted.

Unemployed. All civilians 16 years old and over are classified as unemployed if they (1) were neither "at work" nor "with a job but not at work" during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

Unemployment Rate. The proportion of the civilian labor force that is unemployed, expressed as a percent.

Vacancy Rate. The housing vacancy rate is the proportion of the housing inventory that is available "for sale" or "for rent." It is computed by dividing the number of available units by the sum of occupied units and available units, and then multiplying by 100.

Vacant Housing Unit. A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded from the housing inventory if they are open to the elements; that is, the roof, walls, windows, and/or doors no longer protect the interior from the elements. Also excluded are vacant units with a sign that they are condemned or they are to be demolished.

White. In decennial census data, the White category includes persons having origins in any of the original peoples of Europe, the Middle East, or North Africa. It includes people who indicate their race as "White" or report entries such as Irish, German, Italian, Lebanese, Near Easterner, Arab, or Polish. The "alone" designation, as used with decennial census data, indicates that the person reported only one race.

Year Structure (housing unit) Built. Year structure built refers to when the building was first constructed, not when it was remodeled, added to, or converted. For housing units under construction that met the housing unit definition—that is, all exterior windows, doors, and final usable floors were in place—the category "1999 or 2000" was used for tabulations. For mobile homes, houseboats, recreational vehicles, etc, the manufacturer's model year was assumed to be the year built. The data relate to the number of units built during the specified periods that were still in existence at the time of enumeration.