

CITY OF SUSANVILLE
GENERAL PLAN
2019-2024 HOUSING ELEMENT

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CITY OF SUSANVILLE GENERAL PLAN HOUSING ELEMENT

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SECTION ONE: INTRODUCTION

COMMUNITY CONTEXT

City of Susanville is in the south-central part of Lassen County located in northeastern California. It is situated approximately 111 miles east of Red Bluff and 85 miles north-northwest of Reno on the eastern slopes of where the Sierra Nevada and Cascade mountain ranges meet in California (see Figures 1-1 and 1-2).

Susanville was designated as the county seat in 1864 when Lassen County was established and became an incorporated city in 1900. Susanville remains today as the only incorporated city in Lassen County. The City encompasses approximately 8 square miles. The population as of January 1, 2019, as estimated by the California Department of Finance, is 15,008 or approximately 49.8% of Lassen County's total population of 30,150.

The principal highway access to Susanville is via State Highway 36, which runs in a general east-west direction through the central portion of the City and is also Susanville's Main Street. Highway 36 connects to Interstate 5 to the west in Red Bluff and to Highway 395 approximately 4 miles southeast of the City. State Highway 139 leaves Susanville in the center of town heading to the north to connect with the City of Alturas in Modoc County.

HISTORY OF SUSANVILLE'S ORIGIN

As the discovery of gold in 1848 sparked a flow of westward migration, new settlers sought an alternative to the route through Donner Pass to cross the Sierra Mountain Range. Peter Lassen first explored the area that is now Lassen County and, in 1851, William Nobles began leading settlers over a route that ran from the Humboldt River (in the State of Nevada) to Shasta City at the northern end of the Sacramento Valley. Of the thousands of people that passed through what is now Lassen County, some chose to remain in the Honey Lake Valley (what is now Susanville). Among those early settlers of Susanville was Isaac Roop, who established a trading post where travelers along the Nobles Emigrant Trail could stock up with provisions before crossing the Sierra Mountains. First known as Rooptown, Isaac Roop's settlement later was named Susanville for Roop's daughter, Susan.

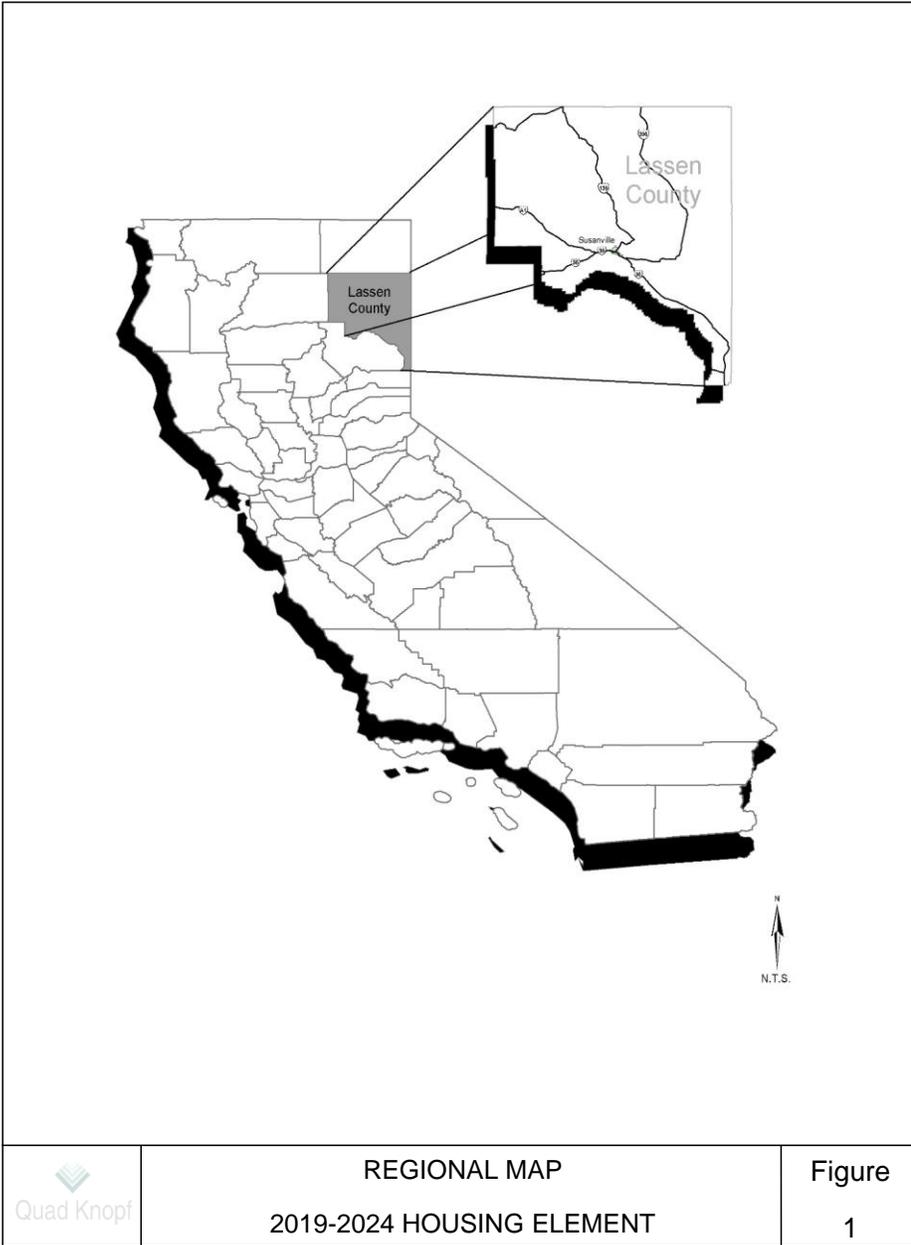
In 1856, Isaac Roop and Peter Lassen led a group of disgruntled settlers, who were unhappy over efforts of Plumas County, California officials to levy and collect taxes in the isolated and sparsely-populated region in and around Susanville. At the same time, those settlers were equally unwilling to be considered a part of the Territory of Utah - a vast region that included parts of what were to become several western states. Roop, Lassen, and their followers opted to form a separate territory, which they named Nataqua. The short-lived Republic of Nataqua was largely ignored, since the region affected had but a few hundred settlers. When the Territory of Nevada was established in 1861, Isaac Roop was made governor of the Territory. A few years later, surveys of the area established that Susanville was actually a part of the State of California and the County of Lassen was established in 1864.

The Fernley & Lassen Railroad, built in 1913, finally provided a much needed economic boost to Susanville and Lassen County by tapping into western Lassen's timber resources. The population growth of Susanville naturally followed.

Today the predominant sector of employment in Susanville and Lassen County is government, which comprised 58.6 percent of jobs in the County in 2007. This is largely due to employment at two State Correctional Centers located within the incorporated boundary of Susanville, but is also augmented by employment with the Forest Service, the Bureau of Land Management, Lassen College, Banner Lassen Medical Center, as well as local schools and local governmental agencies. In production terms, however, agriculture has long been identified as Lassen County's leading industry and the City of Susanville benefits from this industry by providing services to a larger surrounding population.

The operations of the two prisons, the California Correctional Center (CCC) and High Desert State Prison (HDP), in the incorporated limits of Susanville have become a large factor in the population numbers for the City. The CCC was established in 1963 and was annexed into the City in 1991. The HDP was established within the City limits in 1995. **As of December 1, 2018, the inmate count for the CCC was 4,411 and the HDP had an inmate count of 3,328 for a total population of 7,739.** The effects of this unique population will be discussed further in Section 2.

Susanville, and correspondingly Lassen County, has experienced some economic downturns that have affected its housing situation. In December 2003, Sierra Pacific Industries announced the intended closure of its sawmill complex adjacent to Susanville. The reason for the closure was linked to the loss of Forest Service timber contracts and competitive disadvantages from foreign imports and other states with fewer environmental regulations. Sierra Pacific Industries was the largest private sector employer in the county. The closure of the Susanville facility, which was the last operating sawmill in the county, resulted in the loss of approximately 150 direct jobs and additional support sector jobs.



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PURPOSE OF THE ELEMENT

The California Legislature has identified “decent housing and a suitable living environment” as one of the State’s top priorities. In 1999, the State issued the California Statewide Housing Plan Update. The Housing Plan Update included the following points:

- Much higher levels of housing construction are needed to adequately house the State’s population.
- High housing cost burdens are increasingly an issue for both owners and renters. The combination of upward price pressure in the housing markets and relatively tight urban housing markets has led to increasing cost burdens, particularly for low-income renter residents.
- In some portions of the State, the level of overcrowding has dramatically increased.
- A substantial portion of affordable rental housing developments statewide are at risk of conversion to market rate use.
- Significant numbers of temporary agricultural workers migrate throughout the State facing housing challenges that impact their welfare.
- Homeless individuals and households face significant difficulties in obtaining shelter and reintegrating themselves into the broader society.

Although not all of these issues may concern Susanville directly, the concerns and issues of the State impact the City as housing funding is often tied to plans to resolve these issues of statewide concern. Many of these issues directly influence the context and conditions studied in this Housing Element update. Population pressures, housing costs and economic conditions in the Lassen County region have a direct influence on Susanville.

As a result of these issues and concerns, the California Legislature has required that all cities and counties must prepare a Housing Element as part of their General Plan. The Housing Element is one of the seven required elements in the City’s General Plan. The Housing Element is the only element of the General Plan that must be submitted to the State Department of Housing and Community Development (HCD) in order to determine compliance with State laws.

State certification of the Housing Element provides the City with a number of benefits and opportunities for addressing housing needs in the City. For instance, a certified Housing Element provides priority access to limited State housing funds and it offers greater protection from potential legal challenges to the Housing Element. In addition, the City is protected from potential financial penalties that may result from future State legislation.

REQUIREMENTS OF THE HOUSING ELEMENT

State Housing Law (Government Code Sections 65583-65589) requires that the Housing Element include an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs. This update establishes the required components of a Housing Element as follows:

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- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These needs shall include the city's share of the regional housing need in accordance with Section 65584.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, overcrowding and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment and an analysis of the relationship of zoning and public facilities and services to these sites.
- Analysis of potential and actual government constraints upon the maintenance, improvement and development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions and local processing and permit requirements, if any, and efforts to remove governmental constraints that hinder the City's ability to meet its share of the regional housing need.
- Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land and the cost of construction.
- Analysis of special housing needs, (such as handicapped, elderly, large families, farm workers, families with female head of household, and persons needing emergency shelter).
- Analysis of opportunities for energy conservation in residential development.
- Analysis of existing assisted housing developments that are eligible to change from low-income housing during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restriction.
- Analysis of existing zoning to ensure zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing.

DATA SOURCES

Information contained in the Housing Element was compiled through the use of a variety of data sources, agency contacts, interviews and the review of existing documents. This included data from the United States 2000 and 2010 Census of Population and Housing, State and local government agencies and information from local organizations. The following is a list of the primary data sources that were used for the preparation of the Housing Element:

- U.S. Census 1990, 2000, and 2010, including American Community Survey data
- **State Department of Finance, Housing and Population Data, January 1, 2019**
- HCD Template for the Preparation of Housing Elements in Frontier Counties, Lassen County Housing Element 2004 & 2009.
- **Susanville General Plan 1990 - 2014 and Zoning Ordinance 00-866, September 16, 2000**

- Housing Market Analysis for Lassen County, September 2014
- [California Dept. of Corrections populations reports 2018](#)
- [HCD – Lassen County 6th Cycle Housing Element data package](#)

Some Data used in this Element was also generated by the City of Susanville and Lassen County Community Development Departments. Current real estate information comes from interviews with realtors and local services, the City’s Geographic Information system (GIS), and Internet databanks as well as several non-profits who serve the communities special needs.

COMMUNITY INVOLVEMENT

Community involvement is important not only in terms of assessing housing need, but also in developing policies and programs to effectively address that need. The City of Susanville has actively sought input into its housing program by conducting public workshops and public hearings for the draft document as well as having staff available for individual meetings.

All segments of the community were encouraged by the City to participate in the preparation of the Housing Element through a combination of general public notices and direct contacts with organizations serving low-income and special needs groups and inviting them to attend public workshops on the Housing Element.

- [Lassen Senior Services](#)
- [Lassen County Community Social Services](#)
- [Local Realtors](#)
- [Senior Care Providers](#)
- [Local Chamber of Commerce](#)
- [Susanville Indian Rancheria](#)
- [Crossroads Ministries](#)
- [Lassen Career Network](#)
- [Local Community Service Districts](#)

To provide opportunities for public participation in the preparation of the Housing Element, the City conducted a workshop on February 20, 2020, to explain the purpose and contents of the Housing Element and state requirements, and initiate dialogue regarding specific housing needs. Invitations were sent to community-based organizations, nonprofit housing organizations, building industry representatives, and public agencies, and a notice was published in the local newspaper.

Comments received:

- [Citizen recommended searching for cities similar in nature to Susanville to learn how they address their homelessness situation.](#)

- A: The City has included program 1.3 to work to address homeless needs.
- Attendee asked if Community Development Block Grants were available to those in the community seeking to renovate homes that may have fallen into disrepair.
- A: The City has included program 2.2 and will continue to apply for funding as NOFAs are released. The City will also look into the feasibility of hiring a housing program manager.
- Councilwoman Mendy Schuster noted that there is a lack of suitable housing for recent college graduates seeking to return home after completing degree, and that providing suitable housing could aid retention.
- A: Staff acknowledged the concern and spoke to potential sites for new affordable housing and multi-unit housing. The City has also included program 1.3 to allow for the development of assessor dwelling units, which could be an affordable housing option for this population.
- Citizen inquired as to whether the minimum city provision for homeless individuals was a site designated specifically for camping, while the Lassen County requires an actual facility or shelter.
- A: No. The City has included program 1.3 to work to address homeless needs.
- A follow-up question from another citizen was whether the city would condemn the sole shelter in city limits (closed due to code violations as of the writing of this document) if an area suitable for camping or a shelter was located.
- A: Not necessarily. If a project with a Use Permit is in compliance, we would not simply shut down an existing facility if a new one was built or proposed. The City has included program 1.3 to work to address homeless needs.
- Citizen commented that Nevada City housed nearly all its homeless persons in their veterans' hall through city funds, county funds, and donations, and suggested that the city of Susanville investigate replicating their model.
- A: Staff will investigate but, in the meantime, has included program 1.3 to work to address homeless needs.
- The same citizen then reported to staff that the city of Sacramento had recently voiced intention to change laws around the Boise decision; specifically, that it could be overridden if health and safety were at risk, and that the city of Susanville might benefit from learning more.
- A: Staff plans to investigate the Boise decision.
- Multiple attendees asked if a digital copy of the housing element would be made available to the public at some point.
- A: The Housing Element will be posted on the City's website.

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- [Citizen asked whether the city was proposing numerous zoning code changes in residential areas.](#)
- [A: The City has included program 1.3 in an effort to comply with State Law.](#)

REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code Section 65584) and requires regions to address housing issues and needs based on future growth projections for the area. The California Department of Housing and Community Development (HCD) acts as the County Council of Governments and allocates the regional housing needs numbers for Susanville.

Listed below is the breakdown of the RHNA for Susanville, by income category, for the planning period beginning December 31, 2018 and ending August 31, 2024.

TABLE 1: FUTURE HOUSING NEEDS, 2018–2024

TABLE 1-1 REGIONAL HOUSING NEEDS ALLOCATION 2018 – 2024 CITY OF SUSANVILLE	
Income Category	2018–2024 RHNA
Extremely Low	7
Very Low	7
Low	9
Moderate	11
Above Moderate	24
Total	58

SOURCE: HCD, FINAL REGIONAL HOUSING NEED DETERMINATION, LETTER TO LASSEN COUNTY PLANNING DEPARTMENT DATED AUGUST 31, 2018 **CONSISTENCY WITH THE GENERAL PLAN**

The City of Susanville 2019-2024 Housing Element is a required component of the Susanville General Plan, which was completed and adopted in August 1991 and has been amended and updated from time to time. State Law requires that “...the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies...” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.

The Housing Element has been reviewed to ensure internal consistency between it and other General Plan elements. No conflicts exist between the goals, policies and implementation strategies of the Housing Element and other elements of the General Plan. This Housing Element is for the planning period from 2019-2024 and complies with the state-mandated five-year update cycle. The City will continue to ensure internal consistency between the Housing Element and the General Plan through its annual review and reporting process.

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ORGANIZATION

This Housing Element is organized into five sections that identify the housing needs in the community, the constraints to development, resources for future development and goals, policies and programs to address the needs and constraints in the City of Susanville. The sections are as follows:

- Section One - Introduction: provides information on the housing element process, primary data sources used for the Element, community involvement and consistency with the General Plan.
- Section Two - Housing Needs Assessment: contains a demographic and housing profile of the City and includes a discussion of current and future housing needs.
- Section Three - Housing Resources and Constraints and Needs: contains an analysis of the constraints that impact the development of housing and provides an inventory of land in the City suitable for development as well as the financial and administrative resources available to facilitate housing production. Also includes an assessment of housing needs.
- Section Four - Review of Past Housing Element: evaluates the City’s past performance based on its progress toward the objectives identified in the ~~2014-2019~~ Housing Element.
- Section Five - Housing Plan: sets forth the City’s goals, policies and programs that are designed to address the housing needs in the City of Susanville.

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SECTION TWO: POPULATION AND HOUSING NEEDS

This section analyzes the demographic, household, income, employment and housing stock characteristics for the City of Susanville. This information is used to determine the City's existing and future housing needs. It serves as the foundation for the development of the City's goals, policies and programs that are designed to meet its identified housing needs.

To adequately plan for future population growth and associated housing needs, it's helpful to look at past population trends and present conditions within the City and in some instances Lassen County for comparison. This section discusses the components of housing need: population growth; housing stock, income and affordability, and special populations. The data included is from the 1990 and 2000, and 2010 federal census as well as population estimates for 2019 from the California Department of Finance (DOF) and American Community Survey. When reviewing tables within this chapter one must keep in mind that there are limitations of each data source and differing levels of accuracy, especially when numbers from different sources are compared with each other.

The California Department of Finance (DOF) provides annual estimates of population, housing units and other useful information in all California communities by using a different method than the census. The DOF estimates these numbers for the prior year and provides them to the public in the spring of the following year. Each year the department refines and updates the data from the prior year. Hence DOF population estimates during a given year will change prospectively the following year, and the previous published number will no longer be available on the department's website. Hence it is often difficult to validate these previously used estimates. For more information on DOF estimates and access to their data tables see <http://www.dof.ca.gov>.

The City of Susanville has two State correctional facilities within its boundary which create a unique population demographic. The two facilities are the California Correctional Center (CCC) which was constructed in 1963 in unincorporated Lassen County and annexed into the City in 1991 and the High Desert State Prison (HDP) which opened in 1995. The addition of the population of these two facilities increases the population of Susanville which is reflected in the significant difference between the 1990 and 2000 census population numbers. In the 2010 census the total city population was 17,947 which included 8,508 people living in group quarters, approximately 8,400 of which were incarcerated. Beginning in 2011 the State of California was under court order to reduce prison overcrowding down to 137.5% of capacity from a high of 200% of capacity. As a result, the 2014 incarcerated population has been reduced within the City limits to approximately 7,739 as of December 1, 2018.

When planning for future housing needs it must be acknowledged that there is no relationship between the population of these two prisons and the remainder of population and the housing needs in Susanville. While the demographics of the prison population cannot always be extracted from the demographic data, the analysis for housing will be extracted to household level data which excludes prison populations to the greatest extent possible. It should be noted that the 2000 census did not correctly assign the

population of the CCC to the City but assigned it to the unincorporated portion of Lassen County. This error further skewed some of the 2000 census data for the City.

The analysis that follows is divided into four major subsections. **Population Characteristics** examines the City of Susanville in terms of individual persons and identifies population trends that may affect future housing needs. **Household Characteristics** explores Susanville by families, households, or living groups, to see how past and expected household changes will affect housing needs. **Employment** denotes primary income sources and levels by occupation and ability to afford adequate housing. A review of the **Housing Stock** discloses the housing environment in Susanville as a whole and details availability, affordability, and condition. Such information is invaluable to help identify needed programs that ensure that existing and future housing stock meets the shelter needs of every segment of the City’s population. Analysis in each of these subsections provides a database upon which decisions concerning programs and policies for the provision of adequate housing in the City are made.

To identify future housing needs for the City of Susanville, population variables such as demographic and socioeconomic characteristics and trends should be analyzed but some of the data is highly skewed due to the inclusion of inmate populations. In many instances the data on the inmate population cannot be separated from the data for the general population for the City. Whenever possible this document will data for household populations will be used to make trend assessments. Data such as age, ethnicity, and some income information which includes inmate populations will not be used for assessing housing needs. The community profile is based on available data from the U.S. Census Bureau, Department of Finance (DOF), Lassen County’s Regional Housing Needs Plan and various other informational sources.

POPULATION

Tables 2-1 and 2-2 show population trends for Susanville and Lassen County between 1980 and 2014. The tables show total population and separates out household population.

YEAR	TOTAL POPULATION	HOUSEHOLD POPULATION	NUMERICAL CHANGE	GROUP QUARTERS	AVERAGE ANNUAL CHANGE HOUSEHOLD POP.	
					NUMBER	PERCENT
1980	6,520	6,520*		-	-	-
1990	7,279	7,093	573	186	57.3	0.85%
2000	17,465	8,777	1,684	8,688	168.4	2.1%
2010	17,947	9,439	662	8,508	66.2	0.73%
2014	15,752	8,898	-541	6,854	-135	-1.46%
2019	15,008	8,611	-287	6,397	-57.4	-0.65%

Source: Census Bureau (1980, 1990, 2000, 2010), DOF Table E-5 2000-2010, DOF Table E-4 2011-2019, DOF Table E-5 2011-2

*household population not available

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TABLE 2-2 POPULATION GROWTH TRENDS (1980 – 2019) LASSEN COUNTY						
YEAR	TOTAL POPULATION	HOUSEHOLD POPULATION	HOUSEHOLD NUMERICAL CHANGE	GROUP QUARTERS	AVERAGE ANNUAL CHANGE HOUSEHOLD POP.	
					NUMBER	PERCENT
1980	21,661	19,992		1,699	-	-
1990	27,598	22,702	2,710	4,896	271	1.28%
2000	33,828	24,918	2,216	8,910	221.6	0.94%
2010	34,895	25,116	198	9,779	19.8	0.07%
2014	32,367	23,716	-1,400	8,651	-350	-1.42%
2019	30,150	22,554	-1,162	7,596	-232.4	-0.98%

Source: Census Bureau (1980, 1990, 2000, 2010) DOF Table City County Population E-5 1/1/2015
DOF Table E-5 2011-2019,

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As indicated by **Table 2-1**, the City gained significant population between 1990 and 2000 as a result of the annexation of the California Correctional Center (CCC) in 1991 and opening of the High Desert State Prison (HDP) in 1995. However, using the household population numbers, the growth of the City was far more modest. As indicated in Table 2-1 the City Household population expanded at a greater than average rate between 1990 and 2000 but slowed between 2000 and 2010, **and has reversed in the last 9 years losing 2,562 household residents**. The most significant population changes appear to be related to the prison population and household population **from direct and indirect jobs and familial linkages in households associated with the prisons. The most recent reversal of population growth (2010 to 2019) is most likely attributed to a reduction in the workforce as a result of reduction in inmate population. However, it should also be noted that some household occupants move to Susanville primarily to be close to a family member during an extended incarceration. If and when these prisoners are released or transferred to other facilities, household occupants who moved to Susanville to be closer to the incarcerated may vacate the city entirely. From 1980 to 2019 the City’s annual average household population growth rate was 0.27%. The County’s annual average household growth rate for the same period was 0.33%.**

A typical first step in determining the amount of housing needed by a jurisdiction is to develop a projection of future population of that jurisdiction. No specific population projections have been prepared for the City of Susanville. Since housing elements have to be updated every 5 years carrying out population projections more than 10-15 years would not be statistically meaningful. Table 2-3 provides actual and estimated City household populations based on an assumed average annual growth rate of **0.27% which is the average for the past 39 years.**

YEAR	2000	2010	2019	2025	2030
SUSANVILLE POPULATION	8,777	9,439	8,611*	8,751**	8,870**

Source: 2000 and 2010 census, *2019 DOF Table E-4, ** Projection using City of Susanville historical growth rate of 0.27%

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Population by Age

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The age distribution of the City’s population is shown in **Table 2-4**. As Table 2-4 illustrates, population growth has occurred more intensely in the last decade in residents between 55 and 64 years of age. As for overall trends the percentage of population between 0 and 19 has fallen slightly between 1990 and 2010 from 31.2% to 30.2%, the main working population between 20 and 64 has trended higher going from 54.4% of the population in 1990 to 58.8% in 2010. The population 65 and over has fluctuated but generally trended downward and in 2010 represented 11% of the population in the City compared to 14.5% in 1990.

AGE GROUP	1990		2000		2010		AGE GROUP PERCENT CHANGE 2000-2010
	NUMBER	PERCENT OF TOTAL POP.	NUMBER	PERCENT OF TOTAL POP.	NUMBER	PERCENT OF TOTAL POP.	
Under 5 Years	648	8.9%	693	7.9%	776	8.2%	11.98%
5-9 Years	622	8.55%	815	9.32%	622	6.59%	-23.68%
10-14 Years	511	7.02%	723	8.27%	701	7.43%	-3.04%
15-19 Years	485	6.66%	712	8.15%	753	7.98%	5.76%
20-24 Years	519	7.13%	590	6.75%	664	7.03%	12.54%
25-34 Years	1,118	15.36	1,176	13.46%	1,297	13.74%	10.29%
35-44 Years	1,082	14.86	1,329	15.21%	1,218	12.9%	-8.35%
45-54 Years	661	9.08%	1,185	13.56%	1,276	13.52%	7.68%
55-59 Years	260	3.57%	333	3.81%	622	6.59%	86.79%
60-64 Years	318	4.37%	263	3.01%	468	4.96%	77.95%
65-74 Years	559	7.68%	460	5.26%	523	5.54%	13.7%
75-84 Years	370	5.08%	353	4.04%	333	3.53%	-5.67%
85+ Years	126	1.73%	109	1.25%	192	2.03%	76.15%
Median	32.7		32.1		33.6		
Total	7,279	100.0	8,740	100.0	9,439	100.0	8.0%

Source: 1990, 2000, 2010 U.S. Census Household Population

Population by Race and Ethnicity

The racial characteristics of the City’s population are shown below in **Table 2-5**. All ethnic groups except for individuals of two or more races experienced an increase in total numbers as would be expected in a growing population. In terms of the relative proportion of any ethnic group to the total population, white population has continued to decline with a slight decline from 84.9% to 84.5% between 2000 and 2010. The African American population continues to increase slightly but still makes up only 1.4% of the population. A modest increase occurred in people of Hispanic origin, which covers multiple race groups, from 7.5% of the population in 1990 to 9.4 % of the population in 2000 and increasing to 11.8% in 2010. The Native Hawaiian/Pacific Islander/Asian population remained the same in 2010 at 2.2% of the population after a small increase from 1990 to 2000. While the overall population grew by 8.3% between 2000 and 2010 all ethnic population groups increased at a faster rate with the exception of mixed race individuals. Overall, the numbers indicate a population that is slowly becoming more ethnically diversified.

TABLE 2-5 HOUSEHOLD POPULATION BY ETHNICITY/RACE CITY OF SUSANVILLE							
RACE	1990		2000		2010		PERCENT CHANGE, 2000-2010
	NUMBER	PERCENT OF POP.	NUMBER	PERCENT OF POP.	NUMBER	PERCENT OF POP.	
White	6,653	91.4%	7,397	84.9%	7,970	84.5%	7.74%
African American	73	1.0%	98	1.1%	131	1.4%	33.67%
Amer. Indian/Alaska Native	277	3.8%	342	3.9%	408	4.4%	19.3%
Native Hawaiian/Pacific Islander/Asian	102	1.4%	196	2.2%	223	2.2%	13.77%
Some other race	174	2.4%	346	3.9%	404	4.3%	16.76%
Two or more races	--	--	336	3.9%	303	3.2%	-9.8%
Total	7,279	100.0%	8,715	100.0%	9,439	100.0%	8.3%
Hispanic Origin (of any race)	547	7.5%	820	9.4%	1,115	11.8%	36%

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Source: (1990 Census, STF1:P010 and 2000 Census, SF1:P8, PCT 17A-H, 2010Census P16 A-H)

HOUSEHOLD CHARACTERISTICS

Size and Vacancy

TABLE 2-6 AVERAGE HOUSEHOLD SIZE AND VACANCY, 1990-2014 CITY OF SUSANVILLE AND TOTAL LASSEN COUNTY	

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Area	Year	Housing Units	Households	Population in Households	Average Household Size	Vacancy Rate
Susanville	1990	3,124	2,841	7,093	2.50	9.09%
	2000	3,889	3,516	8,777	2.49	9.04%
	2010	4,256	3,833	9,439	2.46	9.94%
	2019	4,252	3,974	8,611	2.13	9.52%
Lassen Co.	1990	10,358	8,543	22,702	2.66	17.52%
	2000	12,000	9,625	24,918	2.59	19.79%
	2010	12,710	10,058	25,116	2.50	20.87%
	2019	12,763	10,428	22,554	2.16	18.1%

Source: Census Bureau (1990, 2000, and 2010 Census) and 2019 DOF Estimates.

Susanville’s and Lassen County’s Total Households, Population in Households, and Average Household Size and Vacancy Rate for 1990, 2000, 2010 and 2019 is shown in Table 2-6. In 1990, Susanville’s Average Household Size was 2.50, while the County’s Average Household Size was 2.66. Average Household Size in 2000 was 2.49 persons per household for Susanville and 2.59 persons per household for the County, and 2.46 and 2.50 respectively in 2010 indicating that larger or extended family/households are actually decreasing. The 2019 estimates from the State Department of Finance show the trend continuing with actual population decreases and continuing high vacancy rates with little new home construction. If the trend continues, no additional housing will be needed to accommodate the population in the immediate future.

The vacancy rate for the City of Susanville has been trending higher between 1990 and 2019 rising from 9.1% to 9.5% while the rate for the County as a whole has also over that time period risen from 17.52% to 18.1% and is 24.7% in the unincorporated County area. Vacancy rates are usually an indicator of the strength or weakness of the housing market. The State uses five percent as a rule-of-thumb for a desirable total vacancy rate. A total vacancy rate of less than four percent could represent a shortage of housing units.

High vacancy rates can be an indication of a weak housing market. However vacancy rates may not provide the whole picture. An area can have a strong demand for housing and a high vacancy rate when there is a demand for summer/vacation homes, i.e. the Lake Tahoe region. Vacation homes in Lassen County help contribute to the higher vacancy rate in the County as a whole, however it does not appear to be a significant factor within the City. A breakdown of vacancy types in the 2010 census reveals that only 29 of the 423 vacant dwellings are for seasonal/recreational use, 156 were vacant rentals, 69 were for sale, and another 157 were simply vacant. The rental vacancy rate in the City was 7.7% in 2010 and the homeowner vacancy rate was 3.4%. These percentages only reflect dwellings that are for rent.

Of the total vacant units in 2000, 155 were for rent, 75 were for sale, 14 were rented or sold but not yet occupied, 40 were for seasonal, recreational, or occasional use, and 82 were classified as other vacant. The percentage of vacant units for rent decreased from 1990 to 2000 and again in 2010 indicating a possible strengthening in the rental market. The largest change was in dwelling units that are vacant for

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no stated reason where the number of units almost doubled. At first look the numbers may indicate that there isn't a shortage of housing in Susanville, however when the seasonal dwellings, homes rented or sold, and homes vacant for no stated reason are subtracted from the vacancy total, the available vacancy rate for is 5.3%.

	1990		2000		2010	
	Units	% of Total	Units	% of Total	Units	% of Total
Total Housing Units	3,124	100.0%	3,882	100.0%	4,256	100%
Occupied Housing Units	2,841	90.9%	3,516	90.6%	3,833	90.1%
Total Vacant Units	283	9.1%	366	9.4%	423	9.90%
Reason Vacant		% of Vacant		% of Vacant		
For rent	141	49.8%	155	42.3%	156	36.9%
For sale only	19	6.7%	75	20.5%	69	16.3%
Rented/sold, not occupied	25	8.8%	14	3.8%	12	2.8%
Seasonal or recreational use	15	5.3%	40	10.9%	29	6.6%
For migratory workers	0	0.0%	0	0.0%	0	0%
Other vacant	83	29.3%	82	22.4%	157	36.9%

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

Housing Growth

As of January 1, 2010, there were 4,256 housing units in the City of Susanville. **Table 2-8** below shows the housing growth trends in the City of Susanville for the years **1990 to 2019**. As the table shows, the growth in the number of housing units in the City corresponds to the larger population growth between 1990 and 2000 and the number of housing units grew faster than the population in both jurisdictions between 2000 and 2010 (see Table 3-1). This corresponds to the decrease in household size over the same time period. On average between **1990 and 2019** the City added approximately **38** new dwelling units per year, however there has been no net increase in dwellings in the past **9** years. As a general trend from 1990 to **2019** the number of housing units has grown at a rate faster than the population which is consistent with the corresponding decline in average household size in Table 2-6.

TABLE 2-8 HOUSING UNIT GROWTH, 1990-2014 CITY OF SUSANVILLE AND TOTAL LASSEN COUNTY					
Area	Year	Number of Housing Units	Numerical Change	Average Annual Housing Growth Rate	Average Annual Household Pop. Growth Rate
Susanville	1990	3,124	-	-	-
	2000	3,889	765	2.21%	2.1%
	2010	4,256	367	0.91%	0.73%
	2019	4,252	-4	0%	-0.97%
	1990-2019		1,128	1.2%	-
Lassen Co.	1990	10,358	-	-	-
	2000	12,000	1,642	1.48%	0.94%
	2010	12,710	710	0.58%	0.07%
	2019	12,763	53	0.42%	-1.13%
	1990-2019		2,405	0.80%	-

Source: Census Bureau (1990, 2000, and 2010 Census) and 2019 DOF Estimates

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Household Tenure

A summary of the City of Susanville household characteristics is provided in **Table 2-9**. The majority of households in the City are still family households but that percentage decreased significantly from 77.2% to 64% between 1990 and 2000 and dropped again to 62% in 2010. The percentage of married couple families also continued to decrease significantly from 65.4% to 46.4% to 42.9% in 2010. Total household increase 9% between 2000 and 2010. Non-family households have increased by 38.4 percent between 1990 and 2000 and increased 15% between 2000 and 2010 which is faster than the increase in total households for both decades. The overall of non-family households in the City continues to make up a larger segment of households increasing from 22.8% to 36% and again to 38% in 2010. Households, with persons living alone also showed a slight gain as a percentage of total households and grew slightly faster than the total number of households between 2000 and 2010. Female households with individuals under 18 years of age also rose faster than the overall households with a 46.8% increase. Households of married family couples with children under 18 showed a significant decrease in numbers with a 7.5% decrease for the decade and married couple households remained almost static.

TABLE 2-9 CITY OF SUSANVILLE HOUSEHOLD CHARACTERISTICS							
HOUSEHOLD TENANCY	1990		2000		2010		PERCENT CHANGE
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT	
Total Households	2,841	100.0%	3,516	100.0%	3,833	100.0%	9.0%
Family Households	1,926	77.2%	2,250	64.0%	2,377	62.0%	5.6%
<i>Married Couple Families</i>	1,489	65.4%	1,632	46.4%	1,645	42.9%	0.8%
<i>Married Couple Families with children under 18</i>	716	25.2%	854	24.3%	790	20.6%	-7.5%
<i>Female Householder, no husband present</i>	325	8.6%	464	13.2%	499	13.0%	7.5%
<i>Female Householder with children under 18</i>	239	6.8%	351	10%	369	9.6%	5.1%
Non-Family Household	915	22.8%	1,266	36.0%	1,456	38.0%	15.0%
<i>Householder living alone</i>	747	18.9%	1,053	29.9%	1,161	30.3%	10.2%
<i>Householder alone > 65</i>	332	11.7%	377	10.7%	405	10.6%	7.4%

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

Table 2-10 shows Total Occupied Housing Units and Owner-Occupied and Renter-Occupied Housing Units for 1990, 2000 and 2010 for the City of Susanville, Lassen County and Unincorporated Lassen County. The 2010 U.S. Census reported that the total number of occupied housing units in the City was 3,833, with 1,974 (51.5 percent) Owner-Occupied Housing Units and 1,859 (48.5 percent) Renter-Occupied Housing Units. This continues a trend of fewer owner occupied housing and greater rental housing within the City. Since 1990 owner occupied households has decreased from 57.6% to 51.5%, a 10.6% decrease.

In the unincorporated portion of Lassen County the total number of households increased very little between 2000 and 2010 with only 116 new households. The number of owner occupied housing actually decreased. The mix between owner occupied and rental units changed slightly with owner occupied declining from 76% to 74.2%.

The trends in the data suggest that the City of Susanville is continuing to provide an increasing proportion of renter housing for Lassen County while the unincorporated area of Lassen County's proportion of rental housing increased but to a lesser proportionate share. Throughout the County the trend is for an increased proportion of rental occupied housing going from 30.6% in 1990 to 34.5% in 2010.

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TABLE 2-10
HOUSEHOLDS BY TENURE CITY OF SUSANVILLE, LASSEN COUNTY AND UNINCORPORATED LASSEN COUNTY

	1990		2000		2010	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
SUSANVILLE						
Owner	1,636	57.6%	1,935	55%	1,974	51.5%
Renter	1,205	42.4%	1,581	45%	1,859	48.5%
Total	2,841	100.0%	3,516	100.0%	3,833	100.0%
LASSEN Co.						
Owner	5,927	69.4%	6,575	68.3%	6,590	65.5%
Renter	2,616	30.6%	3,050	31.7%	3,468	34.5%
Total	8,543	100%	9,625	100%	10,058	100%
UNINCORPORATED LASSEN Co.						
Owner	4,291	75.2%	4,640	76%	4,616	74.2%
Renter	1,411	24.8%	1,469	24%	1,609	25.8%
Total	5,702	100%	6,109	100%	6,225	100%

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HOUSING INVENTORY

Housing Units by Type

Referencing Table 2-11, the majority of units built between 2000 and 2019 were single family. The percentage of Single Family Housing Units (both attached and detached) increased from 73.2 percent in 2000 to **77.5 percent in 2019**. The percentage of duplexes to fourplexes decreased from 5.2 percent in 1990 to **3.2 percent in 2019**, and the percentage of Multiple Family Housing Units and Mobile Homes decreased 3.5 percentage points and 0.2 percentage points respectively from 1990 to 2000.

TABLE 2-11
HOUSING INVENTORY TRENDS BY UNIT TYPE, 2000-2019
CITY OF SUSANVILLE

Year	2000		2010		2019	
	Units	% of Total	Units	% of Total	Units	% of Total
Total Housing Units	3,842	100.0%	4,256	100.0%	4,252	100%
1-Unit Detached	2,682	69.8%	3,078	72.3%	3,065	72.1%
1-Unit Attached	129	3.4%	223	5.2%	228	5.4%
2-4 Units	371	5.2%	135	3.2%	138	3.2%
5 or More	453	16.3%	543	12.8%	543	12.8%

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TABLE 2-11 HOUSING INVENTORY TRENDS BY UNIT TYPE, 2000-2019 CITY OF SUSANVILLE						
Year	2000		2010		2019	
	Units	% of Total	Units	% of Total	Units	% of Total
Mobile Home	198	5.2%	277	6.5%	278	6.5%
Boat, RV, Van, etc.	9	0.2%	N/A		N/A	

Source: State Department of Finance E-5 estimates.

Age of Housing Stock

As shown in Table 2-12, 50.4 percent of Susanville’s housing stock was built prior to 1970. Currently 64.5 percent (2,751 units) of the City’s current housing stock is over 33 years old and 40 (1,713 units) percent are more than 53 years old. This is a good indication that a significant number of units need rehabilitation and continued maintenance now and in the immediate future. More information on the condition of the City’s housing stock in the next section. The City believes the Census calculations are in line with the current rehabilitation needs of the City and that approximately 65 percent of the housing stock is in need of some sort of rehabilitation.

TABLE 2-12 AGE OF HOUSING STOCK CITY OF SUSANVILLE		
Year Structure Built	# of Units	% of Total
2011 to 2013	6	0.1%
2000 to 2010	414	9.7
1990 to 1999	574	13.5
1980 to 1989	517	12.2
1970 to 1979	618	14.6
1960 to 1969	413	9.7
1940 to 1959	1,094	25.7
1939 or Earlier	619	14.5
Total	4,255	100.0

Source: 2010 U.S. Census & Community Development Department Figures

Housing Quality

Housing quality is measured by accepted standards of health and safety concerns and issues. Deteriorating conditions, left unchecked, allow for the possibility of physical harm to residents and guests. It is important that the City be aware of deferred maintenance conditions for the protection of all, and when cross referenced with income data, such information can help determine potential resources to address the problems.

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Structural integrity of area housing stock was surveyed according to accepted protocol of the State Department of Housing and Community Development. A point rating system was assigned to various levels of structural deficiencies pertaining to such items as the foundation, roofing, siding, windows, and electrical as can be viewed from the street. Points increased with the degree of deficit relating to maintenance and upkeep of the soundness of the housing unit. One of five categories are assigned by the points achieved:

Points	Rating Category
9 or less	Sound
10-19	Minor repair needed
20 -34	Moderate repair required
35-50	Substantial rehabilitation required
51 and over	Dilapidated and needs replacement

Housing conditions in the City of Susanville rated sound, with a few minor exceptions. Referencing Table 2-13, approximately 75 percent of the housing units surveyed were rated sound; 18 percent were rated having minor repairs needed; 4.8 percent were rated as having moderate repairs needed; 1.2 percent were rated as having substantial repairs needed; and 1.5 percent were rated as having dilapidated conditions. Overall, the City of Susanville’s existing housing conditions are good.

TABLE 2-13 EXISTING HOUSING CONDITIONS SURVEY, 2014 CITY OF SUSANVILLE												
Condition	Census Tracts											
	403.02			403.03			403.04			403.05		
	Sample	%	Total	Sample	%	Total	Sample	%	Total	Sample	%	Total
Sound	21	51.2%	270	118	59.0%	810	108	88.5%	822	122	88.4%	1,444
Minor	10	24.4%	128	67	33.5%	460	6	5%	46	14	10.1%	165
Moderate	7	17.1%	90	10	5.0%	69	5	3.3%	30	2	1.5%	25
Substantial	1	2.4%	13	4	2.0%	27	3	1.7%	15	0		0
Dilapidated	2	4.9%	26	1	0.5%	7	0	0		0		0
Total	41	100%	527	200	100%	1,373	122	100%	913	138	100%	1,634

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OVERCROWDED HOUSING UNITS

The U.S. Census Bureau defines overcrowding as a situation in which a housing unit is occupied by more than one person per room, excluding kitchens and bathrooms. Units with more than 1.5 persons per room are considered severely overcrowded and indicate a significant housing need. **Table 2-14** shows the

Table 2-14 also identifies overcrowding by tenure in Susanville in 2000, 2010, and 2018.

Between 2010 and 2018, Susanville saw a housing occupancy decline of more than 20%. Consequently, the number of overcrowded housing units significantly decreased, dropping from 5.10% to 1.78%, and severe overcrowding dropped from 0.7% to 0.4%.

HOUSEHOLD INCOME

The 2000 Census median household income for the City of Susanville was \$35,675, an increase of 40.8 percent over the 1990 median household income of \$25,346. The median income increased to 45,198 in 2010, an increase of 27.7%. When compared with the State of California as a whole, the State’s median household income was 41.2% higher than Susanville’s in 1990 and 33.1% higher in 2000 showing a strong relative gain during the decade. In 2010 the median income in the State was 34.7% higher than in Susanville. The difference in family income between the State and Susanville was much less pronounced in 2000 with a 17% difference, and the gap closed more in 2010 to 12.3%, see Table 2-15.

Area	1990		2000		2010	
	Median	Median	Median	Median	Median	Median
	Family	Household	Family	Household	Family	Household
Susanville	30,645	25,346	45,216	35,675	61,738	45,198
Lassen County	31,803	26,764	43,398	36,310	62,842	50,317
California	40,559	35,798	53,025	47,493	69,332	60,883
United States	35,225	30,056	50,046	41,994	62,982	51,914

Source: U.S. Bureau of the Census, 1990, 2000 and 2006-2010 ACS 5-year Survey

The gap between Median Household Income for Susanville and Lassen County as a whole widened significantly in 2010 as did the difference in median family income where the County surpassed the City. While incomes continue to increase across the board so did living costs. The inflation index (Consumer Price Index) between 1990 and 2000 was 37.4%. The 41.2% increase in median income in Susanville for the same period kept residents just ahead of the inflation curve. Between 2000 and 2010 the inflation rate was 26.6% compared to the 27.7% increase in median income for Susanville household. How income measures with housing costs is discussed later in this chapter.

Table 2-16 shows the breakdown household incomes for Susanville and unincorporated Lassen County for the year 1999 and 2011. The numbers in this table are helpful in determining how many households fall into designated income categories such as Low Income, Extremely Low Income, etc.

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TABLE 2-16 HOUSEHOLD INCOME, CITY OF SUSANVILLE 2011/2017		
ANNUAL INCOME	SUSANVILLE	
	NUMBER 2011/2017	PERCENT 2011/2017
Less than \$10,000	182/288	4.7/9.6
\$10,000 - \$14,999	330/267	8.5/8.9
\$15,000 - \$24,999	522/343	13.5/11.4
\$25,000 - \$34,999	195/264	5.0/8.8
\$35,000 - \$49,999	663/297	17.1/9.9
\$50,000 - \$74,999	732/592	18.9/19.7
\$75,000 - \$99,999	733/404	18.9/13.5
\$100,000 or more	514/547	13.3/18.2
Total Households	3,871/3,002	

Source: 2007-2011 ACS Survey Table B19001, 2013-2017 ACS 5-year estimates

The Federal Department of Housing and Urban Development (HUD) publishes median household income data by household size annually for areas in the entire United States. The income data is defined using an Area Median Income (AMI) for each HUD area and classified by the State Department of Housing and Community Development (HCD) into four income groups. The four income groups are defined as follows:

- Extremely Low: Less than 30 percent of AMI
- Very Low Income: Less than 50 percent of AMI
- Lower Income: Less than 80 percent of AMI
- Median Income: Less than 100 percent of AMI
- Moderate Income: Less than 120 percent of AMI

Based on the above information and Susanville's 2019 median household income of \$69,400 the following thresholds are calculated:

- Extremely Low Household Income ≤ \$25,750
- Very Low Household Income ≤ \$34,700
- Lower Household Income ≤ \$55,500
- Median Household Income ≤ \$69,400
- Above Moderate Household Income ≥ \$83,300

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Table 2-17 shows the maximum annual income level for a household to be included in the very low, low and moderate income groups, adjusted for household size, for Lassen County based on information from the State Department of Housing and Community Development for 2019. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance. The Regional Housing Needs Plan (RHNP), which is prepared by the State for Lassen County, also uses these income groups to categorize the basic construction need by income group for future housing development in the County. Please refer to the RHNP discussion in Section 3 for more information.

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Household Size	Median Income	MAXIMUM INCOME LEVEL		
		Extremely Low	Very Low	Lower
1-Person	\$48,600	\$14,600	\$24,300	\$38,850
2-Person	\$55,500	\$16,910	\$27,800	\$44,400
3-Person	\$62,450	\$21,330	\$31,250	\$49,950
4-Person	\$69,400	\$25,750	\$34,700	\$55,500
5-Person	\$74,950	\$30,170	\$37,500	\$59,950
6-Person	\$80,500	\$34,590	\$40,300	\$64,400
7-Person	\$86,050	\$39,010	\$43,050	\$68,850
8-Person	\$91,600	\$43,430	\$45,850	\$73,300

Source: California Department of Housing and Community Development, 2019.

Extremely Low-Income Households

Extremely Low-income (ELI) is defined as households with income less than 30 percent of area median income. As previously calculated, the threshold for ELI for Susanville/Lassen County in 2019 was \$25,750 for a family of 4 household. Households with extremely low-income have a variety of housing challenges and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance are considered extremely low-income households.

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MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE
SUSANVILLE/LASSEN COUNTY 2013

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MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE
SUSANVILLE/LASSEN COUNTY 2013

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Table 2-18 displays the cost burden of housing in Susanville among those deemed “lower income,” or those who earn less than 80% of HAMFI. “Extremely low income” individuals earn 0-30% of HAMFI. Cost burden is defined as the ratio of housing costs to household income. According to the most recent data, a majority of low income Susanville residents are overpaying for housing, with renters shouldering three times the burden of owners. This is despite Susanville featuring one of the lowest median home values in California. It also represents a significant increase in overpayment among the low income demographic when compared to the previous 2011-2015 ACS survey. This overpayment could carry with it difficulty in attracting and retaining potential seasonal workers and those in service industries. Susanville has taken steps to mitigate this threat by taking advantage of a Community Development Block Grant known as the

First Time Home Buyer’s Loan. The intention of this grant is to offer an affordable payment plan on mortgages within city limits in order to retain and attract residents.

Total Households Characteristics	Number	% of total households
Total occupied units (households)	3,190	100.0%
Total Renter households	1,575	49.4%
Total Owner households	1,615	50.6%
Total lower income (0-80% of HAMFI) households	1,425	44.7%
Lower income renters (0-80%)	990	31.0%
Lower income owners (0-80%)	435	13.6%
Extremely low income renters (0-30%)	470	14.7%
Extremely low income owners (0-30%)	80	2.5%
Lower income households paying more than 50%	520	16.3%
Lower income renter HH severely overpaying	430	13.5%
Lower income owner HH severely overpaying	90	2.8%
Extremely Low Income (0-30%)	390	12.2%
ELI Renter HH severely overpaying	340	10.7%
ELI Owner HH severely overpaying	50	1.6%
Income between 30%-50%	95	3.0%
Income between 50% -80%	35	1.1%
Lower income households paying more than 30%	1,010	31.7%
Lower income renter HH overpaying	735	23.0%
Lower income owner HH overpaying	275	8.6%
Extremely Low Income (0-30%)	470	14.7%
Income between 30%-50%	270	8.5%
Income between 50% -80%	270	8.5%
Total Households Overpaying	1,780	55.8%
Total Renter Households Overpaying	1,320	41.4%
Total Owner Households Overpaying	460	14.4%

Source: 2006-2015 CHAS Data Sets: https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data

ELI Projected Housing Needs

Many extremely low-income households will be seeking rental housing and most likely facing an overpayment, overcrowding or substandard housing condition. Some extremely low-income households could have special needs or other mental or physical disabilities. Those facing housing problems will likely be housed within or attempt to obtain housing in single-room occupancy units, transitional or supportive housing, rental units, or manufactured homes.

Single-room occupancy units (SRO) are typically a one or two room unit in a multiple-tenant building that houses one or two people in individual rooms (sometimes two rooms, or two rooms with a bathroom or half bathroom). SRO tenants typically share bathrooms and/or kitchens, while some SRO rooms may include kitchenettes, bathrooms, or half-baths. Rent is on a monthly basis. Historically, former hotels have been converted to SROs. The City currently informally allows SRO units are in the City's Multi-Family Residential (R-4), Uptown Business District (UBD) and General Commercial (C-2) subject to a use permit. The City has included program 1.3 to comply with State Law.

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HOUSING COSTS

Several types of data are available that can be used to assess changing housing prices. They include median housing value, rental cost and rental cost in terms of available income. Other types of data include costs of housing production (including land and materials, development costs, City fees, etc.), housing sale prices for new and existing homes, the cost of financing, and financing options.

Deleted: Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, counseling, etc. Most transitional housing includes a supportive services component. ¶
The City currently allows emergency shelters as a permitted use in the P-F (Public Facilities) zone and as a conditional use in C-1 (Neighborhood Commercial), C-2 (General Commercial) zones. Transitional and Supportive Housing is allowed as a residential use in all zones allowing residences and is allowed as a conditional use in the C-1 and C-2 zones. This meets the SB 2 requirements. ¶
Developing new housing for low and extremely low income households cannot be achieved without governmental subsid

Home Ownership

The residential real estate market throughout the State during the previous 2014-2019 Housing Element experienced a substantial decrease in housing prices resulting from the fallout of the 2008-2009 recession. This, combined with increasing home sales inventory and a reduced labor market resulted in a dramatic decrease in housing prices as well as an increase in housing stock. This is due to the late 2008 economic downfall leading to increased number of unemployed and less employment opportunities. According to the 2000 Census, the median sales price for a home in Lassen County was \$101,500 in 1999, a 49.3 percent increase over the median sales price in the 1990 Census (see **Table 2-19** below). Median home prices appreciated significantly up to 2008 and have since declined. Compared to the increase in the Consumer Price Index for the same period which was 37.8%, home prices increased faster than inflation and presumably wages did.

TABLE 2-19 1990-2000 MEDIAN SALES PRICE FOR SINGLE FAMILY HOMES SUSANVILLE AND LASSEN COUNTY				
YEAR/AREA		MEDIAN SALES PRICE	CHANGE 1990 -2000	
			DOLLARS	PERCENT
1990	Susanville	\$70,200	-	-
	Lassen Co	\$70,400	-	-
2000	Susanville	\$103,800	\$30,500	+47.9%
	Lassen Co	\$105,100	\$34,700	+49.3%

Source: 1990, 2000 Census.

More recent sales data shown in **Table 2-20** shows median home prices for the greater Susanville area/Susanville. As illustrated in the table, single family home prices have had a large decrease in price since the 2008 financial crisis. The information is based on sales data.

AREA	MEDIAN SALES PRICE
2003 Susanville/Johnstonville/Spaulding (96130)	\$126,000
2008 Susanville/Johnstonville/Spaulding (96130)	\$230,000
2010 Susanville*	\$112,750
2013 Susanville*	\$125,150
2013 Susanville/Johnstonville/Spaulding (96130)	\$99,000

Source: Dataquick Sales Data, November 2003, 2013, * MLS service 2010, 2013.

	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Median	\$370	\$850	\$1,101	\$1,006
Average	\$412	\$908	\$1,114	\$972
Number of Units	11	3	8	7

Source: Craigslist.org – Susanville, May 2019

Financing Costs

One of the most significant factors related to the provision of adequate housing for all segments of the population is the availability of affordable financing. Effective mortgage interest rates for the years 1998 through 2019 can be found in **Table 2-22**. Since 2001 interest rates have been below 7%. For the last 5 years, below 5%. These low interest rates combined with the slump in housing prices should make for a very affordable housing market and an increase in home ownership. However the opposite has occurred with there being a lower percentage of homeowners in the city in 2010 as compared to 2000 (51.5% vs. 55%).

Year	Fixed Rate	ARM
	Annual Average/Points	Annual Average/Points
1998	6.94/1.1	5.58/1.1
1999	7.44/1.0	5.99/1.1

TABLE 2-22 USA - EFFECTIVE RATE ON CONVENTIONAL HOME MORTGAGE LOANS, ANNUAL AVERAGES, 1998-2013		
Year	Fixed Rate Annual Average/Points	ARM Annual Average/Points
2000	8.05/1.0	7.04/1.0
2001	6.97/0.9	5.82/0.9
2002	6.54/0.6	4.62/0.7
2003	5.83/0.6	3.76/0.6
2004	5.84/0.7	3.90/0.7
2005	5.87/0.6	4.49/0.7
2006	6.14/0.5	5.54/0.7
2007	6.34/0.4	5.56/0.6
2008	6.03/0.6	5.17/0.6
2009	5.04/0.7	4.70/0.6
2010	4.69/0.7	3.78/0.6
2011	4.45/0.7	3.03/0.6
2012	3.66/0.7	2.69/0.5
2013	3.98/0.7	2.62/0.4
2014	3.83/0.6	2.39/0.4
2015	4.01/0.6	2.68/0.2
2016	4.32/0.5	3.30/0.5
2017	3.99/0.5	3.47/0.3
2018	4.55/0.5	4.00/0.3
2019	4.06/0.5	3.68/0.4

Source: Freddie Mac, Monthly Average Commitment Rate and Points on 30-Year - Fixed-Rate Mortgages and 1-Year ARM

As of 2010 a household in the City earning a median monthly income of \$3,766 could theoretically afford a monthly housing payment of \$1,122 at a 30% income to payment ratio. Monthly housing cost for a 2010 median priced home with a 5% down payment at a 4.00% interest rate would be approximately \$576 for the mortgage and PMI, \$94 for property taxes, and \$75 for insurance for a total of \$745, well below the 30% payment ratio for the median area income. The annual average interest rate has been below 7% percent since 2001 and in 2010 was approximately 4 percent.

Owner Occupied Overpaying for Housing

U.S. Census data indicates the median value for a Specified Owner-Occupied Unit in 2000 in Susanville was \$103,800, and in California it was \$211,500. The average price for a new 3-bedroom modest home in Susanville (1,700 square feet), is approximately \$135,000. An existing 3-bedroom home the same size is between \$120,000 and \$130,000. As with most communities, the location of the home is one of the biggest factors with regards to price. Compared to the rest of the state, housing in Susanville is still

affordable. However, housing is not affordable for all income levels, particularly the very-low and low-income households.

According to the 2006-2015 CHAS Data Sets from the US Department of Housing and Urban Development (HUD), there were 435 owner-occupied households (26.9 percent) overpaying (paying 30 percent or more of their income towards mortgage and other ownership expenses such as taxes and insurance) for housing (see Table 2-18). Among lower-income households, 275 owner occupied households (17 percent) were overpaying, of which 5.6 percent were severely overpaying (spending more than 50 percent on housing expenses). Table 2-23 shows Susanville's lower-income, owner-occupied households that are overpaying or severely paying for their housing.

**TABLE 2-24
OWNER-OCCUPIED OVERPAYING BY HOUSEHOLD INCOME (% HAMFI), 2015**

Owner Households Characteristics	Number	% of Total Households
Total owner- occupied units (owner households)	1,615	100.0%
Total lower income (0-80% of HAMFI) owner households	435	26.9%
Lower income owner households >30% but <50%	185	11.5%
Extremely Low Income (0-30%)	20	1.2%
Income between 30%-50%	65	4.0%
Income between 50% -80%	100	6.2%
Lower income owner households paying more than 50%	90	5.6%
Extremely Low Income (0-30%)	50	3.1%
Income between 30%-50%	30	1.9%
Income between 50% -80%	10	0.6%
Lower income owner households paying more than 30%	275	17.0%
Extremely Low Income (0-30%)	70	4.3%
Income between 30%-50%	95	5.9%
Income between 50% -80%	110	6.8%

Source: 2006-2015 CHAS Data Sets: <https://www.huduser.gov/portal/datasets/cp.html#2011-2015> data

RENTAL HOUSING COSTS

Gross rent is defined as the summation of rent, plus the estimated average monthly cost of utilities and fuels, if these items are paid for by the renter. The 2000 Census estimates that gross rent in Susanville in 2000 was \$568. A range in rental rates for one and two bedroom apartment units and three bedroom houses was determined by a phone survey of apartment complexes and from the classified ads in the Lassen County Times in March of 2003. The rents showed that rent for a 3-bedroom home was approximately \$800 per month, rent for a 2-bedroom apartment averaged \$585, and rent for a one-bedroom averaged \$435 per month. The Federal Register Fiscal Year 2002 reported that Lassen County's

Deleted: According to the 2000 Census, 386 Owner-Occupied Households are paying 30 percent or more of their income toward the mortgage and other ownership expenses such as taxes and insurance. Table 2-23 shows that the most affected age group in terms of total numbers is the 35-44 year old age group. ¶

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OWNER-OCCUPANT OVERPAYING BY AGE GROUP, 2000¶
CITY OF SUSANVILLE

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OWNER-OCCUPIED OVERPAYING BY HOUSEHOLD INCOME, 2000¶
CITY OF SUSANVILLE

Fair Market Rent for a one-bedroom unit was \$396, two-bedroom unit was \$514, three-bedroom unit was \$701, and four-bedroom unit was \$811.

As illustrated in **Table 2-26**, median gross rent in Susanville in 1990 was \$413 and increased to \$568 in 2000 (37.5 percent increase) and increased again in 2013 to \$813. Lassen County’s median gross rent in 2013 was \$54 dollars higher than Susanville’s, at \$867. California’s median gross rent in 2013 was significantly higher than that of Susanville’s, at \$1,224. The significant difference in median gross rent between the State of California and Susanville can be attributed to market demands, less inflated wage levels, and lower land costs in Lassen County compared to the larger urban areas of the state. From 1990 to 2000 the 37.5% increase in median gross rents almost matched the 37.8% increase in the CPI and was lower than the increase in household median income of 40.8%. From 2000 to 2013 the 43% increase was greater than the 35% increase of the CPI. This is reflective of the increase in the number of people paying a greater proportion of their income for rent.

Area	1990 Rent	2000 Rent	2013 Rent	% Increase 1990-2000	% Increase 2000-2013
Susanville	\$413	\$568	\$813	37.5%	43.1%
Lassen County	\$412	\$561	\$867	36.2%	54.5%
California	\$620	\$747	\$1,224	20.5%	68.8%

Table 2-26 shows Gross Rent by Specified Renter-Occupied Units and price range in Susanville in 2000 and 2010. The percentage of renters paying \$499 or less per month in gross rent in the year 2000 was 33.5 percent, and 56.1 percent for those paying between \$500 and \$999 per month in gross rent. Only 6.0 percent of Susanville residents were paying more than \$1,000 per month on gross rent.

Specified Renter-Occupied Units	2000		2011		2019	
	Count	Percent	Count	Percent	Count	Percent
Less than \$500	530	33.5	416	24.8	275	17.7
\$500 to \$999	885	56.1	836	49.9	526	33.8
\$1,000 \$1,499	95	6.0	260	15.5	587	37.8
\$1,500 or More	-	-	78	4.7	166	10.7
No Cash Rent	68	4.3	87	5.2	38	2.4

Source: U.S. Bureau of the Census, Census 2000, American Community Survey 2009-2013, 2013-2017

Renter-Occupied Households Overpaying for Housing

Further insight is provided through 2000 and 2013 Census data when reviewing the number of households identified as paying more than 30 percent of their income for rent. **Table 2-28 and 29** illustrates that a condition of overpayment exists in every age group, with the percentage increasing between 2000 and 2013. Of the 2000 renter households, 42.3 percent of persons 15 years and over paid 30 percent or more of their household's income on gross rent. This increased to 51.3% in 2013.

According to the 2016-2015 CHAS data, there were 990 lower income renter-occupied households in the City of Susanville. Of those, 735 households (46.7 percent) were overpaying for housing (paying more than 30 percent of their income on their housing expenses) and approximately 27.3 percent were severely overpaying for housing (paying more than 50 percent of their household income on housing expenses). **Table 2-27** shows renter housing characteristics.

TABLE 2-27 RENTER-OCCUPIED, LOWER-INCOME HOUSEHOLDS OVERPAYING CITY OF SUSANVILLE		
Renter Households Characteristics	Number	Percent of Total Households
Total renter-occupied units (renter households)	1,575	100.0%
Total lower income (0-80% of HAMFI) renter households	990	62.9%
Lower income renters paying more than 30% but less than 50%	305	19.4%
Extremely Low Income (0-30%)	60	3.8%
Income between 30%-50%	110	7.0%
Income between 50% -80%	135	8.6%
Lower income renters paying more than 50%	430	27.3%
Extremely Low Income (0-30%)	140	21.6%
Income between 30%-50%	65	4.1%
Income between 50% -80%	25	1.6%
Lower income renters paying more than 30%	735	46.7%
Extremely Low Income (0-30%)	400	25.4%
Income between 30%-50%	175	11.1%
Income between 50% -80%	160	10.2%

Source: 2006-2015 CHAS Data Sets: https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data

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RENTERS OVERPAYING BY AGE GROUP, 2000
CITY OF SUSANVILLE

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RENTERS OVERPAYING BY HOUSEHOLD INCOME, 2000
CITY OF SUSANVILLE

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SPECIAL HOUSING NEEDS OF OTHER GROUPS

Seniors

Various portions of the Housing Element describe characteristics of the elderly population, the extent of their needs for subsidized housing, complexes developed especially for that group, and City provisions to accommodate their need. For the purposes of this Housing Element, seniors are defined as people age 65 years or older. Seniors may have special housing needs resulting primarily from physical disabilities and limitations, fixed income and health care costs. Additionally, senior households also have other needs in order to preserve their independence, including protective services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with financial affairs and daily assistance.

According to **Table 2-29, in 2018 there were 850 (5.7 percent) householders** 65 years and over in Susanville. This is consistent with Lassen County where the number of householders aged 65 or older is approximately 8.4 percent of the total countywide population. Since 2010 the percentages of householders aged 65 and above have generally increased regardless of tenure arrangement. In Susanville, the percentage of senior householders who owned their home increased to 15.5 percent in 2018 from 12.7 percent in 2010. Similarly, the percentage of senior householders who paid rent for their home increased to 10.8 percent in 2018 from 7.2 percent in 2010.

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TABLE 2-29
SENIORS AND SENIOR HOUSEHOLDERS BY TENURE, 1990-2018
CITY OF SUSANVILLE AND UNINCORPORATED LASSEN COUNTY

			65+ Owner-Occupied		65+ Renter-Occupied		
	Total Pop.	Pop. 65+	Total Age 65+ Householders	Estimate	Percent of All Households	Estimate	Percent of All Households
1990							
Susanville	7,093	1,055	679	518	18.20%	161	5.70%
Lassen County	15,609	1,807	1,184	1,014	17.8%+	170	3.00%
2000							
Susanville	8,777	1,026*	679	484	13.80%	195	5.50%
Lassen County	16,141	2,005	1,325	1,171	19.20%	154	2.50%
2010							
Susanville	9,439	1,048	761	485	12.70%	276	7.20%
Lassen County	15,677	2,280	1,510	1,330	21.40%	180	2.80%
2018							
Susanville	14,954	1,114	850	501	15.49%	349	10.79%
Lassen County	30,911	4157	2,591	1,989	20.93%	602	6.34%

Source: U.S. Census Bureau, 1990 and 2000 Census SF1 P21 SF3 H14 *Corrected for prison population; 2012-2016, 2014-2018 5-year ACS; California DOF E-4 Estimates 2018.

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SENIORS AND SENIOR HOUSEHOLDERS BY TENURE, 1990-2010
CITY OF SUSANVILLE AND UNINCORPORATED LASSEN COUNTY

As of January 2020, there is only once licensed nursing home facility in Susanville with a capacity of 76 beds. Table 2-30 lists this facility. In addition, Lassen Manor Apartments and Susan River Apartments provide a total of 122 residential units for low income seniors and adult disabled persons. Westwood Senior Apartments also provides 23 units of affordable rental housing for lower income seniors in the unincorporated community of Westwood, approximately 20 miles west of Susanville.

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FACILITY NAME	ADDRESS	SERVICE	CAPACITY
Eagle Lake Village	2001 Paul Bunyan Rd. Susanville	Nursing Home	76 beds

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Sources: California Department of Social Services, Community Care Licensing Division.

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Large Families

Large Families are defined as those households containing five or more persons. Large family households are considered a special needs group because there is typically a limited supply of adequately sized housing to accommodate their needs. Generally, the more persons in a household the more rooms that are needed. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms and a seven-person household would require four to six bedrooms.

Income can be a significant factor that constrains the ability of families to obtain adequate housing. Larger units are more expensive and most of the units with more than three bedrooms are single-family homes, instead of multi-family rental units, and not usually abundantly available.

In some circumstances, where the housing market does not meet the housing needs of large households, overcrowding can result. As discussed earlier, overcrowding is not a significant housing situation in Susanville; as of 2018, households with 5 or more people constituted approximately 7.8 percent of the city total, slightly more than half of the statewide rate of 13 percent.

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Tables 2-31 and 2-32 provides 2000, 2010, and 2018 information on the number and percentage of large households in Susanville and Lassen County.

Household Size	2000		2010		2018	
	Number	Percent	Number	Percent	Number	Percent
1 Person	1,053	29.90%	1,161	30.30%	1,252	41.3%

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TABLE 2-31 HOUSEHOLD SIZE CITY OF SUSANVILLE 2000 - 2018						
Household Size	2000		2010		2018	
	Number	Percent	Number	Percent	Number	Percent
2-4 person	2,116	60.20%	2,301	60.10%	1,541	50.9%
5+ person	347	9.90%	371	9.60%	236	7.8%
Total	3,516	100	3,833	100%	3,029	100%

Source: 2000 & 2010 U.S. Census. SF1 H13, QT-P11, and ACS B25009, 5 year (2014-2018)

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TABLE 2-32 LARGE HOUSEHOLDS, 2018 CITY OF SUSANVILLE AND LASSEN COUNTY		
	Number of Large Households	Percent of Total Households
Susanville	236	7.8%
Lassen County	641	6.8%

Source: ACS B25009, 5 year (2014-2018)

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HOUSEHOLD SIZE
CITY OF SUSANVILLE 2000 - 2016

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Between 2010 and 2016, the number of total occupied households dropped dramatically, from 3,833 to 3,049. This decrease was borne by households with multiple occupants; households with 2 – 4 occupants fell by 757, and those with 5 or more fell by 159. Single-occupant households saw a consequent increase of more than a hundred homes. Of the 212 large households, 130 (61.3%) were renter occupied and 82 (38.7%) were owner occupied. These percentages are slightly disparate from the percentage split as the tenure for the overall households at 51.3% and 48.7%, respectively.

Prison population reduction may be the chief driving force behind the overall decrease in household occupancy, driving away prison guards, their families, and families of the incarcerated.

Table 2-33 shows housing units in the City of Susanville by the number of bedrooms. Three bedroom homes are the most common in Susanville at 46.1 percent. The percentage of housing units with four bedrooms is 9.1 percent of the total, or 330 units, and the percentage of housing units with five bedrooms or more is 3.3 percent (120 units) of the total.

**TABLE 2-33
HOUSING UNITS BY NUMBER OF BEDROOMS, 2017
CITY OF SUSANVILLE**

Bedrooms	Total Housing Units	Percent
No bedroom	142	3.9%
1 bedroom	476	13.1%
2 bedrooms	890	24.5%
3 bedrooms	1,673	46.1%
4 bedrooms	330	9.1%
5 or more bedrooms	120	3.3%
Total	3,631	100%

Source: U.S. Census Bureau 2017 ACS Survey 5-year estimates

With 330 housing units with 4 or more bedrooms and 236 Large Families reported in the 2017 ACS, the match between larger homes and larger households is fairly good within the City. The City will continue to allow 4+ bedroom homes to be develop without any special review or considerations other than meeting normal lot development standards.

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Employee Housing

Health and Safety Code section 17021.5 requires local government to classify employee housing for 6 or fewer employees as a single family residential use and allow it anywhere a single family residence is allowed, subject to the same regulations. The requirement should be codified in the zoning code.

Female Head of Household

Generally, single-parent households generally have lower household incomes than households with two income earners and may sometimes require assistance or programs to address the costs of childcare, healthcare, and monthly housing expenditures. Table 2-34 identifies Total Households in Susanville's Female-Headed Households with No Husband Present, and Female-Headed Households with Own Children Under 18, No Husband Present. Of the 3,029 households in Susanville, 373 (12.3 percent) are Female-Headed with No Husband Present and 294 (9.7 percent) are Female-Headed with their Own Children and No Husband Present. Of the total Female-headed households with children, 120 were under the poverty level, or approximately 4 percent of all households in Susanville.

Deleted: According to the U.S Census Bureau, in 2010 women's median earnings are only 81 percent of men's, up from 76 percent in 2000, and the wage gap for Latinas was 60 percent. Wage and other inequities translate into higher poverty rates for women. The starkest statistic is the poverty rate for families with children which has increased from 17 to 22 percent from 2000 to 2010; however, for Female Headed Households with children the poverty rate was 46.9 percent nationally. Female Headed Families are therefore of special concern.¶

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Table 2-34
Female-Headed Households,
CITY OF SUSANVILLE

Household Type	2011		2018	
	Number	%	Number	%
Total Households	3,833	100%	3,029	100%
Female-Headed Householders	682	17.6	373	12.3
Female households without children	276	7.1	79	2.6
Female households with own children	260	6.7	294	9.7
Female householders under poverty level	145	3.7	122	4.0
Female households under poverty level with children	131	3.4	120	4.0
Total Families Under the Poverty Level	365	9.4	255	8.4

Source: Census Bureau (2000 Census SF 3: P10 and P90) ACS 2014-2018, Table B17012

Farm Workers

Farm workers have a difficult time finding and affording housing due to a combination of large family size, low household incomes and limited English language skills. Consequently, farm workers have difficulty obtaining housing loans. Seasonal farm workers represent one of the most disadvantaged housing need groups because they are constantly traveling from location to location. This prevents them from being able to rent. Most landlords require a first and last month rent and sometimes require long-term leases. In addition, even if a seasonal farm worker could find a rental unit, the likelihood of that person being able to afford the unit is remote. In most cases, seasonal farm workers will seek housing in the unincorporated areas of the counties, which is generally less expensive than housing in cities. Seasonal workers often pool their funds in order to be able to share rental housing costs, often creating overcrowded housing conditions.

The 2012 USDA Census of Agriculture counted 1,556 farm workers living in Lassen County. Among farms with 10 or more workers, 290 farm workers were employed for 150 days or more. This suggests that the majority of the farm workers in Lassen County either work seasonally (less than 150 days per year) or that they work on small farms employing nine people or less. In either scenario, it is unlikely that there is sufficient housing for these farm workers since smaller farms may not have the means to construct adequate housing for their workers and seasonal farm workers may be unable to commit to long-term housing leases.

The Joe Serna Farm Worker Grant Program managed by the California Department of Housing and Community Development (HCD) aims to finance the development of new or rehabilitation of existing farm worker housing facilities. These include both multi-family rental and single-family owner-occupied housing units. As of 2020, HCD reports that there are two seasonal facilities housing 560 seasonal farm workers throughout Lassen County.

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FEMALE-HEADED HOUSEHOLDS,
CITY OF SUSANVILLE

Deleted: The exact number of farm workers in the County is somewhat difficult to quantify. According to the 2008-2012 American Community Survey there were 498 people working in the agriculture, forestry, fishing and hunting, and mining jobs category which aggregates agricultural jobs with other fields. The 2012 USDA Census of Agriculture counts 1,556 hired farm labor workers in the county and the Giannini Foundation of Agriculture (University of California) finds that there are 1,953 workers with one agricultural job within the County. The wide discrepancy in the numbers show that counting farm labor may be problematic.

Deleted: It is unclear if one or both of these facilities is located close to Susanville.

There is virtually no labor intensive farmed agricultural land within Susanville and the City does not have any land zoned which allows agricultural uses. Most of the agricultural land outside the City is 5-acre-per-head to 35-acre-per-head grazing land, alfalfa crops, and other located several miles from Susanville. The demand for farm worker housing in the City of Susanville would be from persons who work at agricultural operations in close proximity to town. Agricultural employee housing, as defined in Health and Safety Code section 17021.6, would not be appropriate in the City due to the fact that no land is zoned for agricultural uses.

Families in Need of Emergency Shelter

Homeless individuals and families have the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness and to community opposition to the sighting of facilities that serve homeless clients. California Law requires that Housing Elements estimate the need for emergency shelter for homeless people.

Achieving an accurate count of the homeless has eluded even the most experienced census monitoring agencies. One methodology for calculating a fair estimate has been offered by the Department of Housing and Urban Development (HUD) in *A Report to the Secretary on the Homeless and Emergency Shelters*, which utilized a combination of approaches to accomplish a range for estimating the number of homeless in any given area.

The NorCal Continuum of Care encompasses Shasta, Lassen, Plumas, Sierra, Siskiyou, Del Norte, and Modoc counties. In 2019, the NorCal Continuum of Care counted a total of 1,349 individuals experiencing homelessness. Of these, 543 were sheltered and 806 were unsheltered. The Continuum of Care noted that rate of homelessness increased by more than 17 percent since the previous year. In Lassen County specifically, the 2019 Point-in-Time Count identified a total of 46 persons experiencing homelessness, approximately 3 percent of the total amount of the regional homeless population. Of these, 35 had found shelter while 11 were unsheltered. None of those counted had chronically experienced homelessness but 18 had accrued a felony conviction. 6 of the 46 were youth-in-transition (ages 18 to 24) and 3 were children. It is unclear how many of those counted were living in Susanville or in the city's proximity. Given the concentration of homeless services in Susanville, it is likely that a majority of the total population experiencing homelessness lives in the city or nearby. The issue of homelessness is one that cannot be quantified or attributed to the City of Susanville or the unincorporated area of Lassen County, it is clearly a shared issue. The Susanville area by having the concentration of services, housing and assistance opportunities for the homeless population and transient people passing through the area will generally be the obvious choice for locating shelter facilities, whether they be located within City or in the adjacent unincorporated area.

Even more difficult than getting an accurate count of the existing homeless population is predicting the future homeless population and therefore the need for future facilities. Because homeless populations can vary greatly over short time periods, the needs for facilities can also vary and flexibility is one key to

Deleted: Sierra Cascade Nursery located approximately 6 miles east of Susanville is a large operation which primarily grows strawberry nursery stock. They hire approximately 575 temporary seasonal workers to complement their 20 full time employees. Sierra Cascade has housing facilities on their property for 154 people and they utilize temporary housing for up to 420 people at facilities located at the County Fairgrounds, within the City of Susanville. ¶

Deleted: According to the State Housing Plan, there are less than 100 homeless persons in the Lassen County as a whole, which represents less than half of one percent of the total population. Homeless populations fluctuate by season and region, with the homeless often being attracted to warmer climates in the winter and returning to cooler climates in the summer. ¶

providing for this special needs population and this is where overflow needs can be met through local motels, provided funding is available.

Currently, Crossroads Ministries serves the greater Susanville area’s homeless population with meals and temporary housing. As of January 2014, this private nonprofit agency conducted a point-in-time survey within their shelters which resulted in a count of 22 homeless. The agency provides breakfast and lunch to the homeless as a whole and also provides dinner for the residents they house in their shelters. They have capacity for sheltering 22 men, 13 women, and two families in various shelters, transitional homes and group homes located throughout the city with overflow capacity in local motels. The shelters do not have a hard limit on length of stay, but allow residents to stay based on their continuing progress toward independence, and average stays are one year. As part of the shelter program, Crossroads, in collaboration with County services, evaluates the needs of their residents and provides referrals to programs that are appropriate for its individual clients, such as Social Security, homeless assistance, and mental health programs. Other services that Crossroads Ministries provides are free breakfasts and lunches Monday through Friday, local church-sponsored dinners on Saturdays, monthly food boxes to those in need, and when funds are available utility bill assistance. There are 50–80 breakfasts and lunches served Monday through Friday and approximately 80 dinners served on Saturday at Crossroads. Funding sources for Crossroads Ministries are from private donations and income from Crossroads’ thrift store C R Stuff.

Lassen County Community Social Services Department administers the TANF/CalWORKs Homeless Assistance Program funded by the California Department of Social Services. This program provides assistance with the costs of temporary housing, last month’s rent and deposits for permanent housing, and utility deposits for eligible homeless families receiving CalWORKs. Because the program is limited to once in a lifetime except in certain circumstances, only about one-half of those who apply are approved to receive assistance. The majority of Homeless Assistance recipients are single mothers with minor children.

Deleted: According to Community Social Services, since 2008 applications for Homeless Assistance increased from an average of four to fifteen each month.

Lassen Family Services, Inc. is a 501c 3 private nonprofit organization that provides emergency shelter for victims of domestic violence/sexual assault and their children. Although the organization is based in Lassen County, it will provide assistance to victims and their children seeking shelter from throughout the region and even out of state. Lassen Family Services operates a facility in Susanville that provides 18 beds for immediate shelter and transitional housing for victims of sexual assault. The average stay in the shelter ranges from 30 to 90 days. Besides shelter, Lassen Family Services, Inc. also provides comprehensive services to victims of Domestic Violence, Sexual Assault/Rape Crisis, and Child and Elder Abuse/Neglect in Lassen County. Programs include Domestic Violence Assistance Program, Sexual Assault/Rape Crisis Program, Child Abuse Treatment Program (CHAT), Parent Education, Prevention Education, and Court Appointed Special Advocates (CASA). All services are free including: Peer Counseling, Child Therapy and Advocacy, Temporary Restraining Orders Assistance, Hospital and Court Accompaniment, Shelter, Support Groups, 24 hour Crisis Line, and Emergency Transportation and Clothing.

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Deleted: Current plans are to expand the shelter to increase ADA accessibility; a wheelchair ramp will be installed as well as a remodel project to upgrade an existing bathroom which will be ADA compliant. A bedroom that is adjacent to the bathroom will be dedicated to provide a safe environment with access for disabled victims and their children. This project is expected to be completed by August 2009. In 2008, the shelter served 83 victims along with their children....

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Aside from these programs, there are no other significant homeless or emergency shelter programs outside of governmental programs.

Emergency and homeless shelters are allowed with a use permit in the Public Facilities (PF), Neighborhood Commercial (C-1), and General Commercial and Shopping Center (C-2) Zoning Districts. In an effort to comply with State Law, the City, concurrently with the adoption of this Housing Element, will amend the Zoning Ordinance to remove the use permit in the Public Facilities district and allow emergency and homeless shelters by-right, without discretionary review in the PF district.

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Transitional and Supportive Housing

Transitional housing is permitted with a use permit in the Public Facilities (PF), Neighborhood Commercial (C-1), and General Commercial and Shopping Center (C-2) Zoning Districts. Supportive housing is not specially defined in the Zoning Code. To comply with State Law the City has included program 1.3.

Persons with Disabilities

According to California Government Code Section 12926, a "disability" includes, but is not limited to, any physical or mental disability. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement or anatomical loss that affects body systems, including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin and endocrine. In addition, a mental or physical disability limits major life activities by making their achievement difficult, including physical, mental and social activities and working.

Deleted: Transitional and supportive housing is defined as a residential use and allowed by right in all residential zoning districts in the City of Susanville. Transitional and supportive housing are subject to the same restrictions that apply to residential development.

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Deleted: SB 2 (Cedillo) requires that transitional and supportive housing be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. DISABLED POPULATION

Physical, mental and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for one's self difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. A person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.

Deleted: The number and percent of the disabled population in Susanville between 5 and 64 years of age in 2016 was 881. This represents a decrease of 245 since 2010. However, this same timeframe saw a simultaneous rise in seniors with disabilities by 66. Still, overall disabilities are down by 190 during this time.

Deleted: Despite the small decrease in tallied disabilities between 2010 and 2016, it is worth noting that there were increases in certain types of disabilities that could have ramifications for the housing of those affected. Increases in self-care and independent living disabilities could impose greater strain on care facilities that perform home visits. Increases in ambulatory disabilities may necessitate the building of ramps, mobility escalators, and other accommodations within the home that may require permitting. ¶ The data does not indicate what percentage of the people with disabilities require special housing such as care facilities, and what percentage can be accommodated through modifications to existing structures. However, given that there are only 21 adult care facility rooms in the Susanville area, it is apparent that the majority of people with disabilities are being accommodated in normal residential housing with modifications as needed. In discussions with the City Building Official it has been determined that the overwhelming majority of the housing modifications to accommodate Susanville's population with disabilities are being made without the need for governmental permitting.

The data presented in Table 2-35 is from the American Community Survey 2012-2016 and is derived via sampling.

Table 2-36 shows the distribution of those within the labor force and their disability status.

**TABLE 2-36
EMPLOYMENT STATUS BY DISABILITY STATUS AGE 18-64
CITY OF SUSANVILLE 2016**

	Lassen County		Susanville		Unincorporated Area	
	Number	Percent	Number	Percent	Number	Percent
<u>With a disability</u>	<u>740</u>	<u>5.6%</u>	<u>220</u>	<u>5.0%</u>	<u>520</u>	<u>6.0%</u>
<u>No disability</u>	<u>7,634</u>	<u>58.0%</u>	<u>2,500</u>	<u>56.6%</u>	<u>5,134</u>	<u>58.8%</u>
<u>Unemployed:</u>	<u>877</u>	<u>6.7%</u>	<u>371</u>	<u>8.4%</u>	<u>506</u>	<u>5.8%</u>
<u>With a disability</u>	<u>116</u>	<u>0.9%</u>	<u>64</u>	<u>1.4%</u>	<u>52</u>	<u>0.6%</u>
<u>No disability</u>	<u>761</u>	<u>5.8%</u>	<u>307</u>	<u>6.9%</u>	<u>454</u>	<u>5.2%</u>
<u>Not in labor force:</u>	<u>3,902</u>	<u>29.7%</u>	<u>1,327</u>	<u>30.0%</u>	<u>2,575</u>	<u>29.5%</u>
<u>With a disability</u>	<u>1,361</u>	<u>10.3%</u>	<u>484</u>	<u>11.0%</u>	<u>877</u>	<u>10.0%</u>
<u>No disability</u>	<u>2,541</u>	<u>19.3%</u>	<u>843</u>	<u>19.1%</u>	<u>1,698</u>	<u>19.4%</u>

Source: ACS 2012-2016, Table C12120

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There are currently five Adult Care facilities located within the City of Susanville and another located in the unincorporated area close enough to serve Susanville residents.

**TABLE 2-37
FACILITIES FOR ADULT DISABLED
SUSANVILLE AREA**

FACILITY NAME	ADDRESS	CAPACITY
Zamora Residence	460 Russell Ave, Susanville	6 persons
Zamora Residence II	360 Russell Ave, Susanville	6 persons
Redwine Family Home	461-905 Redwine Lane, Janesville	9 persons
<u>Lassen Life Skills and Job Training</u>	<u>457-340 San Francisco St, Susanville</u>	<u>45 persons</u>
<u>North Valley Services</u>	<u>1550 Main St, Susanville</u>	<u>30 persons</u>

Source: California Department of Social Services, Community Care Licensing Division; Lassen Senior Services.

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According the 2019 Consumer Count produced by the California Department of Developmental Services, there are anywhere between 137 or 200 people with developmental disabilities living in Susanville or the nearby communities of Janesville, Milford, or Standish. The overwhelming majority of these individuals (an estimated 95 to 113 persons) live with their parents or families or live in an independent living situation with staff support (an estimated 27 to 45 persons). Most live in Susanville followed by Janesville. Most of these individuals are adults (an estimated 92 to 110 persons) with a smaller portion being minors (an estimated 45 to 63 persons). Table 3-28 shows the living patterns for persons with developmental

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disabilities and Table 3-29 shows the ages of persons with developmental disabilities in Susanville or the surrounding area.

TABLE 2-38
LIVING PATTERNS FOR PEOPLE WITH DEVELOPMENTAL DISABILITIES
SUSANVILLE AND SURROUNDING AREA

ZIP	City or Community	Home of Parent /Family /Guardian	Independent /Supported Living	Community Care Facility	Intermediate Care Facility	Foster /Family Home	Other	Total Residents
96114	Janesville	15	<11	<11	0	0	0	>15
96121	Milford	<11	<11	0	0	0	0	>0
96128	Standish	<11	0	0	0	0	0	>0
96130	Susanville	78	25	12	0	<11	<11	>115
Total*		95 to 113	27 to 45	13 to 22	0	1 to 10	1 to 10	137 to 200

Source: California Department of Developmental Services, Consumer Count 2019

*The California Department of Developmental Services does not provide exact population numbers for any group where the number of persons is less than 11. In these cases, the population is represented by "<11". For these groups, the number of people could range between 1 to 10 persons. The total represents these potential ranges based on the available data.

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TABLE 2-39
PEOPLE WITH DEVELOPMENTAL DISABILITIES BY AGE GROUP
SUSANVILLE AND SURROUNDING AREA

ZIP	City or Community	County	00-17 years	18+ years	Total Age
96114	Janesville	Lassen	<11	16	>16
96121	Milford	Lassen	0	<11	>0
96128	Standish	Lassen	<11	<11	>0
96130	Susanville	Lassen	43	74	117
Total*			45 to 63	92 to 110	137 to 173

Source: California Department of Developmental Services, Consumer Count 2019

*The California Department of Developmental Services does not provide exact population numbers for any group where the number of persons is less than 11. In these cases, the population is represented by "<11". For these groups, the number of people could range between 1 to 10 persons. The total represents these potential ranges based on the available data.

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DISADVANTAGED UNINCORPORATED COMMUNITIES – SB 244

According to legislative findings in SB 244, hundreds of unincorporated communities in California lack access to basic community infrastructure like sidewalks, safe drinking water, and adequate waste processing. This lack of investment threatens residents' health and safety and fosters economic, social, and education inequality.

The purpose of SB 244 is to begin to address the complex legal, financial, and political barriers that contribute to regional inequity and infrastructure deficits within disadvantaged unincorporated communities. Including these communities in the long range planning of a city or county, as required by SB 244, will result in a more efficient delivery system of services and infrastructure including but not limited to sewer, water, and structural fire protection. In turn, investment in these services and infrastructure will result in the enhancement and protection of public health and safety for these communities.

According to the City's Municipal Services Review, in 2015, the Lassen County LAFCo did not identify any disadvantaged unincorporated communities within the City of Susanville's sphere of influence.

Deleted: During the 2014-2019 time period, it is projected that City of Susanville will have approximately 72 additional persons ages 5 to 64 with a disability, assuming the same current proportion between the disabled population and the total population. According to the 2010 Census, the County had an average of 2.46 persons per household. Therefore, it is estimated that between 2014 and 2019, the City will have approximately 31 additional households with a disabled person, assuming only one disabled person per household. It is unknown how this number translates into the need for additional care facilities. ¶
In terms of independent living for the disabled, including developmentally disabled, the affordability gap for people with disabilities has exponentially worsened in recent years. According to [Priced Out in 2012](#), over 4.8 million non-institutionalized Americans with disabilities who rely on federal monthly Supplemental Security Income (SSI) have incomes less than \$8,700 per year – low enough to be priced out of every rental housing market in the nation. In 2012, the average rent for a one-bedroom apartment was \$758 per month – or 104% of the national average monthly SSI income for beneficiaries living independently. The housing needs of persons with disabilities, particularly developmental disabilities, are not typically addresses by Title 24 Regulations. The housing needs of persons with disabilities, in addition to basic affordability, range from slightly modifying existing units to requiring a varying range of supportive housing facilities. To help fill this gap, Susanville shall strive to have more housing units developed to meet the needs of the disabled.¶

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SECTION THREE: HOUSING RESOURCES AND CONSTRAINTS

This section responds to the requirements of Government Code Section 65583 (a) (3), which relates to the inventory/identification of available housing sites and opportunities for the provision of housing to all income segments within the community. The statute requires that a comprehensive review be undertaken by governmental and regulatory agencies of the community to inventory available sites, and to assess service and infrastructure capacities and factors that may constrain development as well as the resources that assist with the construction of new housing. Major constraints to residential development faced by the City and most other communities include market constraints, such as development costs and interest rates and governmental constraints, which consist of land use controls, fees, processing times and development standards, among others. In addition, environmental and infrastructure issues can also impede the development of housing. On the other hand, a number of resources are available to the city that can assist with the development of housing. These include vacant sites suitable for housing and financial resources for affordable housing development, rehabilitation and preservation. This section also highlights the city's progress towards meeting its share of the regional housing need.

FUTURE HOUSING NEED

The City of Susanville's future housing need is based on population and employment growth projections over the 2019-2024 period. Based on these projections, the State assigns each region in California a Regional Housing Needs Allocation (RHNA), which is mandated by the State of California for regions to address housing issues and needs (California Government Code Section 65584). The State of California, through the Department of Housing and Community Development, establishes the total housing unit needs for each region. The local council of governments determines the share of the regional housing need for each city and county within its jurisdiction, consistent with Government Code Section 65584(a) and with the advice of the Department of Housing and Community Development. For areas with no council of governments, the Department of Housing and Community Development determines housing market areas and defines the regional housing need for cities and counties within these areas (Government Code Section 65584(b)).

The Department of Housing and Community Development (HCD) developed the Regional Housing Needs Assessment (RHNA) for the City of Susanville and unincorporated Lassen County. It allocates to the city and unincorporated areas of the county their "fair share" of the projected housing need, based on household income groupings over the five-year planning period for the Housing Element of each specific jurisdiction. The RHNA also identifies and quantifies the existing housing needs for each jurisdiction. The quantification is based upon a planning period from January 1, 2019, to June 30, 2024.

The intent of the RHNA is to ensure that local jurisdictions address not only the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNA is to assure that every community provides an opportunity for a mix of housing affordable to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table 3-1** provides the RHNA target for the planning period 2019 to 2024 (also referred to as "basic construction needs") for each of the four household income groups for the City of Susanville.

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TABLE 3-1
6TH CYCLE REGIONAL HOUSING NEEDS ALLOCATION (2019 TO 2024)
CITY OF SUSANVILLE

Income Group	Number	Percent**
Extremely Low*	7	12.1
Very Low	7	12.1
Low	9	15.5
Moderate	11	19.0
Above Moderate	24	41.4
Total	58	100.0%

Source: HCD Lassen County RHNA 2019-2024.

*Assumes 50 percent of very low-income households qualify as ELI households

**Categories do not add to total due to rounding.

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LAND INVENTORY

In order to demonstrate that there is ample land in the city to accommodate the RHNA housing numbers, an inventory of vacant or underdeveloped land and the potential constraints to developing that land is included. The city of Susanville follows established standards for the development of housing in the area. Criteria for assessing the suitability of housing sites are outlined below

VACANT LAND SURVEY

The amount of land available for the development of housing is crucial in considering methods of meeting housing need. There must be sufficient vacant, residentially zoned land within the City limits or areas to be annexed that meets the projected housing need through 2024.

A vacant land survey was conducted in February 2020 by City staff. Vacant lands were identified by several methods. The primary method was performed via a search of unimproved lands utilizing Parcel Quest, the county assessor's electronic parcel information data base. Vacant parcels were identified by sorting all parcels within the city by improvement values. The lands that had no improved values were considered vacant and were verified by crosschecking with the 2012 survey and field checked, if necessary.

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Many of the vacant single, R-1 zoned parcels were adjacent to an improved residential parcel under the same ownership; i.e. improved parcels include adjacent vacant parcels separately described by an assessor's parcel number so the owner has a larger lot. These lots, although vacant, were sometimes incorporated into the overall yard area of the home and sometimes they appeared to be separate vacant lots. Within the vacant land survey some of these lots were considered improved or having environmental constraints that would preclude development in the near future.

The inventory of vacant land includes a listing of properties by Lassen County Assessor's parcel number, zoning, size in acres, an estimate of the number of residential dwellings that will likely be constructed on the site, and a listing of environmental constraints. Susanville's General Plan land use designations are tied so closely to zone districts that it was felt unnecessary to separately list General Plan designations for

each parcel. Size of parcels is varied if it appeared that only a portion of the site would develop or redevelop for a residential land use.

To comply with Government Code Section 65583.2(c), a vacant site that has been included in two or more consecutive planning periods that was not approved to develop a portion of the City's housing need a will allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households. The City is relying on sites 53 and 54 to meet the lower income RHNA. The City has included program 1.1 to state that within three years, the City will rezone these sites to allow residential use by-right for housing developments in which at least 20 percent of the units are affordable to lower-income households.

In addition, the availability of water, wastewater, and dry utilities is detailed on the following pages but the City's existing General Plan also includes several programs on how the City plans to continue to secure sufficient water, sewer, and dry utilities to support housing development.

Table 3-3 provides a parcel by parcel inventory of the available sites to meet the City's RHNA. Figure 2 depicts the location of the parcels within the Susanville area

IDENTIFICATION OF AVAILABLE LAND BY ZONING AND REALISTIC CAPACITY

The following discussion is an analysis of the development potential for vacant lands within the city. The methodology of how the city arrived at its conclusions are outlined below Table 3-3 provides an inventory of vacant parcels/acreage that is residentially zoned and is suitable for residential development within the incorporated limits of the city of Susanville. In order to develop the sites inventory the city:

1. All vacant parcels within the City were identified using the Lassen County Assessor's office parcel data and land use coding and improvement values.
2. The current City zoning for each parcel was determined. All parcels that were not currently zoned as a primary residential zone were removed from consideration for residential development.
3. Identified residential zoned parcels that do not have municipal services (i.e. sewer and water) currently available or unlikely to have services available before 2024. These parcels were removed.
4. Identified parcels that have other physical constraints such as being in a flood plain, have an irregular shape, or are subject to easements that prevent any development from occurring. These parcels were removed from consideration. Parcels that were partially constrained remained on the list generally with a reduced development potential reflecting the constraints.
5. Determined the number of small vacant infill parcels by identifying parcels generally under 0.50 acres that are vacant, zoned for one single family dwelling (R-1) and have no constraints or limited constraints and are therefore suited for the development of only one dwelling per parcel.
6. The City assumed an 80 percent holding capacity for all sites that did not already fall into items 1 through 5 above, in order to plan for the appropriate setbacks, parking, access needs, and development of other necessary infrastructure.

Deleted: The total vacant acreage identified in the study is 738.59 acres, the same as identified in the 2009-2014 Housing Element. The acreage is the same because no development has occurred to use any of the vacant residential land in the last 5 years.¶

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INFILL PARCELS

The number of parcels that met the infill criteria was 185. The primary constraint with some of these parcels is that they are adjacent to a developed parcel under the same ownership which in some instances means that the vacant parcel is being used as a yard area for an existing dwelling and is unlikely to be developed. It is estimated that 25% of the parcels meet these criteria which makes the potential for development for these scattered infill parcels 136 single family homes. These parcels were not included in Table 3-3, as a further analysis of individual development potential is not needed.

**TABLE 3-3
CITY OF SUSANVILLE
INVENTORY OF AVAILABLE LAND FOR RESIDENTIAL DEVELOPMENT**

<u>Site Number</u>	<u>APN</u>	<u>Zoning</u>	<u>Max Allowable Density</u>	<u>Acres</u>	<u>Maximum Capacity</u>	<u>Realistic Capacity</u>	<u>Water/ Sewer</u>	<u>Constraints</u>
<u>1</u>	<u>103-190-08</u>	<u>MHP</u>	<u>14</u>	<u>2.5</u>	<u>35</u>	<u>28</u>	<u>yes/yes</u>	<u>None</u>
<u>2</u>	<u>116-470-06</u>	<u>MHP</u>	<u>14</u>	<u>30.27</u>	<u>424</u>	<u>128</u>	<u>yes/yes</u>	<u>None, approved development plan</u>
<u>MHP subtotal</u>				<u>32.77</u>	<u>459</u>	<u>156</u>	<u>-</u>	<u>-</u>
<u>9</u>	<u>105-050-36</u>	<u>R-1</u>	<u>7</u>	<u>0.37</u>	<u>3</u>	<u>2</u>	<u>yes/yes</u>	<u>Application to divide into 2</u>
<u>10</u>	<u>105-301-02</u>	<u>R-1</u>	<u>7</u>	<u>0.22</u>	<u>2</u>	<u>1</u>	<u>yes/yes</u>	<u>Already 2 lots</u>
<u>12</u>	<u>101-271-20</u>	<u>R-1</u>	<u>7</u>	<u>3.26</u>	<u>23</u>	<u>0</u>	<u>yes/no</u>	<u>Church owned, sewer to adjacent parcel</u>
<u>13</u>	<u>101-271-03</u>	<u>R-1</u>	<u>7</u>	<u>10.66</u>	<u>75</u>	<u>31</u>	<u>yes/yes</u>	<u>None</u>
<u>14</u>	<u>101-271-22</u>	<u>R-1</u>	<u>7</u>	<u>11.15</u>	<u>78</u>	<u>33</u>	<u>yes/yes</u>	<u>None</u>
<u>16</u>	<u>101-271-16</u>	<u>R-1</u>	<u>7</u>	<u>18</u>	<u>126</u>	<u>54</u>	<u>yes/yes</u>	<u>Rocky soil, approved 54 lot sub.</u>
<u>17</u>	<u>101-271-02</u>	<u>R-1</u>	<u>7</u>	<u>24.2</u>	<u>169</u>	<u>69</u>	<u>yes/yes</u>	<u>Low water pressure, approved design</u>
<u>19</u>	<u>107-061-11</u>	<u>R-1</u>	<u>7</u>	<u>4.79</u>	<u>34</u>	<u>10</u>	<u>yes/yes</u>	<u>floodplain</u>
<u>20</u>	<u>101-150-13</u>	<u>R-1</u>	<u>7</u>	<u>7.45</u>	<u>52</u>	<u>25</u>	<u>no/yes</u>	<u>access, utilities</u>
<u>21</u>	<u>105-020-13</u>	<u>R-1</u>	<u>7</u>	<u>3.37</u>	<u>24</u>	<u>10</u>	<u>yes/yes</u>	<u>some slope</u>
<u>22</u>	<u>116-510-47</u>	<u>R-1</u>	<u>7</u>	<u>18.3</u>	<u>128</u>	<u>36</u>	<u>yes/yes</u>	<u>slope, access</u>
<u>R-1 subtotal</u>				<u>101.77</u>	<u>712</u>	<u>271</u>	<u>-</u>	<u>-</u>
<u>24</u>	<u>105-180-18</u>	<u>R-2</u>	<u>12</u>	<u>0.25</u>	<u>3</u>	<u>2</u>	<u>yes/yes</u>	<u>None</u>
<u>25</u>	<u>105-180-19</u>	<u>R-2</u>	<u>12</u>	<u>0.25</u>	<u>3</u>	<u>2</u>	<u>yes/yes</u>	<u>None</u>
<u>26</u>	<u>107-153-03</u>	<u>R-2</u>	<u>12</u>	<u>0.58</u>	<u>7</u>	<u>6</u>	<u>yes/yes</u>	<u>None</u>

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**TABLE 3-3
CITY OF SUSANVILLE
INVENTORY OF AVAILABLE LAND FOR RESIDENTIAL DEVELOPMENT**

<u>Site Number</u>	<u>APN</u>	<u>Zoning</u>	<u>Max Allowable Density</u>	<u>Acres</u>	<u>Maximum Capacity</u>	<u>Realistic Capacity</u>	<u>Water/ Sewer</u>	<u>Constraints</u>
<u>34</u>	<u>101-170-10</u>	<u>R-2/PD</u>	<u>12</u>	<u>0.45</u>	<u>5</u>	<u>4</u>	<u>yes/yes</u>	<u>Approved development MH subdivision</u>
<u>35</u>	<u>101-170-11</u>	<u>R-2/PD</u>	<u>12</u>	<u>0.45</u>	<u>5</u>	<u>4</u>	<u>yes/yes</u>	<u>Approved development MH subdivision</u>
<u>40</u>	<u>101-170-12</u>	<u>R-2/PD</u>	<u>12</u>	<u>5.1</u>	<u>61</u>	<u>49</u>	<u>yes/yes</u>	<u>Approved development MH subdivision</u>
<u>R-2 subtotal</u>				<u>7.08</u>	<u>85</u>	<u>68</u>	<u>-</u>	<u>-</u>
<u>27</u>	<u>103-061-22</u>	<u>R-3</u>	<u>12</u>	<u>0.24</u>	<u>3</u>	<u>2</u>	<u>yes/yes</u>	<u>None</u>
<u>28</u>	<u>103-061-61</u>	<u>R-3</u>	<u>12</u>	<u>0.23</u>	<u>3</u>	<u>2</u>	<u>yes/yes</u>	<u>None</u>
<u>29</u>	<u>103-061-62</u>	<u>R-3</u>	<u>12</u>	<u>0.2</u>	<u>2</u>	<u>2</u>	<u>yes/yes</u>	<u>None</u>
<u>30</u>	<u>105-347-21</u>	<u>R-3</u>	<u>12</u>	<u>0.32</u>	<u>4</u>	<u>3</u>	<u>yes/yes</u>	<u>None</u>
<u>31</u>	<u>103-061-19</u>	<u>R-3</u>	<u>12</u>	<u>0.35</u>	<u>4</u>	<u>3</u>	<u>yes/yes</u>	<u>None</u>
<u>32</u>	<u>103-061-60</u>	<u>R-3</u>	<u>12</u>	<u>0.29</u>	<u>3</u>	<u>3</u>	<u>yes/yes</u>	<u>None</u>
<u>36</u>	<u>103-113-17</u>	<u>R-3</u>	<u>12</u>	<u>1.42</u>	<u>16</u>	<u>10</u>	<u>yes/yes</u>	<u>wetlands on portion of the site</u>
<u>37</u>	<u>103-190-07</u>	<u>R-3</u>	<u>12</u>	<u>3.95</u>	<u>47</u>	<u>28</u>	<u>yes/yes</u>	<u>wetlands, street improvements</u>
<u>38</u>	<u>101-300-25</u>	<u>R-3</u>	<u>12</u>	<u>5.12</u>	<u>61</u>	<u>45</u>	<u>yes/yes</u>	<u>None</u>
<u>39</u>	<u>101-300-24</u>	<u>R-3/PD</u>	<u>12</u>	<u>5</u>	<u>60</u>	<u>48</u>	<u>yes/yes</u>	<u>None</u>
<u>41</u>	<u>101-271-19</u>	<u>R-3</u>	<u>12</u>	<u>7.29</u>	<u>87</u>	<u>50</u>	<u>yes/yes</u>	<u>None</u>
<u>42</u>	<u>101-271-16</u>	<u>R-3</u>	<u>12</u>	<u>24</u>	<u>288</u>	<u>110</u>	<u>yes/yes</u>	<u>Rocky soils, approved sub. 55 duplex lots</u>
<u>44</u>	<u>105-060-07</u>	<u>R-3A</u>	<u>12</u>	<u>0.28</u>	<u>3</u>	<u>2</u>	<u>yes/yes</u>	<u>None</u>
<u>45</u>	<u>107-083-13</u>	<u>R-3A</u>	<u>12</u>	<u>0.25</u>	<u>3</u>	<u>2</u>	<u>yes/yes</u>	<u>None</u>

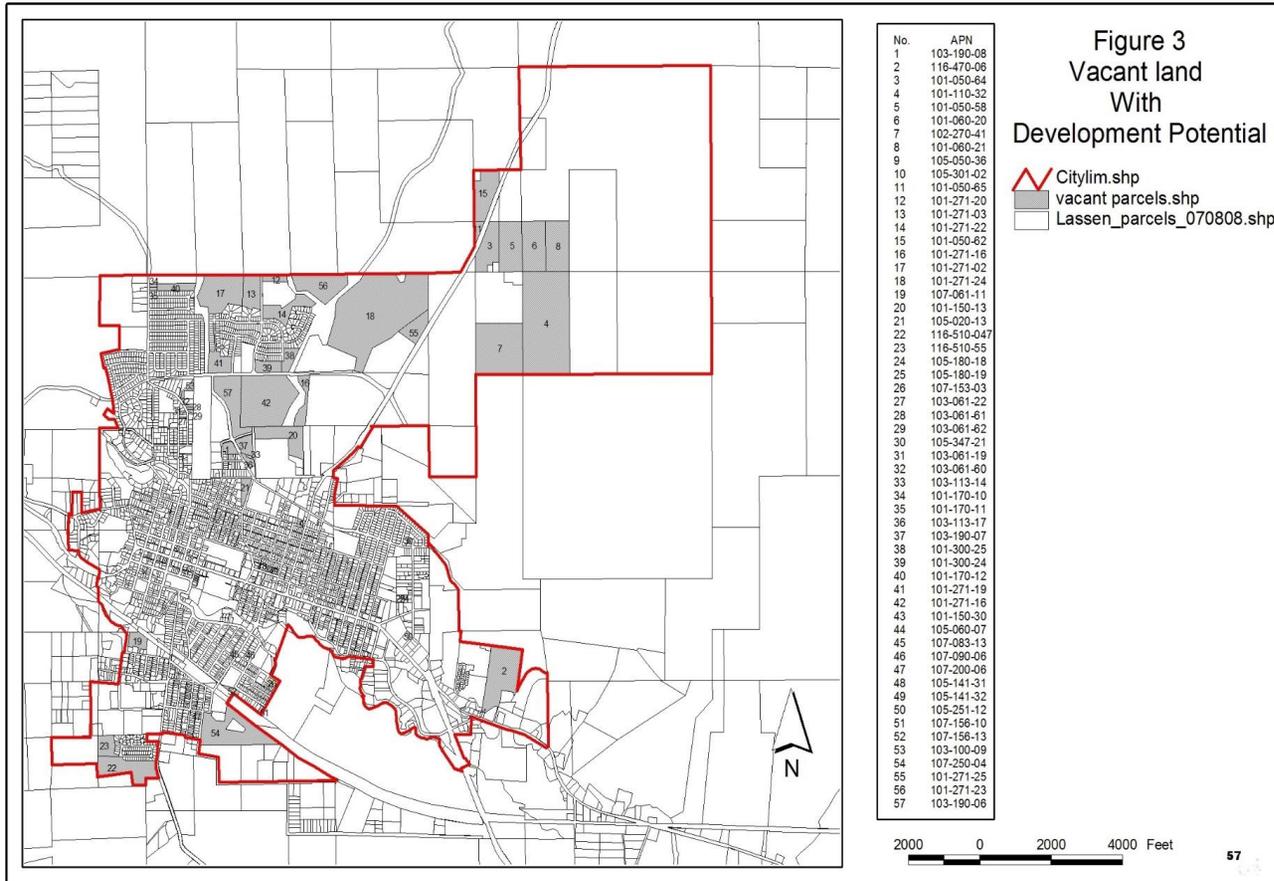
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**TABLE 3-3
CITY OF SUSANVILLE
INVENTORY OF AVAILABLE LAND FOR RESIDENTIAL DEVELOPMENT**

<u>Site Number</u>	<u>APN</u>	<u>Zoning</u>	<u>Max Allowable Density</u>	<u>Acres</u>	<u>Maximum Capacity</u>	<u>Realistic Capacity</u>	<u>Water/ Sewer</u>	<u>Constraints</u>
<u>46</u>	<u>107-090-06</u>	<u>R-3A</u>	<u>12</u>	<u>0.26</u>	<u>3</u>	<u>2</u>	<u>yes/yes</u>	<u>None</u>
<u>47</u>	<u>107-200-26</u>	<u>R-3A</u>	<u>12</u>	<u>0.64</u>	<u>6</u>	<u>5</u>	<u>yes/yes</u>	<u>None</u>
<u>48</u>	<u>105-141-31</u>	<u>R-3A</u>	<u>12</u>	<u>0.16</u>	<u>2</u>	<u>2</u>	<u>yes/yes</u>	<u>None</u>
<u>49</u>	<u>105-141-32</u>	<u>R-3A</u>	<u>12</u>	<u>0.16</u>	<u>2</u>	<u>2</u>	<u>yes/yes</u>	<u>None</u>
<u>50</u>	<u>105-251-12</u>	<u>R-3A</u>	<u>12</u>	<u>0.3</u>	<u>3</u>	<u>2</u>	<u>yes/yes</u>	<u>None</u>
<u>51</u>	<u>107-156-10</u>	<u>R-3A</u>	<u>12</u>	<u>0.31</u>	<u>4</u>	<u>3</u>	<u>yes/yes</u>	<u>None</u>
<u>52</u>	<u>107-156-13</u>	<u>R-3A</u>	<u>12</u>	<u>1.22</u>	<u>12</u>	<u>10</u>	<u>yes/yes</u>	<u>None</u>
<u>R-3 subtotal</u>				<u>51.99</u>	<u>617</u>	<u>337</u>	<u>-</u>	<u>-</u>
<u>53</u>	<u>103-100-09</u>	<u>R-4</u>	<u>20</u>	<u>1.88</u>	<u>37</u>	<u>30</u>	<u>yes/yes</u>	<u>None</u>
<u>54</u>	<u>107-250-04ptn</u>	<u>R-4</u>	<u>20</u>	<u>4.4</u>	<u>52</u>	<u>42</u>	<u>yes/yes</u>	<u>None</u>
<u>R-4 subtotal</u>				<u>6.28</u>	<u>89</u>	<u>71</u>	<u>-</u>	<u>-</u>
<u>Total all sites</u>				<u>199.89</u>	<u>1962</u>	<u>904</u>	<u>-</u>	<u>-</u>

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Source: City of Susanville, February 2020



MEETING REGIONAL HOUSING NEEDS PLAN

There is not a direct correlation between zone districts and housing affordability. However, the assumption generally is that lower income housing is available in higher density housing developments such as the R-3 zoning district which allows up to 12 units per acre and the R-4 zoning district which allows 5 to 20 dwelling units per acre. Moderate and above-moderate income housing usually occurs in single family detached dwellings that are normally found in the R-1 and R-2 zoning districts.

Table 3-4 provides a distribution plan for Susanville's compliance with the Regional Housing Needs Allocation by Income Group by assigning vacant acreage with zone districts that allow for residential development to each income group.

**TABLE 3-4
2014 CITY OF SUSANVILLE
RHNA BY INCOME GROUP AND ZONE DISTRICT**

Income Group	6th Cycle RHNA	MHP	R-1	R-2 R-2A R-2PD	R-3 R-3A R-3PD	R-4	Total	Surplus
Extremely Low	7	-	-	-	-	71	71	48
Very Low	7	-	-	-	-			
Low	9	-	-	-	-			
Moderate	11	156	-	68	337	-	561	550
Above Moderate	24	-	271	-	-	-	271	247
Total	58	156	271	68	337	71	904	846

Source: City of Susanville, Community Development Division, February 2020.

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Deleted: Moderate

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Approved Housing Projects

As of September 2014, the City had several residential projects that have been approved and are awaiting development:

Scenic Heights Subdivision	33 single family residential lots
Maurino Manor Subdivision	20 single family residential lots
Quail Hollow Subdivision	60 manufactured housing planned development
Numa Terrace Subdivision	55 Duplex lots – City owned
Skyline View Estates Subdivision	54 single family residential lots – City owned
Skyline Village	47 low income apartment units

These development projects will provide for above moderate, moderate and potentially some low-income housing in the manufactured home subdivision and low income apartment project.

Susanville’s share of housing units affordable to very low-income households is 14 out of a total lower income allocation of 23 units. Susanville has identified sufficient sites to meet the lower income housing need; however, the ability to foster the development of these units depends on the availability of public financing and the interest of developers. The city currently has several housing projects that successfully provide housing units affordable to very low-income residents. Section five of this document contains a variety of programs to facilitate the development of housing units that are affordable to lower income households. These include expedited processing, technical assistance, continuation of a first-time homebuyer program, and Section 8 rental assistance as well as other incentives.

REALISTIC CAPACITY OF MANUFACTURED HOMES

Mobile and manufactured homes are an affordable alternative to traditional site built residences. This is illustrated by data from the United States Census Bureau, and other sources, which show a median home price in Lassen County that ranges from \$150,000 to \$225,000. When these figures are compared to Lassen County Assessor data reported to the State Board of Equalization, which shows the average mobile home assessment value as \$25,043, it is apparent that mobile homes are affordable, when compared to traditional site build homes. Admittedly, this figure does not include the land upon which the mobile is located, but even when factoring in the land, mobile homes are a cost effective housing alternative. The affordability of manufactured homes as a low cost alternative is further reinforced by the supply of infill parcels in the City which can accommodate a manufactured home. The City is not relying on manufactured housing to meet a portion of the lower income RHNA.

ENVIRONMENTAL/PHYSICAL CONSTRAINTS

After developing the vacant land survey, city staff identified environmental constraints on land that could preclude development within the planning period. The designation of an environmental constraint on each vacant parcel will vary over the years based on changes in environmental laws.

One of the environmental constraints identified in the city affecting future development is the presence of excessive rocky soils on some vacant parcels. Susanville is located in the Great Basin, at the confluence

Deleted: Source: City of Susanville, Community Development Division * Includes the 68 of the 136 vacant infill parcels¶
As Table 3-4 shows, there is ample capacity in existing zoned developable lands to meet the Regional Housing Needs Allocation for each category. ¶
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of the Sierra Nevada and the Cascade Range. The Cascade Range was formed largely by volcanic action, whereas the Sierra was formed by plate tectonics (earthquake activity.) Many of Susanville's large areas of vacant land encompass very rocky soil as a result of geologic processes that formed both of these mountain ranges.

The Banner Lassen Medical Center constructed a new facility in on the northeast side of the city. The development costs for underground utilities and foundation excavation were significant due to the rocky substrate. The land surrounding the hospital has been zoned for Planned Development for a mix of office and higher density residential uses. There are almost 200 vacant acres of PD zoned lands near the hospital that are now served by sewer, water, natural gas and electrical services. These lands are ready to be developed but it is not anticipated they will be developed in the next 5 years as there is a sufficient supply of other with lower development costs to meet the real housing needs for Susanville.

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Other constraints may include: lack of utilities within close proximity to a vacant site; excessive slope; location within a floodplain; floodway or the presence of wetlands; and lack of access.

WATER

Government Code Section 65589.7 requires water and sewer providers to establish specific procedures and grant priority service to developments with affordable dwelling units to lower income households.

The city of Susanville is the water provider to residents within the city. Applications for new water utility connections are made to the city's Public Works Department who can receive them Monday through Friday from 7:00 a.m. to 5:00 p.m. A complete application must have an engineer's estimate of water usage for the project and an appropriate line size. Once Public Works receives the request and the information is deemed complete, the permit is reviewed, and once reviewed and found to be appropriate, the permit is issued. For most projects the developer's contractor performs all of the work to provide the new water service with the exception of setting the meter, which is done by city staff. With this process, the developer's contractor sets the priority for establishing service and performing the work and the city is out of the loop except for issuing the permit. Average permitting time is less than 1 week for complete applications.

With respect to the permit issuance, the city currently does not have a method for identifying water service requests for affordable housing projects. To rectify this, the application for new water service will be amended to identify if the request will serve a project with affordable housing units. Once identified that permit request shall have priority review.

Susanville has adequate water supplies for its present and near future needs to accommodate its regional housing needs throughout the planning period. The city is undertaking a study to update the water master plan and secure water for future needs. The water utility is fiscally sound with the rate revenues meeting operating needs and providing the required reserves.

WASTEWATER

The Susanville Sanitary District's (SSD) existing sewage collection system is divided into two separate and individual subsystems with 8-inch to 18-inch lines. The original wastewater treatment plant was constructed in 1951 adjacent to the Lassen County Fairgrounds southeast of Susanville. Treatment now consists of a head works with a fine screen and grit removal, two oxidation ditches, a secondary clarifier, an aerobic digester, and a sludge holding tank for sludge thickening. Further treatment takes place in 35

acres of facultative stabilization ponds for de-chlorination. Final effluent is discharged through a wetland. The effluent is discharged to an irrigation canal ultimately reaching the Susan River. The current average daily flow is 1.0 to 1.2 MGD depending on rainy conditions. The average capacity is 2 MGD per month with a maximum capacity of 4 MGD. As of 2017, the SSD provides 3,595 connections, of which 3,199 connect to residences. Susanville's wastewater capacity is adequate to accommodate its regional housing needs throughout the planning period. The SSD estimates that each resident of Susanville uses approximately 250 gallons per day.

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Government Code Section 65589.7 requires water and sewer providers to establish specific procedures and grant priority service to developments with affordable dwelling units to lower income households. The city does not currently have such procedures in place. As an action item in Section 5 the city proposes to establish a Memorandum of Understanding between the City and the Susanville Sanitary District which will establish steps to provide priority service for affordable housing projects as required by Government Code Section 65589.7.

SB 1087, which took effect in January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, Susanville will immediately deliver the Element to City's Public Works Department and the local sewer provider, along with a summary of its regional housing needs allocation.

AVAILABLE DRY UTILITIES

Dry utilities, including electricity, and telephone service, are available to all areas within the City. The extension of power and gas to service new residential development has not been identified as a constraint.

Service providers are as follows:

- Electricity: Lassen Municipal Utility District
- Telephone: Frontier Communicans and Zito Media
- Fiber Cable: Frontier Communicans and Zito Media

STREETS AND ROADS

At the current time, the circulation system in Susanville is adequate. The City is in the process of resurfacing many of the streets and should be finished within three years. If growth occurs, so will the need for improvements to the circulation system. Susanville will continue to work closely with the county and Caltrans in the future regarding important regional circulation issues. Currently, land to meet all of the city's housing needs for the next 5 years is available without the need to develop any new roads.

FLOODING

In 2013, the City adopted a comprehensive floodplain management ordinance which conforms to FEMA's requirements. With regard to available inventory sites that lie within or partially within FEMA flood zone or have other flooding hazards, the identified sites that are zones have reduced density potential based on the extent of the flood area. Some parcels were given zero development potential based on flooding potential.

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SEISMIC

With regard to seismic activity, there have been a number of recorded earthquakes in Lassen County since 1895 and a number of fault zones are located in the county primarily in the southern areas. One of the most active faults has been the fault between the communities of Herlong and Doyle, approximately 18 miles southeast of Susanville. There are no active faults or Alquist-Priolo zones within the city. Housing development in the city must comply with the Uniform Building Code (UBC), which is designed to protect structures from geologic and seismic risks and to ensure structural safety. Compliance with the UBC and Safety Element do not act as a constraint since all development in California must comply with the UBC requirements and these measures are designed to ensure the safety of residents.

FLOOD HAZARDS

Assembly Bill 162 adopted in 2007 requires local jurisdiction to update their Safety Element upon the adoption of any Housing Element after January 1, 2009 to include specific information regarding flood hazards within the community as outlined in Government Code Section 65302 (g). The City of Susanville currently has a flood plain management ordinance which complies with and has been approved by FEMA, thereby meeting the flood hazard requirements of 65302 (g). The City’s Safety Element contains a policy to establish a flood management plan and the City will update the Safety Element to reflect the fact that the City has adopted a flood plain ordinance. With respect to vacant parcels to meet the regional housing needs plan, only one parcel is partially located within a floodplain and the development potential of the parcel has been reduced to reflect this constraint.

ANALYSIS OF GOVERNMENTAL CONSTRAINTS

The development industry is faced with a variety of constraints in the construction of new housing. These constraints potentially limit the number and increase the cost of housing units. These constraints are classified as governmental and non-governmental, although there is a strong interrelationship between these factors.

RESIDENTIAL ZONING DESIGNATION AND DENSITY

The following is a discussion of the residential zones within the City of Susanville and the allowed densities within each zone as well as an analysis of density limitations and various uses.

MHP – Mobile Home Park, this zoning district permits by right the development of mobile home parks that meet the development criteria listed in the zone. The maximum density allowed in the zone is 14 dwelling units per acre however there is also a 3,000 square foot minimum space size which make the maximum density infeasible. A realistic density, which is used in Table 3-3, is 10 dwelling units per acre which allows for roads and some common area.

PD/DR – Planned Development with Design Review Overlay, this zoning designation allows for mixed use development including commercial, office and residential up to 20 dwelling units per acre. All development requires a use permit/architectural review which is a discretionary action heard by the Planning Commission. The exact mix of uses has not been set by either the General Plan or Zoning. Because of the potential mix of uses, an average density of 8 dwelling units per acres has been used as the maximum overall density. As a conservative estimate, the city has used an average density of 4 dwelling units per acre as the realistic capacity.

R-1 – Single Family Residential, this zoning district allows by right one single family or manufactured dwelling unit per parcel with a maximum density of 7 dwelling units per acre. Given that the minimum lot size in the zone is 6,000 square feet for interior lots and 7,000 square feet for corner lots the density of 7 dwelling units per acre is unrealistic. Much of the larger vacant R-1 parcels in the city also have some slope to the topography which compromises maximum lot density. The realistic densities used in **Table 3-3** are 2 to 3 dwelling units per acre. It should be noted that lots 6,000 square feet or larger also allow by administrative permit a second dwelling unit not more than 1,200 square feet; however few residents use this provision in the code. The City has had one application for a second dwelling unit in the past 3 years. With a vacancy rate of 9.9% and a declining population since 2010 there is very little incentive –r need for second dwelling units.

R-2 – Duplex Residential, this zoning district allows by right single family, duplex or manufactured dwellings per parcel at a maximum density of 12 units per acre. Single family and manufactured dwelling are permitted on lots of 6,000 square feet or greater. Duplex structures require 3,500 square feet of lot area per dwelling. Multiple duplex structures are permitted on a single parcel. Townhouses are permitted with a use permit where the lot area requirements may be amended making it easier to reach the 12 dwelling unit per acre maximum. Table 3-3 uses the 12 dwelling unit per acre maximum for the few vacant parcels zoned R-2.

R-3(A) and R-3 – Duplex and triplex Residential zoning designations allow duplex and triplex structures at a maximum density of 15 dwelling units per acre. The R-3(A) designation also allows single family dwellings on lots of 6,000 square feet or more. Development requirements are 2,800 square feet of lot

are per dwelling unit with a minimum lot size of 6,000 square feet Structures with more than three attached dwelling units are allowed only with a Use Permit however, multiple duplex and triplex structures may be located on the same parcel without a Use Permit thus permitting the achievement of the maximum density without a discretionary process such as a tentative map or use permit. When subdividing raw land into individual parcels designed for maximum density a net density of 15 unit can be achieved but the gross density could be less depending upon the need for road dedications. A Conditional Use Permit and architectural site plan review is required for the development of a structure with 4 or more attached dwelling units.

R-4 - Multi-Family Residential, this zoning district allows multi-family dwelling units with a maximum density of 20 dwelling units per acre. The minimum lot size is 6,000 square feet for interior lots and 7,000 square feet for corner lots with a minimum requirement of 2,000 square feet of lot per dwelling. An architectural site plan review is required for all development in this zone and the city has development standards in place for multi-family projects. These standards do not impose any density reduction or limit density in any way.

Table 3-2 below gives further information regarding permitted and conditional residential land uses in the City’s residential zones and shows that the City’s residential zones allow for a wide variety of housing types.

TABLE 3-2 CITY OF SUSANVILLE ZONING FOR HOUSING TYPES		
Zone District & GP Designation	Residential Uses by Right	Residential Uses by Use Permit
R-1 - Residential Single Family Density: 0-7 DU/AC	Single Family home Single Mobile or Manufactured home Factory-built housing Group care home (6 or less) Second dwelling unit	Senior citizen residence Townhouse (attached single family residential)
R-2 - Residential Duplex & Triplex 0-12 DU/AC	Uses allowed by right in R-1 Duplex or 2-family dwellings Group care home (6 or less)	Same as R-1 Group care home (7+) Skilled nursing/intermediate care facility
R-3 - Residential Duplex & Triplex 0-12 DU/AC Note: Although there is no minimum density in R-3, solitary single family homes are not allowed.	Duplex or 2-family dwellings Triplex Group care home (6 or less) Multiple duplexes or triplexes not to exceed GP density	Group care home (7+) Rooming house Boarding house Fraternity or sorority Skilled nursing/care facility Multifamily 4 or more units Townhouse

TABLE 3-2 CITY OF SUSANVILLE ZONING FOR HOUSING TYPES		
Zone District & GP Designation	Residential Uses by Right	Residential Uses by Use Permit
R-3A - Residential Duplex & Triplex 0-12 DU/AC	Same as R-3 except single family homes allowed Second unit (for SF homes only)	Same as R-3
R-4 Residential Multiple Family 5-20 DU/AC	Triplex, Fourplex rental housing Multi-family structures allowed up to 20 units per acre Group care home (6 or less)	Same as R-3 except no use permit requirement for more than 4 attached units, SRO units
MHP - Residential Mobile Home Park 0-14 DU/AC	Mobile Home Park Residential mobile homes in parks Group care home (6 or less)	Expansion of nonconforming mobile home parks

The City of Susanville General Plan, adopted in 2000, and the implementing zoning code are one form of governmental constraint to providing housing. As demonstrated above there is adequate land designated and zoned for a variety for housing in Susanville and this governmental constraint is not an issue. The zoning code sets minimum site development standards that are designed to accommodate the uses allowed in each zone as shown in **Table 3-5**. These standards include minimum lot size and width, setbacks from property lines for structures, maximum heights, maximum lot coverage and parking standards. These standards are consistent with most rural jurisdictions and are not seen as constraints to development. The City of Susanville is not constrained by a shortage of developable land.

TABLE 3-5 CITY OF SUSANVILLE DEVELOPMENT STANDARDS BY ZONING DISTRICT (MINIMUM)								
Zoning District	Site Area per DU Sq. ft.	Min. Lot Size	Building Height	Lot Coverage Maximum	Setbacks			Parking Per DU
					Front	Side	Rear	
R-1	6,000 - 7,000	6,000 to 7,000	35'	40%	15'	5-10'	15'	2
R-2	3,500	7,000	35'	40%	15'	5-10'	10'	2
R-3 & R-3(A)	2,800	6,000 to 7,000	35'	40%	15'	5-10'	15'	1.5 to 2
R-4	2,000	6,000 to 7,000	35'+	40-60%	15'	10'	15'	1.5 to 2

Source: City of Susanville Zoning Ordinance

There are other Federal, State, and local policies, standards, requirements, fees, or actions that affect the development of housing. Federal and state programs and agencies play a role in the imposition of non-

local governmental constraints. These constraints are beyond the influence of local government, and therefore only local constraints will be fully addressed in this document.

SITE DEVELOPMENT PROCESS/APPLICATIONS

Development of housing on the parcels identified in **Table 3-3** can be as simple as submitting and obtaining a building permit for a single family home on an infill R-1 lot (a non-discretionary action) to needing approval for a subdivision map to create new lots (a discretionary action).

Processing times for development review vary, based on the complexity of the project, the extent of environmental review required, and workload of staff. The process can range from a minimum of about 2.5 weeks to approximately 12 months if an Environmental Impact Report (EIR) is required.

Table 3-6 shows average processing times for development review applications in Susanville through the past planning period (2019 through 2024.) The city allows concurrent filing of multiple development applications related to a single project which helps to reduce the overall processing time. These time periods start when an application is taken across the counter and end at the time of approval by the governing body.

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2014 through 2019 Application Type	Avg. Calendar Days to Approval
CEQA Exempt Applications	
Architectural Design and Site Plan Review	48
Building Permit	21
Lot Line Adjustment	34
Variance	37
Conditional Use Permit	48
Tentative Parcel Map	106
CEQA Applications	
Conditional Use Permit	169
Tentative Parcel Map	*
Tentative Subdivision Map	*
General Plan Amendment/Zone Change	69

Source: City of Susanville, Community Development Department *none processed during the time period

In recent years city planning staff has been downsized from 3 to 1.5 persons (the city planner and a half time permit technician) However development review applications are given priority over other projects because the City is subject to the requirements of the Permit Streamlining Act in Government Code Section 65920 et seq.

DEVELOPMENT PERMIT AND APPROVAL PROCESSING

The development review and permitting process is utilized to receive, evaluate and consider approval of new development applications. The development review and permitting process ensures that new

residential projects reflect the goals and policies of the General Plan and Design Guidelines as well as the requirements of the Zoning Code.

Applications for development permits are made in writing to the Planning Division of the City's Community Development Division. Applications vary depending on the type of permit being requested. In addition, some planning applications require public hearings. **Table 3-9** lists typical review times for various planning actions. Project application review is usually completed within two to three weeks of accepting a complete application. Determination of approval is usually based on consistency with the General Plan, character of adjacent land uses, adequate size and shape of lots, zoning compliance and conformance with design standards. Although application review and approval adds time to the development process, the review periods listed are consistent with or shorter than typical review periods in other jurisdictions. Therefore, they are not considered a significant constraint on housing development.

Larger development projects, such as residential subdivisions and multifamily housing complexes, may be subject to the California Environmental Quality Act (CEQA) and require environmental review, i.e., Environmental Impact Report or Negative Declaration, before a project can be approved. Smaller projects may be subject to the CEQA process if special environmental circumstances are found. The requirement to prepare an environmental document can substantially lengthen the development review process, sometimes taking up to one year to obtain project approval if an environmental impact report must be prepared. State environmental law mandates much of the time required in the environmental review process. Also, the environmental review process requires public participation. This typically includes a public review period for environmental documents and at least one public hearing for certification of the environmental document, which adds time to the process.

The development application processes range from simple to more complex and the potential constraints The City's review processes might impose are discussed below.

BUILDING PERMIT FOR EXISTING LOTS

There are numerous existing lots within the City of Susanville that cannot be further subdivided and are zoned to allow the development of a single family residence, duplex or triplex. Development of these lots is subject to a building permit application. Building codes regulate the physical construction of dwellings and include building, electrical, mechanical and plumbing improvements. The City currently enforces the [2019](#) California Building, Electrical, Energy, Fire, Mechanical, and Plumbing Codes. The City has minimal control over these standards. There have been no local amendments to these codes since 1999. In 1999, Ordinance Number 99-860 was adopted by the City Council and set forth amendments to local frost depth, number of spacing bars required in foundations and roof sheathing in Section 6.1-1. These amendments remain in effect.

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The Building Division is responsible for the enforcement of building codes within the City limits. The Building Division also provides plan review services and field inspections. Building Code enforcement is conducted through scheduled inspections of new construction, remodeling and rehabilitation projects. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without the benefit of proper permits. Local enforcement of these codes does not significantly add to the cost of housing in Susanville.

Building permits for improvements with a value greater than \$25,000 also require the installation of curb, gutter, and drive approach improvements if none are present. A building permit for improvements valued

greater at \$50,000 or more also requires sidewalks. These improvements are typical of all jurisdictions in the State and are required to provide pedestrian safety, walk-ability, and drainage and to maintain a cohesive infrastructure system in the City.

ARCHITECTURAL DESIGN AND SITE PLAN REVIEW

The requirement for Architectural Design and Site Plan Review typically go hand-in-hand with the requirement for a Conditional Use Permit. Applicants are required to submit architectural drawings, elevations, floor plans, and a plot/site plan. The purpose of the this review is to ensure that development meets the City's adopted standards for setbacks, building heights, parking landscaping and the City's Design Guidelines. This process, in the absence of a use permit is ministerial, avoiding CEQA review in most cases. A fee for this process is only charged in the absence of a Conditional Use Permit. The benefit of this process is that it gives applicants assurances to proceed with more costly engineering and architectural drawings required for a building permit application and avoids potentially costly revisions to those drawings which far exceed the cost and time involved to make those revisions. An Architectural Design and Site Plan Review is approved at a regular Planning Commission meeting which is a public meeting occurring twice a month. Over ninety-five percent of projects are reviewed and approved at a single meeting. If significant time constraints exist, a special Planning Commission meeting can be scheduled. Because the time and cost associated with this process expedites building plan check and reduces costly engineering and architect revisions the City does not view this as a constraint to development.

CONDITIONAL USE PERMIT

Conditional Use Permits are required for most multi-family development within the City. The residential R-3 and R-3A zones all currently require a Use Permit for structures containing four or more dwelling units though multiple structures are permitted on a single parcel provide the overall density of 12 dwelling units per acre is not exceeded.

While the requirement for a use permit and site plan review makes it sound like the City is processing two permits, in reality the two are part of the same application and are heard concurrently under one application fee. The submittal requirements such as site plans and elevations are exactly the same.

Application processing times are almost exactly the same for Use Permits as for Architectural Design and Site Plan Review if environmental documents such as a negative declaration or EIR are *not* required. When environmental documents are required the processing timeline can be several weeks to months longer. Environmental Review is generally required a Use permit is required and more than 6 attached dwelling units are being constructed at one time. This would typically only occur in the R-3 and R-3(A) zoning districts.

Use Permits are considered by the Planning Commission at a public hearing which also includes noticing neighbors of the project and hearing. The Commission can approve, conditionally approve, or deny the request. Historically, the City of Susanville Planning Commission has approved an overwhelming majority of Use Permits presented to them at a single meeting.

The costs associated with the Conditional Use Permit process, typically ranging from \$2,000 to \$5,000, and represent less than 1% of the costs for a moderate to larger housing project and are thus not prohibitive or stifling to development.

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Deleted: In the R-4 the code has been amended to allow multi-family dwellings with a density of 12 units per acre or less without a use permit regardless of the number of attached dwelling units provided the General Plan density is not exceeded.

TENTATIVE SUBDIVISION MAP AND PARCEL MAPS

The type and size of residential development generally dictates if a project will require the subdivision of land and an application for either a Subdivision Map or Parcel Map. By its very design R-1 single family zoning requires the creation of individual parcels to maximize development. The R-2 zone is similar in that each duplex structure must be on a single parcel. In the R-3 and R-4 zones multiple structures containing multiple dwelling units can be developed on a single parcel by right subject to the City's multifamily development standards. At times even larger R-3 and R-4 parcels may be divided prior to development. This allows a project to be developed in phases without requiring a development loan for the entire parcel.

In California, the division of land is regulated by the Subdivision Map Act, a State imposed set of regulations. By statute, all applications to divide land are discretionary and therefore subject to environmental review with limited exceptions that can allow the creation of 4 or fewer parcels in urban areas when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Similar to a Conditional Use Permit, an application for a Tentative Parcel Map or Subdivision is submitted to the City's Planning Division and is acted upon by the Planning Commission at a public hearing.

Since the process for subdividing land is controlled by State statutes, the City cannot alter the process. The requirements the City imposes for dividing property therefore is not found to be a constraint on providing housing.

GENERAL PLAN AND ZONING AMENDMENTS

Within its incorporated boundary, the City of Susanville has broad discretion over the General Plan and zoning designations provided they are consistent with State guidelines and statutes for content and process. The most significant part of the General Plan related to housing, other than the Housing Element, is the Land Use element which designates areas of the City for residential development and the associated densities. While the City adopts the General Plan, individuals can apply for amendments to the Plan. Amendments to the Plan can take the form of a change to the text, changing the density of a land use designation, or changing a designation on the map. The administration of the zoning code operates in much the same manner. A change to the General Plan Map will normally require a corresponding rezoning to implement the new land use designation.

Applications to amend the General Plan and zoning are made to the City and processed by the City Planner. A public hearing is held on the matter at the Planning Commission which makes a recommendation to the City Council. The City Council, at another public hearing, makes the final determination on the project which is adopted by resolution for a General Plan amendment and ordinance for the zone change. This process is set by State statute and is a discretionary act subject to environmental review. For individual requests the process takes approximately 4 months to complete. The cost for processing a General Plan and zone change is approximately \$7,700, as outlined in **Table 3-7**.

The City currently has more than adequate land zoned to meet our RHNA housing numbers and amendments to the General Plan and zoning will not be required to meet housing needs. Because the

process for making changes to the general plan and zoning are set by State statute they are not considered a constraint to meeting RHNA housing numbers.

ANNEXATIONS OF NEW LAND

The Local Agency Formation Commission of Lassen County (LAFCo), an independent body, regulates through a discretionary process the annexation of new lands into the City as set forth in the Cortese-Knox-Hertzberg (CHK) Local Government Reorganization Act. Annexations may be viewed as a constraint due to the lengthy processing time period and the requirement for a review of public services and which now require a much more extensive process than previously required. Additionally, provisions in the CKH Act allow residents within proposed annexation areas to prevent annexation with enough protest votes.

LAFCo's policies and legislative directive to conserve Prime Agricultural Land can also affect a City's ability to annex new land if other alternatives exist. Hence the conversion of agricultural land is a concern and constraints to annexation as far as cities are concerned. In addition, the required property tax share agreement pursuant to Section 99 of the State's Revenue and Taxation Code is required for every city and district annexation effectively giving a county veto authority over a city or district annexation request. Among cities, this is the largest hindrance to a more expeditious annexation process.

For Susanville, annexation is not a relevant issue to the provision of adequate housing. Adequate lands exist within the existing City boundary to meet all of our RHNA numbers. Annexation is not a constraint to development at this time.

REVIEW OF LOCAL ORDINANCES

The City does not have any locally adopted ordinances that hinder the development of housing.

TYPICAL DENSITIES FOR DEVELOPMENT

The City of Susanville is a small city in a rural area that has not experienced significant housing development in the last 20 years. Typical single-family residential lots vary in size from approximately 6,000 square feet to 10,000 square feet and support 1 to 2 single family homes each. Most recent single-family subdivisions resulted in typical density of 7 homes per acre. Multifamily densities within Susanville are typically 8 to 20 units per acre.

PLANNING AND DEVELOPMENT FEES

Although Planning and development fees do contribute to the total cost of housing development, the extent to which these costs are passed on to the consumer depends on price sensitivity of each housing type and the ability of housing developers to absorb such cost increases and still maintain acceptable profit margins. Where increased costs cannot be absorbed by the consumer or developer, housing production will decline. In "price sensitive" markets, such as that for affordable housing, when increased costs cannot be absorbed by the developer, or products modified to compensate the developer, affordable housing is not built.

Up until the end of December 2001, the state reimbursed developers for school fees as part of the SB 50 bond. This in turn reduced costs and was frequently passed directly through to the buyer, reducing debt burden. Its reauthorization is considered important to meet affordable housing needs.

Table 3-7 shows an estimated development cost breakdown in 2014, for a 1,500 square-foot single-family residence which includes a 441 square foot garage, which is the size of a typical new home in the City of Susanville. Such a residence would have fees totaling approximately \$18,652. This includes plan review fees, plumbing, mechanical, electrical, in-lieu of parkland dedication impact fees, water, sewer, and school impact fees.

Therefore, the development fees for a 1,500 square foot home at the average price of \$255,000 (\$170 per square foot) would be approximately 9.50 percent of the total cost of the home. Table 3-7 shows the estimated cost breakdown for a multiple family residence at 1,000 square feet in size with a single space carport. Fees for a multi-family residence would total approximately \$14,011.

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SINGLE FAMILY RESIDENCE, DECEMBER 2014		MULTI-FAMILY RESIDENCE, DECEMBER 2014	
Fees		Fees	
Building Permit	\$1,340.95	Building Permit	\$944.75
Plan Review	\$917.62	Plan Review	\$660.90
Plumbing	\$157.00	Plumbing	\$122.00
Mechanical	\$107.90	Mechanical	\$103.00
Electrical	\$148.25	Electrical	\$123.25
SMIP	\$16.19	SMIP	\$9.20
CA Bldg Standards	\$7.00	Ca Bldg Standards	\$4.00
In-Lieu Parkland Dedication	\$571.58	In Lieu-Parkland Dedication	\$413.84
Sub-Total	\$3,266.49	Sub-Total	\$2,380.94
Other Fees		Other Fees	
*Mitigation Fees		*Mitigation Fees	
Police Fee @ \$1.24 Sq. Ft.	\$1,860.00	Police Fee @ \$1.24 Sq. Ft.	\$1,240.00
Fire Fee @ \$0.91 Sq. Ft.	\$1,365.00	Fire Fee @ \$0.91 Sq. Ft.	\$910.00
Street Fee @ \$0.96 Sq. Ft.	\$1,440.00	Street Fee @ \$0.96 Sq. Ft.	\$960.00
Sidewalk – curb, gutter & drive Encroachment Permit**	<u>274.00</u>		
Water System Source Fee	\$697.00	Water System Source Fee	\$513.00
Water System Storage Fee	\$1,042.00	Water System Storage Fee	\$689.00
Water Connection Fee	\$997.00	Water Connection Fee	\$997.00
Water Service			
Meter & ¾" Main Tap	\$289.00	Meter & 2" Main Tap	\$389.00
Natural Gas Meter Set Fee	\$10.00	Natural Gas Meter Set Fee	\$10.00

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TABLE 3-7 DEVELOPMENT IMPACT FEES			
Sewer Connection		Sewer Connection	
Wastewater Treatment	\$1,612.00	Wastewater Treatment	\$1,447.00
Collection	\$1,000.00	Collection	\$1,000.00
Misc	\$275.00	Misc	\$275.00
School Mitigation Fee		School Mitigation Fee	
\$3.20 Sq. Ft.	\$4,800.00	\$3.20 Sq. Ft.	\$3,200.00
Sub-Total	\$15,386.00	Sub-Total	\$11,630.00
Grand Total	\$18,652.49	Grand Total	\$14,010.94

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Source: City of Susanville, Community Development Department, [Public Works Department](#), [Susanville Sanitary District](#).

*Mitigation fees must be paid prior to final inspection.

**If a new sidewalk must be installed a refundable deposit of \$5,500 is required at the time of permit issuance.

Planning fees and permit processing times can be considered constraints if they are in excess of the City's costs to provide the services or if there are unnecessary or excessive processing delays. However, the fees collected by the City generally do not cover the cost of processing the application.

TABLE 3-8 PLANNING APPLICATION FEES	
FEE CATEGORY	FEE AMOUNT
Planning and Application Fees	
Administrative Permit	\$209
Architectural Design/Site Plan Review ≤ 1,000 s.f.	\$104
Architectural Design/Site Plan Review ≥ 1,000 s.f.	\$1,144
Conditional Use Permit	
Residential (proposed fences and signs)	\$381
Residential (existing fences and signs)	\$1,033
Minor	\$842
Moderate	\$1,414
Major	\$2,061
Floodplain Permit	\$190
General Plan Amendment	\$2,526
With Annexation	\$4,048
Historic Building Site Registry	\$126
Home Occupation Permit	\$90
Variance Proposed Development	\$612

TABLE 3-8 PLANNING APPLICATION FEES	
FEE CATEGORY	FEE AMOUNT
Variance Existing Development	\$1,224
Zone change	\$2,066
Zone Change Planned Development	\$2,257
Subdivision	
Certificate of Compliance	\$381
Lot Line Adjustment/Merger	\$600
Tentative Subdivision Map	\$2,443 + \$30/lot (Land division of ≥5 lots)
Final Subdivision Map	\$1,144
Tentative Parcel Map	\$1,414 (Land division of ≤4 lots)
Final Parcel Map	\$762
Environmental	
Environmental Impact Report ²	Varies
Initial Study/Negative Declaration	\$3,080
Impact	
Fire	\$0.58-\$0.75/sq.ft.
Water Hookup	\$997
Sewer Hookup	
Single-Family	\$1,612/ERU
Multi-Family	\$1,447/ERU
Collection System	\$1,000/ERU
Inspection Fee	\$75
Traffic	Varies
School	\$2.14-\$2.97/sq.ft.
Estimated Total Development Costs	
Single Family	\$4,500 - \$8,000
Multifamily	\$5,500 - \$10,000

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CONSTRAINTS TO ESTABLISHING HOMELESS SHELTERS AND TRANSITIONAL HOUSING

With the adoption of SB2 in 2007 the State legislature adopted Government Code Section 65583 amending and strengthening housing element law to ensure zoning encourages and facilitates emergency shelters and limits denials of emergency shelters, transitional housing and supportive housing.

Deleted: The City of Susanville’s zoning code currently allows homeless shelters and transitional housing in the Public Facilities zoning district as a use allowed by right and in the Neighborhood Commercial (C-1), General Commercial (C-2), subject to obtaining a Use Permit...

These three types of housing are defined below:

Emergency Shelter (per Health and Safety Code 50801): 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 household may be denied emergency shelter because of an inability to pay.

Transitional Housing (per Health and Safety Code 50675.2(h)): buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

Supportive Housing (per Health and Safety Code 50675.14(b)): Housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite 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.

Government Code Section 65583 requires, among other things:

- At least one zone in the City allows emergency shelters without a conditional use permit or other discretionary action.
- Sufficient capacity must be identified to accommodate the need for emergency shelters and at least one year-round emergency shelter.
- Existing or proposed permit procedures and development standards must be objective and facilitate emergency shelters.
- Written objective standards may be applied in statute including maximum number of beds, length of stay, a requirement for on-site management and security.
- Transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone

Emergency and homeless shelters are only allowed with a use permit in the Public Facilities (PF), Neighborhood Commercial (C-1), and General Commercial and Shopping Center (C-2) Zoning Districts. In an effort to comply with State Law, the City, concurrently with the adoption of this Housing Element, will amend the Zoning Ordinance to remove the use permit in the Public Facilities district and allow emergency and homeless shelters by-right, without discretionary review in the PF district.

Deleted: The City's zoning code currently meets all the above requirements. The Public Facilities (PF) zone allows emergency shelters, supportive housing and transitional housing by right. The PF zone was chosen as a zone suitable for emergency shelters because it is anticipated that an emergency shelter would be supported by some type of public agency. ¶

Transitional housing is permitted with a use permit in the Public Facilities (PF), Neighborhood Commercial (C-1), and General Commercial and Shopping Center (C-2) Zoning Districts. Supportive housing is not specially defined in the Zoning Code. To comply with State Law the City has included program 1.3.

Table 3-9 shows the City's current capacity for a year-round emergency shelter.

Deleted: In terms of showing adequate capacity for emergency shelter needs there is currently one

TABLE 3-9 CAPACITY FOR ACCOMMODATING HOMELESS SHELTERS

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Parcel Number	Zoning	Parcel Size	Estimated Shelter Capacity
105-020-16	PF	1.47 acres	40 beds
107-260-23	PF	27.22 acres	24 beds
107-260-29	PF	1.47 acres	40 beds
107-260-05	PF	3.00 acres	20 beds

CONSTRAINTS FOR HOUSING PERSONS WITH DISABILITIES

Under Senate Bill (SB) 520, which became effective January 1, 2002, a Housing Element is required to analyze potential and actual constraints upon the development, maintenance and improvement of housing for persons with disabilities and to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities and/or to make reasonable accommodations for housing designed or intended for occupancy persons with disabilities including supportive services (California Government Code Section 65583(a)(4)).

Constraints to housing for disabled populations include a lack of housing units with accessibility modifications for those individuals with physical disabilities, affordability for individuals with either physical or developmental disabilities, and ensuring supported living services for all individuals with disabilities.

The three principal statutes that address the fair housing and building standards for persons with disabilities are the Federal Fair Housing Act, the California Fair Employment and Housing Act of 1964 and the Americans with Disabilities Act (ADA) as supported in Title 24 of the California Government Code. The City has adopted the latest version of the California Building Code, in which Chapter 11 sets forth standards for accessibility of buildings or portions of buildings to persons with disabilities. The City of Susanville ensures that new housing developments comply with California building standards and federal requirements for accessibility.

PROCEDURES FOR ENSURING REASONABLE ACCOMMODATIONS

In Susanville, no additional fees, permits, or processing times are required for the development of housing for the disabled. However, the City must also demonstrate efforts to remove governmental constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofit efforts, and evaluation of the zoning code for ADA compliance or other measures that provide flexibility in the development of housing for persons with disabilities. New programs included in this update address this issue pursuant to local compliance to state law. For new housing construction, the City complies with the provisions of SB520 by following California’s handicap and accessibility laws which require the following for multi-family residential developments:

Multi-family developments containing 4-20 units only require that all of their ground floor units are adaptable (interior modifications) and meet accessibility requirements.

Multi-family developments containing greater than 20 units require that 2 percent of the total units are adaptable and the remainder of the units are accessible.

Deleted: As discussed, Section 2 the existing needs for homeless people in the Susanville area appear to be being met at this time and future needs are extremely difficult to predict. However, as the need arises the city does have adequate property to accommodate the need. ¶
The city currently allows transitional housing and supportive housing in all of the City’s residential zones (R-1, R-2, R-3, and R-4), as these uses are defined as a residential use of property. ¶

Accessible housing for the disabled can be achieved in a number of ways by modifying existing housing units (wheelchair ramps, grab bars, wider halls, elevated electrical outlets, lowered switches, etc.). Some modifications that can be done can be as simple as adding a tub seat in the bathroom and marking light switches with Braille tape, even the installation of new wheelchair ramps less than 30" in height do not require a building permit. Other modifications such as widening doorways and halls and installing accessible showers/tubs are more labor intensive and would require a building permit. The permit process would be the same for accessible housing modifications as they would be for modifications to other single-family and multi-family units.

The City's definition, below, of a family allows unrelated people, including domestic employees, to live in a dwelling provided the habitation is as a single housekeeping unit. This broad definition ensures that the assistance needs of the disabled population do not conflict with basic zoning regulations.

"Family" means one or more persons occupying premises and living as a single bona fide housekeeping unit, including all necessary domestic employees of such family.

For individuals requiring special housing the City's zoning code allows for the development of group homes for six or fewer residents in all residential zones (R-1, R-2, R-3, R-4) and the C-1 (Neighborhood Commercial), C-2 (General Commercial), UBD (Uptown Business District) zones. Group homes for seven or more persons are allowed in the same zones with a use permit. The City has not imposed any spacing, special design or permitting standards for residential care facilities other than the required conditional use permits for facilities serving 7 or more people and standard building code requirements. These small facilities are generally operated on a for-profit basis and are developed based on demand. Adequate sites exist within the City, including 136 vacant infill residential parcels, to accommodate demand. Skilled nursing and intermediate care facilities are also permitted in the R-3, R-4, C-1, C-2, C-O zones with a Use Permit.

To provide exceptions in zoning and land-use for development for persons with disabilities, the City has adopted regulations to provide a process for request for accommodation under the ADA as follows:

17.112.090 Reasonable Accommodations under the Americans with Disabilities Act

Pursuant to the American with Disabilities Act (ADA) the City is required to make reasonable modifications in policies, practices, or procedures when the modifications are necessary to avoid discrimination on the basis of disability, unless the City can demonstrate that making the modifications would fundamentally alter the nature of the service, program, or activity. Whether a requested accommodation is reasonable is highly fact-specific and determined on a case-by-case basis by balancing the cost to the City and the benefit to the disabled person. Whether a requested accommodation is necessary requires a showing that the desired accommodation will affirmatively enhance a disabled person's quality of life by ameliorating the effects of the disability. The focus is on whether the accommodation in the case at hand would be so at odds with the purposes behind the rule that it would be a fundamental and unreasonable change.

Variances to the provisions of the city zoning code may be granted to provide reasonable accommodations under the ADA. Applications for the variance shall be made on same form required for a variance under code section 17.112.010 and the application shall be reviewed by the Community Development Director or head of the Planning division. The review is

administrative and a public hearing or public notice as per government code section 65091 is not required.

The Community Development Director shall grant the variance if it is found that the variance will provide reasonable accommodation to a qualified person under the ADA and that the variance would not be so at odds with the purpose of the zoning requirement that it would be a fundamental and unreasonable change. Appeals to decisions made by the Director may be made to the City Planning Commission 10 days of the initial decision. The fee for processing the variance shall be set by resolution of the City Council. No fee has been adopted for this review at this time.

To date, the City has never encountered a request for ADA accommodation which could not be met under the current zoning requirements, setbacks, etc.

- The request for reasonable accommodation will be used by an individual with a Disability protected under fair housing laws.
- The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.
- The requested accommodation would not impose an undue financial or administrative burden on the City.
- The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program

Tenants with disabilities often do not own or drive a vehicle. The requirement to include parking spaces for such units imposes an incremental additional cost to the development of said dwelling units. The City's zoning code and development currently recognize this constraint and provides for reduce parking requirements for a 50% reduction in required off street parking for housing that is exclusively for physically handicapped or developmentally disabled persons. .

PERSONS WITH DEVELOPMENTAL DISABILITIES

With the adoption of SB 812 the State of California enacted the requirement for further analysis of the housing needs of the developmentally disabled population, which is a subset of the entire disabled population. A developmental disability is defined as a disability that originates before an individual becomes 18 years old, continues or is expected to continue indefinitely and constitutes a substantial disability for that individual. Developmental disabilities include, by example, mental retardation, cerebral palsy, epilepsy, and autism but also include disabling conditions closely related to mental retardation requiring similar treatment. It does not include disabilities that are solely physical.

Many developmentally disabled persons can live and work independently within a conventional housing environment while other more severely disabled individuals may require a group living environment with supervision. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are available. Because developmental disabilities exist from childhood, the first issue in supportive housing is the transition from the person living as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 252,000 people with developmental disabilities and their families throughout the state. Services are administered through a system of 21 regional centers. For Susanville the nearest regional center is located in Redding, California. There is also a field office in Lake Almanor. The centers provide a point of entry for people with developmental disabilities and operate as a non-profit community agency that contract with local businesses to offer a wide range of services to this special needs population and their families.

According to information received from the Redding DDS office there are 67 developmentally disabled individuals being served in Susanville. The number of developmentally disabled persons in the 96130 zip code which includes areas outside of the City limits is reported to be at least 115 by DDS. Of the 115, 25 are in an independent living environment, 78 are living at home with a parent or guardian, and 12 are in a community care living facility, one or more are in a foster family home, and one or more living in another type of living arrangement.

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Local services for persons with developmental disabilities include North Valley Services and Lassen Life Skills. North Valley Services provide day-time care and activities including self advocacy, sign language, learning self-help skills, culinary activities, academic skills, with activities constantly being developed to assist individuals in attaining their personal goals. North Valley Services is licensed for 30 people. Lassen Life Skills provides similar on site-training as well as services in the client's home for one-on-one assistance. Lassen Life Skills is licensed for 45 clients.

Housing for developmentally disable individuals is not a one-size-fits-all prospect. In most cases existing housing can be modified with little effort to accommodate individuals capable of independent living or living with a caretaker. For individuals requiring assisted living facilities there are no regulatory barriers to constructing those facilities in a wide range of zone districts in the City. Ultimately, cost becomes one of the most limiting factors for this segment of the population. It is the goal of the City to help provide housing to meet the needs of the developmentally disabled.

CONSTRAINTS TO HOUSING FOR LARGE HOUSEHOLDS

As discussed in Section 2 of this document there are 236 households with 5 or more people in the City and 330 dwellings with 4 or more bedrooms. This provides a fairly good match between the demand and supply for larger homes. There are no regulatory restrictions to the development of dwellings with 4 or more bedrooms in the City whether they are single family or multifamily structures. For single family lots, the City has a lot coverage limitation of 40% which would restrict a single story dwelling to 2,400 square feet on a 6,000 square foot lot. This is large enough to accommodate a 4 or 5 bedroom house and there is no restriction to developing a larger 2-story home on the same footprint. Market demand drives the construction of larger dwellings.

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Often families expand their homes by constructing additions as their families grow. Extended families that include parents or grandparents can be accommodated with the construction of second dwelling units which are permitted in all residential zones. The City finds that there are no constraints to developing larger homes.

CONSTRAINTS TO PROVIDING SENIOR HOUSING

As of 2018, there were a total of 1,114 people 65 years of age or older living in Susanville. This represented approximately 7.5 percent of the population. In 2010, 100 people were living in a licensed care facility.

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This means that roughly 90% of the senior population was living in a traditional housing environment. This is a strong indication that the large majority of seniors in the community do not need special housing and can live in normal housing unassisted, with the aid of a spouse or caregiver, and that housing can be modified, as necessary, to meet most needs. In the Susanville area there are approximately 187 beds in special needs care facilities which matches up well with the census data of 100 people living in care facilities. In addition there is an 82 unit senior apartment facility and a 40 unit apartment facility which offers housing for low income seniors in the community. From this data it appears that the special needs of the senior population is being met, the senior population is slowly declining.

For the large majority of seniors who live in normal housing, the City's regulations pose no unique constraint to housing. Modifications to normal housing can be accomplished as discussed in the Constraints to Providing Housing for the Disabled. For seniors requiring special housing the City's zoning code allows for the development of group homes for six or fewer residents in all residential zones (R-1, R-2, R-3, R-4) and the C-1 (Neighborhood Commercial), C-2 (General Commercial), UBD (Uptown Business District) zones. Group homes for seven or more persons are allowed in the same zones with a use permit. The City has not imposed any spacing, special design or permitting standards for residential care facilities other than the required conditional use permits for facilities serving 7 or more people and standard building code requirements. These small facilities are generally operated on a for-profit basis and are developed based on demand.

Based on the above information, the City finds that there are no constraints in providing housing for the senior population.

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CONSTRAINTS TO PROVIDING HOUSING FOR FEMALE HEAD OF HOUSEHOLDS

This segment of the population does not need any type of special housing considerations per se. Single parent households and specifically single female parent households can suitably occupy any housing type, single or multiple family. The challenge with this population segment is affordability and proximity to schools and child care services. The affordability issue is covered by the programs identified later in this section. The city's zoning code allows for small family daycare facilities in all residential zones as a permitted use and allows large family daycare facilities in those same zones subject to a use permit. The City has no restrictions to the proximity or concentration of daycare facilities. As the majority of home daycare facilities begin as small day care facilities and are in operation when they decide to expand to a large day care facility, there is adequate time to plan for the use permits processing time as part of the business plan. The City also has multi-family zoning in place within ½ mile of every school in the area allowing for more affordable housing opportunities in proximity to this essential service for children.

EXTREMELY LOW-INCOME FAMILIES

Individuals and families that fall into the Extremely Low-Income category face tremendous difficulty finding housing that is both safe and affordable. For a family of 4 the ELI income threshold from Table 2-17 is \$25,070. For housing to be affordable for a family of 4 they would spend no more than \$7,521 annually, or \$625 a month for housing. Persons falling into the ELI category generally also fall into another special needs category such as single parent head of household, elderly, or disabled.

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Policies and programs for meeting the needs of ELI population are the same for meeting the needs of other populations including preserving low income and at-risk housing units, applying for grant funding to construct new subsidized housing, supporting the Section 8 program, removing constraints for second

dwelling units, removing constraints for the construction of multi-family housing, and having a provision for single room occupancy units in the Uptown Business District zone.

In addition to the above policies and programs, the City has made grant funding available for the rehabilitation of a former hotel into 34 SRO units and there are a total of 50 SRO units in the Downtown area. The City has also identified other structures suitable for conversion to SRO units. As an action program the City will continue to support the conversion of suitable buildings to SRO units and apply for appropriate financial assistance opportunities to develop the use.

Mobile Home Parks are also another affordable housing alternative for ELI households. The City has 6 mobile home parks within its jurisdiction with a total of 240 spaces. Currently, the City's zoning code is in compliance with Government Code Section 65852.7 which deems mobile home parks as a permitted land use in all residential zones.

ANALYSIS OF NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints are those which are generated by the private sector and which are beyond the control of local governments. Some of the impacts of non-governmental constraints can be offset to a minimal extent by local governmental actions, but usually the effects are localized and have little influence on the total housing need within the jurisdiction or market area. Non-governmental constraints to affordable housing in Susanville consist of three major factors: price of land, availability of financing, and cost of construction.

The City has a limited ability to influence these factors. Land costs are impacted by the number of adequate sites that are available. Regional demand and costs have a great impact on land costs. Construction and financing costs are also determined at the regional, state, and national levels by a variety of private and public actions, which are not controlled by the City.

The major barrier to providing housing for all economic segments of the community concerns the nature of the housing market itself. Development costs have risen to the point where building affordable housing for all economic segments of the community is difficult without financial subsidies.

LAND COST

According to the California Building Industry Association, the cost of land represents an ever-increasing proportion of the total housing development cost. Since the mid-1960's, raw land has cost significantly more in California than in the rest of the United States. Land costs in Susanville are significantly less than the rest of California. As of January 2020, vacant residential lots in the City limits are selling between \$8,000 and \$600,000. The average vacant land sale price is \$141,256 and the median price is \$50,000, indicating that there are only a few tracts of land on the expensive side of the price range while most land for sale is towards the more affordable side of the price range.

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Measures to reduce land costs, which are traditionally available to local governments, include the use of Community Development Block Grant (CDBG) and Redevelopment Agency 20 percent set-aside funds, and the use of government-owned surplus lands for housing projects. These measures generally benefit the construction of assisted, low-income housing.

CONSTRUCTION COSTS

Rising costs of labor and materials have contributed to non-governmental constraints on housing development and improvement. These costs were a substantial part of the increased housing costs during the 1990s. Builders passed those increases along to the homebuyer or renter.

Construction costs can vary widely depending on the type of development. Multiple family residential housing generally costs less to construct than single family housing. Labor and materials cost also have a direct impact on housing costs and comprise the main component of housing costs. Residential constructions costs vary greatly depending on the quality of materials used and the size of the home being constructed

In 2020, a modest tract home approximately 1,500 square feet could be built for approximately \$132 per square foot bringing the cost to about \$198,000. The costs in Susanville are probably higher than for many other northern California locations due to the city being isolated from any major metropolitan area by about 90 to 100 miles, which raises material costs. The fact that there is currently a 10% vacancy rate in

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Susanville and that it's easy to find existing housing that is less than construction costs for a new house contributes to the lack of new housing construction. The cost of construction for multi-family residential units is approximately \$77 per square foot for a 900 square foot unit without garage.

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On and off-site development costs will vary greatly depending on the situation. The least costly would be the development of a single-family home on an existing lot which already has curb gutter and sidewalk frontage improvements. In this situation there would be no off-site costs other than the fees accounted for in Table 3-7. There are no landscaping requirements/costs in this scenario.

If curb, gutter and sidewalk are not present, development of the parcel would require their installation. The cost of installing these improvements is estimated at \$75 a linear foot. For a 60-foot wide lot the cost would be about \$4,500. Again, no landscaping would be required.

It is not anticipated that any new subdivisions will be developed within Susanville during this housing cycle due to the decline in the city's population, housing vacancy rate and number of existing vacant lots available within the City. Therefore, the cost analysis for new subdivision lots will not be addressed. Furthermore, it would be difficult to estimate the costs for a new subdivision given that, in Susanville, the most recent subdivisions were developed by contractors who have their own earth moving equipment and general contractors license's for constructing the homes. Those same contractors also have approved subdivisions and are waiting to develop them. The only landscaping required for a subdivision is one 15 gallon street tree per lot, a cost of approximately \$100 to \$150, depending upon the species.

Since the passage of Proposition 13, local governments have faced the increasingly difficult task of trying to finance the cost of infrastructure. Infrastructure costs can no longer practically be passed on to the taxpayer through property tax backed general or special obligation bonds by the local jurisdiction. The incremental cost of these facilities has been partially financed through impact fees; however, typically these costs are passed along by increasing the cost of housing and rents.

Other methods that can be used by jurisdictions to promote the construction of affordable housing include allowing smaller lots, reducing processing fees, and reducing processing time. Lot size and improvement concessions need to consider possible site-specific characteristics such as soil quality and drainage capacity before they are granted. Reducing development fees can have a significant effect on housing costs in jurisdictions where the fees represent a large percentage of the overall cost. This option might be considered for developers who would assure that housing developed with such concessions would be kept affordable to lower income households for long periods of time.

AVAILABILITY OF FINANCING

The cost of borrowing money to finance the construction of housing or to purchase a house affects the quantity of affordable housing in Susanville. High interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates. Financing costs are subject to fluctuations of national economic policies and conditions. The cost of money for site preparation and construction is a very important determinant of the initial cost to the purchaser. Mortgage rates have an even more dramatic effect on the cost of housing to the homebuyer and to the developer of multi-family projects. If high interest rates don't render a multi-family apartment project infeasible the additional costs are either passed on to renters, in the case of market rate housing, or offset by subsidies in the case of low income housing. Interest rates were low enough between 1994 and 2008 and have generally remained stable,

allowing steady or increasing building activity, opening up home ownership to a wider segment of the population. There is always a concern that interest rates will increase again during future years and such increases may result in a slowing of construction activity. A more detailed discussion on interest rates and home affordability is in Section 2 page 28 of this document

Fluctuating interest rates have a particularly dramatic effect on the building industry when mortgage rates increase between the start of construction and completion of a project. It is anticipated that since six percent interest rates are currently available, home buying will continue to increase provided other factors such as material, labor, and land costs are not affecting the market.

Obtaining permanent financing for qualified homebuyers does not pose an irreconcilable constraint, according to committee members, with the availability of various home loan programs requiring zero to five percent down payments. Interest rates on these financing vehicles average just six percent. Assistance is available through the City's Down Payment Assistance program to eligible and qualified buyers.

Tax increment has been utilized by the Redevelopment Agency to write down costs of outstanding assessments for public improvements. This program encourages homeownership by very-low, low and moderate-income households. Development Agreements require housing for low-income households in exchange for agency financial participation.

In addition to the constraints of interest rates and housing costs, home loan denial due to race or gender by financial institutions is a potential nongovernmental constraint. The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975 and is implemented by the Federal Reserve Board's Regulation C. This regulation provides the public loan data that can be used to assist:

- determining whether financial institutions are serving the housing needs of their communities;
- public officials in distributing public-sector investments so as to attract private investment to areas where it is needed; and
- identifying possible discriminatory lending patterns.

There are no statistics available for the denial percentage by race or gender for Susanville or Lassen County. However, HMDA data prepared by the Federal Financial Institutions Examination Council (FFIEC) are available for the nearby Redding Metropolitan Statistical Area (MSA), which covers Shasta County. **Table 3-10** shows home loan denial rates in the Redding MSA by race and gender. The data indicate that proportionally more American Indian/Alaska Native and **Black races** are denied home loans in the Redding MSA. While the Redding MSA statistics may not fully apply to Lassen County, they may indicate similar housing issues related to loan denials, given the proximity of the MSA to the County.

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TABLE 3-10 DISPOSITION OF APPLICATIONS FOR GOVERNMENT-BACKED AND CONVENTIONAL HOME LOANS, REDDING MSA, 2018			
<u>Applicant Race/Gender</u>	<u>Applications Received</u>	<u>Applications Denied</u>	<u>Percent Denied</u>
<u>Race/Ethnicity</u>			
American Indian/Alaska Native	121	31	25.62%
Asian	192	36	18.75%
Native Hawaiian/Other Pacific Islander	17	2	11.76%
Black	57	15	26.32%
Hispanic	317	59	18.61%
White	7,201	1,278	17.75%
Other/Race Not Available	1,870	252	13.48%
Joint (White/Minority)	191	41	21.47%
<u>Gender</u>			
Male	2,558	533	20.84%
Female	1,788	370	20.69%
Joint (Male/Female)	3,861	588	15.23%

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Source: Federal Financial Institutions Examination Council, 2018.

UNITS AT RISK OF CONVERTING TO MARKET-RATE

Section 65583(a) of the Housing Element Law requires that there be an analysis of existing or potential “at-risk” assisted housing developments, which are eligible to convert to market-rate housing over the next ten (10) years. The conversion may be due to the termination of a subsidy contract, mortgage prepayment, or expiration of use restrictions. “Assisted housing developments” are multi-family rental housing projects that receive or have received government assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

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DISPOSITION OF APPLICATIONS FOR ¶
GOVERNMENT-BACKED AND CONVENTIONAL HOME LOANS¶
REDDING MSA, 2014

According to data from the California Housing Partnership Corporation and HCD’s approved data workbook, as of January 2020, there are no affordable housing developments at risk of converting to market-rate housing within the next ten years.

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REPLACEMENT COSTS

Government Code Section 65583 requires an analysis of the cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use and an estimated cost of preserving the assisted housing developments. As of January 2020, there are no affordable housing units in Susanville that are at risk of converting to market-rate housing in the next ten

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CITY OF SUSANVILLE¶
“AT-RISK” ASSISTED HOUSING UNITS

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years. Therefore, there are no reliable replacement cost estimates that could be made for the time period in which the units affordability restrictions are expected to expire since the constructions costs, among other factors, are very likely to change after a ten year period.

DEVELOPMENT RESOURCES

Funding and housing developers are essential to providing affordable housing to meet the needs of City residents. This section outlines the financial resources available to the City as well as local developers who have been active in constructing and rehabilitating affordable housing in the City of Susanville and Lassen County.

LOCAL HOUSING RESOURCES

The following non-profit developers have been active in the construction and rehabilitation of affordable housing projects in Lassen and surrounding counties. While some of the non-profit organizations are already active in the City of Susanville and Lassen County, others listed here are located in the region and may be useful in developing additional affordable housing opportunities in the City.

Eskaton, Inc.

Eskaton's services include the development of affordable senior housing, assisted living and housing rehabilitation as well as skilled care, home care services, adult day health care, community information and assistance and a telephone reassurance program. Eskaton has been active in Susanville in recent years where it has developed Lassen Manor I – IV totaling 82 apartment units. These apartment complexes provide affordable housing to seniors and persons with disabilities in the community. Eskaton, Inc. does not have any current development planned in Susanville. However, they are open to future development or acquisition within the City and County.

Community Housing Improvement Program, Inc. (CHIP)

CHIP is a non-profit housing developer that has been active in Susanville. CHIP developed 34 single family homes in 2005, as part of its sweat equity program. The homes will be constructed in the Maurino Manor Subdivision in Susanville. The single family homes will be built using the USDA's Mutual Self-Help Housing Program. The single family homes, which will be developed in part using the "sweat equity" of the future residents, will be affordable to lower-income households in Susanville.

Rural Community Assistance Corporation (RCAC)

The Rural Community Assistance Corporation is one of the major funding sources for the development and rehabilitation of affordable housing in the northern counties. As a certified Community Development Financial Institution (CDFI), RCAC provides financing to non-profits and public agencies for housing affordable to lower income households, community facilities and water and wastewater systems. RCAC Housing Services has three areas of emphasis: farm worker housing, self-help housing and Community Housing Development Organizations (CHDOs). RCAC, which is located in West Sacramento, has funded affordable housing projects in many rural northern counties, including Plumas, Colusa, Shasta and Tehama, among others. In other counties, RCAC has funded projects that combine housing with supportive services such as health and child care.

Deleted: Based on information received from local real estate appraisers and brokers the cost for raw multi-family zoned property is approximately \$40,000 an acre with improvement costs of approximately \$120,000 per acre. Construction costs for multi-family dwellings based on International Code Council figures are \$99.08 per square foot. In an assumed scenario of an average apartment size of 650 square feet and density of 20 units per acre the average cost per apartment unit would be \$72,400. For the 99 apartments that are at-risk the total replacement cost would be \$7,167,600 exclusive of financing cost.

By contrast, a review current apartment assessed values in the Susanville, gained by reviewing Lassen County Assessor data, reveals the following information:

Complex	Year built	Units	Year	Assessed \$
Citrus Manor	1980	54 Units	2015	\$2,094,500
Parkview Apts.	1980	32 Units	2015	\$1,190,000
Susan River Apts.	1985	41 Units	2015	\$1,306,500
Juniper Arms	1977	77 Units	2015	\$2,000,000
Meadowbrook		58 Units	2015	\$1,998,000

This information does not necessarily give the whole picture as most of these apartments were constructed more than 30 years ago. While some fairly recent remodeling has been done to all of the apartments except Juniper Arms, the assessed value, due to proposition 13 may not fully reflect the market value. The Susan River Apartments, Meadowbrook Apartments and Parkview Apartments were remodeled between 2012 and 2013. The assessed value reflects the upgrades but the base value of the ur...

Deleted: FINANCIAL RESOURCES

The following financial resources have been used by the city for affordable housing activities or other activities that support residential development such as infrastructure improvements. Table 3-11 provides a summary of the financial resources that may be available to the city of Susanville for affordable housing development, rehabilitation and preservation from Federal, State, local and private sources. It is important to note that many of these programs require annual budget appropriations and, periodically, may not be funded.

Community Development Block Grant (CDBG) Funds

The U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program provides funds for community development and housing activities and is administered by the State Department of Housing and Community Development (HCD). Examples of such activities include acquisition housing or land, rehabilitation of housing, homebuyer assistance and public facility and of infrastructure improvements, among others. The City has successfully competed for and received CDBG funds from the State. These funds have been used for a wide variety of projects. Many of the funds have been used for infrastructure improvements to enable service districts to serve new and existing development.

HOME Investment Partnership Act Funds

The HOME Investment Partnership Act is another HUD program that is designed to improve and increase the supply of affordable housing. As with CDBG funds, the City applies to HCD for these funds and the grants are awarded on a competitive basis. HOME funds may be used for housing rehabilitation, new construction and acquisition and rehabilitation, for both single family and multi-family projects. The City has received HOME funds that were used for development of homes affordable to lower-income househo...

ENERGY CONSERVATION

Energy-related costs could directly impact the affordability of housing in the City of Susanville. Energy conservation improvements offer the most viable means of addressing high-energy costs. The objective of energy conservation efforts directed towards new development should be the maximum feasible use of passive or natural cooling and lighting.

A variety of energy conservation opportunities are available in the City of Susanville for housing construction and rehabilitation. These can be categorized as: green rating systems; new construction programs; rehabilitation programs; and local programs and partnerships. The resources available in each of these categories are described below.

For new construction, additions and some remodeling jobs, Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.” The housing industry must meet these standards and the City is responsible for enforcing the energy conservation regulations through the building permit process. In addition, the Green Rating System can be used results in construction which exceeds Title 24 requirements. Its use should be encouraged by the City for new projects and required for projects in which the City is involved. Green rating systems offer ways to measure the overall energy efficiency and sustainability of buildings. Developers use the green rating systems as a way to measure operational cost efficiency and market their product to potential tenants and the community at large. The green rating systems not only encourage energy efficiency, but also healthier living environments for residents, waste reduction, sustainable materials, optimal housing location and quality design. The three most widely used green rating systems for housing are described below.

Build It Green (www.builditgreen.org)— is a Bay Area nonprofit with a mission to promote healthy, energy- and resource-efficient building practices in California. Nearly 15,000 homes have used their Green Point Rated system statewide. Scoring categories include: energy efficiency; resource conservation; indoor air quality; water conservation; and community. Community includes proximity to transportation, bicycle and pedestrian access, and safety.

LEED (www.usgbc.org/leed)— the most widely recognized green building accreditation system, developed by the U.S. Green Building Council. LEED accreditation is the most

rigorous of the residential rating systems, and projects can achieve varying levels depending on the extent of green characteristics, including “Certified”, “Silver”, “Gold” and “Platinum”. Scoring categories include: sustainable sites; water efficiency; energy & atmosphere; materials & resources; and indoor environmental quality.

Enterprise Green Communities (<http://www.enterprisecommunity.com>) — developed by the Enterprise Foundation to encourage green building in affordable housing. Grants are available to help participants achieve certification. Scoring categories include: integrative design; location and neighborhood fabric; site improvements; water conservation; energy

In terms of older housing there are a number of methods available to decrease their energy demand, all of which fall under the general label of “retrofit” or “weatherization.” Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating-air conditioning ducts and hot water heaters; weather stripping and caulking; storm windows; night setback

thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. Beyond building alterations, property owners can reduce energy costs by installing and maintaining landscaping that provides summer shading and allows winter sun to residential structures.

The U.S. Department of Housing and Urban Development (HUD) offers grants or subsidized loans to owners and tenants in residential, commercial and agricultural buildings for the purchase and installation of conservation and solar measures. These funds are disbursed through the state and provide financial assistance to consumers for solar and energy conservation improvements.

Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south facing windows and moderate insulation levels.
- Higher levels of insulation than what is previously required, but not requiring thermal mass or window orientation requirements.
- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.
- Active solar photovoltaic electricity generation

Additionally, the local electric utility company Lassen Municipal Utility District (LMUD) has some energy efficiency programs. LMUD is a publicly-owned utility created by voters in 1986. It provides electrical service to approximately 10,500 customers in Lassen County. The service area extends across south central Lassen County, including the City of Susanville, Eagle Lake and Westwood. LMUD has implemented Public Benefit Programs, which mainly consist of energy crisis assistance for low income ratepayers and community projects such as grants for upgrading lighting, insulation, windows and other conservation measures.

The following are programs offered:

- Energy Conservation Assistance Program: ECAP - provides rate assistance, with an emphasis on energy conservation, to low-income LMUD customers.
- Residential Energy Efficiency Rebates - provides rebates to LMUD customers on a variety of EnergyStar Appliances, energy efficient Marathon electric water heaters and energy efficient air source and ground source heat pumps.
- SmartBuilt Home Program - provides incentives to home owners or contractors to build energy efficient homes or to retro-fit existing homes.

The Lassen Municipal Utility District also plans to offer commercial lighting rebates, energy audits for small business customers and the SmartBuilt Manufactured Home Program.

The City of Susanville does not currently impose any stricter energy conservation standards than required by Title 24. To encourage alternative energy saving efforts, the City proposes two implementation measures regarding energy conservation that pertain to residential development. **Table 3-11** lists these measures, along with their implementation.

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Build It Green (www.builditgreen.org)— is a Bay Area nonprofit with a mission to promote healthy, energy- and resource-efficient building practices in California. Nearly 15,000homes have used their Green Point Rated system statewide. Scoring categories include: energy efficiency; resource conservation; indoor air quality; water conservation; and community. Community includes proximity to transportation, bicycle and pedestrian access, and safety.

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system, developed by the U.S. Green Building Council. LEED accreditation is the most

rigorous of the residential rating systems, and projects can achieve varying levels depending on the extent of green characteristics, including “Certified”, “Silver”, “Gold” and “Platinum”. Scoring categories include: sustainable sites; water efficiency; energy &

atmosphere; materials & resources; and indoor environmental quality.

Enterprise Green Communities (<http://www.enterprisecommunity.com>) — developed by the Enterprise Foundation to encourage green building in affordable housing. Grants are

available to help participants achieve certification. Scoring categories include: integrative design; location and neighborhood fabric; site improvements; water conservation; energy

TABLE 3-11

RESIDENTIAL ENERGY CONSERVATION IMPLEMENTATION MEASURES

MEASURE	IMPLEMENTATION
Provide information for the public on energy conserving measures for new residences and for renovations and additions.	The Building Official does not have a formal information program, but does make information available upon request. Public information will be a program for the planning period.
Provide informational hand outs to encourage drought-tolerant and water-conserving landscaping.	The City will amend the landscaping section of Zoning Ordinance to encourage xeriscapes and use of inert materials where landscaping is required

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SECTION FOUR: REVIEW OF PAST HOUSING ELEMENT

This section includes an evaluation of the effectiveness of the 2014-2019 Housing Element, the progress in implementation and the continued appropriateness of the goals, objectives and policies of the Element.

Recommended modifications are listed in the right column, and will be incorporated in the 2019 – 2024 Housing Element Goals, Policies and Programs contained in Chapter 5 of this Element.

Deleted: The section also includes a detailed review of the City's progress toward facilitating the production of its share of the regional housing need.

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Programs	Implementation Status	Continue, Modify, Delete
<p>Action Program [1.1]: <u>Identify and maintain an inventory of available land and its holding capacity in conjunction with the regular update of the Housing Element to ensure that sufficient land exists to meet the needs of a range of household types.</u></p>	<p><u>Responsible Agency: Community Development Division</u> <u>Timeframe: On-going</u> <u>Funding Source: No Additional Funds Required</u> <u>Quantified Objective: Track land development projects through the 2019-2024 period</u></p>	<p><u>The City continues to maintain an inventory of available land a to ensure that sufficient land exists to meet the needs of a range of household types.</u></p> <p><u>Combine with 1.2</u></p>
<p>Action Program [1.2]: <u>Maintain a survey of vacant land or under-utilized potential infill sites within the city and keep track over the planning period of the amount of infill development that occurs on those sites. A list of vacant and underutilized properties is available at City Hall, Community Development Division.</u></p>	<p><u>Responsible Agencies: Community Development Division</u> <u>Timeframe: On-going</u> <u>Funding Source: No Additional Funds Required</u> <u>Quantified Objective: Maintain an infill development map/database and annual updates. Such databases and reports shall be available at City Hall.</u></p>	<p><u>Due to limited staff the City has not been able to maintain a survey of potential infill sites.</u></p> <p><u>Combine with 1.1.</u></p>
<p>Action Program [1.3]: <u>The Zoning Code shall be modified to remove constraints that discourage 2nd units in single family zone districts such as allowing two-story accessory structures with a use permit (instead of a variance) and other identified constraints when the City's residential vacancy rate reaches 6% or less.</u></p>	<p><u>Responsible Agencies: Community Development Division</u> <u>Timeframe: When the City's residential vacancy rate reaches 6% or less.</u> <u>Funding Source: No Additional Funds Required</u> <u>Quantified Objective: Amend Zoning Ordinance</u></p>	<p><u>The City is in the process of modifying the Zoning Code modified to comply with state law.</u></p> <p><u>Combine with 1.5.</u></p>

<p><u>Action Program [1.4]: The City will monitor request for use permits to develop multifamily structures (4 or more attached units) in the R-3 zoning district over the next reporting period to determine if the use permit imposed a barrier to developing multi-family dwellings in the City.</u></p>	<p><u>Responsible Agencies: Community Development Division</u> <u>Timeframe: On-going</u> <u>Funding Source: No Additional Funds Required</u> <u>Quantified Objective: Information to assess current regulations</u></p>	<p><u>The City continues to monitor requests for use permits for multifamily structures (4 or more attached units) in the R-3 zoning district and determined that the use permit has not been a barrier to developing multi-family housing.</u></p>	<p><u>Continue.</u></p>
<p><u>Action Program [1.5]: Amend the City's zoning code to recognize employee housing as residential use that is treated the same as a single-family dwelling.</u></p>	<p><u>Responsible Agencies: Community Development Division</u> <u>Timeframe: Within a year</u> <u>Funding Source: No Additional Funds Required</u> <u>Quantified Objective: Amendment of the zoning code</u></p>	<p><u>The City has not yet completed this amendment.</u></p>	<p><u>Combine with 1.3.</u></p>
<p><u>Action Program [2.1]: The City shall continue to support and operate the Susanville Community Development Division and an active housing program. The City shall annually apply for State, Federal, CDBG and other housing assistance programs as administrative capabilities allow and/or administer the Program Income/ Revolving Loan Fund. Housing assistance goals and priorities shall be established and maintained through the Housing Element of the General Plan.</u></p>	<p><u>Responsible Agencies: City Council, Administration and Community Development Division</u> <u>Timeframe: Annually</u> <u>Funding Source: RDA, CDBG, HOME</u> <u>Quantified Objective: Annually apply for State, Federal, CDBG and other housing assistance programs and/or administer Revolving Loan Funds.</u></p>	<p><u>Due to limited staff and resources, the City has not implemented this program.</u></p>	<p><u>Continue.</u></p>

<p>Action Program [2.2]: <u>The City shall expend CDBG funds currently intended for city wide programs and shall expend future CDBG funds targeted for city-wide programs in a timely manner and prioritize funds for extremely low-income households whenever possible.</u></p>	<p><u>Responsible Agencies: City Council, Administration and Community Development Division</u> <u>Timeframe: Immediate and on going</u> <u>Funding Source: CDBG funds</u> <u>Quantified Objective: Completed projects funded with CDBG funds</u></p>	<p><u>The City funded one park project using CDBG funds. No housing projects were initiated or funded.</u></p>	<p><u>Modify and combine with 2.10.</u></p>
<p>Action Program [2.3]: <u>The City shall continue its program of disseminating information to the public regarding state and federal laws which prohibit discrimination in housing. In addition, the Community Development Division secretary shall be designated to receive and refer housing discrimination complaints to the appropriate state and federal enforcement agencies, to distribute information to the public and to provide the tenants' rights handbook. The city will cooperate with local, state and federal agencies that investigate claims of discrimination.</u></p>	<p><u>Responsible Agencies: Community Development Division</u> <u>Timeframe: Continuing</u> <u>Funding Source: No Additional Funds Required</u> <u>Quantified Objective: Having informational brochure(s) available</u></p>	<p><u>Due to limited staff and resources, the City has not yet distributed information regarding tenants' rights or assisted with fair housing referrals.</u> <u>The City does continue to cooperate with local, state and federal agencies that investigate claims of discrimination.</u></p>	<p><u>Continue.</u></p>
<p>Action Program [2.4]: <u>As funding and staff resources allow, apply for any type of available funding to assist, if necessary, in providing infrastructure improvements or other types of financial assistance for developments, which provide a substantial amount of non-</u></p>	<p><u>Responsible Agencies: City Council, Administration and Community Development Division</u> <u>Timeframe: On going</u> <u>Funding Source: CDBG and other grant sources</u> <u>Quantified Objective: Consultation and coordination of new projects</u></p>	<p><u>The City did not apply for funding to assist in providing infrastructure improvements or other types of financial assistance that provide affordable housing.</u></p>	<p><u>Continue.</u></p>

<p><u>market-rate housing and leverage these subsidies.</u></p>			
<p><u>Action Program [2.5]: Continue to monitor the status of at-risk housing units and inform agencies that may be able to pursue purchase of such units. Notify the agency or agencies established in the following program when at-risk units are identified within the City. Post the city's inventory of at-risk units on the city's website and provide a link to the California Housing Partnership's list of Affordable Housing at Risk of Conversion website. The City will also facilitate First Right of Refusal agreements by providing links on the city's website to California Government Code Sections 65863.10 and 65863.11 describing federal noticing requirements for landowners submitting Intent to Pre-pay or Opt-out Notices for federally funded housing within the City. Also included on the website will be a list of qualified entities interested in participating in and Offer of Opportunity to Purchase/First Right of Refusal Program as defined in Government Code Section 65863.11. The list will be updated in conjunction with periodic updates of the city's Housing Element. Upon receipt of any federal notifications</u></p>	<p><u>Responsible Agency: Community Development Division</u> <u>Timeframe: On going and within 1 year of Housing Element approval</u> <u>Funding Source: CDBG</u> <u>Quantified Objective: Monitor owners of below-market-rate housing on an annual basis.</u></p>	<p><u>The City does not have any units at-risk of converting to market rate.</u></p>	<p><u>Modify.</u></p>

<u>of intent to Pre-pay or Opt-out, the City will forward the notification to the entities on the list.</u>			
<u>Action Program [2.6]: Continue to target CDBG weatherization, and when available, rehabilitation funds to support rental housing units for extremely low, very low- and low-income renters.</u>	<u>Responsible Agency: Administration and Community Development Divisions.</u> <u>Timeframe: On going</u> <u>Funding Source: CDBG rehabilitation funds</u> <u>Quantified Objective: 5-10 homes weatherized or rehabilitated per year.</u>	<u>The City did not have any available CDBG funding.</u>	<u>No</u>
<u>Action Program [2.7]: In response to SB 520, the City will make dwellings adaptable and accessible for disabled persons, including persons with developmental disabilities, by assigning funding priority, where feasible, to housing rehabilitation cases in which accessibility improvements are planned, and where such improvements are the only ones necessary. The City shall also continue to enforce ADA compliance during all permit processes for new construction and rehabilitation.</u>	<u>Responsible Agencies: Community Development Division, Administration</u> <u>Timeframe: The City shall apply for funding at least twice during the housing cycle period.</u> <u>Funding Source: State and Federal funding as available</u> <u>Quantified Objective: Approved rehab and building projects for 5 dwelling units.</u>	<u>The City continues to comply with ADA laws.</u>	<u>Delete.</u>
<u>Action Program [2.8]: Establish a Memorandum of Understanding (MOU) with Susanville Sanitary District establishing steps to insure that projects with affordable housing units receive priority sewer service.</u>	<u>Responsible Agencies: Community Development Division, Administration</u> <u>Timeframe: Within one year from adoption of the housing element</u> <u>Funding Source: No Additional Funds Required</u> <u>Quantified Objective: Adopt MOU</u>	<u>The City has not yet established a Memorandum of Understanding with Susanville Sanitary District establishing steps to ensure that housing projects with affordable units receive priority sewer service.</u>	<u>Combine with 2.9.</u>

<p><u>Action Program [2.9]: Amend the City's request for water service permits application to identify if the water service will serve affordable housing units. If the affordable housing units are involved that permit request for water service shall receive priority review from the City's Department of Public Works.</u></p>	<p><u>Responsible Agencies: Department of Public Works, Administration</u> <u>Timeframe: Within one year from adoption of the housing element</u> <u>Funding Source: No Additional Funds Required</u> <u>Quantified Objective: Amend permit application, establish priority action</u></p>	<p><u>The Department of Public Works has not yet amended the City's request for water service permits application to identify if the water service will serve affordable housing units.</u></p>	<p><u>Combine with 2.8.</u></p>
<p><u>Action Program [2.10]: Support the rehabilitation of suitable structures to single room occupancy units by providing available grant funding or other financial assistance opportunities when projects are brought to the City.</u></p>	<p><u>Responsible Agencies: Community Development Division, Administration</u> <u>Timeframe: Within one year from adoption of the housing element</u> <u>Funding Source: CDBG or other appropriate grant funding available at time of project submittal</u> <u>Quantified Objective: Develop 5 new SRO unit within the reporting period</u></p>	<p><u>Due to lack of funding, and no developer interest, the City was not able to support the rehabilitation of suitable structures to single room occupancy units.</u></p>	<p><u>Combine with 2.2.</u></p>
<p><u>Action Program [3.1]: Identify areas with housing suitable for rehabilitation and apply for CDBG funds and other State and Federal loans and grants that may become available for housing rehabilitation.</u></p>	<p><u>Responsible Agencies: City Council, Administration and Community Development Division</u> <u>Timeframe: Annually, as funding sources are announced</u> <u>Funding Source: CDBG funds and other State and Federal loans and grants</u> <u>Quantified Objective: 5-10 homes rehabilitated each year</u></p>	<p><u>Due to lack of staffing and funding, the City has not yet identified areas in need of housing rehabilitation.</u></p>	<p><u>Continue.</u></p>
<p><u>Action Program [3.2] Continue code enforcement and maintenance of</u></p>	<p><u>Responsible Agencies: Community Development Division (Building Division) and Community Services Department</u></p>	<p><u>The City continues code enforcement and maintenance of neighborhoods through community</u></p>	<p><u>Continue.</u></p>

<p><u>neighborhoods through community clean-up programs.</u></p>	<p><u>Timeframe: On going</u> <u>Funding Source:No Additional Funds Required</u> <u>Quantified Objective: Provide Clean and well-maintained public areas</u></p>	<p><u>clean-up programs. The City received several complaints annually.</u></p>	
<p><u>Action Program [3.3] Continue energy conservation and weatherization efforts for residential development. The City also supports the maximum utilization of federal, state and local programs, which assist homeowners in providing energy conservation measures.</u></p>	<p><u>Responsible Agencies: Community Development Division</u> <u>Timeframe: On going</u> <u>Funding Source:CDBG grant funding as eligible</u> <u>Quantified Objective: Increased energy efficiency in residential structures</u></p>	<p><u>The City continues energy conservation and weatherization efforts for residential development and continues to support the maximum utilization of federal, state and local programs, as available to assist homeowners in providing energy conservation measures.</u></p>	<p><u>Continue.</u></p>
<p><u>Action Program [3.4] Update the City's Safety Element to reflect that the City has a floodplain management ordinance that has been approved by FEMA.</u></p>	<p><u>Responsible Agencies: Community Development Division</u> <u>Timeframe: Concurrent with adoption of the 2019-2024 Housing Element</u> <u>Funding Source:No Additional Funds Required</u> <u>Quantified Objective: Amended Safety Element</u></p>	<p><u>In 2019, the City updated the Safety Element to reflect that the City has a floodplain management ordinance that has been approved by FEMA.</u></p>	<p><u>Continue.</u></p>

Deleted: During the 2009-2014 period the City of Susanville was assigned a share of the regional housing need that totaled 705 units. **Table 4-3** shows the City's share of the regional housing need by income category for that period.¶
TABLE 4-3¶
REGIONAL HOUSING NEEDS ALLOCATION (2009 - 2014) ¶
CITY OF SUSANVILLE

SECTION FIVE: 2019-2024 GOALS, POLICIES AND PROGRAMS

This chapter describes housing goals, policies, and programs for the City of Susanville. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action, which implements the policy and moves the community toward the achievement of its goals. Programs are a part of the City's five-year action plan and constitute the City's local housing strategy.

CITY OF SUSANVILLE 2019-2024 HOUSING ELEMENT GOALS, POLICIES, AND PROGRAMS

HOUSING VARIETY

Susanville is committed to maintaining a range of housing types to meet the housing needs of all economic segments of the community. This can be accomplished by preserving and increasing the existing supply of rental apartments and mobile home park rental spaces. Higher-value, "executive-type" housing and infill development also are encouraged.

- Goal 1:** Provide a range of housing types.
- Goal 2:** Preserve and increase the existing supply of rental apartments.
- Goal 3:** Preserve existing mobile home park spaces and provide opportunities for new mobile home parks.
- Policy 1.1:** The City shall encourage a mix of housing types, including single-family, multiple-family and mobile homes.
- Policy 1.2:** Above Moderate Income shall be encouraged to provide opportunities for management and professional personnel of businesses locating or expanding in Susanville to live in the City and make Susanville more attractive to industry.
- Policy 1.3:** The construction of housing on vacant (infill) land shall be encouraged.
- Policy 1.4:** Ensure that adequate residentially zoned land is available to accommodate the City's fair share of regional housing construction needs.
- Policy 1.5:** Maintain and conserve the existing supply of low-cost housing.
- Policy 1.6:** Promote the construction of safe and attractive mobile and modular housing.
- Policy 1.7:** Promote the location of mobile and modular housing parks near compatible land uses or activities.

Deleted: STATE HOUSING GOALS¶
According to the California Statewide Housing Plan Update, it is the goal of the state to "ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment." Additionally, the State Department of Housing and Community Development has established the following four primary goals:¶
Provision of new housing;¶
Preservation of existing housing and neighborhoods;¶
Reduction of housing costs; and,¶
Improvement of housing conditions for special needs groups.¶
HOUSING ELEMENT UPDATE¶
The City of Susanville's General Plan Housing Element is consistent with and addresses these State goals. The goals, policies and programs of this Housing Element reflect and implement State goals and direction at the community level based upon local and regional needs determined through the Housing Element update process.¶
Policies and programs from the 2009 Housing Element have been either incorporated herein or updated, otherwise modified, or deleted as necessary to reflect accomplished programs and current needs.¶
Implementation of programs shall be on a continuous basis unless otherwise noted in the program description. Monitoring will be accomplished on an annual basis primarily through the annual General Plan review process and reported to the City Council.¶

Action Program [1.1]: Identify and maintain an inventory of available land, including underutilized and potential infill sites throughout the planning period to ensure that the City continues to have sufficient land to meet the Regional Housing Needs Allocation (RHNA).

To comply with new housing laws, the City will rezone sites 53 and 54 (APNs 103-100-09 and 107-250-04ptn) to allow residential use by-right. This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households. Responsible Agency: Community Development Division

Timeframe: Annually, and as projects are approved. Rezone all sites to allow residential use by-right within 3 years from adoption of this Housing Element.

Funding Source: No Additional Funds Required

Quantified Objective: Maintain a sites inventory to accommodate the City's RHNA.

Action Program [1.3]: Amend the Zoning Ordinance to address the following:

- Accessory Dwelling Units (ADU)-- ensure compliance with Assembly Bill 2299 and Senate Bill 1069.
- Employee Housing-- comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6.
- Single Room Occupancy Units—Define and allow with a use permit in the Multi-Family Residential (R-4), Uptown Business District (UBD) and General Commercial (C-2) Zoning Districts.
- Transitional and Supportive Housing-- Define supportive housing. Permit transitional and supportive housing as permitted uses subject to only the same restrictions on residential uses contained in the same type of structure. In addition, supportive housing will be allowed as a permitted use in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.
- Emergency Shelters-- allow by-right, without discretionary review, in the Public Facilities (PF) zoning district. Work with rural jurisdictions to gather input on how they are addressing the homeless need.

Responsible Agencies: Community Development Division

Timeframe: Amend the Zoning Ordinance by January 2021, with the exception of allowing emergency shelter by-right, which will be completed

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Responsible Agencies: Community Development Division¶
Timeframe: . On-going ¶
Funding Source: . No Additional Funds Required¶
Quantified Objective: . Maintain an infill development map/database and annual updates. Such databases and reports shall be available at City Hall.

Deleted: Action Program [1.2]: Maintain a survey of vacant land or under-utilized potential infill sites within the city and keep track over the planning period of the amount of infill development that occurs on those sites. A list of vacant and underutilized properties is available at City Hall, Community Development Division. ¶
Responsible Agencies: . Community Development Division¶
Timeframe: . On-going ¶
Funding Source: . No Additional Funds Required¶
Quantified Objective: . Maintain an infill development map/database and annual updates. Such databases and reports shall be available at City Hall.

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concurrently with adoption of this Housing Element. Reach out to rural jurisdictions by January 2021 and annually after.

Funding Source: No Additional Funds Required

Quantified Objective: Amend Zoning Ordinance to comply with State Law

Deleted: Responsible Agencies: Community Development Division¶
Timeframe: . When the City's residential vacancy rate reaches 6% or less. ¶

Action Program [1.4]: Continue to annually monitor requests for use permits to develop multifamily structures (4 or more attached units) in the R-3 zoning district to determine if the use permit imposes a barrier to developing multifamily housing in the City.

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Responsible Agencies: Community Development Division

Timeframe: Annually, as projects are processed

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Funding Source: No Additional Funds Required

Quantified Objective: Information to assess current regulations

HOUSING OPPORTUNITY

The City seeks to provide housing opportunities within the community for persons at all economic levels. The City desires that a choice of housing types and locations will be available to all persons regardless of race, sex, cultural origin, age, marital status or physical disability.

GOAL 1: Provide housing opportunities and promote the development of safe, sanitary, and desirable housing for persons of all economic levels.

GOAL 2: Insure a choice of housing types and locations to all persons regardless of race, sex, cultural origin, age, marital status or physical disability.

GOAL 3: Provide the City's fair share of temporary emergency shelter for the homeless and those in need of transitional housing.

GOAL 4: Provide a choice of affordable housing by location, type, price, and tenure.

GOAL 5: Provide housing to meet the needs of the City's disabled population including the developmentally disabled.

POLICY 2.1: Continue to pursue governmental programs providing housing assistance and financial incentives for housing developments, and make efforts to stimulate private financing.

Deleted: **Action Program [1.5]:** Amend the City's zoning code to recognize employee housing as residential use that is treated the same as a single family dwelling.¶
Responsible Agencies: Community Development Division¶
Timeframe: Within a year ¶
Funding Source: . No Additional Funds Required¶
Quantified Objective: Amendment of the zoning code¶

POLICY 2.2:	Discourage discrimination in the sale, rent, and development of housing in Susanville.
POLICY 2.3:	The City or its designee shall insure that occupants of non-market-rate units meet the income restrictions of the development, and that these units are preserved as affordable – even upon change of ownership.
POLICY 2.4:	The City shall pursue County, State, and Federal programs that enhance housing opportunities for low-and moderate-income households.
POLICY 2.5:	The City supports a free choice in housing.
POLICY 2.6:	Large-scale commercial and industrial development proposals shall be reviewed to determine housing-related impacts.
POLICY 2.7:	The City recognizes the importance of and need for the community to temporarily house the homeless, battered spouses, and others in crisis situations.
POLICY 2.8:	The City shall adopt procedures to ensure that proposed developments with housing units affordable to lower income households receive priority water and sewer service.
Policy 2.9	The City shall seek Federal and State monies, as funding becomes available, in support of housing rehabilitation and construction targeted for persons with disabilities, including developmental disabilities.
Policy 2.10	The City shall reach out to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including developmental disabilities.
Action Program [2.1]:	<u>C</u> ontinue to support and operate the Susanville Community Development Division and an active housing program. The City shall annually apply for State, Federal, CDBG and other housing assistance programs as administrative capabilities allow and/or administer the Program Income/Revolving Loan Fund. Housing assistance goals and priorities shall be established and maintained through the Housing Element of the General Plan.
<u>Responsible Agencies:</u>	City Council, Administration and Community Development Division
<u>Timeframe:</u>	Annually, <u>as Notice of Funding Available (NOFAs) are released.</u>
<u>Funding Source:</u>	<u>C</u> DDBG, HOME
<u>Quantified Objective:</u>	Annually apply for State, Federal, CDBG and other housing assistance programs and/or administer Revolving Loan Funds.

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Action Program [2.2]: To encourage development of housing for extremely low income households, work with local non-profits on a variety of activities, such as conducting outreach to housing developers on an annual basis; providing financial assistance (when feasible), or in-kind technical assistance; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.

In addition, support the rehabilitation of suitable structures to single room occupancy units by providing available grant funding or other financial assistance opportunities when projects are brought to the City.

Responsible Agencies: City Council, Administration and Community Development Division

Timeframe: Annual outreach to developers, prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.

Funding Source: General Fund, CDBG funds

Quantified Objective: Assist with the development of 4 units affordable to extremely low-income households.

Deleted: The City shall expend CDBG funds currently intended for city wide programs and shall expend future CDBG funds targeted for city-wide programs in a timely manner and prioritize funds for extremely low income households whenever possible.

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Action Program [2.3]: Continue to provide information to the public regarding state and federal laws which prohibit discrimination in housing. The Community Development Division secretary shall be designated to receive and refer housing discrimination complaints to the appropriate state and federal enforcement agencies, to distribute information to the public and to provide the tenants' rights handbook. The City will cooperate with local, state and federal agencies that investigate claims of discrimination.

Responsible Agencies: Community Development Division

Timeframe: Ongoing, provide information such as brochures, and refer persons to the appropriate agencies and complaints are received.

Funding Source: No Additional Funds Required

Quantified Objective: Having informational brochure(s) available

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Action Program [2.4]: As funding and staff resources allow, apply for available funding to assist, if necessary, in providing infrastructure improvements or other types of

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financial assistance for developments, which provide a substantial amount of non-market-rate housing and leverage these subsidies.

Responsible Agencies: City Council, Administration and Community Development Division

Timeframe: Ongoing, as NOFAs are released.

Funding Source: CDBG and other grant sources

Quantified Objective: Consultation and coordination of new projects

Action Program [2.5]: To ensure that assisted affordable housing remains affordable, the City will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.

Responsible Agency: Community Development Division

Timeframe: Ongoing, as projects approach expiration.

Funding Source: General Fund

Quantified Objective: Preserve assisted affordable housing projects.

Action Program [2.6]: Continue to target CDBG weatherization, and when available, rehabilitation funds to support rental housing units for extremely low, very low- and low-income renters.

Responsible Agency: Administration and Community Development Divisions.

Timeframe: On going

Funding Source: CDBG rehabilitation funds

Quantified Objective: 5-10 homes weatherized or rehabilitated per year.

Action Program [2.9] Amend the City's request for water service permits application to identify that projects with affordable units must receive priority from the Public Works Department. Additionally, work with Susanville Sanitary District to establish a Memorandum of Understanding (MOU) to ensure that projects with affordable housing units receive priority sewer service.

Responsible Agencies: Department of Public Works, Administration

Timeframe: By January 2021

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Deleted: Continue to Monitor the status of at-risk housing units and inform agencies that may be able to pursue purchase of such units. Notify the agency or agencies established in the following program when at-risk units are identified within the City. Post the city's inventory of at-risk units on the city's website and provide a link to the California Housing Partnership's list of Affordable Housing at Risk of Conversion website. The City will also facilitate First Right of Refusal agreements by providing links on the city's website to California Government Code Sections 65863.10 and 65863.11 describing federal noticing requirements for landowners submitting Intent to Pre-pay or Opt-out Notices for federally funded housing within the City. Also included on the website will be a list of qualified entities interested in participating in and Offer of Opportunity to Purchase/First Right of Refusal Program as defined in Government Code Section 65863.11. The list will be updated in conjunction with periodic updates of the city's Housing Element. Upon receipt of any federal notifications of intent to Pre-pay or Opt-out, the City will forward the notification to the entities on the list. ...

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Deleted: Monitor owners of below-market-rate housing on an annual basis.

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¶
Responsible Agencies: Community Development Division, Administration¶
Timeframe: The City shall apply for funding at least twice during the housing cycle period.¶
Funding Source: State and Federal funding as available...

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Responsible Agencies: Community Development Division, Administration¶
Timeframe: . The City shall apply for funding at least twice during the housing cycle period.¶

Deleted: if the water service will serve affordable housing units. If the affordable housing units are involved that permit request for water service shall receive priority review from the City's Department of Public Works. ...

Deleted: Within one year from adoption of the housing element...

Funding Source: No Additional Funds Required

Quantified Objective: Amend permit application, establish priority action

Action Program [2.11] Comply with AB 101 (2019) and review the City's Zoning Ordinance and make revisions if necessary, to allow low barrier navigation centers for the homeless per Government Code 65660-65668.

Responsible Agencies: Community Development Division

Timeframe: Review zoning by January 2021. Make revisions by August 2021.

Funding Source: General Fund

Quantified Objective: Consider the potential to accommodate low barrier navigation centers for the homeless by examining existing government constraints and barriers

Action Program [2.12] Work with the Far Northern Regional Center to implement an outreach program that informs families in the City about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure and directing people to service information on the City's website.

Responsible Agencies: Community Development Division

Timeframe: Develop an outreach program within two years of adopting the Housing Element to assist persons with development disabilities.

Funding Source: General Fund

Quantified Objective: Implement an outreach program to assist persons with developmental disabilities.

Action Program [2.13] Amend the Zoning Ordinance to comply with state density bonus law (Government Code Section 65915, as revised). Promote the density bonus through informational brochures which will be displayed at the City's Community Development Division

Responsible Agencies: Community Development Division

Timeframe: Amend the Zoning Ordinance by January 2021.

Funding Source: General Fund

Deleted: Action Program [2.10] Support the rehabilitation of suitable structures to single room occupancy units by providing available grant funding or other financial assistance opportunities when projects are brought to the City. ¶
Responsible Agencies: Community Development Division, Administration ¶
Timeframe: Within one year from adoption of the housing element ¶
Funding Source: CDBG or other appropriate grant funding available at time of project submittal ¶
Quantified Objective: Develop 5 new SRO unit within the reporting period ¶

Quantified Objective: The production of housing affordable to lower-income households.

Action Program [2.14] Establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under GC Section 65913.4.

Responsible Agencies: Community Development Division

Timeframe: Develop a SB 35 streamlining approval process by January 2021

Funding Source: General Fund

Quantified Objective: Streamline affordable projects

HOUSING QUALITY

The presence of housing in good physical condition is important to the community. The City would like to improve the condition of its existing housing stock and enhance the residential quality and character of Susanville. Quality housing requires adequate urban facilities and services. Therefore, the City will support residential development only in those areas where municipal facilities and services are available or will be provided as part of the development. The City will consider extending utilities and services only into the most viable expansion areas and will require development fees sufficient to finance the cost of extending infrastructure and expanding central plants.

Older sections of the community should be maintained and upgraded where necessary. To that end, the City will seek grant funding to enable it to offer low cost rehabilitation loans and will also seek the cooperation of local lending institutions in financing structural improvements. Additionally, the City shall provide information to encourage energy conservation in existing and new housing construction.

The City will endeavor, through the development approval process, to insure that Susanville's community character, housing quality, and physical and visual environment are incorporated into the design of all new residential developments and homes. Historically or architecturally important structures, and neighborhoods containing historically architecturally significant homes, will be preserved, where possible.

GOAL 1: Improve the condition of the City's existing housing.

GOAL 2: Enhance the residential quality and character of Susanville.

POLICY 3.1: Promote efficient and environmentally sensitive residential development.

POLICY 3.2: The City shall encourage cooperation from local lending institutions for financing improvements to older structures.

POLICY 3.3: The City shall continue and, if possible, expand its housing rehabilitation program.

POLICY 3.4: The selective rehabilitation of non-conforming housing shall be permitted and encouraged.

POLICY 3.5: The City shall endeavor, through the development approval process, to ensure that Susanville’s community character and housing quality are maintained and improved.

POLICY 3.6: Housing in the City shall be maintained and improved to meet or exceed current health, safety, and fire standards.

POLICY 3.7 In addition to the energy efficiency requirements of Title 24, The City will encourage alternative energy saving measures in residential developments

Action Program [3.1]: Identify areas with housing suitable for rehabilitation and apply for CDBG funds and other State and Federal loans and grants that may become available for housing rehabilitation.

Responsible Agencies: City Council, Administration and Community Development Division

Timeframe: Annually, as funding sources are announced

Funding Source: CDBG funds and other State and Federal loans and grants

Quantified Objective: 5-10 homes rehabilitated each year

Action Program [3.2] Continue code enforcement and maintenance of neighborhoods through community clean-up programs.

Responsible Agencies: Community Development Division (Building Division) and Community Services Department

Timeframe: ~~Ongoing, as complaints are received.~~

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Funding Source: No Additional Funds Required

Quantified Objective: Provide Clean and well-maintained public areas

Action Program [3.3] Continue energy conservation and weatherization efforts for residential development. The City also supports the maximum utilization of federal, state and local programs, which assist homeowners in providing energy conservation measures.

Responsible Agencies: Community Development Division
Timeframe: On going
Funding Source: CDBG grant funding as eligible
Quantified Objective: Increased energy efficiency in residential structures

Action Program [3.4] The City will review the City's Safety Element and ensure compliance with new State Law.

Deleted: Update the City's Safety Element to reflect that the City has a floodplain management ordinance that has been approved by FEMA.

Responsible Agencies: Community Development Division

Timeframe: Review by August 2020, revise as necessary by January 2021.

Deleted: Concurrent with adoption of the 2019-2024 Housing Element...

Funding Source: No Additional Funds Required

Quantified Objective: Amended Safety Element

QUANTIFIED OBJECTIVES

TABLE 5-1 CITY OF SUSANVILLE RHNA BY INCOME GROUP 2019-2024	
Extremely Low (0-30% of median income)	7
Very Low (30%-50% of median income)	7
Low (50% to 80%)	9
Moderate (80% to 120%)	11
Above Moderate (120%+)	24
Total	58

Source: Regional Housing Need Allocation Plan, Lassen County

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 THE FOREGOING PROGRAMS AND POLICIES ARE CONSIDERED APPROPRIATE AND DESIRABLE TO ENSURE THAT THE COMMUNITY'S 2014-2019 FAIR SHARE HOUSING ALLOCATION SHOWN IN TABLE 5-1 ARE MET IN A TIMELY AND COST EFFECTIVE MANNER. TABLES 5-2 SHOWS THE QUANTIFIED OBJECTIVES FOR SPECIAL NEEDS HOUSING AND THE NUMBER OF UNITS TO BE CONSTRUCTED, CONSERVED AND REHABILITATED. ¶
 THE CITY INTENDS TO APPLY FOR CDBG, HOME, PROP 46 AND OTHER FUNDS ON AN ANNUAL BASIS AS AVAILABLE AND AS STAFF RESOURCES ALLOW. CURRENTLY THE CITY IS ONLY ELIGIBLE TO USE ITS PROGRAM INCOME FUNDS. THE CITY ALSO ANTICIPATES SUPPORTING TAX CREDIT FUNDING APPLICATIONS FOR VERY LOW-INCOME UNITS DURING THE PLAN PERIOD. ¶

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TABLE 5-2 SUMMARY OF QUANTIFIED OBJECTIVES BY INCOME LEVEL			
Income Levels	Construction	Rehabilitation	Conservation
Extremely Low	1	1	2
Very Low	1	1	2
Low	1	1	2

**City of Susanville General Plan
2019-2024 Housing Element**

Section Five

Moderate	0	0	0
Above Moderate	0	0	0
Total	3	3	6

Source: City of Susanville, February 2020

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