



County of Lassen  
Department of Planning and Building Services

• Planning • Building Permits • Code Enforcement • Surveyor • Housing Rehab • Grants and Loans • Surface Mining

February 18, 2014

Housing Policy Department  
Received on:

FEB 20 2014

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California Department of Housing and Community Development  
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RE: Correction to Lassen County 2009-2014 Housing Element, 2011, 2012 Annual Progress Report

Dear Melinda Coy:

Enclosed please find corrections to the Lassen County 2011, 2012 Annual Progress Report (APR) for the 2009-2014 Housing Element as required by Government Code Section 65400. The APR's submitted are for reporting period January 1, 2011, through December 31, 2011 and January 1, 2012, through December 31, 2012 have been corrected on the forms provided by your department.

If you have any questions feel free to contact Thomas Maioli, Senior Planner at (530) 251-8269.

Sincerely,

Maurice Anderson,  
Director

#20

MLA:trm  
Attachments

**ANNUAL ELEMENT PROGRESS REPORT**  
***Housing Element Implementation***  
(CCR Title 25 §6202 )

Jurisdiction Lassen County  
Reporting Period 01/01/2012 - 12/31/2012

**Table A**  
**Annual Building Activity Report Summary - New Construction**  
**Very Low-, Low-, and Mixed-income Multifamily Projects**

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions	
013-140-76	SF	O			X		1	0	0	0	0
116-170-08	SF	O			X		1	0	0	0	0
116-170-08	SF	O			X		1	0	0	0	0
116-170-18	SF	O			X		1	0	0	0	0
116-410-91	SF	O			X		1	0	0	0	0
117-700-65	SF	O			X		1	0	0	0	0
121-050-23	SF	O			X		1	0	0	0	0
107-260-06	SF	O			X		1	0	0	0	0
129-620-42	SF	O			X		1	0	0	0	0
116-210-20	SF	O			X		1	0	0	0	0
(9) Total of Moderate and Above Moderate from Table A3					10		10	0			
(10) Total by income Table A/A3					10		10	0			
(11) Total Extremely Low-Income Units*											

\* Note: These fields are voluntary

## ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202 )

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**Table A2**

### Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low Income*	Very Low Income	Low Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

\* Note: This field is voluntary

**Table A3**

### Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	6			2	2	10	0
No. of Units Permitted for Above Moderate	0	0	0	0	0	0	0

\* Note: This field is voluntary

**Table B**

### Regional Housing Needs Allocation Progress

#### Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level											
Very Low	Deed Restricted											
	Non-deed restricted											
Low	Deed Restricted											-1
	Non-deed restricted		1								1	
Moderate	Deed Restricted											185
	Non-deed restricted	246	31	20	10						61	
Above Moderate		0	2	2							4	-4
Total RHNA by COG. Enter allocation number:		246										
Total Units			33	23	10						66	180
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

**Program Implementation Status**

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
HE-1.A Housing Diversity	Approve at least five developments that include a range of housing types.	Ongoing; 2009-2014	Lassen County has not had any applications submitted for any multi family development projects during the reporting period.
HE-1.B Higher Density Multifamily Housing	Revise Zoning Ordinance.	2010	Lassen County Department of Planning and Building Services is currently reviewing higher density multi family housing (five units or more) in appropriate zoning districts.
HE-1.C Multiple Family Development	Revise Zoning Ordinance.	2010	Lassen County Department of Planning and Building Services is currently reviewing multi family housing in appropriate zoning districts.
HE-1.D Mixed Use Development	Revise Zoning Ordinance.	2010	Lassen County Department of Planning and Building Services is reviewing the C-R and C-T zoning district to clarify future language for mixed-use development in the referenced districts.
HE-1.E Annual Reporting	Identify annual housing priorities and prepare annual report.	2009-2014	Lassen County Department of Planning and Building Services has completed and submitted the 2010 Annual Progress Report as required by Government Code 65400.
HE-2.A First-Time Homebuyer Program	Utilize current funds and apply for HOME funds or to the CalHOME program in order to establish a First-time Homebuyer program. Assist four households annually.	2009-2014	Applied to CalHome and was not awarded funds. Currently researching other sources of funding.
HE-2.B Redevelopment Assistance	Provide assistance, as soon as tax increment is received, to at least five lower-income households or assist in the redevelopment of five affordable housing units.	2009-2014	Ongoing
HE-2.C Affordable Housing Development Funding	Support applications by developers for funding of affordable housing and raise awareness of possible funds.	2010; Ongoing and at least bi-annual contact with the development community	Ongoing
HE-2.D Second Unit Ordinance	Revise second unit requirements.	2009	Lassen County Department of Planning and Building Services is reviewing the appropriateness of allowing second units by ministerial permit in specific zoning districts.
HE-2.E Density Bonus Ordinance	Adopt a density bonus ordinance.	2010	Lassen County Department of Planning and Building Services is reviewing density bonus requirements to comply with state law.
HE-2.F State and Federal Funds	Obtain State and Federal Funds to support low-income housing construction and rehabilitation.	2010; Ongoing and at least bi-annual contact with the development community	Awarded fiscal year 2010-2011 CDBG General Allocation for housing rehabilitation activities to be completed in Census Tract 406, \$400,000 and fiscal year 2010-2011 CDBG Native American Allocation for housing rehabilitation activities for eligible non-federally recognized tribal members throughout Lassen County, \$400,000.
HE-3.A Adequate Sites	Maintain an adequate supply of appropriately zoned land for residential uses.	Ongoing	Lassen County Department of Planning and Building Services has identified appropriate lands for residential development and has determined the exstance of adequate supply within Lassen County for future development and outlined in the 2009-2014 Housing Element Update.
HE-3.B Vacant Land Inventory	Develop a vacant land inventory.	2009-Ongoing	Lassen County Department of Planning and Building Services has identified appropriate lands for residential development and has developed a appropriate vacant land inventory using Geographical Information Services (GIS). Vacant lands have been identified and mapped as outlined in the 2009-2014 Housing Element Update.
HE-3.C Housing Distribution	Ensure that assisted housing is appropriately distributed.	2010-2012	Lassen County Department of Planning and Building Services has identified assisted housing resources as outlined in the 2009-2014 Housing Element Update and is currently creating a Geographical Information Services (GIS) data base and location map.

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HE-3.D Multifamily Sites Preservation	Update Zoning Ordinance to exclude single-family homes and duplexes as uses permitted by right in R-3 zones.	2010	Lassen County Department of Planning and Building Services is currently reviewing the appropriateness of single-family homes and duplexes as uses permitted by right in R-3 zones in appropriate zoning districts.
HE-3.E Large Sites and Low Income Development	Identify large parcels that are appropriate for potential subdivision or other methods to increase the development of low-income housing.	2010; Ongoing	Lassen County Department of Planning and Building Services has identified large parcels that are appropriate for potential subdivision development of low-income housing as identified in the 2009-2014 Housing Element Update and will continue to maintain current inventory.
HE-4.A Farm Labor Housing	Update Zoning Ordinance.	2010	Lassen County Department of Planning and Building Services is currently reviewing the appropriateness of farm labor housing for six or fewer workers in agricultural zones that allow single family units.
HE-4.B Farm worker Housing	Secure funds for one and/or provide assistance to two farm worker housing projects.	Ongoing	Lassen County Department of Planning and Building Services is currently reviewing appropriate funding sources to provide assistance for farm worker housing.
HE-4.C Licensed Residential Care Facilities	Update zoning ordinance.	2010	Lassen County Department of Planning and Building Services is currently reviewing the Counties zoning ordinance to clearly define appropriateness of residential care facilities in specific residential zoning districts.
HE-4.D Section 8 Assistance	Secure additional Section 8 vouchers for very low income residents.	Ongoing	Section 8 assistance is provided in Lassen County by the Plumas County Housing Authority.
HE-4.E Emergency Shelters and Transitional Housing	Revise Zoning Ordinance.	Within one year of approved 2009 2014 Housing Element	Lassen County Department of Planning and Building Services will update the C-T and C-R zoning districts to allow emergency shelters and transitional housing.
HE-4.F Emergency Shelter Development	Assist in the development of an emergency shelter in the unincorporated area.	Ongoing	To date the Lassen County Department of Planning and Building Services has not received an application proposing the development of a emergency shelter.
HE-4.G Constraints to Disabled Housing	Evaluate constraints and act to reduce constraints.	2009 and annually thereafter	The Lassen County Department of Planning and Building Services is constantly evaluating and identifying constraints to disabled housing and appropriate methods to remove said constraints.
HE-4.H Reasonable Accommodation	The adopted Reasonable Recommendation ordinance shall provide exception in zoning and land-use for housing for persons with disabilities by ministerial process, with minimal or no processing fee, subject to approval by the Community Development Director.	Within one year of approved 2009 2014 Housing Element	The Lassen County Department of Planning and Building Services is currently reviewing existing reasonable accommodations policy and will adopt a reasonable recommendation ordinance within timeframe specified in the 2009-2014 Housing Element Update.
HE-5.A Housing Rehabilitation	Apply for and utilize current funds to provide assistance with housing rehabilitation program activities. Rehabilitate five homes annually.	Ongoing	Awarded fiscal year 2010-2011 CDBG General Allocation for housing rehabilitation activities to be completed in Census Tract 406, \$400,000 and fiscal year 2010-2011 CDBG Native American Allocation for housing rehabilitation activities for eligible non-federally recognized tribal members throughout Lassen County, \$400,000.
HE-5.B Conservation of Affordable Housing	Monitor multi-family projects at risk of conversion to market-rate and work with agencies to preserve affordability.	Ongoing	Ongoing
HE-5.C Building Inspection/ Code Enforcement	Identify substandard housing or housing with code violations and provide information on rehabilitation program to eligible households.	Ongoing	The Lassen County Department of Planning and Building Services identifies substandard housing and provides contact information for the Lassen County Department of Economic Development to property owners.
HE-6.A Economic Development	Identify and pursue funding, such as CDBG funds, to support economic development activities and job growth.	Ongoing	Awarded fiscal year 2010/2011 CDBG Economic Development Allocation for Business Assistance, Microenterprise Technical Assistance, Microenterprise Financial Assistance, \$500,000. To date, one Microenterprise Financial Assistance application and one Business Assistance Application has been received, both are in underwriting. EDSP Update (CDBG) - updated the County's Economic Development Strategic Plan.

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HE-7.A Infrastructure Improvements	Continue to work with service districts to improve and expand County infrastructure to support existing and future development.	Ongoing; 2010-2012	The Lassen County Department of Planning and Building Services will continue to work with service districts to improve and expand County infrastructure to support existing and future development.
HE-7.B Annexation	Coordinate with the City of Susanville to facilitate annexations in areas that are planned for development.	Ongoing; 2009-2014	The Lassen County Department of Planning and Building Services will continue to work with City of Susanville to facilitate annexations in areas that are planned for development.
HE-7.C Annexation, CSD's	Coordinate with community service districts to facilitate annexations and services in areas that are planned for development.	Ongoing; 2009-2014	The Lassen County Department of Planning and Building Services will continue to work with community service districts to facilitate annexations and services in areas that are planned for development.
HE-7.D Permit Processing	Review permit procedures to ensure streamlined permit process.	Ongoing; 2009-2014	The Lassen County Department of Planning and Building Services is regularly reviews permit procedures to ensure streamlined permit process.
HE-7.E Expedited Processing and Technical Assistance	Provide expedited processing and/or technical assistance for affordable housing projects.	2009-2014	To date the Lassen County Department of Planning and Building Services has not received an application proposing the development of an affordable housing project.
HE-7.F Permitting Fees	Provide fee deferrals for a minimum of two affordable projects.	2009-2014	To date the Lassen County Department of Planning and Building Services has not received an application proposing the development of an affordable projects.
HE-7.G Flexibility in Development Standards	Provide flexible development standards for at least four affordable housing projects.	2009-2014	To date the Lassen County Department of Planning and Building Services has not received an application proposing the development of an affordable housing project.
HE-7.H Multifamily Design Review	Revise the zoning ordinance and establish design standards/ guidelines.	Within one year of approved 2009-2014 Housing Element	The Lassen County Department of Planning and Building Services is currently reviewing multifamily design review process, standards, and guidelines.
HE-8.A Equal Housing Opportunity	Provide information on housing discrimination.	Ongoing	Ongoing
HE-8.B Fair Housing Referral	Refer discrimination cases to DFEH, HUD or other appropriate agencies.	Ongoing	Ongoing
HE-8 Transitional and Supportive Housing	Lassen County will remove the use permit requirement for housing over 6 persons to comply with SB 2, (Cedillo).	2010	The Lassen County Department of Planning and Building Services will remove the use permit requirement for housing over 6 persons to comply with SB 2, (Cedillo).
HE-9.A Energy Efficient Design	Develop and adopt energy efficient guidelines.	2010	The Lassen County Department of Planning and Building Services is currently reviewing the development of energy efficient guidelines.
HE-9.B Weatherization Programs	Provide referrals to weatherization programs and offer assistance through the Housing Rehabilitation Program.	Ongoing	Ongoing

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**General Comments:**

Please see attached CD media (Lassen County APR Submit.xls) for digital format.