
TRINITY COUNTY, CALIFORNIA



2019-2024 HOUSING ELEMENT UPDATE

ADMINISTRATIVE DRAFT
ADOPTED TBD
RESOLUTION NO. TBD

PREPARED BY:



1625 Shattuck Avenue, Suite 300
Berkeley, California 94709
510.848.3815

www.placeworks.com

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DRAFT

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Chapter One: Introduction

Purpose of the Element

In response to California's critical housing needs, the State Legislature enacted housing element law with the goal of providing adequate, safe, and affordable housing for every Californian. The attainment of housing for all requires the cooperation of local and state governments.

Housing element law requires local governments to adequately plan to meet their existing and projected housing needs including their share of the regional housing need. Housing element law is the State's primary market-based strategy to increase housing supply. The law recognizes that the most critical decisions regarding housing development occur at the local level within the context of the general plan. In order for the private sector to adequately address housing needs and demand, local governments must adopt land use plans and regulatory schemes that provide opportunities for, and do not unduly constrain, housing development for all income groups.

Unlike the other mandatory elements of the general plan, the housing element is subject to detailed statutory requirements regarding its content and must be updated every five years. The housing element is also subject to mandatory review by a State agency, the California Department of Housing and Community Development (HCD). This reflects the statutory recognition that the availability of housing is a matter of statewide importance and that cooperation between all levels of government and the private sector is critical to attainment of the State's housing goals.

General County Characteristics

Trinity County, one of the original 27 counties created in 1850 by the California Legislature, includes an area of 2,051,988 acres in northwestern California. It is bounded on the north by Siskiyou County, on the east by Shasta and Tehama counties, on the south by Mendocino County, and on the west by Humboldt County. About 76 percent (1,559,511 acres) of the land area is within the Shasta-Trinity, Six Rivers, and Mendocino national forests and in four wilderness areas known as the Yolla Bolly-Middle Eel Reserve, Trinity Alps, Chanchellula, and North Fork wildernesses. Another 14 percent (287,278 acres) is zoned for timber use or held in agriculture land conservation contracts. It is a land of great scenic beauty, with many rugged peaks, wooded mountains, and swift streams. The mountains of the Coast Ranges in the southwest area occupy about a fourth of the county and the Klamath Mountains comprise the remainder.

The principal rivers in Trinity County are the main stem of the Trinity River, the South Fork of the Trinity River, and the New, Mad, Van Duzen, and Eel rivers, all of which flow northwestward in roughly parallel courses. The Coast Ranges are not as high as the Klamath Mountains, but they are also rugged and there are few valleys of any considerable width.

The headwaters of the Trinity River are located in the northeastern part of the county at an elevation of 6,200 feet, in what is known as the southern Siskiyou Mountains. The river has been dammed in two points at Lewiston, creating Trinity and Lewiston lakes. From the dams, the Trinity River continues its course in roughly a northwesterly direction, joining the Klamath River at

Weitchepec in Humboldt County. The Trinity River and other rivers have been designated “National Wild and Scenic Rivers” by the US Department of Interior.

Trinity County’s climate is typical of a mountainous region with altitudes ranging from 553 feet to 9,038 feet. The annual precipitation ranges from 30 to 80 inches, and the snowfall is heavy in the higher altitudes. The Weaverville weather station, at an altitude of 2,047 feet, has an average annual precipitation of 35.84 inches, and the temperature varies from a monthly average of 37.2 degrees Fahrenheit in January to an average of 71.3 degrees Fahrenheit in July. The average annual temperature is 53.2 degrees Fahrenheit, but extremes vary from 3 degrees Fahrenheit below zero to a maximum of 113 degrees Fahrenheit.

The county is dominated by two distinct geomorphic provinces: the Klamath Mountains and the Coast Ranges. The Klamath Mountain province, which covers roughly the upper two-thirds (northeastern) of the county’s land area, is characterized by flat-topped ridges and glaciated peaks. The regional drainages are westward in direction. The southwestern portion of the county lies within the Coast Ranges province with drainages trending northwestward. The South Fork Mountain ridge marks the division between the two geomorphic provinces.

Runoff in the major basins varies widely. The Eel River basin yields roughly twice as much (8,080,000 acre-feet of water) as the Trinity River basin. The pattern of runoff in all basins closely follows the seasonal distribution of precipitation, which reaches a peak in January or February. Snow is a large percentage of precipitation in the Trinity Alps portion of the Trinity River basin, which delays peak surface runoff until April or May. The steep slopes of the county’s mountainous terrain produce swift-moving rivers and streams.

The principal industries of the county are tourism and timber. Lewiston, Ruth, and Trinity lakes provide excellent water recreational opportunities, including fishing, boating, and camping. The Trinity Alps and the Yolla Bolly-Middle Eel wildernesses afford accessible hiking and camping experiences. The ubiquitous streams and rivers offer recreationists numerous vacation opportunities and add immense aesthetic value to the county.

Trinity County is the sixth largest timber producer in the state, with substantial acreage in both National Forest and private holdings. Currently, there is one operating mill in the county. The timber and tourism industries are major contributors to the local economy. It can be said that Trinity County has an overall economy that is heavily resource-dependent.

Public Participation

Government Code Section 65583(c) requires local governments to “make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the element shall describe this effort.”

This Housing Element revision meets public participation requirements with the following actions:
[SECTION TO BE UPDATED. PUBLIC REVIEW DRAFT OF THE HOUSING ELEMENT WILL BE AVAILABLE.]

Public Workshops

Public Workshop – February 27, 2020

A public workshop with the Planning Commission **was held** in Weaverville on February 27, 2020 to solicit public input during the drafting of the Housing Element. Information about the Housing Element Update process and requirements was provided.

Community Stakeholders' Meeting – January 23, 2020

A public meeting was held with 13 community stakeholders at Trinity County's Health & Human Services Department on January 23, 2020 to better understand the housing needs in Trinity County. Organizations in attendance included Trinity County Human & Health Services (TCHHS); the Hayfork Community Center; the Colusa, Glenn, and Trinity Community Action Partnership; Trinity County Behavioral Health Services; and the Trinity County Board of Supervisors. Questions posed to stakeholders, along with their answers, are listed below:

1. Question 1: What are the unmet housing needs in Trinity County?
 - a. Lack of housing stock, especially affordable housing
 - b. Barriers to housing placement (i.e., behavioral health issues and refusal to seek assistance to remedy)
 - c. Legal issues making persons ineligible for most rental housing
 - d. Transportation – lack of public transportation that has varied routes and time schedules
 - e. Landlords won't rent to persons participating in subsidized programs
 - f. Limited number of landlords; landlords own multiple rentals and won't rent to program participants
 - g. Very limited number of low-incoming housing projects across the county
 - h. Lack of funding to build capacity around staffing and case management for those persons in public programs
 - i. Having pets, especially dogs
 - j. Lack of programs and funding to assist in building financial resources to help keep persons housed
 - k. Lack of developers with own resources to build affordable or market rate housing
 - l. No general fund to contribute to a capital development project

- m. Lack of staff/resources to educate neighbors of rentals where public program participants are housed; equating to complaints to the landlord about housing target populations and subsidized program participants
 - n. Staffing capacity issues for public programs; inability to retain experienced staff who are case managers
 - o. Inability to recruit and hire employees as they can't find suitable housing
 - p. No assisted living facilities and no Americans with Disabilities Act (ADA) housing
2. Question 2: What are the barriers to affordable housing in Trinity County?
- a. Lack of leverageable resources/no local funding available
 - b. Lack of living wage jobs
 - c. No viable training programs/lack of economic development opportunities
 - d. Lack of affordable housing stock for working class individuals and families
 - e. Capacity of planning and environmental health staff; unreasonable and non-expedited permits and development processes
 - f. High, up-front costs to developers
3. Question 3: What can the County and community leaders do to address these needs and barriers?
- a. Bring all stakeholders together to implement a plan to move forward
 - b. Pursue grant opportunities
 - c. Offer developer incentives for capital development
 - d. Facilitate infrastructure improvements to attract developers and to expedite permitting
 - e. Expedite building permits
 - f. Update General Plan and zoning
 - g. Potential to partner a developer with an apprentice program and build the capacity for skilled labor
 - h. Look for an education grant to fund a skills program partnering the Assembly Bill (AB) 109 population with a developer (see Goodwill program)
 - i. Potential for Community Housing Improvement Program (CHIP)

Response to HCD Review

Following HCD review of the draft Housing Element, revisions were made to the Housing Element. The County's actions in response to HCD comments included the following: [SECTION TO BE UPDATED]

Consistency with the General Plan

Government Code Section 65300 requires each county or city to adopt a comprehensive, long-term general plan for its physical development. Section 65302 states, "The general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals." Section 65302 also enumerates seven elements which every general plan must include: land, circulation, housing, conservation, open space, noise, and safety.

In enacting Government Code Article 10.6 (Housing Elements), detailing requirements for the mandatory housing element, the California Legislature declared the availability of housing is a matter of "vital statewide importance" and "the early attainment of decent housing and suitable living environment for every California family is a priority of the highest order." To attain the state housing goal, the Legislature requires cooperative participation between government and the private sector, cooperation among all levels of government, and use of State and local government power to facilitate the improvement and development of housing for all economic segments of the community. The Legislature recognized each local government in adopting a housing element must also consider economic, environmental, and fiscal factors as well as community goals set forth in the general plan.

Trinity County's 2019–2024 Housing Element update meets the specific requirements of Government Code Article 10.6 and the intent of the HCD guidelines. It also meets the requirement of internal consistency.

The Housing Element goals, policies, objectives, and programs are consistent with and complement the land use and transportation goals, policies, objectives, and programs. Specifically, the Land Use Element provides for more than enough land for future housing needs and quantifies this fact. It goes on to identify that if a deficiency exists, it is that adequate services and infrastructure may not be available in the right locations. Both the Housing Element and the General Plan identify the need to expand housing in areas that already have services and infrastructure and to seek ways and means to expand infrastructure in existing communities, consistent with local community plans. Effective January 2006, Senate Bill (SB) 1087 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, the element will be distributed to all County water and wastewater providers, along with a summary of its Regional Housing Needs Allocation (RHNA). If any disadvantaged unincorporated communities are identified in the unincorporated County due to analysis required to comply with SB 244, the County will amend the Land Use Element per SB 244 requirements. The County intends to update its General Plan by 2023. Updates may be made on an incremental basis with updates to some elements starting as early as 2021. Updates to the General Plan to ensure compliance with recent legislation may be needed, including to the Safety and Conservation elements and as related to

environmental justice requirements. Subsequently, the Housing Element will be compared with the General Plan update and amended as needed to maintain consistency.

Chapter Two: Housing Needs

Population

Population Growth Trends

Trinity County is composed of several small communities, with no incorporated cities. The majority of the county’s population is concentrated in and around the communities of Weaverville, Hayfork, and Lewiston. These three communities are Census Designated Places (CDPs). Lesser concentrations of people occur in Douglas City, Junction City, Burnt Ranch, and Trinity Center. The rest of the population is dispersed throughout smaller communities, which include Salyer, Hawkins Bar, Big Bar, Del Loma, Big Flat, Coffee Creek, Hyampom, Wildwood, Mad River, Ruth, Zenia, and Kettenpom. Of these, Mad River, Junction City, Burnt Ranch, Trinity Center, Coffee Creek, Hyampom, and Ruth are CDPs.

As shown in Table II-1, with the addition of 764 residents, the county’s population overall saw a nearly 6 percent increase from 2000 to 2010, most of which is attributable to the years between 2000 and 2005. Since then, the county has seen a consistent decline in population, with the loss of 151 residents or approximately one percent between 2010 and 2018, according to the US Census and the California Department of Finance. The Department of Finance estimates that the population in Trinity County will continue to slowly decline and projects the population in 2040 to be 13,297.

Table II-1: Population Growth Trends – Trinity County, 2000–2018

Year	Population	Numerical Change	Average Annual Change	
			Number	Percentage
2000	13,022			
2010	13,786	764	76	0.55%
2016	13,647	-139	-23	-0.17%
2017	13,634	-13	-13	-0.10%
2018	13,635	1	1	0.01%

Source: California Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011– 2018, with US Census 2010 Benchmark

Table II-2 depicts population increases in neighboring counties. The changes have varied, with Shasta and Tehama counties showing the greatest gains in numbers of residents between 2000 and 2018, 21.69 percent (31,890) and 29.17 percent (14,478), respectively, according to the US Census and the California Department of Finance. Siskiyou County had the slowest growth, at a rate of 2.5 percent (1,074) between 2000 and 2018. Trinity County was the second slowest growing, at 4.8 percent (628). The county’s remote nature and the lack of access to rail, larger truck routes, and broadband are limiting factors to industrial and other commercial growth. These limits affect access to the employment necessary for growth in the number of younger families.

Table II-2: Population Trends in Neighboring Counties, 2000–2018

County	Population					Population Change (2000–2018)	
	2000	2010	2016	2017	2018	Number	Percentage
Trinity	13,022	13,786	13,661	13,647	13,650	628	4.82%
Shasta	147,036	177,223	178,203	178,301	178,926	31,890	21.69%
Humboldt	119,118	134,623	135,666	136,562	136,084	16,966	14.24%
Siskiyou	43,531	44,900	44,714	44,631	44,605	1,074	2.47%
Tehama	49,625	63,463	64,012	64,016	64,103	14,478	29.17%
Mendocino	80,345	87,841	88,819	89,111	89,130	8,785	10.93%

Source: California Department of Finance, E-4 Population Estimates for Cities, Counties, and the State, 2011–2018, with US Census 2010 Benchmark

Population by Age

The number of people in the 65 and over age group increased by over 23 percent (651) in Trinity County between 2010 and 2018. The 45 to 64 age group had a nearly 24 percent (-1,183) decrease in the same time frame, while the 5 to 19 age group had a decrease of over 17 percent (-381). Furthermore, the age group under 5 age group decreased by 12 percent (-74). All other age groups decreased relatively similarly, according to the US Census, by between 8 and 9 percent (-46 for the 20 to 24 age group and -218 for the 25 to 44 age group). Table II-3 shows the number and percentage for this change in population by age.

Table II-3: Population by Age in Trinity County, 2000-2018

Age Group	2010		2018	
	Number	Percentage	Number	Percentage
Under 5 years	618	4.50%	544	4.34%
5 to 19 years	2,173	15.80%	1,792	14.30%
20 to 24 years	544	3.90%	498	3.97%
25 to 44 years	2,659	19.30%	2,441	19.47%
45 to 64 years	5,023	36.40%	3,840	30.63%
65 years and over	2,769	20.10%	3,420	27.28%
Total	13,786	100%	12,535	100%

Source: US Census Bureau, 2000 and 2010 Census; Annual Estimates of the Resident Population for Selected Age Groups by Sex for the United States, States, Counties and Puerto Rico Commonwealth and Municipios: April 1, 2010 to July 1, 2018

Employment

Employment by Industry

According to the 2016 American Community Survey (ACS), there were approximately 4,791 employed residents in Trinity County. Residents are predominantly employed in the “Educational

services, and health care and social assistance,” “Arts, entertainment, and recreation, and accommodation and food services,” and “Public administration” industries, with just over 52 percent (2,491) of total county employment combined. Table II-4 shows employment by industry for residents of Trinity County.

Table II-4: Employment by Industry – Trinity County, 2016

Industry Type	2016	
	Estimate	Percentage
Civilian employed population 16 years and over	4,791	100%
Agriculture, forestry, fishing and hunting, and mining	191	4.0%
Construction	408	8.5%
Manufacturing	209	4.4%
Wholesale trade	24	0.5%
Retail trade	474	9.9%
Transportation and warehousing, and utilities	145	3.0%
Information	29	0.6%
Finance and insurance, and real estate and rental and leasing	274	5.7%
Professional, scientific, and management, and administrative and waste management services	357	7.5%
Educational services, and health care and social assistance	1,101	23.0%
Arts, entertainment, and recreation, and accommodation and food services	831	17.3%
Other services, except public administration	189	3.9%
Public administration	559	11.7%

Source: 6th Cycle HCD Data Packet: US Census Bureau, ACS 2012-2016

Employment Projections by Industry

Table II-5 lists the projected employment gains and losses for the Northern Mountains Region for the year 2026 from the California Employment Development Department. The Northern Mountains Region includes Lassen, Modoc, Nevada, Plumas, Sierra, Siskiyou, and Trinity counties. Overall, the region is projected to have the largest jobs gains in “Educational Services (Private), Health Care, and Social Assistance” with 2,180 new jobs disbursed throughout the region. “Government” is projected to have the next largest increase of 1,450 new jobs, with “Construction” next at 1,190 new jobs. The “Mining and Logging” industry is expected to shed about 30 percent (-120) of its total employment by 2026.

Table II-5: Industry Employment Projections through 2026 – Northern Mountains Region (Lassen, Modoc, Nevada, Plumas, Sierra, Siskiyou, and Trinity Counties)

Industry Title	Annual Average Employment		Employment Change	
	2016	2026	Numerical	Percentage
Total Employment	74,440	81,070	6,630	8.91%
Total Farm	2,010	1,740	-270	-13.43%
Total Nonfarm	72,430	79,330	6,900	9.53%
Mining and Logging	410	290	-120	-29.27%
Construction	3,670	4,860	1,190	32.43%
Manufacturing	2,930	3,090	160	5.46%
Trade, Transportation, and Utilities	9,800	9,620	-180	-1.84%
Information	640	530	-110	-17.19%
Financial Activities	2,020	2,140	120	5.94%
Professional and Business Services	3,560	4,150	590	16.57%
Educational Services (Private), Health Care, and Social Assistance	9,740	11,920	2,180	22.38%
Leisure and Hospitality	8,390	9,500	1,110	13.23%
Other Services (excludes 814 private household workers)	2,830	3,120	290	10.25%
Government	22,430	23,880	1,450	6.46%

Source: California Employment Development Department, 2019 Labor Market Information for the Northern Mountains Region

Major Employers

Table II-6 lists major employers in Trinity County in 2020. Government agencies and schools appear most frequently on the list, along with a lumber company, an energy conservation consultant, medical services, a golf course, and a resort.

Table II-6: Largest Employers – Trinity County, 2020

Employer Name	Location	Industry	Number of Employees
Trinity Alps Unified School District	Weaverville	School Districts	100–249
Trinity River Lumber Company	Weaverville	Sawmills	100–249
County Landfill	Weaverville	Government Offices – County	50–99
Hayfork Elementary School	Hayfork	Schools	50–99
Health & Human Service Department	Weaverville	Government Offices – County	50–99
Shasta Trinity Network	Weaverville	Government Offices – State	50–99
Trinity County Department of Transportation	Weaverville	Government Offices – County	50–99
Trinity County Jail	Weaverville	Government Offices – County	50–99
Trinity High School	Weaverville	Schools	50–99
US Forest Service Ranger Station	Hayfork	Government Offices - US	50–99
Weaverville Elementary School	Weaverville	Schools	50–99
Douglas City Elementary School	Douglas City	Schools	20–49
Hayfork High School	Hayfork	Schools	20–49
Highway Patrol	Weaverville	Government Offices – State	20–49
Human Response Network	Weaverville	Non-Profit Organizations	20–49
Southern Trinity Health	Mad River	Clinics	20–49
Southern Trinity Joint Unified	Mad River	School Districts	20–49
Trinity Alps Golf Course	Weaverville	Golf Courses	20–49
Trinity County Sheriff's Department	Weaverville	Government Offices – County	20–49
Trinity County Behavioral Health	Weaverville	Government Offices – County	20–49
Trinity County Narcotics Task	Weaverville	Government Offices – County	20–49
Trinity County Resource	Weaverville	Energy Conservation & Management Consultants	20–49
Trinity County Sheriff	Weaverville	Sheriff	20–49
Trinity County Superintendent of Schools	Weaverville	School Districts	20–49
Trinity Lake Resorts & Marinas	Trinity Center	Resorts	20–49

Source: California Employment Development Department, Labor Market Info, Largest Employers by County, 2020

Jobs-to-Housing Balance

Commute times and distances play an important role in housing affordability. These distances are also an indicator of a community’s jobs-to-housing balance. Communities with longer commutes generally have what is considered a poor jobs-to-housing balance, while those with shorter commutes tend to have a strong balance, meaning there is a sufficient number of jobs in the community to serve the residents who are in the workforce. The additional costs associated with extended commuting disproportionately burdens lower-income households who must spend a larger portion of their overall income on fuel and other transportation costs, affecting a household’s ability to afford decent housing. Table II-7 highlights the number of commuters traveling for a given length of time in Trinity County. Of the 4,610 estimated commuters in 2017, almost 78 percent (3,577 commuters) traveled less than 30 minutes to work one way. On average, these commuters are traveling within 20 miles of their residences to work, which in the rural communities of Trinity County would seem to indicate a relatively strong jobs-to-housing balance. According to the 2017 ACS, approximately 89 percent (4,011) of all Trinity County residents work within the county.

Table II-7: Travel Time to Work – Trinity County, 2017

	Number of Commuters	Percentage of Commuters
Less than 10 minutes	1,927	41.80%
10 to 29 minutes	1,650	35.80%
30 to 59 minutes	728	15.80%
60 or more minutes	304	6.60%
Total commuters	4,610	100.00%

Source: US Census Bureau, ACS 2013–2017

Household Characteristics

The US Census Bureau defines a household as all persons who occupy a housing unit. This includes single persons, families, and unrelated individuals living together. Persons living in group quarters such as retirement homes, dormitories, and prisons are counted separately from the household population. The following sections present household characteristics in Trinity County.

Household Growth and Tenure Trends

Tenure refers to whether a unit is owner or renter occupied. Table II-8 indicates the total number of households in the years 2010 and 2017 categorized by tenure. This table shows that from 2010 to 2017, Trinity County lost 621 households, a decrease of over 10 percent. Since 2010, Trinity County has had a consistently high rate of homeownership, at around 70 percent (3,758 owner-occupied units). The county has a large number of mobile homes (which tend to cost less than site-built homes), and the cost of homeownership for all homes in Trinity County is relatively low compared to most urban areas of the state.

Table II-8: Households by Tenure – Trinity County, 2010–2017

Year	Number of Households	Owner-Occupied	Percentage	Renter-Occupied	Percentage
2010	6,083	4,284	70.40%	1,799	29.57%
2017	5,462	3,758	68.80%	1,704	31.20%

Source: US Census Bureau, 2010 Demographic Summary Profile and ACS, 2013-2017

The lower percentage of rental housing and the poor condition as identified in the housing condition section of this report are indicators of a need for affordable rental housing. Any growth in the number of service-oriented jobs will require an increase in the number of affordable rental housing units.

Household Income

A major factor affecting a household’s ability to afford adequate housing is income. The median income of a community is a key indicator used to determine the level of affordable housing need. Median income is an economic indicator identifying the midpoint or middle income of an area’s income distribution; 50 percent of all community households earn more than the median and 50 percent earn less. The US Department of Housing and Urban Development (HUD) and California Department of Housing and Community Development (HCD) have established income categories using county area median income (AMI) as adjusted for household size. These income categories are a guideline for defining housing needs and include the extremely low-, very low-, and low-income categories. Table II-9 illustrates the 2019 HCD income levels for Trinity County by household size. Trinity County’s area median income for 2019 was \$64,800.

Table II-9: Income Levels for Trinity County, 2019

Income Limit Category	Persons in Household			
	1	2	3	4
Extremely Low (0–30% AMI)	\$13,650	\$16,910	\$21,330	\$25,750
Very Low (31–50% AMI)	\$22,700	\$25,950	\$29,200	\$32,400
Low (51–80% AMI)	\$36,300	\$41,500	\$46,700	\$51,850
Moderate (81–120% AMI)	\$54,450	\$62,200	\$70,000	\$77,750

Source: HCD 2019

Table II-10 highlights Trinity County’s income distribution for households by tenure, as estimated by the 2017 ACS. In each category where income was less than \$25,000, it was far more common for those households to be renters, rather than homeowners. Whereas, for all categories where income was greater than \$50,000, it was far more common for those households to be homeowners, rather than renters.

Table II-10: Household Income by Tenure – Trinity County, 2017

Income Category	Owner-Occupied		Renter-Occupied		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Less than \$5,000	175	10.27%	134	3.57%	309	5.66%
\$5,000 to \$9,999	97	5.69%	135	3.59%	232	4.25%
\$10,000 to \$14,999	303	17.78%	192	5.11%	495	9.06%
\$15,000 to \$19,999	223	13.09%	212	5.64%	435	7.96%
\$20,000 to \$24,999	296	17.37%	283	7.53%	579	10.60%
\$25,000 to \$34,999	176	10.33%	445	11.84%	621	11.37%
\$35,000 to \$49,999	198	11.62%	491	13.07%	689	12.61%
\$50,000 to \$74,999	165	9.68%	657	17.48%	822	15.05%
\$75,000 to \$99,999	35	2.05%	522	13.89%	557	10.20%
\$100,000 to \$149,999	19	1.12%	443	11.79%	462	8.46%
\$150,000 or more	17	1.00%	244	6.49%	261	4.78%
Total	1,704	100.00%	3,758	100.00%	5,462	100.00%

Source: US Census Bureau, ACS 2013–2017

Overcrowded Households

The US Census Bureau defines overcrowding as when a housing unit is occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.5 persons per room are considered severely overcrowded and indicate inadequate housing.

Overcrowding is not a significant housing issue in Trinity County according to the ACS. Table II-11 indicates that as of 2016, over 97 percent (3,602) of owner households and 94 percent (1,673) of renter households are occupying units of sufficient size. Overall, about 3.5 percent (193) of total households are overcrowded. This number has dropped from 3.9 percent (222) in 2011 according to the respective Census counts.

Table II-11: Overcrowded Households – Trinity County, 2016

Persons per Room	Owner		Renter		Total Overcrowded	
	Households	Percentage	Households	Percentage	Households	Percentage
1.00 or less	3,602	97.46%	1,673	94.41%	5,275	96.47%
1.01 to 1.50	38	1.03%	79	4.46%	117	2.14%
1.51 or more	56	1.52%	20	1.13%	76	1.39%
Total	3,696	100.00%	1,772	100.00%	5,468	100.00%

Source: 6th Cycle HCD Data Packet: US Census Bureau, ACS 2012–2016

Households Overpaying

Household overpayment is defined by State and federal standards as monthly shelter costs greater than 30 percent of a household’s income, with shelter costs being the monthly owner costs including mortgages, debts on the property, taxes, insurance, and utilities, or the monthly rent plus monthly utilities costs. When paying 50 percent or more, a household falls into the category of severe overpayment. It is important to view overpayment in terms of tenure because renters, especially lower-income renters, tend to pay a larger percentage of their household income toward housing, which leaves less income for other necessities such as food, clothing, transportation, and education. For owners, the cost of housing tends to be more stable and declines over time, as mortgage payments remain constant while income grows.

The HUD Comprehensive Affordable Housing Strategy (CHAS) data, as adapted from the ACS, estimated that just fewer than 28 percent (1,509) of all households are households earning less than 80 percent of the area median income and paying more than 30 percent of their income toward shelter costs. Table II-12 shows to what extent occupied housing units (households) are overpaying for housing costs by tenure and whether or not they were cost burdened (30–50 percent of household income) or severely cost burdened (50+ percent of household income). Of all owner-occupied lower-income households, 48.4 percent (760) were overpaying for housing costs in 2015, while 61.9 percent (749) of lower-income renter-occupied households were overpaying. For those severely cost burdened in the lower-income and extremely low-income categories, the overall percentages were lower but the skew between owners and renters was similar, with more renters carrying a cost burden.

On a case-by-case basis, affordable housing has been provided with Community Development Block Grants (CDBG) and HOME Investment Partnership Program (HOME) grants and loans. While these programs have been helpful, they have reached a very small percentage of those in need of relief from the burden of housing overpayment. Recent efforts to zone lands for multi-family development in areas that provide infrastructure suitable for higher-density housing will help in providing relief.

Table II-12: Households Overpaying – Trinity County, 2015

Type of Household	All Occupied Housing		Owner-Occupied Housing		Renter-Occupied Housing	
	Number	% of Total Housing	Number	% of Total Housing	Number	% of Total Housing
All Households	5,485	100.00%	3,780	68.92%	1,705	31.08%
All Lower Income Households	2,780	50.68%	1,570	28.62%	1,210	22.06%
Paying More Than 50%						
Extremely Low Income	355	6.47%	135	2.46%	220	4.01%
Lower Income	819	14.93%	455	8.30%	364	6.64%
Paying More Than 30%						
Lower Income	1,509	27.51%	760	13.86%	749	13.66%

Source: CHAS 2015

Housing Problems

Households with housing problems include households with a cost burden, living in overcrowded conditions, and/or without complete kitchen or plumbing facilities. Households with a cost burden are households paying shelter costs in excess of 30 percent of their household income and are described in detail above. Table II-13 indicates households broken down by tenure and income category, as reported by CHAS, with housing problems. This data indicates that approximately 76.06 percent (1,080) of renter households making less than 80 percent of the area median income (AMI) have any housing problems, while 51.7 percent (760) of owners have any housing problems. There is a significant difference between low-income renters and owners with housing problems, which only further illustrates the need for affordable rental housing options for Trinity County residents.

Table II-13: Housing Problems – Trinity County, 2015

Household Income Category	With Problems			All Households		
	Renters	Owners	Total Households with Problems	Renters	Owners	Total Households
0–30% AMI	360	250	610	485	420	905
30%–50% AMI	480	300	780	600	460	1,060
50%–80% AMI	240	210	450	335	590	925
80%–100% AMI	45	75	120	175	245	420
100% AMI or more	4	355	359	175	1,975	2,150
Total Households	1,130	1,190	2,320	1,770	3,695	5,465
Percentage of Households (0–80% AMI) with any housing problems				76.06%	51.70%	63.67%

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data 2015

Note: It is important to recognize that, similar to ACS data, the CHAS dataset uses small samples and is subject to large margins of error and therefore may have totals and percentages that are slightly different from other data sources used in this document.

Housing Affordability

Table II-14 outlines the maximum affordable home prices for extremely low-, very low-, low-, and moderate-income households. Maximum affordable monthly mortgage payments, assuming a required 10 percent down payment, are determined by allowing 30 percent of household income for housing costs, based on each income category for a variety of household sizes. According to the table, an extremely low-income household of four can afford a maximum home price of \$81,164 and a very low-income household of four can afford a maximum home price of \$129,532, which is below the 2019 median housing sales price in the county of \$235,833. Housing subsidies would be needed to make homeownership affordable for those with very low and extremely low incomes. Low-income households of four can afford a maximum home price of \$260,824 so could afford houses priced at the median price and above. Homeownership assistance programs at the local level and through the state would be beneficial, particularly to extremely low-income households, to help make larger housing units affordable. Housing subsidies would be necessary to make homeownership a reality for any size home for the very low- and extremely low-income groups.

All households seeking homeownership face the challenge of obtaining the funds necessary to pay the down payment and closing costs, as such funding is substantially harder to collect or obtain by the lower income groups. While homeowners are paying more for housing costs, they have benefits, which are not available to renters, including building equity in their home as a major investment and having the option to sell their home.

Table II-14 also assesses the monthly rents affordable to households of different sizes in the different income categories. An extremely low-income four-person household can afford maximum monthly rental payments of up to \$644 and very low-income four-person households can afford monthly rental payments up to \$810, while low-income households of the same size can afford rents up to \$1,296. The range of current rents in the county shows that extremely low-income households can afford smaller units of one or sometimes two bedrooms (see Table II-18). Very low-income households would have difficulty paying for anything other than the most basic three-bedroom apartment or a studio unit. Low-income households could reasonably afford a two-bedroom apartment. Moderate income families could afford a three-bedroom unit. Lower-income families that require larger units to adequately accommodate family members have a more limited range of units which they can afford.

Table II-14: Housing Affordability Based on 2019 State Income Limits – Trinity County

Income Category	1-Person	2-Person	3-Person	4-Person
Extremely Low				
Annual income limit	\$13,650	\$16,910	\$21,330	\$25,750
Monthly income	\$1,138	\$1,409	\$1,778	\$2,146
Max. monthly rent	\$341	\$423	\$533	\$644
Max. sales price	\$68,664	\$85,063	\$107,297	\$129,532
Very Low				
Annual income limit	\$22,700	\$25,950	\$29,200	\$32,400
Monthly income	\$1,892	\$2,163	\$2,433	\$2,700
Max. monthly rent	\$568	\$649	\$730	\$810
Max. sales price	\$114,189	\$130,538	\$146,886	\$162,983
Low				
Annual income limit	\$36,300	\$41,500	\$46,700	\$51,850
Monthly income	\$3,025	\$3,458	\$3,892	\$4,321
Max. monthly rent	\$908	\$1,038	\$1,168	\$1,296
Max. sales price	\$182,602	\$208,760	\$234,917	\$260,824
Moderate				
Annual income limit	\$54,450	\$62,200	\$70,000	\$77,750
Monthly income	\$4,538	\$5,183	\$5,833	\$6,479
Max. monthly rent	\$1,361	\$1,555	\$1,750	\$1,944
Max. sales price	\$273,903	\$312,888	\$352,124	\$391,110

Source: HCD 2019; <http://www.zillow.com/mortgage-calculator/house-affordability/>

Notes: Affordable monthly rent assumes 30% of gross household income, not including utility cost. Affordable housing sales prices are based on the following assumed variables: 10% down payment, 30-year fixed rate mortgage at 5.25% annual interest rate.

Housing Stock Characteristics

Housing Units by Type

The majority of housing units in Trinity County are composed of single-family detached structures. In 2018, 68.0 percent (6,043) of housing units in the county were single-family dwellings. The number of single-family homes increased from 5,875 in 2010 to 6,043 in 2018, a nearly 3 percent increase overall. The second largest category of housing units is mobile homes, which may include RVs, campers, and similar types. The number of mobile homes in the county also increased slightly from 2,190 in 2010 to 2,233 in 2018, a nearly 2 percent increase. The multi-family home type did not change at all over the past eight years, remaining at 616 units. Multi-family units make up only a small percentage of the county’s housing stock at 6.9 percent (616) of total housing units.

Table II-15: Housing Units by Type – Trinity County, 2010 to 2018

Housing Unit Type	2010	2018	Percentage of Total (2018)	Percentage Change
Single-Family (SF)	5,875	6,043	67.96%	2.86%
Multi-Family (MF)	616	616	6.93%	0.00%
Mobile Homes (MH)	2,190	2,233	25.11%	1.96%
Total Housing Units	8,681	8,892	100.00%	2.43%
Vacant Units (includes SF, MF, MH)	2,598	3,320	37.34%	27.79%

Source: California Department of Finance 2010-2018

Occupied Housing Units

Per Table II-15, the number of vacant units increased 27.8 percent (722) between 2010 and 2018. Table II-16 indicates that the total vacancy rate for Trinity County was nearly 38 percent (3,320) in 2018. That number includes a large portion of housing units that are purposely left vacant for seasonal and recreational use. When not accounting for seasonal vacancies, the vacancy rate is reduced to 9 percent (796). A vacancy rate of 5 percent for rental housing and 2 percent for ownership housing is generally considered healthy and suggests there is a balance between the demand for and the supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford. The table indicates that the vacancy rate in 2018 was 5.6 percent (134) for rentals and 3.4 percent (252) for ownership housing. This would suggest the housing supply for rent and sale overall is sufficient in term of available units.

Table II-16: Occupied Housing Units – Trinity County, 2018

	Number	Percentage
Total housing units	8,788	100.00%
Occupied housing units	5,468	62.22%
Vacant housing units	3,301	37.78%
	Number	Percentage of Vacant Units
Vacant for rent	107	3.24%
Rented, not occupied	27	0.82%
Vacant, for sale only	135	4.09%
Sold, not occupied	117	3.54%
For seasonal, recreational, or occasional use	2,505	75.89%
All other vacant units	429	12.42%
Homeowner vacancy rate		3.42%
Rental vacancy rate		5.61%
Vacancy rate minus seasonal		4.13%

Source: California Department of Finance 2018

The trends in the mix of housing units are expected to continue. Those building second homes and retirees with a good income will continue to build single-family dwellings. For lower- income households, used mobile homes will continue to provide a more economical source of permanent housing. Trinity County administers the Mobile Home (MH) Zoning District which allows mobile home and manufactured home development by-right. The MH Zoning District contains the mobile homes standards (MHS) overlay zone which regulates the roofs, building material, and building age for all mobile homes in the MH district.

Homes Sales Price

A review of the median home sales prices in 2019 for Trinity County from Zillow indicates that the average median sales price in 2019 in the county was approximately \$235,833, per information shown in Table II-17. Median home prices in 2019 were lowest in Hayfork and highest in Douglas City.

Table II-17: Median Sales Price

Community	2019 Median Price
Lewiston	\$268,417
Weaverville	\$230,917
Douglas City	\$278,833
Hayfork	\$199,833
Trinity County	\$235,833

Source: www.zillow.com, January 2020

Rental Prices

Examining the rental housing market is a direct means to identifying rental price information. Rents are ultimately determined by the interaction of supply and demand within the housing market. The two most significant factors contributing to rental prices are location and amenities. Table II-18 provides samples of “typical” rental housing prices in Trinity County as identified through a point-in-time survey conducted in January 2020.

Table II-18: Rental Prices

Type	Number of Units Surveyed	Low	High
Studio	1	\$550	
One-Bedroom	1	\$985	
Two-Bedroom Mobile Home	2	\$1,200*	
Two-Bedroom	3	\$1,100	\$2,000
Three-Bedroom	2	\$550	\$985

* Price is the same for both mobile home listings.

Source: Craigslist and Trinity Journal classifieds, January 2020

Although the monthly cost of rental housing is important, in addition, most landlords require the first month rental payment plus a security deposit prior to a tenant moving in. Some landlords require a minimum monthly income of up to three times the monthly rent. There may also be requirements for deposits to connect to services such as water and electricity and possibly extra charges for additional people or pets. Due to these factors, the actual cost of moving into a rental unit often is a greater burden than the monthly rent.

Recent Housing Units Built and Permitted

County building trends for housing units has been primarily single-family homes. Multi-family housing construction has historically been sparse in the county, and as of January 2020, no new multi-family permit applications have been submitted. The county has had trouble attracting developers of multi-family units. The rural nature, low incomes, and minimal infrastructure are some reasons cited by developers. Most home construction is sparked by individuals seeking single-family homes, and most subdivisions are small, consisting of four parcels or less. Table II-19 shows that since 2015, 124 building permit applications have been approved, none of which were for multi-family units.

Table II-19: Recent Housing Building Permit Applications – Trinity County, 2015–2018

Applications	2015	2016	2017	2018	Total New Housing Permitted (2015–2018)
Single-Family	28	24	52	20	124
Multi-Family	0	0	0	0	0

Source: Trinity County Planning Department 2020

Housing Stock Conditions

Table II-20 shows that as of 2018, about 72 percent (5,180) of housing in Trinity County was 48 years old or newer. The largest boom in new housing construction was between 1970 and 1979 with almost 23 percent (1,661) of the county’s total housing stock built during that decade. New construction of housing declined from the 1980s to 2000, but production rates increased in the 2000s. From 2010 and on, new housing construction has dwindled.

Table II-20: Housing Units by Tenure by Age – Trinity County, 2018

Year	Number	Percentage
2017–2018*	104	1.44%
2010–2016	38	0.53%
2001–2009	1,504	20.79%
1990–2000	770	10.65%
1980–1989	1,103	15.25%
1970–1979	1,661	22.96%
1960–1969	671	9.28%
1950–1959	675	9.33%
Pre-1950	707	9.77%
Total	7,233*	100.00%

Source: US Census Bureau, ACS 2013-2017; Trinity County Planning Department 2018
 *Note: Years 2017 through 2018 values are calculated based on the number of building permits approved by the County during the specified time frame. They do not reflect a census of physical structures built, permitted, and not permitted, during this time. Therefore, this table contains estimates and may have totals and percentages that are slightly different from other data sources used in this document.

A windshield survey was conducted by representatives of the Trinity County Grants Department and the Trinity County Building Department between January and March of 2009 in all portions of the county. A total of 1,511 homes were surveyed, including single-family, mobile, duplex, and multi-family. The survey showed a large number of homes in need of some form of rehabilitation.

Many of the residential units are very old, displaying signs of lead paint and asbestos problems, with substantial structural problems. In the surveyed area, 494 structures were found to be sound, 1,000 units needed some form of rehabilitation, and 55 needed replacement. A point system was used during the survey based on criteria established by HCD.

Sound: 9 or fewer points; no repairs needed, or only one minor repair needed such as exterior painting or window repair

Minor: 10–15 points; one or two minor repairs needed, or only one minor repair needed such as patching and painting of siding, re-roofing, or window replacement

Moderate: 16–39 points; two or three minor repairs needed, such as those listed above

Substantial: 40–55 points; repairs needed to all surveyed items: foundation, roof, siding, windows, and doors

Dilapidated: 56 or more points; the costs of repair would exceed the cost to replace the residential structure

The number of homes in need of repair or replacement increased since the previous survey conducted in 2003, up from 26.7 percent to 45 percent in 2009. This information will be used in applications for CDBGs for rehabilitation of housing units in low-income communities.

Table II-21: Housing Conditions Survey – Trinity County, 2009

	Sound	Minor	Moderate	Substantial	Dilapidated	Total
Single-Family	443	300	283	63	18	1,107
Mobile	41	19	102	149	34	345
Duplex	1	8	10			19
Multi-Family	7	10	15	3	3	38
Total	492	337	410	215	55	1,509
Percentage	33%	22%	27%	14%	4%	100%

Source: Windshield survey conducted by Trinity County Grants and Trinity County Building Department, January–March 2009

According to the County building inspectors, conditions for these homes have likely only worsened since 2009 as the age of the structures has increased. Program 4.1 is included to commit the County to applying for grant funding for a new housing conditions survey and to conduct the survey when funds are available.

Special Housing Needs

Certain segments of the population may have more difficulty finding decent, affordable housing due to their unique characteristics. These special needs groups include the elderly, disabled persons including those with developmental disabilities, large households, female-headed households, farmworkers, and homeless individuals. Examples of special housing needs include accessibility for the mobility impaired and other varied disabilities, transitional housing for those leaving a homeless environment, and housing specifically designed for the physical and social needs of older adults.

Persons with Disabilities

Persons with disabilities may experience difficulty due to a lack of available housing that is specifically designed to accommodate disabilities. Inadequate bathrooms and kitchens, lack of ramps, and narrow hallways are examples of inappropriate design. In addition, persons with disabilities may also have low incomes due to work disabilities. Often, their housing needs are more costly than conventional housing.

The 2017 ACS reported a total of 2,987 persons, just over 23 percent of the total population, over the age of 5 with a disability in Trinity County. Table II-22 indicates the employment status of these persons grouped by age. Nearly 30.7 percent (918) of persons with a disability are not employed (however, this number includes children over the age of 5 and any retirees under the age of 65). Many of the people in this group may be in need of housing assistance, especially if living on a fixed income.

Table II-22: Persons with Disability by Employment Status – Trinity County, 2017

	Number	Percentage
Employed Persons with a Disability	416	14.09%
Not Employed Persons with a Disability	918	31.09%
Persons Age 65 Plus with a Disability	1,619	54.83%
Total Persons with a Disability	2,953	100.00%

Source: US Census Bureau, ACS 2013-2017

In 2009, the County, via funds provided by the Mental Health Services Act, purchased a six-bedroom home, named the Alpine House, with the intended use as a board and care facility. This facility is operated by a licensed operator and provides for persons of 18 years of age or greater with mental disabilities. A special district-operated convalescent hospital houses elderly disabled persons. Other individuals who are under court-mandated conservatorships may also be placed in a private apartment or other facility and be under the protection of an appointed public guardian with the assistance of an agency-sponsored case manager. Otherwise, it is assumed that disabled persons in the county are generally taken care of by family members, in their own home, or under the care of persons in an unregulated private home.

There are several types of disabilities, which can be physical and mental. Census information was collected on the number of persons with disabilities in Trinity County. Table II-23 documents the number of persons with disabilities, by disability type. The totals exceed those shown in Table II-22 because some people have been counted two or more times, depending on whether their disabilities put them into more than one category. Each disability suffered by an individual was tallied separately.

Table II-23: Persons with Disabilities by Disability Type – Trinity County, 2017

	Number	Percentage
Total Disabilities Tallied	5,668	100.00%
Total Disabilities for Ages Under 18	34	0.60%
Hearing difficulty	22	0.39%
Vision difficulty	2	0.04%
Cognitive difficulty	10	0.18%
Ambulatory difficulty	0	0.00%
Self-care difficulty	0	0.00%
Total Disabilities for Ages 18–64	2,530	44.64%

	Number	Percentage
Hearing difficulty	530	9.35%
Vision difficulty	205	3.62%
Cognitive difficulty	451	7.96%
Ambulatory difficulty	721	12.72%
Self-care difficulty	177	3.12%
Independent living difficulty	446	7.87%
Total Disabilities for Ages 65 and Over	3,104	54.76%
Hearing difficulty	994	17.54%
Vision difficulty	361	6.37%
Cognitive difficulty	337	5.95%
Ambulatory difficulty	746	13.16%
Self-care difficulty	183	3.23%
Independent living difficulty	483	8.52%

Source: US Census Bureau, ACS 2013-2017

Persons with disabilities, or their advocates, seeking information or permits from the County to retrofit or construct handicap-accessible/friendly facilities in their residences are treated much the same as any other citizen. No appointments are required. In 2014, the County approved a procedure for requests for reasonable accommodation, which is now available to any eligible applicants with disabilities. All County facilities have been retrofitted to meet the requirements of the Americans with Disabilities Act (ADA), providing wheelchair ramps and wheelchair-accessible counters.

Providing housing for persons with disabilities follows a similar procedure in the county as providing housing for any other special needs group. Trinity County has no special regulations, codes, or policies that would inhibit or constrain the development of housing for disabled persons other than complying with the most recently adopted edition of the Uniform Building Code.

The County has no policies, practices, or zoning laws that violate any section of the fair housing law. As new legislation is passed, the County regularly reviews its codes and ordinances to ensure compliance with the law.

Housing for persons with disabilities, including group homes that provide housing for fewer than six individuals, is allowed in any of the county’s residential zoning districts. No General Plan policies regulate the siting of special needs housing in relationship to one another. In the single-family residential zoning district, group homes of up to six individuals are not discriminated against, as required by State law, even though the individuals occupying the residence may not be related. Group homes housing more than six individuals require a use permit. The County has not processed many permits of this type in the past. Ensuring that such facilities are fully licensed and provide an acceptable occupancy standard for the safe and healthy use of its occupants is an essential component for future success of any new facility. Additional conditions that might arise

from such a request could include ensuring adequate on-site parking and compliance with State law regarding water, sewage disposal, and building codes. When a use permit is required for development of a group home (12 or more individuals), a notice regarding the public hearing is placed in the local paper and notice is sent to surrounding landowners within 300 feet.

Trinity County has made special considerations for disabled housing in its parking requirements. The County adopted Ordinance No. 315-806 in January 2014 that amended Section 30(I)(2) of the Zoning Ordinance to allow up to a 50 percent parking reduction for senior housing or group care homes upon approval by the Planning Director.

Persons with Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual that includes mental retardation, cerebral palsy, epilepsy, and autism. Senate Bill (SB) 812 requires Trinity County to include the needs of individuals with a developmental disability within the community in the special housing needs analysis.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 330,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Trinity County is served by the Far North Regional Center, which provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. Table II-24 provides information about the county’s population of developmentally disabled persons based on their residence type and age group.

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, housing accepting Section 8 vouchers, special programs for home purchase, U.S. Housing and Urban Development (HUD) housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group. Incorporating “barrier-free” design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for developmentally disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

To improve access to housing for those with developmental disabilities, Program 5.4 is included that directs the County to work with housing providers and provide incentives to ensure the needs of those with developmental disabilities and other special needs are met.

Table II-24: Persons with Developmental Disabilities – Trinity County, 2018 Developmental Disability by Residence Type

Community Care	Home with Parent or Guardian	Independent/Supported Living	Intermediate Care Facility	Foster/Family Home	Other	Grand Total
0	<127	<55	0	<11	<11	<204
Developmental Disability by Age Group						
Under 18 years			Over 18 Years			Grand Total
<56			<135			<191

Source: 6th Cycle HCD Data Packet: California Department of Developmental Services 2018

Seniors

The special needs of many elderly households (those 65 and older) often result from their lower fixed incomes, physical disabilities, and dependence needs. However, those elderly households that have purchased and paid off their homes have their homes as a major financial asset. Table II-25 provides estimates for Trinity County householders by age based on the American Community Survey. This table shows that approximately 38 percent (2,060) of all households in Trinity County are headed by a person 65 years or older. Over 88 percent (1,819) of those elderly headed households are homeowners; the other 12 percent (241) are renters. While the proportion of elderly renters is low, if rental housing costs increase, housing affordability can be severely impacted for the elderly, who are usually on fixed incomes.

Table II-25: Householders by Tenure by Age – Trinity County, 2017

Age Category	Owner Occupied		Renter Occupied		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Householder 15–24 Years	11	0.29%	29	1.70%	40	0.73%
Householder 25–44 Years	529	14.08%	691	40.55%	1,220	22.34%
Householder 45–64 Years	1,399	37.23%	743	43.60%	2,142	39.22%
Householder 65 Years and Over	1,819	48.40%	241	14.14%	2,060	37.72%
Total	3,758	100.00%	1,704	100.00%	5,462	100.00%

Source: US Census Bureau, ACS 2013–2017

Table II-26 was created with data from the 2013–2017 ACS and shows the senior population estimates for Trinity County by income. Almost 54 percent (1,104) of the senior population earns over \$35,000 annually, while the other 46 percent (956) earn less.

Table II-26: Senior Households by Income – Trinity County, 2017

Income Bracket	Number of Households	Percentage of Households
\$14,999 and Below	387	18.79%
\$15,000 to \$24,999	294	14.27%
\$25,000 to \$34,999	275	13.35%
\$35,000 to \$59,999	436	21.17%
\$60,000 and Above	668	32.43%
Total Elderly Households	2,060	100.00%

Source: US Census Bureau, ACS 2013-2017

As they age, seniors face a number of needs related to their changing physical and financial capacity. As they become less mobile, seniors may require physical modifications to their homes to permit greater accessibility and increase their ability to live independently. Seniors need access to health care and other supportive services, as well as transportation access to these services. A common special need for a portion of the elderly population is assisted living facilities that combine meals and medical and daily living assistance in a residential environment.

The County commissioned a needs study for low-income elderly housing in the community of Mad River, which also included an analysis of low-income elderly housing in Hayfork. Eskaton Hayfork Manor, a HUD 202 program facility, was constructed in Hayfork with a total of 30 units. The report, prepared by M.E. Shay & Company, found that the senior housing project in Hayfork has never been 100 percent occupied. The facility continues to lose residents through illness or death at a rate equal to or in excess of new eligible households. The property manager reported that many of the residents were not suited to living independently and needed a higher level of care. Information from Eskaton in 2015 confirms these trends continue. In addition, Eskaton confirmed that assisted living is still a primary need for seniors in the County.

Large Households

Large households are defined as households with five or more persons. They can have difficulty securing adequate housing due to the larger number of bedrooms they need (three or more) to avoid overcrowding. It becomes even more difficult when large families try to find adequate rentals within their budget, because rentals typically have fewer bedrooms than ownership housing. Low-income large families typically need financial assistance to secure affordable housing that meets their space needs.

As discussed earlier, overcrowding is not a significant housing issue in Trinity County, with overcrowded households representing only 3.5 percent (320) of the households, approximately half of which are renters. As shown in Table II-27, large households comprise 5.86 percent (320) of the total households in the County. Large household needs are not a significant housing issue in the county.

Table II-27: Household Size by Tenure – Trinity County, 2017

Tenure	Owner	Renter	Total
Householder Living Alone	1,048	652	1,700
Percentage of Total Households	27.89%	38.26%	31.12%
Households 2–4 Persons	2,570	872	3,442
Percentage of Total Households	68.39%	51.17%	63.02%
Large Households 5+ Persons	140	180	320
Percentage of Total Households	3.73%	10.56%	5.86%
Total Households	3,758	1,704	5,462

Source: US Census Bureau, ACS 2013-2017

Farmworkers

According to the 2017 Census of Agriculture, there are an estimated 123 farmworkers in Trinity County. Farmworkers are classified into permanent farmworkers working 150 days or more, seasonal farmworkers working less than 150 days and earning at least half of their annual income from farming, and migrant farmworkers who have seasonal tenure and travel great distances for work. Table II-28 indicates that approximately 66 percent (81) of the county’s farmworkers, work fewer than 150 days out of the year. The characteristics of migrant and seasonal farmworkers make it difficult to collect data. They often do not have a fixed address and work intermittently in various agricultural and nonagricultural occupations during a single year, with only casual employer-employee links. Many live in rural, often remote areas. Many have limited English-speaking abilities and relatively low educational levels and are unfamiliar with and even distrustful of government agencies and agents, including those who work for the Census Bureau. Inaccurate data makes it difficult to determine the seriousness of housing and other needs and the types of services required by this population. Despite these difficulties with collecting accurate data, it is well known that wages for farmworkers tend to be some of the lowest, which indicates that affordable housing for farmworkers is an identified need.

However, most of these jobs are in the Trinity County forest industry, including tree planting and logging operations. These types of operations do not require workers to be on the job site around the clock like some farming industries; as a result, many of their housing needs are addressed off the job site. In addition, the farmworkers in Trinity County may not fit with other general farmworker trends discussed above, including the large percentage of the overall California farmworker population that are noncitizens. Program 5.4 addresses the needs of farmworkers and others with special needs in Trinity County.

Table II-28: Farmworkers by Days Worked – Trinity County, 2017

	150 Days or More	Fewer Than 150 Days	Total
Farms with Fewer Than 10 Workers			
Farms	2	16	18
Farms with 10 or More Workers			
Farms	3	6	9
All Farms			
Workers	42	81	123

Source: USDA Census of Agriculture 2017

Female-Headed Households

The US Census provides data on the total number of households headed by a female, the number of those with children, and the number with incomes below the poverty level. The data is not provided separately by tenure. The data includes all female heads of households; those without children may be supporting parents, or a single parent may be supporting an adult child or relative. Female heads of household are often the households most in need of affordable housing, childcare, job training, and rehabilitation funds.

The 2013–2017 ACS indicated that there were 532 female-headed households in Trinity County. Of the female-headed households, 327 households, 6.0 percent of all households, had children under the age of 18 and 131 were under the poverty level, representing 27.1 percent of all female-headed households.

Table II-29: Female-Headed Households – Trinity County, 2017

Householder Type	Number	Percentage of Total Householders
Female-Headed Householders	532	9.74%
Female Heads with Own Children	327	5.99%
Female Heads without Children	205	3.75%
Total Householders	5,462	100.00%
	Number	Percentage of Total Families Under the Poverty Level
Female-Headed Householders Under the Poverty Level	131	27.07%
Total Families Under the Poverty Level	484	100.00%

Source: US Census Bureau, ACS 2013-2017

Most female-headed households are either single elderly women or single mothers. Traditionally, these two groups have been considered special needs groups because their incomes tend to be lower, making it difficult for them to obtain affordable housing, or because they have specific needs related to housing (such as childcare or assisted living support). Single-mother households have a

greater need for housing with convenient access to childcare facilities, public transportation, and other public facilities and services.

Female-headed households with children and no spousal support frequently depend on public assistance and/or work in jobs that pay low wages. As a result, their housing choices are very limited, and most are probably paying more than 30 percent of their total incomes for housing. The County should encourage affordable day care facilities as a way of helping female-headed households meet their housing needs (see Program 5.4). Additionally, because of their economic conditions, construction of multi-family rental housing would also help this group.

Housing Needs of Extremely Low-Income Households

Extremely low-income households are defined as earning 30 percent or less of the area median income. This group is one of the neediest in the population because its household incomes are so low and require the deepest of housing subsidies in order to make housing affordable. Per HCD guidelines, 50 percent of Trinity County's very low-income Regional Housing Needs Allocation (RHNA) number qualifies as extremely low income. Trinity County's projected estimate of the extremely low-income housing need for 2018 to 2024 is approximately one unit. Most, if not all, extremely low-income households require rental housing. Extremely low-income households likely face housing problems such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. Also, many of the extremely low-income households fall within a special needs category (disabled, seniors, large households, or female-headed households) and require supportive housing services. Most families and individuals receiving public assistance, such as social security insurance or disability insurance, are considered extremely low-income households. Many minimum wage workers would also be considered extremely low-income households.

Families and Persons in Need of Emergency Shelter

Homelessness is caused by a number of social and economic factors, including a breakdown of traditional social relationships, unemployment, shortage of low-income housing, cuts to public subsidies to the poor, and the deinstitutionalization of the mentally ill.

The Human Response Network (HRN) operates shelter and transitional housing facilities in Trinity County. The HRN conducted a homeless point-in-time survey in January 2019. Those which met HUD definitions of homelessness amounted to 66 households, 70 adults, 2 young adults, and 8 children.

The HRN provides three small facilities, two travel trailers, and one mobile home for emergency housing (7 beds), and four duplexes for transitional housing (34 beds). All are located in Weaverville.

Information provided by HUD for the Continuum of Care serving Colusa, Glenn, Lake, Tehama, and Trinity counties indicates that in 2018 there were a total of 164 year-round shelter beds in the five counties (see Table II-30).

Table II-30: Shelter Facilities – Colusa, Glenn, Lake,

Tehama, and Trinity Counties, 2018

Facility Type	Adult & Child Beds*	Adult-Only Beds	Child-Only Beds	Total Year-Round Beds
Emergency Shelter	53	4	0	57
Transitional Housing	63	8	0	71
Rapid Re-Housing	31	5	0	36
Total	147	17	0	164

*Adult & Child Beds refer to beds for households with one adult (age 18 or older) and at least one child (under the age of 18).

Source: HUD 2018, Continuum of Care Point-in-Time Survey

Note: This data is based on estimates by the Continuum of Care for Colusa, Glen, Lake, Tehama, and Trinity counties.

A homeless person lacks consistent and adequate shelter. Homeless persons can be considered resident (those remaining in an area year-round) or transient. Emergency and transitional shelters can help address the needs of the homeless. Emergency shelters provide a short-term solution to homelessness and involve limited supplemental services. In contrast, transitional shelters are designed to remove the basis for homelessness. Shelter is provided for an extended period of time, and is combined with other social services and counseling, to assist in the transition to self-sufficiency.

For mentally disabled persons who are ambulatory, one of the six beds at the Alpine House is dedicated as a “respite” bed, meaning the individual who is admitted can stay without payment for two-week increments while other housing is being located. Further, the County provides once-in-a-lifetime assistance through the CalWORKS and Cash Aid program. This program can provide the security deposit and one month’s rent for families with children.

The County allows emergency shelters without discretionary review in all zoning districts that allow single-family dwellings in the county. There are thousands of vacant acres in these zones, including locations near services in the various communities throughout Trinity County.

At-Risk Housing Units

State legislation (Chapter 1451, Statutes of 1989) requires that all housing elements include an analysis of at-risk housing within the jurisdiction and, if necessary, the development of programs to preserve or replace those assisted housing units. Many subsidized units are multi-family rental units that provide rental housing at below market rates. If these units cease to be assisted, the owners of the properties may increase unit rents to market rates. Should this occur, low-income housing might be lost, making it difficult for the County to meet its goals for providing adequate affordable housing. The multi-family units to be considered are any units that were constructed using various federal assistance programs, State or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Low-income multi-family housing is considered to be at-risk if it is eligible to convert to non-low-income or market-rate housing due to (1) the termination of a rental subsidy contract, (2) mortgage prepayment, or (3) the expiration of affordability restrictions. The time period that is to be considered in making this determination is the ten-year period following the beginning of the Housing Element planning period (from August 31, 2019, to August 31, 2029).

Assisted Units in Trinity County

Table II-31 lists the units in Trinity County that are assisted and potentially at risk during the ten-year period.

Table II-31: Assisted Housing Inventory – Trinity County, 2018

Project Name	Tenant Type	Total Assisted Units	Total Units	Funding Sources	Expiration Date
Weaver Creek Apartments	Large Family	25	26	LIHTC, USDA	8/18/2017
Weaver Creek Senior Apartments	Senior	37	38	LIHTC, USDA	5/19/2018
Eskaton Hayfork Manor I	Senior	10	10	HUD Section 202	9/30/2044
Eskaton Hayfork Manor II	Senior	10	10	HUD Section 202	7/31/2046
Eskaton Hayfork Manor III	Senior	10	10	HUD Section 202	2/28/2037
Totals		92	94		

Source: 6th Cycle HCD Data Packet 2018: California Housing Partnership Corporation 2018

Loss of Assisted Housing

From time to time, restricted units lose their affordability controls or subsidies and revert to market rates. As shown in Table II-31, in Trinity County two assisted projects are at risk of conversion before August 31, 2029, with a total of 62 assisted units. Upon contact, the property owner for both developments, CBM Group, confirmed that they still adhere to the affordability restrictions and have no intention of converting in the future. Without binding State or federal affordability restrictions, however, the status of these units is unstable.

Preservation and Replacement

Generally, the cost of preserving assisted housing units is estimated to be significantly less than replacing units through new construction. Preserving units entails covering the difference between market rates and assisted rental rates. New construction tends to be less cost efficient because of the cost of land and labor, which is often a limiting factor in the development of affordable housing. To maintain the existing affordable housing stock, the County may either work to preserve the existing assisted units or replenish the affordable housing inventory with new units.

Preservation

Rental subsidies using non-federal (State, local, or other) funding sources can be used to maintain affordability of the 62 at-risk affordable units. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit. In Trinity County, the 2019 fair market rent is

determined to be \$684 for a one-bedroom unit, \$852 for a two-bedroom unit, and \$1,229 for a three-bedroom unit.

The feasibility of this alternative is highly dependent on the availability of unit type and other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided. However, with the passage of SB 329, it is no longer legal for landlords to discriminate based on the applicants’ source of income, including vouchers. As indicated in Table II-32, the total cost of subsidizing the rents for all 62 at-risk units is estimated at \$11,151 per month or \$133,806 annually.

Table II-32: Estimated Costs of Preserving At-Risk Units

Unit Size	Total Units	Fair Market Rent	Very Low Income (50% AMI)	Affordable Monthly Rent	Monthly per Unit Subsidy	Total Monthly Subsidy
One Bedroom	44	\$684	\$22,700	\$568	\$117	\$5,126
Two Bedrooms	10	\$852	\$25,950	\$649	\$203	\$2,033
Three Bedrooms	8	\$1,229	\$29,000	\$730	\$499	\$3,992
Totals	62					\$11,151

Source: HUD 2020, HCD 2019, 6th Cycle HCD Data Packet 2018, Apartments.com

Replacement

The construction of new low-income housing units is a means of replacing the 62 at-risk units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e., number of bedrooms), location, land costs, and type of construction. Based on cost estimates gathered from Danco Builders, a developer of multi-family structures throughout Northern California, a typical single-story multi-family building of approximately 15,000 square feet and with 900-square-foot apartments has a cost of \$333 per square foot cost for construction with prevailing wage (Johnson 2020). This cost per square foot would result in a cost per unit for 900-square-foot units of \$299,700.

Using this general estimate, it would cost approximately \$18.6 million to develop 62 new units to replace the at-risk units. Given the County’s limited financial resources, development of replacement housing must rely on partnerships with nonprofit or for-profit housing developers or other public entities. Appendix 2 identifies programs and organizations interested in preserving at-risk housing.

Acquisition

Another option would be for a nonprofit organization to purchase an existing multi-family complex, rather than build a new one, lowering the per unit cost significantly. A survey of prices on Zillow.com and Realtor.com done in January 2020 showed that multi-family projects in Trinity County were selling for between \$549,000 (4-unit project) and \$1.3 million (9-unit project). These sales prices break down to a per unit cost range of \$137,250 to \$144,444 per unit.

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. The cost of acquiring the two at-risk projects and transferring ownership to nonprofit organizations is the second highest of the three quantified options (starting at approximately \$8.7 million to replace 62 units based on the lowest market price identified). In comparison, the annual costs of providing rental subsidies required to preserve the 62 assisted units are relatively low (\$133,806). However, long-term affordability of the units cannot be ensured in this manner. The option of constructing 62 replacement units has the highest cost (costing approximately \$18.6 million). The best option to preserve the at-risk units appears to be the purchase of affordability covenants.

Prepayment of Federal Insured Loans

The federal government provides low-interest financing or mortgage insurance to housing developers in return for guaranteeing that rents are maintained affordable to lower-income households. Since an owner's debt service was reduced through mortgage subsidies, the property owner could maintain rents below market levels. After 20 years, the owner could prepay the mortgage and lift the rent restrictions or maintain the affordability controls until the mortgages were paid off.

In the mid-1970s, the federal government utilized the Section 8 program to encourage the production of affordable rental housing. Under the Section 8 program, HUD offered a 15- or 20-year contract to provide rental subsidies to property owners in return for making the units affordable to very low-income households. The subsidy is typically the difference between 30 percent of the household income and a negotiated fair market rent for the area. After the expiration of a Section 8 contract, an affordable complex may convert to market rents. The Section 8 (Housing Choice Voucher) Program for Trinity County is administered by the Shasta County Housing Authority (SCHA). The SCHA serves four counties (Trinity County, Shasta County, Modoc County, and Siskiyou County), and there are 1,026 vouchers in use overall. The waitlist was last open in April 2019 when 1,100 households applied to the waiting list for vouchers.

HUD provides the Mark-to-Market and Mark-Up-to-Market programs for Section 8 projects seeking renewal. If current contracted rents exceed the fair market rent (FMR), HUD will provide favorable tax treatment to property owners in return for preserving the units at affordable rents (Mark-to-Market). For apartments renting at or below FMR rates, HUD allows rents to be increased to levels comparable to market rents, though not exceeding 150 percent of the FMR (Mark-Up-to-Market). When a complex with an expiring Section 8 contract is at risk of conversion, the below-market stock is most likely to be converted given the higher market rents in the area.

The Section 515 program has a loan term of 50 years. Therefore, the projects funded under the 515 Program are typically not considered to be at risk. In order to prepay the Section 515 loan, a project owner must demonstrate that affordable housing for farmworkers is no longer needed in the region. Based on Rural Housing Service staff assessment, few projects in the nation have been able to demonstrate the diminished need. Furthermore, Rural Housing Service staff indicated that the agency usually offers additional incentives to entice project owners to continue maintenance of the units as affordable housing.

Chapter Three: Resources and Constraints

Regional Housing Need

A requirement of State law (Sections 65583(a) and 65584 of the California Government Code) is that each city and county must accommodate its share of the region’s future housing construction needs. State law also establishes the method for determining regional housing construction needs. The California Department of Housing and Community Development (HCD), working with the California Department of Finance (DOF), prepares regional population projections and from these projections, estimates housing construction needs for each region of the state. Regions are based on metropolitan and non-metropolitan housing market areas. Then a share of the regional housing need is allocated to each city and county. The allocation specifies the housing needs for each of four income categories (very low, low, moderate, and above moderate). This need is referred to as the Regional Housing Need Allocation (RHNA). The RHNA is seen as an estimate of the minimum new construction need for the county.

Table III-1 summarizes Trinity County's housing construction needs for the period from July 2018 to June 2024, as provided by HCD. Per HCD, Trinity County must accommodate two dwelling units, and should be affordable to extremely low-income, very low-income, or low-income households.

Table III-1: Regional Housing Needs (2018 to 2024) – Trinity County

Regional Housing Needs Allocation	
Income Category	New Construction Need
Extremely Low (0%–30% of Area Median Income (AMI))* and Very Low (31%–50% of AMI)	1
Low (51%–80% of AMI)	1
Moderate (81%–120% of AMI)	0
Above Moderate (over 120% of AMI)	0
Total Units	2

* The Extremely Low AMI category is included within the Very Low AMI and accounts for 11.4% of the total RHNA allocation based on HCD-accepted methodology.

Analysis of Zoning That Facilitates Development for Lower Income Households

Although State law requires the Housing Element to address the housing needs of all income groups, the County must focus special attention on meeting the needs of extremely low-, very low-, low-, and moderate-income households. These households face the greatest challenges in obtaining affordable housing. The County can satisfy its responsibility for providing adequate sites for housing, especially for these lower- and moderate-income households, by ensuring there is an adequate supply of sites for attached housing, multi-family rental housing, mobile homes, secondary dwelling units, and other forms of housing with the potential to provide affordable shelter.

All of the zoning districts that allow residential development facilitate development for lower income households. Trinity County has very minimal regulations for development, and fees are based on cost recovery as dictated by State law. Further, maximum densities can easily be achieved given the County's flexible development standards. For example, in the R3 zone, with heights of two stories and lot coverage of 40 percent, 22 units per acre is easily achievable even with larger unit sizes for apartments.

Low-income housing developers have made efforts to acquire land that is already zoned for multi-family use with infrastructure in place. Their previous efforts have been unsuccessful due to the lack of properly zoned properties with adequate size, location, or willing sellers. However, the County is presently collaborating with Rural Communities Housing Development Corporation (RCHDC) to bring a new affordable housing complex to Weaverville. The project will be located at 161 Ransom Road, APN: 024-510-02-00. The 4.98-acre, vacant site is currently zoned for low-density, single-family residential (R1A). The parcel will need to be rezoned to high-density multi-family residential (R-3) and the General Plan map will need to be amended. It is expected that RCHDC will purchase the property from the current owner. The project will consist of 30 one- and two-bedroom units. The project will be developed and funded through support from the No Place Like Home (NPLH) and Low-Income Housing Tax Credits (LIHTC) programs. Of the 30 units, approximately half will be reserved for homeless or at risk of homeless persons with mental illness in the extremely low-income category. These residents will have their rent subsidized. Case managers will be on-site and referrals and transportation to supportive services will be available as needed. The remaining units will be available to lower income households. While the income levels have not yet been determined for those units, it is anticipated that Section 8 Housing income guidelines will be employed, constituting very low-income and low-income units. Water will be provided by the Weaverville Community Services District and sewer service will be provided by the Weaverville Sanitation District. This project is not included in the vacant land inventory.

Availability of Infrastructure to Identified Lands

All of the parcels in the vacant land inventory are located in the Trinity Public Utilities District, which provides electrical service.

The following is a discussion of the major water and sewer service providers serving major population areas. This information provides details of the individual districts' service capacities, issues, and challenges.

Lewiston

The main provider in Lewiston is the Lewiston Community Services District, which has 210 active service connections for both water and sewer and capacity for an additional 140 connections. There are 82 realistic units identified in the vacant land inventory within the Lewiston Community Services District. This company was originally developed when the Trinity Lake Dam was constructed and serves the worker housing development created at that time. The company acquired the Lewiston Park Mutual Water Company and the Lewiston Valley Water Company in 2015 and 2012, respectively. The water system is composed of a well field, raw water intake structure on the Trinity River, surface water direct filtration treatment plant, two storage tanks, and a distribution system. They are currently undergoing a \$17 million upgrade to the sewer system,

replacing existing connections, pipelines, and the sewer treatment plant. According to staff at the Lewiston Community Services District, the water and sewer systems have capacity and water to serve both existing and future need.

Several other small water facilities are in operation serving small areas such as trailer parks.

Weaverville

Weaverville Community Services District: The district currently serves a population of 3,600 with 1,640 service accounts (25 commercial, 4 industrial, 8 landscaping, and 1,376 single-family dwellings). From 1981 to 2011, the district's population had a growth rate of 1.2 percent; however, the rate has only been 0.6 percent in the last 10-year period. The district comments that based on a 1 percent annual growth rate, there is sufficient supply until 2050. Currently there is a need for increased fire flow capacity in one location in the Timber Ridge service zone. The 2011 Master Water Plan and district staff indicate that current water sources, with some future improvements, provide firm capacity to serve all the needs of current and future water users within the district.

Weaverville Sanitation District: The district currently serves 1,250 service accounts with a maximum potential of 2,600 service connections. The facility has an average daily flow of about 0.3 million gallons per day (mgd) in summer up to 2.5 mgd for a peak wet weather flow. The district comments that currently the facility overall operates at 60 percent of its design capacity, and further that the treatment plant was designed for potential expansion with a service design capacity of up to two times the existing capacity. Upgrades to the collection and conveyance systems are the most significant infrastructure needs, and the district is implementing rehabilitation projects to retain and increase capacity. There are areas on the outskirts of the community that could be incorporated into the district, if desired by property owners.

There are 379 realistic units identified in the vacant land inventory within Weaverville Community Services District and Weaverville Sanitation District.

Hayfork

The Trinity County Waterworks District #1 is the water and sewer system provider for the community of Hayfork. There have been recent improvements to both systems that would increase the capacity to serve customers. The district recently completed infrastructure for non-potable water for irrigation projects, which has lowered demand on the potable water treatment plant. According to staff, with recent improvements, the district anticipates that current water sources are sufficient for Hayfork in the near term. There are 103 realistic units identified in the vacant land inventory within Trinity County Waterworks District #1.

The water treatment plant is regulated by the State to have a capacity of 1.2 mgd. Separately, the district has an irrigation water capacity of 2.0 mgd. In August 2011, the district produced a high of 30.1 million gallons during the entire month. Since that time, the district has separated its potable water from its irrigation supply water for the two biggest consumers of water (the fairgrounds and the schools). Previously, all water utilized by these facilities was from the potable water system. It is now estimated that a minimum reduction 20 percent to the potable water system will result.

The sewer system is permitted to process an average wet weather flow of 0.250 mgd. Currently, the average flow is approximately ± 30 percent of capacity. The district recently approved the spraying of treated water on an agricultural field, which provides an alternative method to process treated wastewater. This would further increase the system's overall capacities.

The remainder of the county has various very small state and locally regulated water districts, with the vast majority of the area in the county only served by individual, on-site water systems. Similarly, there are a few regulated septic systems, mostly small systems serving mobile home parks. The remainder of the county is served by individual, private, on-site septic systems.

Constraints on Capacity

Many of the parcels in the county do not meet the minimum parcel size dictated by the zoning district. The County continues to allow development of these parcels, which pre-existed the current zoning. Section 33.1 of the Trinity County Zoning Ordinance considers a nonconforming parcel of land that does not comply with access, area, or width requirements for the zoning district in which it is located to be a lawful building site; the parcel may be used as a building site if it meets the criteria contained in that section of the ordinance. The criteria state that the parcel has to have been a legally created parcel under local ordinances or State law at the time of its creation or it had to have been a parcel legally created by deed prior to the enactment of the current zoning, or the parcel is the result of an approved boundary line adjustment. Therefore, if 20 parcels in Lewiston are zoned RR-1 but only one parcel is actually one acre or more in size, the other 19 parcels could still be built upon providing the soils are adequate for sewage disposal and there is a water source.

There are very few instances when a parcel is deemed unbuildable. Trinity County's floodplain ordinance allows development within 100-year floodplains as long as the development meets the regulations of the ordinance. Slopes may be built upon, although engineering may be required for foundations. If an entire parcel is encumbered by an active slide, exceeds a 30 percent slope, will not percolate for sewage disposal, or there is no water source, then it may be determined that the parcel is unbuildable. Some other hindrances to the development of the unclassified lands is their remote location, cost in obtaining access, cost to truck building materials to the site, and general cost of site development.

For an in-depth discussion of constraints that can be a determining factor on realistic capacity, see the subsection titled Environmental Constraints in the Analysis of Non-Governmental Constraints.

Land Inventory and Capacity by Zoning District

Nearly 76 percent of all land in Trinity County is government owned. Another 14 percent is in the Timberland Production Zones (TPZ) or Agriculture Preserve Zones (APZ), leaving just 10 percent open to development. Development is further constrained by the fact that Trinity County lies within two mountain ranges, as mentioned in Chapter One (General County Characteristics); there is very little "flat" land in the county. Of the private land open to development (or some 208,899 acres), there are rivers, streams, mountainsides, unstable slopes, wetlands, and sensitive habitats with which to contend. Trinity County has a limited land base due to a very large percentage of federal and State ownership, already developed lands, steep mountainous topography, and floodplains.

The attached Appendix 1 provides an inventory of vacant parcels that are available to meet Trinity County's RHNA requirement. The inventory provides the potential development capacity based on existing zoning, as well as considering other constraints to development. Capacity is based on a theoretical 70 percent buildout of parcels, e.g., only 70 percent of the total development potential was factored as reasonable considering other constraints to development such as setbacks, parking, access needs, and development of other necessary infrastructure. Only parcels that are located within a water and sewer district with sufficient capacity and available connections to provide services for residential development are included in the inventory for this Housing Element. All parcels included in the inventory are in Hayfork, Lewiston or Weaverville.

There is an abundance of vacant land appropriately zoned to meet State RHNA numbers. The inventory includes only vacant parcels and does not include the following other types of parcels, which also have potential future residential development but are not counted for the purposes of this Housing Element:

1. Underutilized parcels which may be available for redevelopment based on the presence of limited property improvements or buildings that have reached their useful lifespan.
2. Parcels located in a water or sewer district that presently does not have sufficient capacity or available connections to provide services for new residential development.
3. Parcels located outside of any water or sewer district. There are many rural parcels with appropriate zoning for residential development that could rely on private wells and septic systems.
4. Any parcels that are "unzoned" or Unclassified, regardless of whether or not they have a General Plan designation consistent with residential development. This county contains extensive areas that were never zoned following adoption of the General Plan Land Use Element. Those parcels are typically zoned at the time of new significant development or subdivision. Eventually, such lands will be zoned upon consideration of an updated General Plan; however, pending funding opportunities, they will remain in reserve for future development.
5. Any parcels smaller than half an acre or larger than 10 acres.
6. Parcels in flood zones
7. Parcels with average slope of 30 degrees or more

Table III-2 summarizes the number of parcels in the vacant land inventory by income category and zoning district. Table III-3 shows the RHNA compared with the vacant land inventory.

Table III-2: Developable Housing Potential by Zoning and Income Group

Income Category	Land Use Designation	Number of Parcels	Acres	Maximum Units	Realistic Units
Lower	R2	4	3.6	52	35
	R3	10	11.1	241	163
	<i>Lower Subtotal</i>	<i>14</i>	<i>14.7</i>	<i>293</i>	<i>198</i>
Moderate	R1	19	24.6	178	117
	R1A	16	32.1	233	154
	<i>Moderate Subtotal</i>	<i>35</i>	<i>56.7</i>	<i>411</i>	<i>271</i>
Above Moderate	RR10	13	34.7	13	13
	RR5	5	20.2	5	5
	RR2.5	18	65.3	29	20
	RR1	13	14.1	15	13
	R1L	2	2.1	4	2
	R1M	21	17.9	78	42
	<i>Above Moderate Subtotal</i>	<i>72</i>	<i>154.3</i>	<i>144</i>	<i>95</i>
Total		<i>121</i>	<i>225.7</i>	<i>848</i>	<i>564</i>

Source: Trinity County Building and Development Services Department and Trinity County Resource Conservation District, 2020.

Table III-3: Progress in Meeting Regional Housing Need Allocation

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Totals
2019–2024 RHNA	1 ¹		1	0	0	2
2019–2024 Constructed and Approved	0	0	0	0	90 ²	90
Remaining Unaccommodated RHNA	1		1	0	0	2
Vacant Land Inventory	198			271	95	564
Surplus Units to Address RHNA	196			271	185	652

Source: HCD, 2019, Trinity County Building and Development Services Department and Trinity County Resource Conservation District, 2020

Notes:

1. Per HCD guidance, the RHNA for extremely low, very low, and low income can be combined and addressed by sites allowing a jurisdiction’s default density. Trinity County’s default density is 10 units per acre.
2. These 90 units consist of: 54 single-family dwellings, 33 manufactured homes, 2 conversions from storage to dwelling and 1 ADU. None are deed-restricted affordable. In the absence of data on size or other details, all 90 are counted in the above moderate category.

Analysis of Governmental Constraints

Land Use Controls

The County administers minimal land use controls. The County does not have growth controls, open space requirements, or any other land use controls outside of zoning on residential development.

General Plan

Trinity County’s General Plan establishes policies that guide new development, including residential development. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the county. The County’s land use designations are grouped into three major categories: Community Development, Village, and Natural Resources. All other subcategories are grouped in these three categories. The land use designations established in the General Plan that allow single-family and multi-family residential developments are shown in Table III-4.

Table III-4: Trinity County General Plan Residential Land Use

Designation	Description
Community Development, General	These are areas of the county with viable communities incorporating all densities of dwelling units, including single- and multi-family dwellings and mobile homes. Other designations below are applicable within Community Development areas unless a Specific Plan has been adopted.
Community Residential	Offers various locations within the general sphere of the major communities in Trinity County where residential development both is desirable and is to be encouraged. The residential development allowed here should generally be higher density than rural and is intended to be more efficient for the supplying of community services. These services may include roads, lighting, water, sewer, and the like.
Village, General	This designation is for small groups of residences and/or commercial enterprises.
Village	This designation is for a variety of land uses including single-family and multi-family residences and various commercial service facilities. Heavy industrial uses are not allowed in the Village designation.
Natural Resource, General	This designation allows resorts, sparse residential development, and recreational development with minimal impacts to the natural environment.
Agriculture	This designation is preserved for agricultural production. It allows single- family, rural housing, and associated structures to adequately run an agricultural operation.
Rural Residential	This designation allows low-density housing units, consistent with minimal County services.

Source: Trinity County 1988 General Plan

Table III-5 provides a summary of allowed residential densities for General Plan land use categories that allow residential development.

Table III-5: Trinity County Allowable Residential Density by Land Use Category

Land Use Category	Minimum Residential Density (du/ac)	Maximum Residential Density (du/ac)
Community Development		
Community Residential	1	12
Village General		
Village	No minimum	12
Natural Resource		
Agriculture	No minimum	1 unit/10 acres
Rural Residential	1 unit/10 acres	1 ¹

Source: Trinity County 1988 General Plan

¹ Maximum density of one unit per acre or larger as determined by County sanitarian and the Regional Water Quality Control Board.

Zoning Ordinance

The County’s zoning and development standards, such as height, lot coverage, setbacks, and parking, are minimal and do not impede the ability to achieve the maximum density in any given zoning district, as shown in Table III-6. For example, in the R-3 district, even with the most conservative estimates, a multi-family development could easily achieve the maximum density with 1,200-square-foot unit sizes. The County administers a courtyard requirement for multi-family development that controls spacing between buildings; however, this standard is negligible and does not constrain multi-family development. Further, the County does not require minimum unit sizes beyond state health and safety standards, and minimum lot or parcel sizes are required to uphold sewage disposal standards.

Table III-6: Development Standards by Zoning District

	A/AP	MH ²	R-O	RR	R-1	R-2	R-3
Maximum Density	1 family unit/lot ¹	9.68 units/acre	1 unit/parcel	2.18 units/acre	7.26 units/acre	14.52 units/acre	21.78 units/acre
Minimum Side Setbacks	20 feet	6 feet	Interior: 5 ft. Exterior: 10 ft.	6 feet	5 feet	6 feet	10 feet
Minimum Front Setback	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Minimum Rear Setback	20 feet	15 feet	20 feet	20 feet	20 feet	20 feet	15 feet
Lot Coverage	100%	100%	35%	35%	35%	40%	40%
Minimum Lot Size	1 acre	To be specified in the use permit	7,000 sq.ft.	1 acre	6,000 sq.ft.	6,000 sq.ft.	16,000 sq.ft.
Parking	1	2	1	1	1	1	2
Height Maximum	40 feet	25 feet	25 feet	40 feet	40 feet	40 feet	25 feet

Source: Trinity County Zoning Ordinance, accessed January 2020

¹ Farm labor housing and a single-family housing unit is allowed in an agricultural operating area in Agriculture zones. Temporary labor camps, less than one year in duration, as accessory to harvesting or planting are allowed in Agricultural Preserve Zones.

² Mobile Home zoning provides suitable sites for the placement of mobile homes as permanent residences both in mobile home parks and on individual lots. It also may be applied as an overlay zone.

Table III-7 summarizes how housing types are allowed in each zone that allows residential development in the county.

Provisions for a Variety of Housing Types

Multi-Family Housing

Currently, the R-3 district is the primary multi-family district with a maximum density of 21.78 units per acre. A number of existing multi-family units exist in the county, although none were built between 2015 and 2019.

Accessory Dwelling Units (ADUs)

ADUs provide complete, independent living facilities for one or more persons, located on the same lot as the existing dwelling. They include permanent provisions for living, sleeping, eating, cooking, sanitation, and other such utilities.

Assembly Bill (AB) 1866, also known as the “second unit law,” amended the California Government Code to facilitate the development of second units, which are now referred to as ADUs. This amendment required localities to allow ADUs ministerially without discretionary review or hearings. To be considered a ministerial review, the process used to approve second units must “apply predictable, objective, fixed, quantifiable, and clear standards.” Applications for ADUs should not be subject to onerous conditions of approval or public hearing process or public comment.

To ensure consistency with State law and allow greater opportunities for development of ADUs, the County allows ADUs without discretionary review in all residential districts and in the Unclassified, Agricultural, Ag-Forest, and Agricultural Preserve districts with a use permit. ADU permits can be obtained in the same manner as any other building permit for a dwelling as long as the placement meets criteria for ADUs, mainly that the zoning density is not exceeded. There is no restriction on the size of the ADU. Many new State laws were passed recently. Program 2.5 is included to commit the County to amending its Zoning Ordinance to comply with all State law pertaining to ADUs.

Mobile and Manufactured Homes

Manufactured and factory-built housing can be integral parts of the solution for addressing housing needs. Pursuant to Government Code Section 65852.3, the siting and permit process for manufactured housing should be regulated in the same manner as a conventional or stick-built structure. Specifically, Government Code Section 65852.3(a) requires that with the exception of architectural requirements, a local government, including charter cities, shall only subject manufactured homes (mobile homes) to the same development standards to which a conventional single-family residential dwelling on the same lot would be subject, including but not limited to building setback standards, side and rear yard requirements, standards for enclosures, access, and vehicle parking, aesthetic requirements, and minimum square footage requirements.

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Table III-7: Housing Types Permitted by Zoning District

Housing Types Permitted	A/AP	C-1	C-2	C-3	HC	I	MHP	PF	R-O	RR	R-1	R-2	R-3	R-D-1	SUD ²	U
Single-Family Attached		UP	UP	UP	UP						UP	UP	UP	P	P	
Single-Family Detached	P								P	P	P	UP	UP	P	P	P
Duplex													P		P	
Triplex											UP		P		P	
Multi-Family (5+ Units per Structure)													P		P	
Manufactured Homes/Mobile Homes	P						P ¹		P	P	P	P	P		P	P
Accessory Dwelling Units	P					UP	P		P	P	P	P	P	P	P	P
Emergency Shelters	P						P		P	P	P	P	P		P	P
Single Room Occupancy															P	
Transitional Housing	P						P		P	P	P	P	P		P	P
Supportive Housing	P						P		P	P	P	P	P		P	P
Farm Labor Quarters															P	
Temporary Labor Camp	UP									UP					P	
Residential Caretaker Unit		UP	UP	UP	UP	UP		UP							P	

Source: Trinity County Zoning Ordinance, 2020

¹ A Planning Commission-issued use permit is required for the development of mobile home parks and special occupancy parks. However, mobile homes and manufactured homes are allowed by-right in established mobile home parks and in Mobile Home Overlay Zones.

² Any use or combination of uses which are arranged and designed in such a manner as to result in development which is internally compatible and compatible with surrounding uses is permitted as long as a planning commission use permit is obtained (17.24.030).

Notes: P = Permitted Use, UP = Use Permit

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Manufactured homes (mobile homes) are allowed without discretionary review in all districts in the county that allow residential development. Certain areas have a Mobile Home Standards Overlay. This overlay contains yard and architectural standards. Area suppliers of manufactured homes have no difficulty in meeting these standards.

Farm Labor Housing

Farm worker or employee housing includes accommodations used temporarily or seasonally for residential use for unrelated persons or families employed to perform agricultural or industrial labor. The accommodations may consist of any living quarters, dwelling, boardinghouse, tent, bunkhouse, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodations maintained in one or more buildings, or one or more sites, and the premises upon which they are situated, including areas set aside for parking of mobile homes or camping of five or more employees by the employer.

Farm labor quarters are defined in the Trinity County Zoning Ordinance as “rooming and boarding houses and mess halls for any number of farm help customarily employed principally on land owned by the owner of the building site occupied by said houses or halls. Farm labor quarters shall also mean farm labor family housing where two or less families are provided living quarters or housing accommodations.”

Per State law, farm worker or employee housing for six or fewer workers is deemed to be a single-family structure with a residential land use and is treated the same as a single-family dwelling of the same type in the same zone (see Health and Safety Code Section 17021.5). The permitted occupancy in employee housing in a zone allowing agricultural uses includes agricultural employees who do not work on the property where the employee housing is located. The farm labor housing allowed by right under Health and Safety Code Section 17021.6 may consist of up to 36 beds in group quarters or 12 units or spaces designed for use by a single family or household on land zoned for agricultural uses. Such employee housing is considered to be an activity that in no way differs from an agricultural use.

The County currently allows single-family residential development by right in the Agricultural and Rural Residential districts. These single-family family homes could house farmworkers. These zones allow temporary labor camps with a use permit. The Agricultural Preserve District allows both farm labor quarters and temporary tent/labor camps only with a use permit. The small amount of seasonal farmworker housing that is needed is provided by the farmers. Program 5.5 is proposed for the County to amend the Zoning Ordinance. The ordinance will be amended to fully comply with Health and Safety Code Sections 17021.5 and 17021.6.

Emergency, Transitional, and Supportive Housing

Transitional housing is defined in Government Code Section 65582(h) as buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and re-circulating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.

Supportive housing is defined by Government Code Section 56682(f) as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on- or offsite service that assists 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. Target population is defined in Government Code Section 56682(g) as persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

California Health and Safety Code Section 50801 defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

Pursuant to Senate Bill (SB) 2, the County adopted ordinance No. 315-806 in January 2014, which defined emergency shelters and transitional and supportive housing. It also allowed alternative housing, which included emergency shelters, supportive housing, and transitional housing for six or fewer persons in all zoning districts allowing single-family dwellings.

One category of group care allowed includes supportive housing, transitional housing, or other facilities authorized, certified, or licensed by the State to provide board, room, and personal care for seven or more persons but not to exceed 25 persons, or large family day care as defined by the California Health and Safety Code subject to a Use Permit. Residential care facilities for six or fewer persons are included in the term “alternative care.” Residential care facilities for seven or more persons are included in the term “group care.”

In addition, per the same ordinance, emergency shelters for up to 12 persons per the County’s definition are allowed in all zoning districts allowing single-family dwellings.

Permit requirements for transitional housing are the same as for single-family use. The emergency and transitional housing in the county consists of single-family dwellings or duplexes. Existing structures are usually utilized, requiring no County permit.

Program 6.2 is included to bring the County’s Zoning Ordinance into compliance with SB 2, AB 101, and AB 2162.

Extremely Low-Income Households

Extremely low-income households have special housing needs because they are unlikely to find market-rate housing that is affordable at any price. Also, many of the extremely low-income households will fall within a special needs category (disabled, seniors, large families, or female-headed households) and require supportive housing services. AB 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income

households. Housing elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy (SRO) units.

SROs are not currently addressed in the Trinity County Zoning Ordinance. The County therefore has developed Program 2.7, which states that the County will update its Zoning Ordinance to allow SRO units in the R-3 zone. SRO units are most commonly found in multi-unit structures in a multifamily setting. SROs can also occur as stand-alone units, for example when a former motel is converted to an SRO development. SRO developments are generally relatively high density and therefore are an appropriate use for the R-3 zoning district.

A point-in-time survey conducted of online rental listing sites indicates limited availability of rental units in the county. Only one one-bedroom unit was currently listed and it was priced at \$985 (see Table II-18 in Chapter Two). The low availability may be a constraint to very low- and low-income households in finding affordable housing. Mobile homes and second units, discussed above, can provide affordable rental alternatives. Additionally, ongoing rental assistance, such as Housing Choice Vouchers (HUD Section 8), may be necessary, as well as additional incentives for rental apartment construction, to maintain affordability for very low- income households. Currently, 1,026 Housing Choice Vouchers are available in the four-county region served by the Shasta County Housing Authority.

Codes and Enforcement

Trinity County has adopted the California Building Code of the California Code of Regulations Title 24, Part 2, Volumes 1 and 2. All more recent editions and amendments of that code are adopted by reference automatically under the County's Municipal Code Section 15.04.010.A. The County has not adopted any additional regulations or amendments that would hinder or add cost to development. In this way, dwellings can be constructed by meeting the minimum state building code without any added County-originated regulations and costs.

The County encourages voluntary compliance with the code. However, in those instances where it becomes known that construction is being done without a permit, the County makes an effort to bring the structure into compliance with the code to ensure the health and safety of present and future occupants. In addition, the County may investigate violations of the building code on a complaint basis.

On/Off-Site Improvement Standards

Existing vacant residential parcels require sewage disposal, water, and access. Homebuilders are not required to widen streets or to put in sidewalks and gutters. Encroachment permits are required for access onto state and county roads. Work and costs involved can range from zero for an acceptable existing encroachment to several thousand dollars after widening the driveway, installing culverts, and paving the entrance of the encroachment. Street improvements are generally not required for home construction.

The development of new parcels to serve potential development is subject to approval of a land division. The land division process typically includes the requirement to improve land to address access, ensure an adequate building site, and provide for improvements that will reduce other

public costs to development. In Trinity County, access improvements can range from minimal in subdivisions with generally flat terrain to major in areas of steeper terrain. Improvements must comply with State fire safe guidelines found in Public Resources Code Section 4290 et seq. and with Trinity County Subdivision Ordinance requirements for roads as listed in section 16.48.126. The Subdivision Ordinance has flatter grade requirements than the fire safe ordinance. According to a Trinity County Senior Engineer, the flatter grades have been difficult to obtain in many locations. For some situations the subdivision requirements are also wider than required by Fire Safe. This is largely dependent on the potential number and size of parcels. For example, a category 1 road is for “areas where future land use is expected to consist of lots equal to or greater than 5 acres,” but a category 3 road is for “areas where... the predominate lot size is one acre or less, and/or where private street functions as a collector.” The category 3 road has much stricter standards than PRC 4290, and has 10-foot shoulders for on-street parking. (Pence, 2020) Typical right-of-way widths for streets are 40 to 60 feet depending on terrain, sufficient to accommodate two 10-foot travel lanes, with 2- to 10-foot shoulders and gutters on both sides, as well as, a 10-foot swath for utilities outside of the travel way. In areas with steep terrain, additional width is needed to accommodate cuts and fills. Public roads specify a 60-foot width but allow reductions if everything can fit in a smaller area. The code does not specify a right-of-way width for private roads, so flatter roads could presumably be narrower than 40-foot width. In more rural areas, costs can vary widely depending on the location and the existing access. (Pence, 2020)

The minimum cost is \$150 for an encroachment permit, and the minimum cost is \$200 for utility/trenching. A typical residential driveway cost can easily be \$5,000–\$8,000 assuming a standard residential lot similar to the ones in the more urban communities where earthwork has already been done on the lot to rough in the driveway. Potable water is required for domestic purposes. Three communities (Lewiston, Weaverville, and Hayfork) provide water through special districts. Other areas may have small private water companies, or developers must rely on surface water, springs, or wells. The costs involved in developing water sources are as varied as the methods of supplying it.

Sewage disposal is similar to water requirements. Both Weaverville and Hayfork have sewer districts, which require properties lying within the districts to connect to the system for health reasons. Lewiston has two private sewer companies that serve the smaller subdivision parcels that would not have adequate room for an individual septic tank. All of the remaining communities and outlying areas require individual sewage disposal systems. A regular septic tank and leach lines are the only approved methods of sewage disposal in the county. With materials and installation labor costs, these individual systems generally between \$5,000 to \$7,000.

Fees and Exactions

Trinity County permit fees are established to recover all or part of the cost of processing permits. Fees administered by the County are minimal, administered in compliance with the Mitigation Fee Act (Government Code Section 66000) and are not considered to significantly affect the cost of residential development in the county. However, some fees, such as California Department of Fish and Wildlife fees, are outside of the County’s control and can increase the cost of housing.

Building Permit Fees

Building permit fees can vary widely depending on the type and quality of construction, project size, occupancies, and a variety of supplemental fees that can be imposed, depending on the agency. For the purpose of this analysis, the following is a general comparison of fees charged by local agencies for building permits for two sample cases and is based on available online information. One is a 1,800-square-foot single-family dwelling (SFD) with a 480-square-foot garage. The other is a multi-family dwelling (MFD) with four 1,200-square-foot units, with a 1,920-square-foot garage. The fee total in Table III-8 for this structure is based on a per-unit cost. Other factors such as utility connections for public water and sewer connection are not provided, as those costs can vary widely depending on the individual district’s fees, as are well and septic system fees. The ultimate development costs for those facilities can also vary greatly, making the costs of permits less of a relevant factor to consider. Finally, school impact fees are not calculated, as they too are location/district specific. Most of the school districts charge a standard fee of \$2.97 per square foot for residential development, \$0.47 per square foot for commercial development, and \$.06 per square foot for mini-storage; however, alternate rates are charged in several areas and vary from \$0.00 to \$3.20 per square foot. Estimated building fees for single- and multi-family units are shown in Table III-8.

Table III-8: Trinity County Building Fees, 2020

Fee Category	SFD	MFD/unit
Electrical Main Service 2	\$60.00	\$60.00
Electrical Residential Fee	\$180.00	\$480.00
Mechanical Issuance Fee 4	\$45.00	\$45.00
Fire Sprinklers Residential Plumbing Fee	\$144.00	\$384.00
Building Plan Check	\$1,240.58	\$710.25
Building Permit	\$1,908.59	\$3,829.39
Electrical	\$228.00	\$168.00
Plumbing	\$182.40	\$134.40
Mechanical	\$144.00	\$384.00
Seismic	\$28.41	\$18.24
California Building Standards Commission (CBSC)	\$8.00	\$5.50
General Plan Maintenance	\$1,093.02	\$701.47
Electrical Garage/Shop/Etc. Fee	\$48.00	\$192.00
Fire Sprinklers Review Fee	\$100.00	\$100.00
CASP Fee	\$4.00	\$4.00
Energy Plan Review Fee	\$40.00	\$40.00
Plan Review Fee	\$1,240.58	\$2,489.10
Residential Zoning Fee	\$55.00	\$55.00

Fee Category	SFD	MFD/unit
Permit Issuance Fee	\$45.00	\$45.00
Strong Motion Fee	\$28.42	\$72.95
General Plan Update Fee	\$1,093.01	\$2,805.89
Plumbing Issuance Fee 2	\$45.00	\$45.00
Permit Copies Fee	\$20.00	\$20.00
Plumbing Traps Fee	\$144.00	\$384.00
Address Fee	\$32.00	\$32.00
Electrical Issuance 2	\$45.00	\$45.00
Building Standards Fee	\$9.00	\$23.00
Total	\$7,782.01	\$2,900.68

Source: Trinity County Planning Department, 2020

Planning Fees

Trinity County’s range of planning fees is shown in Table III-9. These fees are highly variable, depending on the type and size of project. For instance, the Weaverville Fire District has a \$40 plan check fee for new construction.

Table III-9: Trinity County Planning Fees

Fee Category	Low	High
General Plan Amendment	\$2,150	\$2,150
Rezone	\$1,995	\$1,995
Use Permit	\$550	\$3,575
Variance	\$1,760	\$1,760
Land Division < 4 parcels	\$2,209 + \$100/lot	\$2,209 + \$100/lot
Land Division > 4 parcels	\$2,609 + \$154/lot	\$4,000+ \$50/lot
Environmental Review (CEQA)	Categorical Exemption: \$220	Initial Study/Negative Declaration – no other entitlement: \$2,850 or Actual Consultant cost. Estimated deposit required +15% for Admin.

Source: Trinity County Planning Department Fee Schedule, 2020

Fees are generally based on the cost of services. Services in both building and planning permit types can require extensive travel time to project sites that are extremely isolated. Building fees are adjusted periodically based on valuation tables established by the California Building Code. Planning fees are established on a fee for service basis, with the fees set as “averages.” This is typical for rural areas where permit volume and entitlement policies are not as complicated as more urban settings. Considering that permit monitoring is becoming required and expected more frequently, current fees are likely underestimates of the current cost of service.

Trinity County has undergone a dramatic reduction in staff in all land development agencies, including building, planning, and environmental health. Each of these departments now has a professional staff of one. There is little room for fee reductions or other economic incentives to assist in providing housing.

Processing and Permit Procedures

The permit process can have a significant impact on housing production and costs. Lengthy review periods can increase costs because material prices can rise and interest payments must be made. Lengthy review times can also frustrate builders, and the County can lose job and housing opportunities. For these reasons, Trinity County seeks to avoid unnecessarily lengthy review periods and adheres to the time limits of the Permit Streamlining Act. According to the Planning Department, the typical approval requirements for single- and multi-family units take between two and four weeks and require no design review unless the development is located in a historic district, as shown in Table III-10.

Projects that require more steps than a site plan and design review can take longer. Legislative actions like Use Permits and zone changes, which require State-mandated environmental review, take no more than three to five months. The timeframe between issuance of final approval and a building permit depends on many factors, including applicants’ readiness to begin construction. Generally, it takes less than three weeks from an application for a building permit to its issuance. With most processing of ministerial permits taking less than two or three weeks, permit processing times are reasonable and necessary for sound decision-making and are not considered to significantly hamper residential development.

Table III-10: Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time
Use Permit, Director issued	4 weeks
Use Permit, Commission issued, no environmental review	6–8 weeks
Use Permit, Commission issued, with environmental review	4 months
Zone Change	4 months
General Plan Amendment	4–5 months
Site Plan Review (building permit review)	2–4 weeks
Architectural Review (required only in historic districts)	1–2 weeks
Tract Maps (environmental review required)	6–12 months
Parcel Maps (environmental review required)	4–6 months
Environmental Impact Report	24 months
Other (typical building permit timeline)	2–4 weeks

Source: Trinity County Planning Department, 2020

Most of the development in Trinity County consists of individuals building a single-family home. These homes are constructed by an owner/builder or by a licensed general contractor. Occasionally, an individual will build a house for speculation. Large private tract developments,

with the lots already built upon, have never occurred in the county. A building permit that is checked for zoning compliance is all that is needed from the County to develop residential structures when placed on residentially zoned parcels. There are no other committees or panels that review building permits except in the historic districts. In the historic districts, the exterior design of the dwelling has to meet standards contained in the Zoning Ordinance and have approval from the Architectural Review Committee. This review is informal and can be accomplished in less than seven days.

Several small multi-family developments have been built in the county, but none have been developed since 2014. The permit process typically takes several weeks, mainly because plans need revisions, or financing and design changes occur on the developer's end. The County's plan review process can be accomplished and a building permit issued in as little as five days if the building plans are complete.

Most subdivisions in Trinity County are by parcel map, creating no more than four parcels. These subdivisions require approval of a tentative map before the parcel map can be submitted for recording. Compliance with the California Environmental Quality Act (CEQA) is required for each application, and the typical processing time for a parcel map is four to six months. Minimal requirements are placed on the subdivision developer to provide proof of sewage disposal, water, and access for each parcel being created. The access road standards create the largest monetary burden on the developer, although even this is minimal, as most roads require little more than widening and the application of base rock. Paving, curbs, and sidewalks are not required for parcel maps.

Very few subdivisions of five or more parcels are submitted for approval in Trinity County. The requirements for these larger subdivisions are basically the same as for parcel maps. The major difference is a report required by the California Bureau of Real Estate.

Constraints on Persons with Disabilities

Persons with disabilities have a number of housing needs related to accessibility of dwelling units, access to transportation, employment, and commercial services, and alternative living arrangements that include on-site or nearby supportive services.

Trinity County requires compliance with the Americans with Disabilities Act (ADA) in all commercial buildings. Other than requiring compliance with the ADA, the County has no policies or regulations that would discriminate, hamper, or make housing for persons with disabilities difficult. There are no concentration restrictions for residential care homes, group homes, or other housing for persons with disabilities. State and federal law do not permit the County to regulate group homes of six or fewer residents, and group homes of seven or more residents can be permitted, with approval of a Use Permit, in accordance with County Ordinance 315-16. The County adopted Ordinance No. 315-807 in January 2014 to establish procedures for providing reasonable accommodation for those with disabilities. The County's Zoning Ordinance includes a definition of family that is not considered to constrain housing for persons with disabilities, as follows:

Family: One or more persons occupying a premises and living as a single nonprofit housekeeping unit as distinguished from a group occupying a hotel, club, fraternity, or sorority house. A family shall be deemed to include necessary servants.

Analysis of Non-Governmental Constraints

Not all constraints to development are under governmental control. Land costs, construction costs, environmental constraints, and financing all play a role in determining the feasibility of building.

Environmental Constraints

Some land in Trinity County is unavailable for development because of environmental features. These features either pose a hazard to those who may choose to build in the area or may diminish valuable resources. As a result, builders avoid these areas because they understand the danger involved or do not wish to incur the added cost of building in these areas. These features include geologic hazards, soils with low permeability, and excessive slopes.

These constraints affect land use categories that can accommodate single-family residences. In most cases, the presence of these constraints will not preclude development of a single-family home on a minimum 5-acre parcel, but may limit the placement of a home on a parcel of an acre or less. Environmentally constrained lands may also limit the subdivision potential of some parcels. Areas that permit multi-family units are not affected, as environmentally constrained lands are not designated for such use.

- **Geologic hazard** – The most common geologic hazard that must be considered in Trinity County is the potential for wet season landslides and rockfalls where humans have altered natural conditions. Soils on slopes of up to 50 percent have the combination of factors that could pose landslide problems when human activities are superimposed on natural conditions. Trinity County is not listed as being affected by potentially active faults and therefore has fairly low potential for ground rupture, according to the chief of the California Geological Survey.
- **Soils with low permeability rates** – Most parts of the county are not served by public sewer systems and therefore must rely on septic systems. In some parts of the county, septic systems cannot be used because the soils have low permeability rates that prevent effective operation of such systems. Areas where groundwater is high or the soils leach too quickly may also not support a septic system.
- **Excessive slopes** – In areas with a slope of 20 percent or more, improvements for accessibility, site preparation, and sewage disposal are very difficult. As a result, these areas are generally avoided or more costly systems are required. Parcels with slopes in excess of 30 percent are generally undevelopable for residential purposes (current Environmental Health standards preclude development of septic systems on slopes greater than 30 percent). Sizeable portions of these lands are within Resource-designated lands that do not have significant residential development potential.
- **Water supply and quality** – Some areas in the county lack sufficient water for development (either surface water or groundwater). In addition, some areas appear to have sufficient water

but the potability is affected by heavy metals or minerals such as arsenic, mercury, sodium, chloride, and boron.

- Flood hazard** – Development in flood hazard areas can result in property damage and loss of life. Flooding events occur in Trinity County in flood hazard areas near major rivers, including the Trinity River. Risk of the worst flooding would occur with the overflow or failure of one of the five dams located in the county: Lewiston, Trinity, Buckhorn, Ewing, and Matthews. Flooding has occurred, both in the 100-year floodplain and in other localized areas. If the County allows development in flood hazard areas, it runs the risk of losing its eligibility in the National Flood Insurance Program. A floodplain ordinance is included in the County’s Zoning Ordinance as Section 29.4 that guides development in relation to floodplains. Program
- Fire hazard** – Trinity County consists primarily of a mosaic of mixed conifer, hardwood, and chaparral woodlands located on moderate to steep mountain slopes. With wet winters providing the moisture to stimulate vegetation growth, and hot, dry summers that bring the vegetation to tinder status, both natural and human-caused fires are common features in this landscape. The California Department of Forestry and Fire Protection (Cal Fire) indicates that all areas are at risk of wildland fires, with much of the county classified as having high to extreme fire hazard severity. Consideration of fire safety and strict adherence to Trinity County’s Fire Safe Ordinance standards should be required, especially when building outside the established communities (See Program 8.1).

Land Costs

Land costs in Trinity County, like most counties, are highly dependent on location, existing structures and services, and other features of the property. A point-in-time survey of land with residential building capacity in the county conducted in January 2020 using the Zillow.com online property listing website indicates that the average cost per acre in the county is approximately \$22,127. Land near the developed communities such as Weaverville, Lewiston, and Hayfork were sold in smaller parcel sizes, compared to large parcels for sale in more rural areas. The distance from infrastructure, services, retail establishments, and jobs may account for the lower price per acre in the more rural parts of the County, such as Hettenshaw Valley, Mad River, and Hyampom. Table III-11 summarizes listings from January 2020.

Table III-11: Trinity County Land Costs

Location	Number of Parcels for Sale	Average Parcel Size (Acres)	Average Price	Average Price Per Acre
Burnt Ranch	1	7.9	\$185,000	\$23,418
Coffee Creek	5	20.0	\$145,500	\$13,282
Covington Mill	1	10	\$75,000	\$7,500
Douglas City	6	30.8	\$162,075	\$19,360
Hayfork	11	8.8	\$113,000	\$28,832
Hettenshaw Valley	1	40	\$285,000	\$7,125
Hyampom	1	40	\$259,000	\$6,475

Location	Number of Parcels for Sale	Average Parcel Size (Acres)	Average Price	Average Price Per Acre
Junction City	5	10.5	\$124,000	\$15,303
Lewiston	5	5.3	\$106,060	\$22,272
Mad River	1	160	\$599,000	\$3,744
Salyer	2	2.2	\$131,750	\$89,759
Trinity Center	2	10.4	\$69,250	\$11,258
Trinity Pines	2	6.4	\$132,500	\$34,033
Weaverville	4	16.5	\$99,875	\$12,837
Wildwood	1	5.9	\$90,000	\$15,177

Source: www.zillow.com, January 2020

Construction Costs

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. An Internet source of construction cost data (www.building-cost.net), provided by the Craftsman Book Company, estimates the cost of a single-story four-cornered home in Trinity County to be approximately \$126 per square foot. This cost estimate is based on a 1,600-square-foot wood-frame house of good quality construction including a two-car garage and central heating and air conditioning, not tract housing. The total construction costs excluding land costs are estimated at approximately \$230,385.

Based on estimates provided by Danco Builders, a developer of multi-family structures throughout Northern California, a typical single-story multi-family building of approximately 15,000 square feet and with 900-square-foot apartments has a cost of \$333 per square foot cost for construction with prevailing wage (Johnson 2020). This cost per square foot would result in a cost per unit for 900-square-foot units of \$299,700.

If labor or material costs increased substantially, the cost of construction in Trinity County could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing but are not a constraint at this time.

Permit, school impact, and utility connection fees add approximately \$6,000 to \$8,000 for a 2,000-square-foot house. Access improvements, power connection, and well and septic systems can add another \$15,000 to \$25,000 to the cost of homes without access to water or sewer service.

Services

Water Supply

The lack of reliable water supply is a significant constraint in meeting local housing needs. The situation is severe in many areas of the county. Many surface water sources dry up during the latter

part of the summer and fall, leaving users of these systems hauling water for basic domestic purposes. Other areas, in addition to having unreliable surface water, have no underground aquifers, with no guarantee that water will be found each time a well is dug. A hydrologic study conducted by the California Department of Water Resources (Water Resources and Future Water Requirements: North Coastal Hydrographic Area, 1965), which provides information on the water-bearing ability of the Hayfork area, reveals the following information, with similar conditions being found throughout the county:

The bedrock is non-water-bearing and consists of a granitic intrusive near the western edge of the valley and metamorphic rocks beneath the remainder of the valley.... Water levels in the valley have not been measured over a period of time and the amount of fluctuation is not known, but the level probably declines considerably during the dry season. Domestic wells are subject to rather rapid de-watering at that time.

Several communities have special districts or private companies that provide water:

- The community of Weaverville is provided water by the Weaverville Community Services District. The 2011 Master Water Plan and district staff indicate that current water sources, with some future improvements, provide firm capacity to serve all the needs of current and future water users within their district. The district has capacity to serve approximately 600 additional connections (Kasper 2020).
- The community of Hayfork is provided water by the Trinity County Waterworks District #1. The district covers the majority of the downtown area of the community, but does not cover the outskirts. The district completed infrastructure for non-potable water for irrigation projects, which has lowered demand on the potable water treatment plant. With recent improvements, the district anticipates that current water sources are sufficient for Hayfork in the near term. At this time, there are no limits or restrictions on applications for water or wastewater service (Hair 2020).
- The community of Lewiston is served by the Lewiston Community Services District. The district is currently undergoing major upgrades to the sewer system and has sufficient capacity to accommodate approximately 30 percent additional connections. The remainder of Lewiston utilizes surface water or wells, or if in a subdivision, is served by a small community water system (Deardorff 2020).

The rest of the small communities and outlying properties rely on surface water, individual wells, or small privately operated community water systems.

Sewage Disposal

The majority of the property in Trinity County is not served by sewer. Individual sewage disposal systems are required, and their placement can be limited by soil type, slope, and proximity to rivers, streams, springs, and wetlands. Weaverville and Hayfork have public sewer systems with adequate expansion capabilities, while Lewiston is served by a couple of private sewer systems, which are at or nearing their capacity.

Availability of Financing

The primary factor related to home finance affecting housing affordability and availability is the cost of borrowing money (interest rates). Historically, substantial changes in interest rates have correlated with swings in home sales. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. Over the past two decades, there has been dramatic growth in alternative mortgage products, such as graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and qualify for larger home loans. Even during periods of high interest rates, these alternative products allow more buyers to qualify for homeownership, thus dampening the swings in home sales that accompany changes in interest rates.

Nevertheless, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. Table III-12 illustrates interest rates as of January 2020. The table presents both the interest rate and the annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money that is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan’s cost than the interest rate alone. However, the loan’s interest rate, not its APR, is used to calculate the monthly principal and interest payment.

Table III-12: Conforming Loan Interest Rates

Term	Interest	APR
30-year fixed	3.500%	3.604%
15-year fixed	2.750 %	2.969%
5-year adjustable rate	2.875%	3.784%

Source: www.wellsfargo.com, January 2020

Notes: Conforming loan is for no more than \$510,400. A jumbo loan is greater than \$510,400.

Energy Conservation

State law (Government Code Section 65583[a][7]) requires housing elements to contain an analysis of opportunities for residential energy conservation. The energy conservation section of a housing element must inventory and analyze the opportunities to encourage the incorporation of energy-saving features, energy-saving materials, and energy-efficient systems and design for residential development. Housing element policies and programs should address the environmental significance and operational benefits of employing energy conservation in the building and retrofitting of housing.

Opportunities for residential energy conservation exist at all levels: individual dwelling units, residential projects, neighborhoods, communities, and regions. Conservation can be achieved through a variety of approaches, including reducing the use of energy-consuming appliances and features in a home, physically modifying existing structures or land uses, and reducing the reliance

on automobiles by encouraging more mixed-use and infill development and providing pedestrian access to commercial and recreational facilities.

Trinity County has adopted a Regional Transportation Plan (RTP) that incorporates numerous energy conservation concepts into the future planning, design, and development of its transportation network. This plan parallels the California Transportation Plan in that it provides a vision of goals and strategies for improving transportation services, design, goals, and policies by focusing on the promotion of environmental quality, economic vitality, and social equity. Consideration of land use impacts and the relationship of transportation needs, alternatives, and improvements are brought together in future decision-making. Numerous policies are provided in the RTP that link land use development, energy impacts, greenhouse gas issues, efficiencies, and alternatives in transportation modes.

The trend in the RTP and other County planning efforts is towards a more infill-centric/transit-oriented approach in an effort to reduce vehicle miles traveled. The County actively seeks funding related to housing and transit facilities/services in the more urbanized areas of the county closer to transit opportunities as a way to reduce energy use.

The development of the Housing Element and the RTP has been with the intent to ensure that policies in these documents are interlinked to benefit future decision-making, including incorporating the principles of the “Consider Health in All Policies” program.

A number of hydropower plants provide power with first preference to Trinity County. Those plants include Trinity Power Plant, Judge Francis Carr Power Plant, and Spring Creek Power Plant. The Trinity Public Utility District (TPUD) manages local power (hydroelectric) and serves many areas of the community at a much reduced rate. The County and TPUD are considering options to expand service areas not currently served by TPUD (Southern Trinity and the Down River area) by forming a community choice aggregation (CCA) program. As currently envisioned, the County would establish itself as an “aggregator” for the CCA. The Pacific Gas and Electric Company (PG&E) would still provide all services, but the source of the electricity would be the Western Area Power Administration (WAPA), which is hydroelectric. The benefit is lower electric costs applied to the entire county from a source with lower greenhouse gas emissions.

Natural gas is not available in Trinity County except for a very small area in the southern part of the county. Many households rely on propane for utilities and heat. Wood stoves are also a main source of heat for a large portion of the households in the county.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made.

Examples of energy conservation opportunities include installation of insulation and/or storm windows and doors, installation or retrofitting of more efficient appliances and mechanical or solar energy systems and building design and orientation that incorporates energy conservation considerations. Compliance with Title 24 will enable homeowners to reduce energy consumption.

The Colusa-Glenn-Trinity Community Action Partnership of the Glenn County Human Resources Department has a weatherization and utility assistance program for income-qualified individuals.

Chapter Four: Review and Revise

Regional Housing Need

State law (Government Code Section 65588) requires each local government preparing a housing element to review and analyze the appropriateness of its housing goals, objectives, and policies; the effectiveness of the housing element; and the progress of the county in implementation of its housing element. The 2014 Housing Element contained 31 specific programs designed to carry out the overall goal of providing an adequate supply of sound, affordable housing units in a safe and satisfying environment for both current and future county residents, regardless of race, age, religion, sex, marital status, ethnic background, or personal disabilities.

Progress and Effectiveness

Some of the programs from the 2014 Housing Element were policy oriented, while others required specific actions. Table IV-1 consists of a restatement of these programs as well as the progress, effectiveness, and appropriateness of each program.

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Table IV-1: Review of Previous Housing Element Programs

Housing Objectives and Programs	Progress	Continue/ Modify/ Delete
<p>Objective One: Accommodate the County’s Housing Allocation The County has sufficient appropriately zoned lands to support all residential development proposed by the State for the period between June 2014 and June 2019 in in order to meet its share of the State’s housing needs for this region. The County shall encourage overall production of housing to meet this goal by taking the following measures:</p>		
<p>Program 1.1: The Planning Department will periodically review its permit procedures to increase efficiency by reducing the cost and time of processing permits but still remain effective and meet legal review requirements. This review will be conducted as part of the County’s ongoing permit streamlining program. Responsible Agency: Planning Department Time Frame: Review annually Funding: Permit fees, General Fund</p>	<p>The County annually reviews permit procedures. No changes were made during this planning period.</p>	<p>Continue and modify to address SB 35.</p>
<p>Program 1.2: The Building and Development Services Department will not impose any requirement for construction other than those mandated by State law or those necessary to maintain the health and safety of citizens. Responsible Agency: Building and Development Services Time Frame: Annually Funding: None necessary</p>	<p>The Building and Development Services Department continues to permit developments consistent with State law and does not impose any additional requirements.</p>	<p>Delete. This is completed as part of the project review process.</p>
<p>Program 1.3: The County will provide information to developers of the funds available from State and federal programs to provide low to moderate-income housing. Information brochures shall be printed and made available at County offices, libraries, and other public agencies, and shall be posted on the County's website. Responsible Agency: Trinity County Grants Department Time Frame: Prepare brochures before July 2016, update annually Funding: Grants, General Fund</p>	<p>This program was not implemented due to limited staff resources.</p>	<p>Combine with Program 2.1.</p>
<p>Objective Two: Providing Affordable Housing The California Department of Housing and Community Development approved a regional housing allocation plan that requires Trinity County to accommodate 10 housing units between 2014 and 2019 as its share in meeting the State’s critical housing need. The County has taken steps to address land use needs and infrastructure requirements for development. The majority of the County (76%) is government land and not available for private development. Another 14% is zoned for timber use or held in agriculture land conservation contracts, which cannot be used for</p>		

Housing Objectives and Programs	Progress	Continue/ Modify/ Delete
residential development. Out of the 10% remaining lands, very little is left unencumbered by topographic constraints.		
<p>Program 2.1: The County will at least bi-annually encourage, support, and assist agencies and developers to apply for funds from available State and federal programs to provide low- to moderate-income housing. The County will provide support services such as:</p> <ul style="list-style-type: none"> • Helping identify sites where low- and moderate-income housing will not conflict with existing zoning regulations; • Applying for State and federal funds on behalf of housing providers when funding sources require public agency involvement. Funds should include costs for building permit fees and inspections; • Supporting funding applications by housing providers; • Offering regulatory incentives, such as density bonuses, for projects that include housing units affordable to very low- and/or low-income households, provided that enforceable commitments are secured to ensure that units continue as affordable housing for target groups. <p>Responsible Agency: Administration Department, Planning Department Time Frame: At least bi-annually Funding: State and federal grant programs (NPLH, LIHTC, CDBG, HOME, USDA Rural Housing Services)</p>	<p>The County actively collaborates with housing developers to support in their application for funding for programs to provide low- to moderate-income housing.</p> <p>The County is supporting the efforts of the Rural Communities Housing Development Corporation to bring a new, 30-unit affordable housing complex to Weaverville. The project will be developed and funded through support from the No Place Like Home (NPLH) and Low-Income Housing Tax Credits (LIHTC) programs.</p>	<p>Modify. Combine with Program 1.3.</p>
<p>Program 2.2: Trinity County will amend its Zoning Ordinance Section 30.3(F) that addresses the granting of density bonuses and concessions or incentives to development pursuant to Government Code Section 65915 to include more detail from the Government Code to provide clear direction to applicants about what is required to receive a density bonus or other incentives offered under these Government Code sections. The developers shall demonstrate that the project will meet minimum building codes and other County zoning and land use regulations.</p> <p>Responsible Agency: Building and Development Services, Board of Supervisors, Planning Department Time Frame: End of 2016 Funding: General Fund</p>	<p>The County adopted Ordinance No. 315-806 in January 2014. As part of that ordinance, Section 30.3(F) was added to the County Zoning Ordinance stating:</p> <p>“Density Bonus: An increase in permissible density may be provided per the provisions of Government Code Sections 65915 through 65918, as may be amended, should a developer agree to such requirements for provision of extremely low, very low, low, and/or moderate income housing consistent with other applicable development regulation and provided that enforceable</p>	<p>Modify. Reword to be a broader program to offer concessions for affordable housing projects.</p>

Housing Objectives and Programs	Progress	Continue/ Modify/ Delete
	<p>commitments are secured to ensure that units continue as affordable housing for target groups.” This program has been addressed but not implemented to fully satisfy HCD requirements. This program will be modified to further amend the County Zoning Ordinance to include additional details about how an applicant can apply for a density bonus under State law.</p>	
<p>Program 2.3: The County will continue to allow manufactured housing (mobile homes) on parcels zoned for single-family residences, maintain mobile home park zoning, and will not adopt restrictions regarding their size or architectural features which would prevent manufactured housing (mobile homes) from being placed in these areas. Responsible Agency: Planning Commission and Board of Supervisors Time Frame: 2014–2019 Funding: None necessary</p>	<p>The County is in compliance with State law and continues to allow manufactured housing (mobile homes) on parcels zoned for single-family residences. The County also maintained mobile home park zoning, and has not adopted restrictions regarding the size or architectural features of manufactured housing (mobile homes) that would prevent them from being placed in areas zoned for single-family residences.</p>	<p>Delete. The County is in compliance with State law.</p>
<p>Program 2.4: In an effort to better document the number of dwellings developed for various income groups, the County shall prepare a proposal for providing information on the lot size, dwelling size, and number of bedrooms on the assessment rolls. A questionnaire could be provided at the time of escrow to aid in the gathering of this information. Responsible Agency: Assessor's Office, Board of Supervisors, title companies Time Frame: 2017, then review annually Funding: General Fund</p>	<p>The County has not had the resources to implement this program.</p>	<p>Delete. The County does not have the resources to continue this program.</p>
<p>Program 2.5: The County will continue to allow second units in conjunction with single-family residences. To increase awareness of this housing option among the public and property owners, the County will prepare an informational brochure promoting the benefits, describing the zoning and town planning land use categories that permit second units, and explaining the process for obtaining permits for second units. The County will make this information available at</p>	<p>The County continues to allow Accessory Dwelling Units in conjunction with single-family residences in various zones in the County. The County has not prepared an informational brochure to promote second units, and therefore has not made any information available at public offices or gathering spaces.</p>	<p>Modify to reflect adoption of Ordinance No. 315-806 and Zoning Ordinance updates and continue.</p>

Housing Objectives and Programs	Progress	Continue/ Modify/ Delete
<p>County offices, libraries, and other public agencies and gathering facilities, as well as on the County website. Responsible Agency: Planning Department, Building and Development Services Department Time Frame: 2016, annually thereafter Funding: General Fund</p>		
<p>Program 2.6: The County will establish a monitoring and early warning system for the 62 units at risk of conversion to market rate. The program will gauge owner interest in conversion, identify units likely to be acquired and managed, identify and assist entities in preserving at-risk units, respond to federal and State notice and provide educational resources to tenants. Responsible Agency: Planning Department, Health and Human Services, Board of Supervisors Time Frame: Establish monitoring and early warning system by early 2016; monitor units through 2019 Funding: General Fund</p>	<p>A monitoring and early warning system for units at risk of conversion has not been established. The County will monitor the 62 units potentially at risk before August 31, 2024, throughout the planning period. If there is a need to implement this program during the current planning period, the County will do so.</p>	<p>Continue.</p>
<p>Program 2.7: The County shall meet with nonprofit developers and other stakeholders bi-annually to establish and implement a strategy to assist the development of housing affordable to extremely low-income households. As part of this effort, the County shall also consider prioritizing local financial resources and at least bi-annually seek and apply for State and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as CDBG, HOME and USDA funds. The County will provide concessions and incentives to assist the development of housing for extremely low-income households such as increased densities, modifications to development standards and priority processing. Also, per AB 2634, to further meet the needs of extremely low-income households, the County will also amend the Zoning Ordinance to define and allow single-room occupancy units without a Use Permit in the R-3 zone. Responsible Agency: Planning and Grants Departments Time frame: End of 2016 (Zoning Ordinance amendments); Ongoing and at least bi-annual contact, depending on funding programs</p>	<p>The County is supporting the efforts of the Rural Communities Housing Development Corporation to bring a new, 30-unit affordable housing complex to Weaverville. The project will be developed and funded through support from the No Place Like Home (NPLH) and Low-Income Housing Tax Credits (LIHTC) programs. The County prioritizes local financial resources and biannually seeks State and federal resources to fund the development of extremely low-income housing. The County has not taken action to amend the Zoning Ordinance to define and allow single-room occupancy units without a Use Permit in the R-3 zone.</p>	<p>Continue and modify timeline for Zoning Ordinance amendments.</p>

Housing Objectives and Programs	Progress	Continue/ Modify/ Delete
Funding: General Fund		
<p>Program 2.8: Trinity County will review and if necessary, amend its Zoning Ordinance to determine whether the 25-foot height limit in the R-3 zone is a constraint to multi- family development. Responsible Agency: Board of Supervisors, Planning Department Time frame: Twice before the end of the planning period – first by December 2016 and if not constraints are identified again by December 2018; amend Zoning Ordinance within 6 months of the review if constraints are identified Funding: General Fund</p>	<p>The County has not taken action to review the Zoning Ordinance to determine whether the 25-foot height limit in the R-3 zone is a constraint to multi-family development.</p>	<p>Combine with program 1.1.</p>
<p>Objective Three: Providing Adequate Sites and Services The County shall provide adequate sites and services for development of housing units by rezoning additional land for residential land use, if needed, and assisting in the expansion of water and sewer facilities.</p>		
<p>Program 3.1: Whenever the County updates it Zoning Ordinance, General Plan, or community plans, it will consider the need to provide additional land for various types of residential development. Responsible Agency: Planning Department, Board of Supervisors Time Frame: Annually Funding: General Fund</p>	<p>The County did not update the Zoning Ordinance, General Plan, or community plans related to housing during the previous planning period. However, the level of development in the county is very low. Trinity County has sufficient lands for new residential development.</p>	<p>Combine with Program 3.2.</p>
<p>Program 3.2: The Planning Department will conduct land use surveys in community planning areas as community plans are prepared or updated to identify vacant land that is residentially zoned or has residential potential. The Planning Department will use this information to identify lands that could support higher residential densities. The County will work with the landowners to rezone an adequate supply of these lands to higher density residential uses. Responsible Agency: Planning Department, Planning Commission, Board of Supervisors, Citizens oversight committee Time Frame: When community plans are prepared or updated, and annually or as opportunities arise Funding: General Fund</p>	<p>The Planning Department has not conducted land use surveys to identify vacant land as community plans are prepared or updated.</p>	<p>Combine with Program 3.1</p>
<p>Program 3.3: In an effort of any local community to improve its environmental health and housing expansion possibilities by providing some form of community water and/or sewage treatment facilities, the</p>	<p>The County supported the Lewiston Community Service District through the process of connecting two water systems, reconstructing the sewer system,</p>	<p>Continue.</p>

Housing Objectives and Programs	Progress	Continue/ Modify/ Delete
<p>County will provide assistance and encouragement in the form of supporting resolutions and providing assistance in obtaining grants. Responsible Agency: Planning Department, Board of Supervisors Time Frame: As projects are submitted Funding: Grants, General Fund</p>	<p>and adding new system users since adoption of the previous Housing Element.</p>	
<p>Program 3.4: The County will continue its policy of allowing residential development in residential and resource zoning classifications, other than the Timberland Production Zone (TPZ). Responsible Agency: Planning Department, Board of Supervisors Time Frame: As projects are submitted Funding: Grants, General Fund</p>	<p>The County’s Zoning Ordinance continues to allow residential development in residential and resources zoning classifications, other than the TPZ.</p>	<p>Delete. This information is included in the Zoning Ordinance.</p>
<p>Objective Four: Maintenance, Rehabilitation, and Replacement of Existing Housing Stock Trinity County will continue to assist in the rehabilitation of substandard dwelling units and the abatement of dangerous residential structures through code enforcement.</p>		
<p>Program 4.1: Trinity County will continue to utilize the housing condition report contained within the "Trinity County Housing Needs Report, Trinity County, California, " prepared by Trinity County Grants Department as baseline data to monitor the rehabilitation and repair of housing units in Trinity County. In addition, the County will apply for grant funding to conduct a new housing conditions survey during the current planning period, by 2018. Responsible Agency: Planning Department Time Frame: Apply for funds to conduct a housing conditions survey annually starting in 2016; conduct new housing conditions survey by 2018 Funding: Grants, General Fund</p>	<p>The County did not apply for grant funding to conduct a new housing conditions survey by 2018.</p>	<p>Combine with Program 4.2</p>
<p>Program 4.2: The County will apply for State and federal assistance for housing rehabilitation to finance the rehabilitation of substandard homes in the County and support the efforts of other agencies in pursuit of this same effort. If funded, the County will continue its existing housing rehabilitation program. In addition, the County will also support the efforts of other agencies that offer home weatherization programs by providing information to the public and referrals on the weatherization programs.</p>	<p>The County continues to refer interested households to weatherization programs. The County has not applied for funding to assist with rehabilitation of substandard homes.</p>	<p>Continue. Combine with Program 4.1.</p>

Housing Objectives and Programs	Progress	Continue/ Modify/ Delete
<p>Responsible Agency: Colusa-Glenn-Trinity Community Action Partnership, Grants Department, Planning Department Time Frame: Apply for funds every two years; provision of information and referrals are ongoing Funding: CDBG, HOME, USDA Rural Housing Services</p>		
<p>Program 4.3: The County will continue to encourage voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own repairs. Local educational and home repair clinics will be supported in their efforts. Fliers for clinics and seminars will be made available to the public. Responsible Agency: Building and Development Services, Board of Supervisors Time Frame: Annually Funding: Permit fees, General Fund</p>	<p>The County continues to provide fliers as programs are available.</p>	<p>Continue</p>
<p>Program 4.4: The County will continue to enforce the California Building Code, Fire Safe Codes, and the Health and Safety Regulations. Responsible Agency: Building and Development Services Time Frame: Daily application, review enforcement annually Funding: Permit fees, grants, General Fund</p>	<p>The County continues to enforce the California Building Code, Fire Safe Codes, and Health and Safety Regulations.</p>	<p>Delete. This is done in compliance with State law.</p>
<p>Objective Five: Meeting Special Housing Needs The County shall encourage the construction or placement of sufficient housing units necessary to meet the needs of households with special housing requirements.</p>		
<p>Program 5.1: Trinity County will encourage the inclusion of units designed to accommodate wheelchair bound, blind, and other physically restricted persons in new or rehabilitated multiple family projects of more than four units which are funded through Community Development Block Grants or other federal/State sources. Responsible Agency: Planning Department Time Frame: Review progress annually Funding: Permit fees, General Fund</p>	<p>No new or rehabilitated multiple-family projects of 4 or more units were approved using federal or State funding sources.</p>	<p>Continue. Combine with Program 5.4.</p>
<p>Program 5.2: Trinity County will support the development of new housing units specifically designed to meet the needs of the elderly by coordinating with senior advocate groups.</p>	<p>No units for the elderly have been approved or constructed since adoption of the previous Housing Element.</p>	<p>Continue. Combine with program 5.4.</p>

Housing Objectives and Programs	Progress	Continue/ Modify/ Delete
Responsible Agency: Planning Department Time Frame: Review progress annually Funding: Grants (CDBG, HOME, USDA Rural Housing Services), General Fund		
Program 5.3: Trinity County will assist non-profit and other social service organizations to maintain funding and provide shelter for homeless persons and victims of domestic violence as needed. Responsible Agency: Planning Department, Grants Department, Board of Supervisors, Health and Human Services Time Frame: Meet annually with social service providers Funding: General Fund, grants	The County has not received any applications or requests for assistance from any organizations for shelter for homeless persons or victims of domestic violence but will continue their support if needed during the current planning period.	Continue.
Program 5.4: The County will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, farmworkers, persons with disabilities and developmental disabilities, and homeless individuals and families. The County will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. Incentives and programs the County offers include density bonuses, parking reductions for senior and group care homes, and a reasonable accommodation procedure. The County will also continue to work with lower-income housing providers and funders to construct or acquire a variety of types of lower-income housing opportunities for individuals and groups with special needs and extremely low-income households if any applicants come forward. Specific housing types include: <ul style="list-style-type: none"> • Smaller units, including single-room occupancy units (see Program 2.7). • Senior housing, including assisted living facilities (see Program 5.2). • Units with special adaptations for people with disabilities, per California Title 24 standards (see Program 5.1). In addition, if staffing resources allow, the County may seek funding under CDBG, HOME Investment Partnerships, federal HOPWA,	The County is actively collaborating with housing developers to support in their application for funding for programs to provide low to moderate income housing. For example, the County is supporting the efforts of the Rural Communities Housing Development Corporation to bring a new, 30-unit affordable housing complex to Weaverville. The project will be developed and funded through support from the No Place Like Home (NPLH) and Low-Income Housing Tax Credits (LIHTC) programs. Of the 30 units, approximately half will be reserved for homeless or at risk of homeless persons with mental illness in the extremely low-income category. These residents will have their rent subsidized. Case managers will be on site and referrals and transportation to supportive services will be available as needed. The remaining units will be available to lower income households. While the income levels have not yet been determined for those units, it is anticipated that Section 8 Housing income guidelines will be employed, constituting very low-income and low-income units.	Continue. Combine with Programs 5.1 and 5.2.

Housing Objectives and Programs	Progress	Continue/ Modify/ Delete
<p>California Child Care Facilities Finance Program, and other State and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.</p> <p>Responsible Agency: Planning Department Time Frame: Ongoing Funding: Federal HOPWA, CDBG, HOME Investment Partnerships, California Child Care Facilities Finance Program, and other State and federal programs designated specifically for special needs groups</p>		
<p>Program 5.5: To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the County will review the Zoning Ordinance and amend it as necessary. Section 17021.5 requires the Zoning Ordinance to treat employee/farm worker housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Section 17021.6 requires that employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.</p> <p>Responsible Agency: Planning Department Time Frame: Review Zoning Ordinance by December 2016; make amendments if needed by June 2017 Funding: General Fund</p>	<p>The County has not yet amended the Zoning Ordinance to comply with State law.</p>	<p>Continue and modify timeline for Zoning Ordinance amendments.</p>
<p>Objective Six: Facilitate Emergency Housing Emergency housing and transitional housing have been identified as priorities amongst the social service providers of the County.</p>		
<p>Program 6.1: Continue to support and encourage the maintenance and development of emergency, transitional and supportive housing for the citizens of the county, and provide assistance and encouragement in obtaining grants.</p> <p>Responsible Agency: Planning Department, Board of Supervisors Time Frame: On an as-needed basis Funding: General Fund</p>	<p>The County supports the development of emergency housing through the Behavioral Health Services Cedar Home Respite project. In addition, the County provides Emergency Shelter Grant (ESG) Programs in coordination with the Community Action Partnership of Colusa, Glenn, and Trinity Counties including rental assistance.</p>	<p>Continue.</p>
<p>Program 6.2: The County will amend the definition of Alternative</p>	<p>The County has not amended the definition of</p>	<p>Continue and</p>

Housing Objectives and Programs	Progress	Continue/ Modify/ Delete
<p>Housing in the Zoning Ordinance to comply with Senate Bill 2 requirements for transitional and supportive housing to allow those uses in all zones that allow residential uses in the same way other residential uses are allowed and not subject to any restrictions (e.g., occupancy limits) not applied to similar dwellings in the zone. Responsible Agency: Planning Department, Board of Supervisors Time Frame: Amend the Zoning Ordinance by June 2017 Funding: General Fund</p>	<p>Alternative Housing in the Zoning Ordinance to comply with Senate Bill 2 requirements for transitional and supportive housing.</p>	<p>modify to address AB 101 and AB 2162.</p>
<p>Objective Seven: Preventing Housing Discrimination The County will not allow discrimination to interfere with the attainment of its housing goals and objectives.</p>		
<p>Program 7.1: Trinity County will direct persons with complaints of housing discrimination to the appropriate State and federal agencies that handle such complaints. Information regarding housing discrimination will be made available at Trinity County libraries, the senior centers, Human Response Network, Planning Department and Health and Human Services. The County will only support housing programs that are in compliance with the state Rumford Fair Housing Act and the Unruh Civil Rights Act, which prohibit arbitrary discrimination in housing. Responsible Agency: Planning Department, District Attorney, Board of Supervisors Time Frame: Daily, review effectiveness annually Funding: General Fund, grants</p>	<p>When requested, the County directs persons with housing discrimination complaints to the appropriate State and federal agencies that handle such complaints. The County makes information regarding housing discrimination available at Trinity County libraries, senior centers, Human Response Network, Planning Department, and Health and Human Services. The County supports housing programs that are in compliance with the state Rumford Fair Housing Act and the Unruh Civil Rights Act.</p>	<p>Continue.</p>
<p>Objective Eight: Safe Housing and Environmental Constraints The topography of Trinity County creates constraints on development. There are times when developers pursue subdividing marginal lands, which can end in catastrophe for both the future homeowner and downstream or down slope adjacent landowners.</p>		
<p>Program 8.1: The County will continue to review subdivision proposals and other land development projects to minimize flood damage to structures and utilities; prevent creation of new parcels which have no building sites outside the 100-year floodplain; require adequate grading and drainage for homesite development; and avoid areas with unstable soils, and high groundwater affecting drainage or sewage disposal. Responsible Agency: Planning Department, Building & Development Services Department</p>	<p>The County continues to review subdivision proposals and other land development projects to implement this program.</p>	<p>Delete. This is done as part of the development review process.</p>

Housing Objectives and Programs	Progress	Continue/ Modify/ Delete
<p>Time Frame: As applications for subdivision proposals are submitted, as building permits are submitted Funding: General Fund</p>		
<p>Program 8.2: Each application for a residential building permit will be required to comply with Trinity County's Fire Safe Ordinance to reduce fire hazard risks. Homeowners, contractors, and developers will be encouraged to follow additional recommendations on fire safety from the California Department of Forestry and Fire Protection (Cal Fire), the Trinity County Fire Safe Council, and their local fire department. Responsible Agency: Trinity County Building and Development Services Department, Cal Fire, Fire Safe Council and local fire departments Time Frame: As each residential building permit is applied for Funding: General Fund, State funding</p>	<p>The County continues to require a residential building permit to comply with Trinity County's Fire Safe Ordinance. In addition, the County encourages homeowners, contractors, and developers to follow additional fire safety recommendations.</p>	<p>Continue.</p>
<p>Objective Nine: General Plan Consistency and Citizen Participation The policies of all seven elements of the General Plan are required to be consistent with each other. This type of consistency requires periodic review. In order to maintain the Housing Element's consistency with the other elements of the General Plan, and to ensure citizen involvement and review of the programs of the Housing Element, annual reviews will be conducted.</p>		
<p>Program 9.1: The County will review the policies of their General Plan to ensure consistency. Responsible Agency: Planning Department Time Frame: Annually Funding: General Fund</p>	<p>The County has continued to review the policies in different General Plan elements for internal consistency. The County intends to update its General Plan by 2023. Updates may be made on an incremental basis with updates to some elements starting as early as 2021.</p>	<p>Continue and modify.</p>
<p>Objective Ten: Environmental Justice Environmental Justice means the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations and policies.</p>		
<p>Program 10.1 Each time a housing project is proposed, which may have an effect on a particular group or neighborhood, efforts will be made to distribute information on the project to ensure that the group or neighborhood is made aware of the project and the process and has the opportunity to respond. Responsible Agency: Planning Department, Building and Development Services Department, Grants Department</p>	<p>There has not been a need to implement this program. There has been very limited new development outside of single-family development and a very small number of minor land divisions processed in recent years.</p>	<p>Continue.</p>

Housing Objectives and Programs	Progress	Continue/ Modify/ Delete
Time Frame: Whenever projects are proposed Funding: General Fund, grants		

Chapter Five: Housing Program

Statutory Requirements

Local governments have the responsibility to adopt a program that implements the policies, goals, and objectives of the housing element through their vested powers, particularly over land use and development controls, regulatory concessions and incentives, and the utilization of financial resources.

Programs are the specific action steps the locality will take to implement its policies and achieve its goals and objectives. Programs must include a specific time frame for implementation and identify the agencies or officials responsible for implementation. Effective program descriptions also include:

- Immediate, short-term, and long-term action steps.
- Proposed measurable outcomes.
- Specific funding sources, where appropriate.

Housing Goal

To provide an adequate supply of sound, affordable housing units in a safe and pleasant environment that enhance community quality of life for the present and future residents of Trinity County, regardless of race, age, religion, sex, marital status, ethnic background, or disabilities.

Housing Policies

These policies should guide the objectives and programs necessary to fulfill the County's housing goal:

- A. Ensure there are an adequate number of housing units to meet the needs of its citizens.
- B. Ensure that housing is affordable to all economic segments of the community.
- C. Ensure that there are adequate sites and facilities available to support future housing needs.
- D. Ensure that there are housing units available to serve persons with special housing needs.
- E. Work diligently toward the rehabilitation of the county's housing stock and strive to replace housing units in need of replacement.
- F. Support community efforts and citizens in need of short-term emergency housing.
- G. Prevent housing discrimination.
- H. Continue citizen participation as part of the Housing Element preparation and revision process and maintain consistency between all policies of the General Plan.

I. Ensure environmental justice is adhered to in the process of providing housing.

Objectives and Programs

Objective One: Accommodation of the County's Housing Allocation

Trinity County has sufficient appropriately zoned lands to support all residential development proposed by the State for the period between August 31, 2019 and August 31, 2024 in order to meet its share of the state's housing needs for this region. The County will encourage overall production of housing to meet this goal by taking the following measures:

Programs:

- 1.1 The Planning Department shall annually review and amend land use regulations, development standards, processing procedures and fees, as needed, and where feasible remove impediments to and reduce the cost of affordable residential development. The County will 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.

As part of this program, the County will review its development standards to determine whether the 25-foot height limit in the R-3 zone and lack of permitted "by right" uses in the R-2 zone are constraints to the development of multifamily housing.

Responsible Agency: Planning Department, Board of Supervisors

Time Frame: Annually review, develop a SB 35 streamlining approval process by January 2021, complete a review of the height limit in the R-3 zone by January and 2021 and amend by July 2021, if needed.

Funding: Permit fees, General Fund, SB 2 Funding

Objective Two: Provision of Affordable Housing

The California Department of Housing and Community Development (HCD) approved a regional housing allocation plan that requires Trinity County to accommodate two housing units between 2019 and 2024 as its share in meeting the state's critical housing need. The County has taken steps to address land use needs and infrastructure requirements for development. The majority of the county (76 percent) is government land and not available for private development. Another 14 percent is zoned for timber use or held in agriculture land conservation contracts, which cannot be used for residential development. Of the ten percent remaining lands, very little is left unencumbered by topographic constraints.

Programs:

- 2.1 The County will continue to encourage, support, and assist agencies and developers in applying for funding from available State and federal programs to provide housing for low- and moderate-income households. In an effort to do so, the County will provide the following support services:

- Apply for State and federal funds on behalf of housing providers when funding sources require public agency involvement.

- Support funding applications by housing providers.
- Offer regulatory incentives, such as density bonuses, for projects that include housing units affordable to very low- and/or low-income households, provided that enforceable commitments are secured to ensure that units continue as affordable housing for target groups.
- Provide information to developers of the funds available from State and federal programs.
- Provide information brochures available at County offices, libraries, and other public agencies, and post on the County's website.

Responsible Agency: Administration Department, Planning Department

Time Frame: At least biannually

Funding: State and federal grant programs (CDBG, HOME, USDA Rural Housing Services)

- 2.2 On a project-by-project basis, the County will offer fast-track/priority processing, density bonuses, flexibility in development standards, and fee subsidies (when feasible) to developers proposing new housing, mixed-use, or infill projects affordable to lower-income households, farmworkers, seniors, and other special needs groups. The County will also consider reduced parking standards for such projects.

In addition, the County will review its zoning ordinance ensure compliance with State Density Bonus Law.

Responsible Agency: Building and Planning Departments, Planning Commission Board of Supervisors, Planning Department

Time Frame: Ongoing, as projects are processed through the Community Development Department. Update the zoning ordinance by January 2021

Funding: General Fund

- 2.3 The County will amend its Zoning Ordinance to comply with all State law pertaining to Accessory Dwelling Units (ADUs). In addition, to encourage the production of ADUs, the County will offer incentives such as the reduction of parking requirements, reduction of permit processing time, increase in floor areas, and reduction of setbacks.

Responsible Agency: Building and Planning Departments, Board of Supervisors

Time Frame: Amend the zoning ordinance by January 2021

Funding: General Fund, SB 2 Funding

- 2.4 The County will continue to monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with the qualified entities and with the property owners to consider options to preserve such units as affordable. The County will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.

Responsible Agency: Planning Department, Health and Human Services, Board of Supervisors

Time Frame: Annually monitor units at risk of converting and implement

preservation steps, as needed

Funding: General Fund

- 2.5 The County will meet with nonprofit developers and other stakeholders biannually to establish and implement a strategy to assist in the development of housing affordable to extremely low-income households. As part of this effort, the County will consider prioritizing local financial resources and at least biannually seek and apply for State and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as CDBG, HOME, and USDA funds. The County will provide concessions and incentives to assist the development of housing for extremely low-income households such as increased densities, modifications to development standards, and priority processing.

Also, per AB 2634, to further meet the needs of extremely low-income households, the County will amend the Zoning Ordinance to define and allow single-room occupancy units in the R-3 zone. The County will also identify other potential zoning districts where single-room occupancy units would be appropriate uses.

Responsible Agency: Administration Department, Planning Department, Planning Commission, Board of Supervisors

Time Frame: Amend the Zoning Ordinance by January 2021, biannually meet with developers and work to assist five extremely low income households.

Funding: General Fund

Objective Three: Provision of Adequate Sites and Services

The County will provide adequate sites and services for development of housing units by rezoning additional land for residential land use, if needed, and assisting in the expansion of water and sewer facilities.

Programs:

3.1

The County will continue to monitor vacant residential land to assess the residential development potential and ensure the County is able to continue to meet its Regional Housing Need Allocation (RHNA). As a part of this monitoring the County will complete the following:

- As updates are made to the Zoning Ordinance, General Plan, or Community Plans, the County will consider the need to provide additional land for various types of residential development.
- As community plans are prepared or updated, identify vacant land that is residentially zoned or has residential potential. The Planning Department will use this information to identify lands that could support higher residential densities. The County will work with the landowners to rezone an adequate supply of these lands to higher-density residential uses.

Responsible Agency: Planning Department, Planning Commission, Board of Supervisors

Time Frame: Annually monitor, and as updates are made to community plans, the County's General Plan and the Zoning Ordinance

Funding: General Fund

- 3.2 The County will work with water and wastewater providers to ensure capacity for a diversity of new housing types. The County shall provide technical assistance to the water and wastewater providers for the development of long-range infrastructure plans. The County shall also work cooperatively with the water and wastewater providers to identify additional funding to support priority projects.

In addition, to ensure the provision of water and sewer facilities for affordable housing, the County will continue to obtain the written policies and procedures from each agency providing water and/or sewer service in the county describing how each agency does or will grant priority for the provision of water and sewer facilities for affordable housing projects pursuant to Government Code Section 65589.7. Alternatively, agencies may provide written verification indicating that sufficient water and sewer capacity and infrastructure exist to serve all parcels which have been identified in the Housing Element sites inventory. The County shall request that water and sewer providers notify the County of changes in the status of water and sewer capacity or infrastructure that could affect the development of sites in the available sites inventory. The County shall also submit the Housing Element to local water and sewer providers within one month of its adoption in accordance with State law.

Responsible Agency: Planning Department, local water and wastewater providers

Time Frame: Ongoing throughout the planning period

Funding: General Fund, grants

Objective Four: Maintenance, Rehabilitation, and Replacement of Existing Housing Stock

Trinity County will continue to assist in the rehabilitation of substandard dwelling units and the abatement of dangerous residential structures through code enforcement.

Programs:

- 4.1 The County will apply for State and federal assistance for housing rehabilitation to finance the rehabilitation of substandard homes in the county and will support the efforts of other agencies in pursuit of this same effort. If funded, the County will continue its existing housing rehabilitation program. In addition, the County will support the efforts of other agencies that offer home weatherization programs by providing information to the public and referrals on the weatherization programs. The County will also look for grant funding to complete a Housing Conditions Survey to help determine the rehabilitation need within the County.

Responsible Agency: Colusa-Glenn-Trinity Community Action Partnership, Planning Department

Time Frame: Annually, and as Notice of Funding Available (NOFA) are released. If funding is available, conduct a housing conditions survey by January 2023.

Funding: CDBG, HOME, USDA Rural Housing Services

- 4.2 The County will continue to encourage voluntary code compliance by providing guidance and technical assistance to residents who wish to make their own

repairs. Local educational and home repair clinics will be supported in their efforts. Fliers for clinics and seminars will continue to be made available to the public.

Responsible Agency: Building and Planning Departments, Board of Supervisors

Time Frame: Annually conduct code compliance workshops or provide brochures

Funding: Permit fees, General Fund

Objective Five: Special Housing Needs

The County will encourage the construction or placement of sufficient housing units necessary to meet the needs of households with special housing requirements.

Programs:

5.1 The County will work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, farmworkers, persons with disabilities and developmental disabilities, and homeless individuals and families. The County will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. Incentives and programs the County offers include density bonuses, parking reductions for senior and group care homes, and a reasonable accommodation procedure.

The County will also continue to work with lower-income housing providers and funders to construct or acquire a variety of types of lower-income housing opportunities for individuals and groups with special needs and extremely low-income households if any applicants come forward. Specific housing types include:

- Smaller units, including single-room occupancy units.
- Senior housing, including assisted living facilities.
- Units with special adaptations for people with disabilities, per California Title 24 standards.

In addition, if staffing resources allow, the County may seek funding under CDBG, HOME Investment Partnerships, federal HOPWA, California Child Care Facilities Finance Program, and other State and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.

Responsible Agency: Administration Department, Planning Department

Time Frame: Annually meet with housing providers, annually apply for funding as NOFAs are released

Funding: Federal HOPWA, CDBG, HOME Investment Partnerships, California Child Care Facilities Finance Program, and other State and federal programs designated specifically for special needs groups

5.2 To comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the County will review the Zoning Ordinance and amend it as necessary. Section 17021.5 requires the Zoning Ordinance to

treat employee/farm worker housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone in all zones allowing single-family residential uses. Section 17021.6 requires that employee/farm worker housing consisting of no more than 12 units or 36 beds be treated as an agricultural use and permitted in the same manner as other agricultural uses in the same zone.

Responsible Agency: Planning Department, Planning Commission, Board of Supervisors

Time Frame: Amend the Zoning Ordinance by January 2021

Funding: General Fund

Objective Six: Facilitation of Emergency Housing

Emergency housing and transitional housing have been identified as priorities among the social service providers in the county.

Programs:

- 6.1 The County will work with non-profit and other social service organizations to maintain funding assistance, as well as continue to encourage private contributions to local homeless assistance programs and shelters.

Responsible Agency: Planning Department, Board of Supervisors, Health and Human Services

Time Frame: Meet annually with social service providers

Funding: General Fund, grants

- 6.2 The County will amend the definition of Alternative Housing in the Zoning Ordinance to comply with Senate Bill 2 requirements for transitional and supportive housing to allow those uses in all zones that allow residential uses in the same way other residential uses are allowed and not subject to any restrictions (e.g., occupancy limits) not applied to similar dwellings in the zone. Additionally, the County will revise the Zoning Ordinance to allow supportive housing without discretionary review in all zones that allow multi-family housing or mixed-use development, including nonresidential zones as applicable. the allowed uses along with corresponding development standards as detailed in AB 2162.

Responsible Agency: Planning Department, Planning Commission, Board of Supervisors

Time Frame: Amend the Zoning Ordinance by January 2021

Funding: General Fund

- 6.3 Per AB 101 (2019), The County will review the Zoning Ordinance and make revisions if necessary, to allow low barrier navigation centers for the homeless per Government Code 65660-65668. The County will consider the potential to accommodate low barrier navigation centers for the homeless by examining existing government constraints and barriers.

Responsible Agency: Planning Department, Board of Supervisors

Time Frame: Review the Zoning Ordinance by January 2021, make revisions by

June 2022

Funding: General Fund

- 6.4 The County will work with the Far Northern Regional Center to implement an outreach program that informs families in the county 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 County’s website.

Responsible Agency: Planning Department

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

Funding: General Fund

Objective Seven: Prevention of Housing Discrimination

The County will not allow discrimination to interfere with the attainment of its housing goals and objectives.

Programs:

- 7.1 The County will direct persons with complaints of housing discrimination to the appropriate state and federal agencies that handle such complaints. Information regarding housing discrimination will be made available at Trinity County libraries, senior centers, Human Response Network, Planning Department, and Health and Human Services. The County will only support housing programs that are in compliance with the state Rumford Fair Housing Act and the Unruh Civil Rights Act, which prohibit arbitrary discrimination in housing.

Responsible Agency: Planning Department, District Attorney, Health and Human Services

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

Funding: General Fund, grants

Objective Eight: Safe Housing and Environmental Constraints

The topography of Trinity County creates constraints on development. There are times when developers pursue subdividing marginal lands, which can end in catastrophe for both the future homeowner and downstream or downslope adjacent landowners.

Programs:

- 8.1 Each application for a residential building permit and new residential developments will be required to comply with Trinity County’s Fire Safe Ordinance to reduce fire hazard risks. Homeowners, contractors, and developers will be encouraged to follow additional recommendations on fire safety from the California Department of Forestry and Fire Protection (Cal Fire), the Trinity County Fire Safe Council, and their local fire department.

Responsible Agency: Building and Planning Departments, Cal Fire, Fire Safe Council, local fire departments

Time Frame: Ongoing, as residential building permit are applied for

Funding: General Fund, State funding

- 8.2 The County will incorporate Title 24 and Leadership in Energy and Environmental Design (LEED) requirements into the Zoning Ordinance, specific plans, and development agreements as appropriate, and enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects. The County will encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and other plans as appropriate.

Responsible Agency: Building and Planning Departments

Time Frame: Ongoing, as projects are processed through the Building and Planning Departments.

Funding: General Fund, State funding

Objective Nine: General Plan Consistency and Citizen Participation

The policies of all seven elements of the General Plan are required to be consistent with each other. This type of consistency requires periodic review. In order to maintain the Housing Element’s consistency with the other elements of the General Plan and to ensure citizen involvement and review of the Housing Element programs, annual reviews will be conducted.

Programs:

- 9.1 The County will continue to review the policies of its General Plan to ensure consistency. The County will update its General Plan by 2023 and ensure consistency with the Housing Element. Updates may be made on an incremental basis with updates to some elements starting as early as 2021.

Responsible Agency: Planning Department

Time Frame: Annually and 2022 (Updated General Plan)

Funding: General Fund, grants

Objective Ten: Environmental Justice

Environmental justice means the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

Programs:

10.1 Each time a housing project is proposed that may have an effect on a particular group or neighborhood, the County will make efforts to distribute information on the project to ensure that the group or neighborhood is made aware of the project and the process and has the opportunity to respond.

Responsible Agency: Planning Department

Time Frame: Whenever projects are proposed

Funding: Project fees, General Fund, grants

Quantified Objectives

State law requires the Housing Element to include quantified objectives by income level that, at a minimum, address development (new construction), conservation (housing rehabilitation), and preservation (of at-risk rental units). The County’s quantified objectives for the period 2019 through 2024 are listed below.

Table V-1: Quantified Objectives

Income Group	New Construction	Rehabilitation	Conservation and Preservation
Extremely Low	1	—	—
Very Low		—	319
Low	1	8	—
Moderate	0	—	—
Above Moderate	0	—	—
TOTAL	2¹	8²	319³

Notes:

¹This number is Trinity County’s 2019–2024 RHNA. Extremely low-and very low-income categories are merged because only one unit is required to meet the need for the combined income categories.

²This number is associated with objectives under Programs 4.1, 4.2, and 5.1

³This number represents the number of Housing Choice Vouchers currently in use in Trinity County (as of winter 2020), under the assumption that the 1,026 used across SCHA’s four counties is divided equally, in combination with the number of assisted units that are potentially at risk within ten years of the beginning of the 2019–2024 Housing Element planning period.

Appendix 1

Vacant Land Inventory

- Summary by Community and Income Category
- Vacant Land Inventory Parcels
- Maps

DRAFT

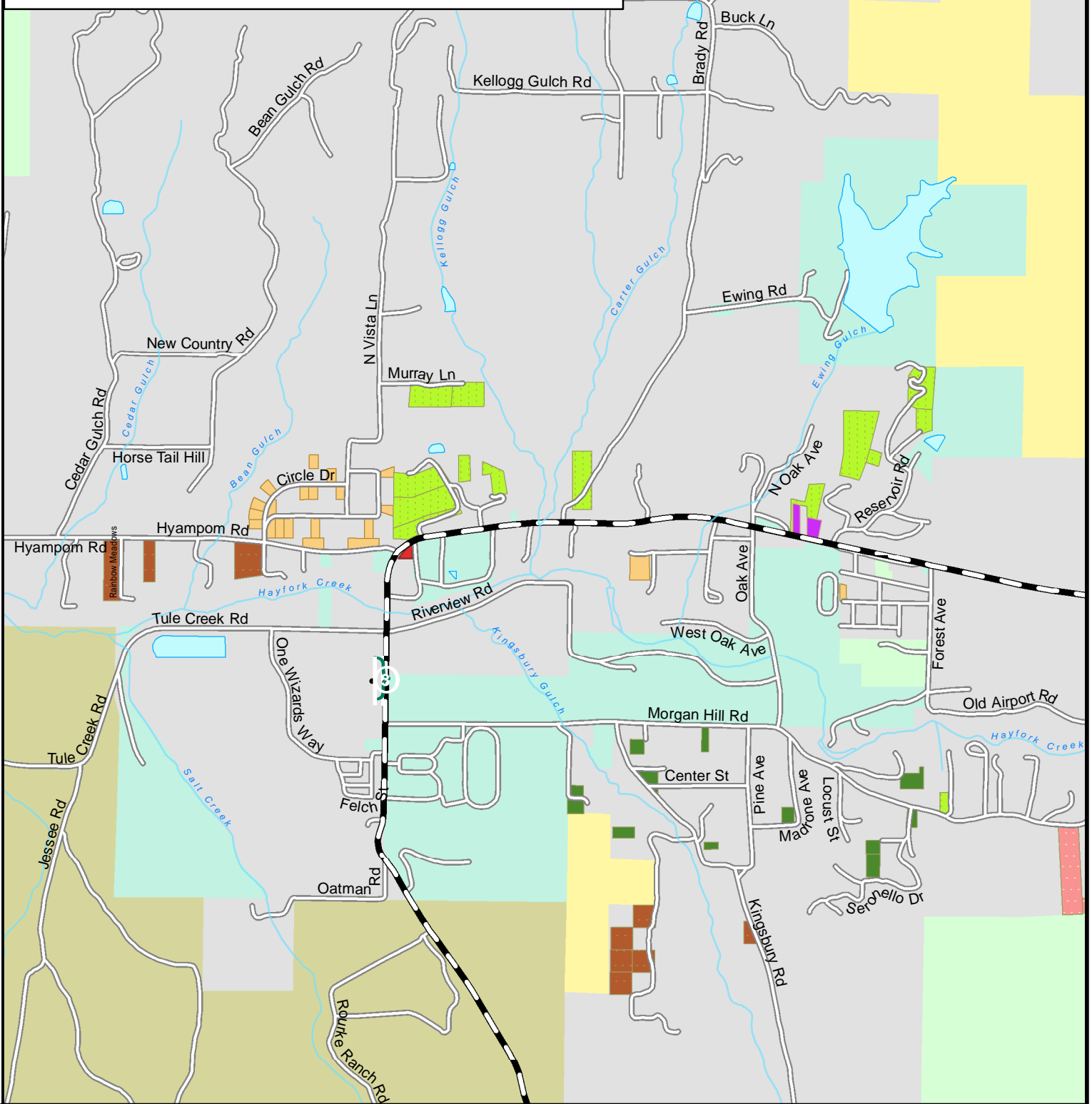
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SUMMARY BY COMMUNITY AND INCOME CATEGORY

	Hayfork			Lewiston			Weaverville			Total		
	Acres	Parcels	Realistic Units	Acres	Parcels	Realistic Units	Acres	Parcels	Realistic Units	Acres	Parcels	Realistic Units
Lower	1.22	1	12	2.89	5	41	10.61	8	145	14.7	14	198
Moderate	0	0	0	7.61	5	37	49.17	30	234	56.7	35	271
Above Moderate	142.49	68	91	11.87	4	4	0	0	0	154.3	72	95
Total	143.71	69	103	22.37	14	82	59.78	38	379	225.70	121	564

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Hayfork Land Inventory



Zoning District

- RR1
 RR5
 Single Family Res. - Low Density (R1L)
- RR2.5
 RR10
 Single Family Res. - Med. Density (R1M)
- Multi Family Res. - Med. Density (R2)

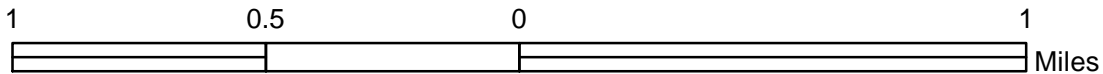
4

1 inch = 0.38 miles

Prepared By
 Trinity County
 Resource Conservation District
 February 10, 2020

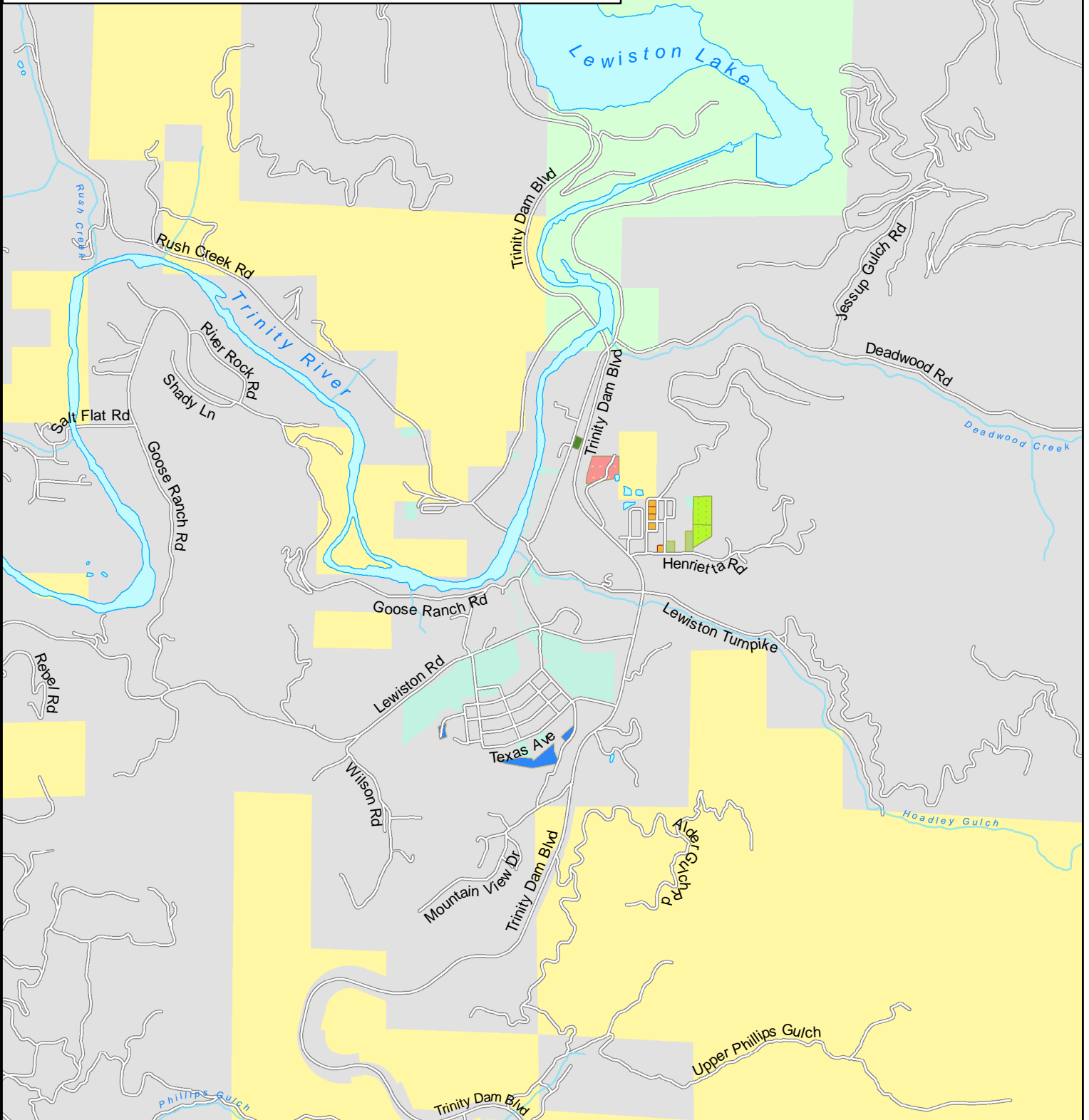


D.L.W.



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Lewiston Land Inventory



Zoning District

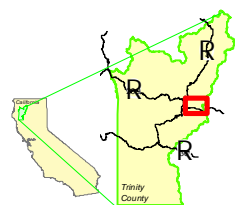
- RR1 ■ Single Family Res. - Low Density (R1A)
- RR2.5 ■ Single Family Res. - High Density (R1)
- RR5 ■ Multi Family Res. - High Density (R3)

4

1 inch = 0.46 miles
435-Trinity_County_GIS_Services_Housing_Element_2020



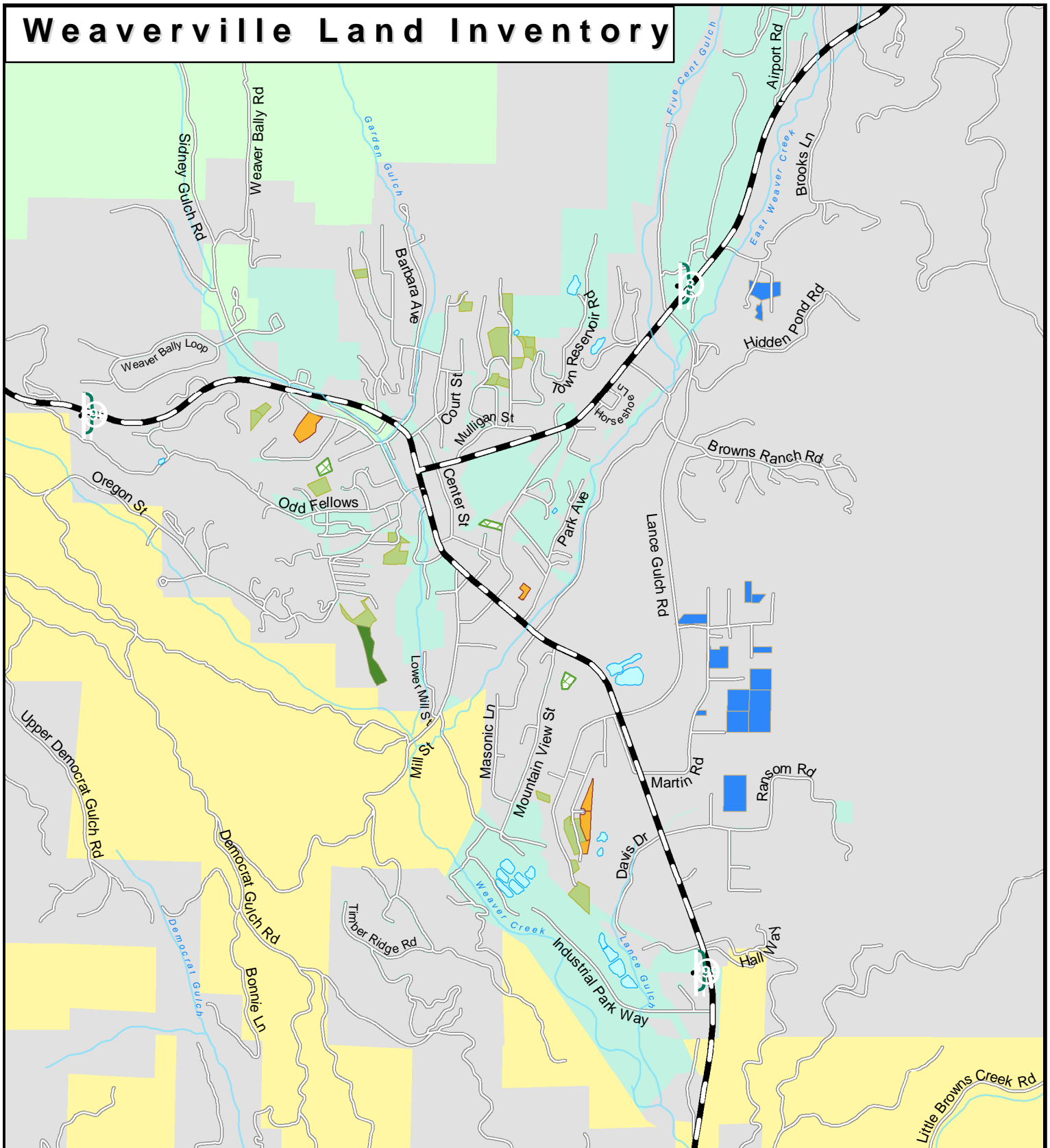
Prepared By
Trinity County
Resource Conservation District
February 10, 2020



Vicinity & Location Map

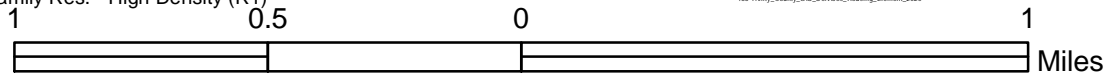
D.L.W.

Weaverville Land Inventory



Zoning District

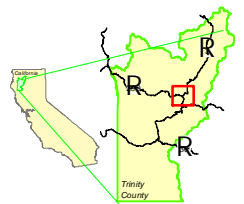
-  RR1
-  Single Family Res. - Low Density (R1A)
-  Single Family Res. - High Density (R1)
-  Multi Family Res. - Med. Density (R2)
-  Multi Family Res. - High Density (R3)



1 inch = 0.38 miles
435-Trinity_County_GIS_Services_Housing_Element_2020



February 10, 2020



Vicinity & Location Map

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Appendix 2

List of Entities Qualified to Preserve At-Risk Units

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ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
LOS ANGELES	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
ORANGE	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
VENTURA	Long Beach Affordable Housing Coalition, Inc	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	X	9/26/08	5/19/99
SAN DIEGO	Long Beach Affordable Housing Coalition, Inc.	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
SANTA BARBARA	Long Beach Affordable Housing Coalition, Inc.	5855 Naples Plaza, Suite 209	Long Beach	CA	90803	(562) 434-3333	H. Kim Huntley		(562) 434-3330	Local, regional, national public agency	x	9/26/08	5/19/99
CALAVERAS	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
FRESNO	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
MADERA	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
MERCED	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
PLACER	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SACRAMENTO	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SAN JOAQUIN	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
SOLANO	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
STANISLAUS	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
TUOLUMNE	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
YOLO	ACLCL, Inc	315 N San Joaquin St	Stockton	CA	95202	(209) 466-6811			(209) 466-3465	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	East Bay NHS	2320 Cutting Blvd	Richmond	CA	94804	(510) 237-6459			(510) 237-6482	Local, regional, national nonprofit org.	X	9/27/10	12/24/98
CONTRA COSTA	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700			(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
CONTRA COSTA	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700			(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
RIVERSIDE	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700		zzcheap@aol.com	(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
SOLANO	Anka Behavioral Health	1850 Gateway Blvd., Suite 900	Concord	CA	94520	(925) 825-4700		zzcheap@aol.com	(925) 825-2610	Local, regional, national nonprofit org.	X	9/27/10	6/10/99
CONTRA COSTA	Alameda County Allied Housing Program	224 W. Winton Avenue, Room 108	Hayward	CA	94541	(510) 670-5404			(510) 670-6378	Local, regional, national nonprofit org.	X	9/27/10	9/27/10
ALL COUNTIES	BRIDGE Housing Corporation	345 Spear Street, Suite 700	San Francisco	CA	94105	(415) 989-1111	Brad Wiblin		(415) 495-4898	Local, regional, national public agency	X	12/24/10	12/28/98
ALL COUNTIES	East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	CA	90033	(323) 269-4214	Ernesto Espinoza		(323) 261-1065	Local, regional, national nonprofit org.	X	12/24/10	7/13/01
LOS ANGELES	Housing Authority of the City of Los Angeles	2500 Wilshire Blvd, PHA	Los Angeles	CA	90057	(213) 252-4269	Larry Goins			Local, regional, national public agency	X	3/3/11	12/24/98
ALL COUNTIES	Hampstead Development Group, Inc.	3413 30th Street	San Diego	CA	92104	(619) 543-4200	Chris Foster		(619) 543-4220		X	8/24/11	5/5/06
ALL COUNTIES	A. F. Evans Development, Inc.	4305 Univeristy Ave. Suite 550	San Diego	CA	92105	(619) 282-6647	Anne Wilson		(619) 282-4145		X	1/26/12	10/11/06
VENTURA	A Community of Friends	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	6/14/12	1/12/99
LOS ANGELES	The Long Beach Housing Development Co.	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	6/14/12	1/12/99
SAN DIEGO	A Community of Friends	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel		(415) 618-0228		X	9/25/12	4/6/05
ALL COUNTIES	West Bay Housing Corporation	1390 Market Street, Ste. 405	San Francisco	CA	94102	(415) 618-0012	Bill Pickel		(415) 618-0228		X	9/25/12	4/6/05
ORANGE	A Community of Friends	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney				X	9/25/12	9/27/10
ALL COUNTIES	Mesa Realty Advisors	56 Cbana Blanca	Henderson	NV	89012	(310) 213-5310	Rick W. Toney				X	9/25/12	9/27/10
SAN FRANCISCO	Mayor's Office of Housing and Community Development, C	One South Van Ness, Fifth Floor	San Francisco	CA	94103	(415) 701-5619	Lisa Motoyama		(415) 701-5501	Local, regional, national public agency	X	8/14/13	
LOS ANGELES	A Community of Friends	9 Cushing, Ste. 200	Irvine	CA	92618	(415) 856-0010	Meea Kang	meea@domusd.com	(415) 856-0264		X	8/27/13	2/4/04
ALL COUNTIES	USA Properties Fund	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	Jesse Slansky		(323) 650-4745	Local, regional, national public agency	X	12/13/13	12/23/98
MARIN	Housing Authority of the County of Marin	4020 Civic Center Drive	San Rafael	CA	94903	(415) 491-2530	Anna Semenova	ASemenova@marinhousing.org	(415) 491-2530	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
SAN DIEGO	Housing Development Partners of San Diego	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	dottiep@sdhc.org	(619) 578-7360	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
SAN DIEGO COUNTY	Housing Development Partners of San Diego	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7590	Dottie Pierce	dottiep@sdhc.org	(619) 578-7356	Local, regional, national nonprofit org.	X	2/26/14	12/23/98
ALL COUNTIES	The Trinity Housing Foundation	836 Avalon Ave	Lafayette	CA	94549	(925) 385-0754	Bill Leone	bleone@apr.com	(925) 215-2403	Local, regional, national public agency	X	2/26/14	1/12/99
ALAMEDA	Satellite Affordable Housing Associates	1835 Alcatraz Ave.	Berkeley	CA	94703	(510) 647-0700	Susan Friedland	Susanfriedland@sahahomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
CONTRA COSTA	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SACRAMENTO	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SAN FRANCISCO	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
SANTA CLARA	Satellite Housing Inc.	2526 Martin Luther King., Jr Way	Berkeley	CA	94704	(510) 647-0700	Susan Friedland,	staff@sathomes.org	(510) 647-0820	Local, regional, national nonprofit org.	X	2/26/14	6/10/99
MENDOCINO	CDC of Mendocino County	1076 North State Street	Ukiah	CA	95482	(707) 463-5462	Todd Crabtree	crabtree@cdchousing.org	(707) 463-4188	Public housing authority		2/26/14	8/25/03
CONTRA COSTA	City of Walnut Creek	1666 N. Main Street	Walnut Creek	CA	94596	(925) 943-5899	Laura Simpson	Simpson@walnut-creek.org	(925) 256-3500		X	2/26/14	9/11/07
ALL COUNTIES	American Baptist Homes of the West	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton	CA	94588	(925) 924-7162	Ancel Romero		(925) 924-7233	Local, regional, national public agency	X	8/14/14	12/22/98
ALAMEDA	Housing Authority of City of Alameda	701 Atlantic Ave	Alameda	CA	94501	(510) 747-4300	Denise Connors	dconnors@alamedahsq.org	(510) 522-7848	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
ALAMEDA	Housing Authority of the City of Livermore	3203 Leahy Way	Livermore	CA	94550	(925) 447-3600	Jon D. Hovey	livhsg@prodigy.net	(925) 447-0942	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
SAN DIEGO	San Diego Housing Commission	1122 Broadway, Suite 300	San Diego	CA	92101	(619) 578-7555	Dottie Pierce	dottiep@sdhc.org	(619) 578-7360	Local, regional, national nonprofit org.	X	8/14/14	12/23/98
LOS ANGELES	West Hollywood Community Housing Corp.	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046	(323) 650-8771	Robin Conerly	robin@whchc.org	(323) 650-4745	Local, regional, public agency	X	8/14/14	12/23/98
FRESNO	Better Opportunities Builder, Inc.	P.O. Box 11863	Fresno	CA	93775	(559) 443-8400	Tracewell Hanrahan	nandersen@bobinc.org	(559) 443-8495	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
LOS ANGELES	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
ORANGE	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
SAN BERNARDINO	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98
VENTURA	Century Housing Corporation	1000 Corporate Pointe	Culver City	CA	90230	(310) 642-2007	Ronald A. Griffith		(310) 258-0710	Local, regional, national public agency	X	8/14/14	12/24/98

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
MONTEREY	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SAN MATEO	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SANTA CLARA	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SANTA CRUZ	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
SOLANO	Mid-Peninsula Housing Coalition	303 Vintage Park Drive, #250	Foster City	CA	94404	(650) 356-2900			(650) 357-9766	Local, regional, national public agency	X	8/14/14	12/24/98
RIVERSIDE	St. Vincent de Paul Village	3350 E St	San Diego	CA	92102	(619) 687-1029	Bill Bolstad		(619) 687-1010	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
SAN DIEGO	St. Vincent de Paul Village	3350 E St	San Diego	CA	92102	(619) 687-1029	Harvey Mandel	hmandel@neighbor.org	(619) 687-1010	Local, regional, national nonprofit org.	X	8/14/14	12/24/98
LOS ANGELES	FAME Corporation	1968 W. Adams Blvd.	Los Angeles	CA	90018	(323) 730-7727	Sandra Hernandez	sandrah@famecorporations.org	(323) 737-5717	Local, regional, national nonprofit org.	X	8/14/14	12/28/98
AMADOR	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
CALAVERAS	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
COLUSA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
COLUSA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
CONTRA COSTA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
EL DORADO	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
GLENN	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
NAPA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
NEVADA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
PLACER	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SACRAMENTO	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SAN JOAQUIN	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SHASTA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
SUTTER	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
TEHAMA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
YOLO	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
YUBA	Rural California Housing Corp	3120 Freeboard Drive, Suite 201	West Sacramento	CA	95691	(916) 414-4436				Local, regional, national public agency	X	8/14/14	12/28/98
BUTTE	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
GLENN	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
LASSEN	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
PLUMAS	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
SHASTA	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
SUTTER	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
TEHAMA	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928	(530) 891-6931	Kris Zappettini	chip@sunset.net	(530) 891-8547	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
ALL COUNTIES	Foundation for Affordable Housing, Inc.	384 Forest Ave., Suite 14	Laguna Beach	CA	92651	(949) 443-9101	Darrin Willard		(949) 443-9133	Local, regional, national nonprofit org.	X	8/14/14	12/30/98
LOS ANGELES	PICO Union Housing Corporation	1038 Venice Blvd.	Los Angeles	CA	90015	(213) 747-2790	Jesus Torres	jtorres@puhc.org	(213) 743-3819	Local, regional, national nonprofit org.	X	8/14/14	1/12/99
ALL COUNTIES	Community Housing Assistance Program, Inc.	3803 E. Casselle Ave	Orange	CA	92869		Ken Robertson	chapahq1@aol.com	(714) 744-6850	Local, regional, national public agency	X	8/14/14	5/18/99
SAN BENITO	Peoples' Self-Help Housing Corp	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	http://www.pshh.org/	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
MONTEREY	Peoples' Self-Help Housing Corp.	3533 Empleo St	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
SAN LUIS OBISPO	Peoples' Self-Help Housing Corp.	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
SANTA BARBARA	Peoples' Self-Help Housing Corp.	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
VENTURA	Peoples' Self-Help Housing Corp.	3533 Empleo St.	San Luis Obispo	CA	93401	(805) 540-2452	John Fowler	admin@pshhc.org	(805) 544-1901	Local, regional, national nonprofit org.	X	8/14/14	5/19/99
DEL NORTE	Redwood Community Action Agency	904 G St.	Eureka	CA	95501	(707) 269-2021	Bill Rodstrom	planning@rcaa.org		Local, regional, national nonprofit org.	X	8/14/14	5/19/99
HUMBOLDT	Redwood Community Action Agency	904 G St	Eureka	CA	95501	(707) 269-2021	Bill Rodstrom	planning@rcaa.org		Local, regional, national nonprofit org.	X	8/14/14	5/19/99
LOS ANGELES	Abode Communities	701 E. Third St., Ste. 400	Los Angeles	CA	90015	(213) 629-2702	Holly Benson		(213) 627-6407	Local, regional, national public agency	X	8/14/14	3/9/00
ALL COUNTIES	California Housing Partnership Corporation	369 Pine Street, Suite 300	San Francisco	CA	94104	(415) 433-6804	Matt Schwartz	mschwartz@chp.net	(415) 433-6805	Local, regional, public agency	X	8/14/14	10/23/00
LOS ANGELES	Southern California Presbyterian Homes	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
RIVERSIDE	Southern California Presbyterian Homes	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
SAN BERNARDINO	Southern California Presbyterian Homes	516 Burchett St	Glendale	CA	91203	(818) 247-0420	Jacqueline A Seegobm		(818) 247-0420	Local, regional, national public agency	X	8/14/14	12/29/00
FRESNO	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
KERN	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
LOS ANGELES	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
RIVERSIDE	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
SAN BERNARDINO	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
SAN DIEGO	The East Los Angeles Community Union (TELACU)	1248 Goodrich Blvd.	Los Angeles	CA	90022	(323) 838-8556	Jasmine Borrego	trmreception@telacu.com	(323) 838-0548	Local, regional, national public agency	X	8/14/14	1/29/01
ALL COUNTIES	Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	CA	90230	(310) 204-2050	Carole Glodney	Carole@Gkind.com	(310) 280-5767	Profit-motivated individual or organization	X	8/14/14	4/25/01
LOS ANGELES	LTSC Community Development Corporation	231 East Third Street, Ste. G 106	Los Angeles	CA	90013	(213) 473-1606	Takao Suzuki	tsuzuki@ltsc.org	(213) 473-1681	Local, regional, national nonprofit org.	X	8/14/14	4/25/01
LOS ANGELES	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
ORANGE	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
RIVERSIDE	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
SAN BERNARDINO	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SAN DIEGO	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
SANTA BARBARA	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
VENTURA	Nexus for Affordable Housing	1572 N. Main Street	Orange	CA	92867	(714) 282-2520	Bruce Solari	bruce@solari-ent.com	(714) 282-2521	Local, regional, national nonprofit org.	X	8/14/14	7/13/01
ALL COUNTIES	California Human Development Corporation	3315 Airway Drive	Santa Rosa	CA	95403	(707) 521-4788	John M. Way	CaliforniaHumanDevelopment.org	(707) 523-3776	Local, regional, national nonprofit org.	X	8/14/14	6/30/03
SONOMA	Sonoma County Community Development Commission	1440 Guerneville Road	Santa Rosa	CA	95403	(707) 565-7901	Nick Stewart	Nick.Stewart@sonoma-county.org				8/14/14	9/8/03
ALL COUNTIES	Linc Housing Corporation	100 Pine Avenue, # 500	Long Beach	CA	90802	(562) 684-1100	Sid Paul		(562) 684-1137			8/14/14	9/15/03
ALL COUNTIES	Domus Development, LLC	594 Howard St., Ste 204	San Francisco	CA	94105	(415) 856-0010	Meea Kang		(415) 856-0264		X	8/14/14	2/4/04
LOS ANGELES	Los Angeles Housing & Community Invest Dept	1200 W.7th Street, 9th Floor	Los Angeles	CA	90017	(213) 808-8654	Franklin Campos	fcampos@lahd.lacity.org	(213) 808-8999		X	8/14/14	3/15/05
ALAMEDA	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878	Erin Coyle	erin.coyle@nclt.org	(510) 548-7562		X	8/14/14	6/10/05
CONTRA COSTA	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
MARIN	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
SAN FRANCISCO	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
SAN MATEO	Northern California Land Trust, Inc.	3122 Shattuck Avenue	Berkeley	CA	94705	(510) 548-7878			(510) 548-7562		X	8/14/14	6/10/05
ORANGE	Riverside Chartable Corporation	3803 E. Casselle Ave	Orange	CA	92869	(714) 628-1650	Kenneth S. Robertson		(714) 628-1657			8/14/14	9/2/05
KERN	Housing Authority of the County of Kern	601 24th Street	Bakersfield	CA	93301	(661) 631-8500	Stephen M. Pelz		(661) 631-9500			8/14/14	5/5/06
SANTA CRUZ	Housing Authority of the County of Santa Cruz	2931 Mission Street	Santa Cruz	CA	95060	(831) 454-5901	Ken Cole					8/14/14	5/5/06
DEL NORTE	Humboldt Bay Housing Development Corporation	PO Box 4655	Arcata	CA	95518	(707) 826-7312	Bonnie Hughes	bhughes@housinghumboldt.org	(707) 826-7319		X	8/14/14	5/27/10
HUMBOLDT	Housing Humboldt)	PO Box 4655	Arcata	CA	95518	(707) 826-7312	Elizabeth Matsumoto	bmatsumoto@housinghumboldt.org	(707) 826-7319	Local, regional non-profit	X	8/14/14	5/27/10
ALL COUNTIES	California Commercial Investment Group	4530 E. Thousand Oaks Blvd., Ste. 100	Westlake Village	CA	91362	(805) 495-8400			(805) 495-5471		X	8/14/14	12/24/10
ALL COUNTIES	Dawson Holdings, Inc.	300 Turney Street, 2nd Floor	Sausalito	CA	94965	(801) 244-6658	Tim Fluetsch		(801) 733-6116		X	8/14/14	12/24/10
SOLANO	Mutual Housing California	8001 Fruitridge Road, Suite A	Sacramento	CA	95820	(916) 453-8400	Holly Wunder Stiles	holly@mutualhousing.com			x	8/14/14	3/3/11
ORANGE	City of Newport Beach	100 Civic Center Drive	Newport Beach	CA	92660	(949) 644-3221	Melinda Whelan				X	8/14/14	3/28/12
NAPA	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
SOLANO	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
SONOMA	SWJ Housing	PO Box 815	Sebastopol	CA	95473	(707) 823-9884	Scott Johnson		(707) 634-1422		X	8/14/14	3/28/12
ALL COUNTIES	Preservation Partners Development	21515 Hawthorne Blvd. Suite 125	Torrance	CA	90503	(310) 802-6681	Chuck Treatch	Chuck@preservationpartners.org	(310) 802-6680	A California limited partnership, for-profit	X	8/14/14	1/16/13
CONTRA COSTA	Neighborhood Housing Services of the East Bay	2320 Cutting Blvd.	Richmond	CA	94804	510.237-6459	Javier Hernandez	javier@eastbaynhs.org	510.237-6482	Local, regional, nonprofit		8/14/14	
ALL COUNTIES	California Housing Finance Agency	100 Corporate Pointe, Suite 250	Culver City	CA	90230	(916) 326-8610	Leah Pears	lpears@calhfa.ca.gov	(310) 342-1226			12/11/15	
AMADOR	Mutual Housing California	8001 Fruitridge Road, Suite A	Sacramento	CA	95820	(916) 453-8400	Rachel Iskkow	rachel@mutualhousing.com	(916) 453-8401	Local, regional, national public agency	x	4/21/16	3/3/11
ORANGE	Jamboree Housing Corporation	17701 Cowan Ave, #200	Irvine	CA	92614	(949) 214-2395	Roger Kinoshita	rkinoshita@jamboreehousing.com	(949)214-2395	Local, region, national, nonprofit org		4/22/16	4/22/16
ALL COUNTIES	Berkadia	823 Colby Drive	Davis	CA	95616	(916) 769-7768	Al R Inouye	Al.inouye@inouyeapartments.com			X	8/1/16	2/26/14
ALL COUNTIES	American Community Developers, Inc.	20250 Harper Avenue	Detroit	MI	48225	(313) 884-0722	Derek M. Skrzynski	derek@acdmail.com	(313) 884-0722	Profit-motivated individual or organization	X	9/2/16	9/2/16
LOS ANGELES	American Family Housing	15161 Jackson St.	Midway City	CA	92655	(714) 897-3221	Donna Gallup	info@compual.net	(714) 893-6858	Local, regional, national nonprofit org.	X	1/5/17	1/6/99
ALL COUNTIES	Lincoln Avenue Capitol, LLC	595 Madison Avnue Suite 1601	New York	NY	10022	(212) 554-2320	Andrew Mika	andrew@lincolnavecap.com		Profit-motivated individual or organization	X	5/3/17	5/3/17
ALAMEDA	Affordable Housing Associates	1250 Addison St., Ste. G	Berkeley	CA	94702		Susan Friedlow		(510) 649-0312	Local, regional, national nonprofit org.		5/9/17	12/24/98
ALAMEDA	East Bay Asian Local Development Corporation	310 Eighth Street, Ste. 200	Oakland	CA	94607		Lynette Jung Lee	ljunglee@ebaldc.com	(510) 763-4143	Local, regional, national nonprofit org.		5/9/17	1/5/99
ALAMEDA	Community and Economic Development Agency	250 Frank H. Ogawa Plaza Ste. 5313	Oakland	CA	94612	(510) 238-3502	Jefferey P. Levin	jplevin@oaklandnet.com	(510) 238-3691	Local, regional, national nonprofit org.		5/9/17	1/27/99
ALAMEDA	Bay Area Community Services	629 Oakland Ave	Oakland	CA	94611	(510) 499-0365	Daniel Cooperman	dcooperman@bayareacs.org	(510) 569-4589	Local, regional, national nonprofit org.	X	5/9/17	1/28/99
ALAMEDA	Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Ste. 201	Oakland	CA	94621	(510) 632-6712	William F. Pickel	bpickel@cchnc.org	(510) 632-6755	Local, regional, national public agency		5/9/17	2/6/01
ALAMEDA	Alameda County Allied Housing Program	224 W. Winton Avenue, Room 108	Hayward	CA	94541	(510) 670-5404	Linda Gardiner	linda.gardiner@ac.gov.org	(510) 670-6378	Local, regional, national nonprofit org.		5/9/17	9/27/10
ALL COUNTIES	University River Village	7901 La Riviera Drive	Sacramento	CA	95826	(916) 381-2001	Kaci Walsh		(916) 381-7321	Local, regional, national public agency		5/10/17	6/1/00
ALL COUNTIES	Bayside Communities	1990 North California Blvd., Ste. 1070	Walnut Creek	CA	94596	(925) 482-9406	Basil Rallis	brallis@baysidecommunities.com	(510) 891-9004	Profit-motivated individual or organization	X	5/10/17	9/10/02
ALAMEDA	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti	pep@pephousing.org	(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
ALL COUNTIES	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
LAKE	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
MENDOCINO	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
NAPA	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
SONOMA	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954	(707) 762-2336	Vera R. Ciammetti		(707) 762-4657	Local, regional, national nonprofit org.		5/10/17	8/19/03
ALL COUNTIES	Reiner Communities LLC	100 Spectrum Center Dr. Suite 830	Irvine	CA	92618	(949) 753-0555	Dylan Feliciano	df@reinerllc.com		Profit-motivated individual or organization	X	5/16/17	6/30/03
ALL COUNTIES	BUILD Leadership Development, Inc.	P.O. Box 9414	Newport Beach	CA	92658	(877) 644-9422	Tracy Green		(949) 719-9711	Local, regional, national nonprofit org.		5/16/17	2/4/04
ALL COUNTIES	Bank of America, N.A.	555 California St., 6th Floor	San Francisco	CA	94104	(415) 953-2631	Gabriel Speyer		(415) 622-1671			5/16/17	12/4/07
ALL COUNTIES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
KERN	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
LOS ANGELES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
ORANGE	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
RIVERSIDE	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99
SAN BERNARDINO	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356	(818) 708-2710	Myron Lieberman		(818) 708-1944	Local, regional, national nonprofit org.		5/23/17	5/21/99

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County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ALL COUNTIES	California Community Reinvestment Corp.	100 West Broadway Ste. 1000	Glendale	CA	91210	818-844-4951	David Saltzman	david.saltzman@e-ccrc.org	(818) 550-9806	Local, regional, national nonprofit org.	X	5/23/17	1/18/01
ALL COUNTIES	KDF Communities, LLC	1301 Dove St., Suite 720	Newport Beach	CA	92660	(949) 622-1888	John Bernard		(949) 851-1819	Profit-motivated individual or organization		5/23/17	12/13/02
ALL COUNTIES	MBK Management Corporation	23586 Calabasas Road, Ste. 100	Calabasas	CA	91302	(818) 444-2100 e	Jessica Robbins	jrobbins@mbkmgmt.com	(818) 337-7578		X	5/23/17	3/4/04
ALL COUNTIES	Cabouchon Properties, LLC	Pier 9, Suite 114	San Francisco	CA	94111	(415) 433-2000	Susan Terrado		(415) 433-2000			5/23/17	4/28/04
ALL COUNTIES	Maximus Properties, LLC	23586 Calabasas Road, Ste. 103	Calabasas	CA	91302	(818)449-4004	Jeffrey S. McGuire	jmcquire@remax.net	(818) 449-4004			5/23/17	4/28/04
ALL COUNTIES	Creative Housing Coalition	4612 Alta Cayada Road	La Canada	CA	91011	(805) 736-9342	Jane Anderson		(805) 736-9342			5/23/17	5/19/04
ALL COUNTIES	Fallbrook Capital Corporation	6700 Fallbrook Avenue, #111	West Hills	CA	91307	(818) 712-6931	Brandt Blaken		(818) 712-6931			5/23/17	6/1/04
ALL COUNTIES	California Coalition for Rural Housing	717 K Street, Suite 400	Sacramento	CA	95814	(916) 443-4448	Alicia Sebastian	alicia@calruralhousing.org	(916) 447-0458		X	5/23/17	10/11/06
ALL COUNTIES	Chelsea Investment Corporation	725 South Coast Highway 101	Encinitas	CA	92024	(760) 456-6000	Jim Schmid		(760) 456-6001			5/23/17	10/11/06
ALL COUNTIES	Corporation for Better Housing	15303 Ventura Blvd., Suite 1100	Sherman Oaks	CA	91403	(818) 905-2430	Mary Silverstein		(818) 905-2440			5/23/17	10/11/06
ALL COUNTIES	Fairfied Residential LLC	5510 Morehouse Drive, Suite 200	San Diego	CA	92121	(858) 824-6406	Paul Kudirka	pkudirka@ffres.com	(858) 635-8606			5/23/17	12/4/07
ALL COUNTIES	California Housing Finance Agency	500 Capitol Mall, Suite 400	Sacramento	CA	95814	(916) 326-8801	Bob Deaner	bdeaner@calhfa.ca.gov	(916) 327-5115			5/23/17	
ALL COUNTIES	California Housing Finance Agency	P.O. Box 4034	Sacramento	CA	95812	(916) 326-8801	Bob Deaner	bdeaner@calhfa.ca.gov	(916) 327-5115			5/23/17	
CONTRA COSTA	Affordable Housing Associates	1250 Addison St., Ste. G	Berkeley	CA	94702	(510) 649-8500	Susan Friedlow		(510) 649-0312	Local, regional, national nonprofit org.		5/24/17	12/24/98
SOLANO	Affordable Housing Associates	1250 Addison St., Ste. G	Berkeley	CA	94702	(510) 649-8500	Susan Friedlow		(510) 649-0312	Local, regional, national nonprofit org.		5/24/17	12/24/98
ALPINE	Amador-Tuolumne Community Action Agency	935 South State Highway 49	Jackson	CA	95642	(209) 223-1485 E	Raj Rambob	r Rambob@atcaa.org	(209) 223-4178	Local, regional, national public agency	X	5/24/17	12/24/98
COLUSA	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
CONTRA COSTA	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
EL DORADO	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
GLENN	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
LASSEN	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
MERCED	Eskaton Properties Inc.	5105 Manzanita Ave.	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
PLACER	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SACRAMENTO	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SAN JOAQUIN	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
SISKIYOU	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
YOLO	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608	(916) 334-0810	Courtney Tatum, Kathy S	courtney.tatum@eskaton.org	(916) 338-1248	Local, regional, national nonprofit org.	X	5/24/17	12/24/98
ALL COUNTIES	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 204-3508	Tracey Williams	twilliams@nationalcore.org	(909) 483-6524	Local, regional, national public agency	X	5/24/17	5/17/99
CONTRA COSTA	Community Housing Development Corp.	1535 Fred Jackson Way ste A	Richmond	CA	94801	(510) 412-9290	Donald Gilmore	Dgilmore@chdcnr.com	(510) 215-9276	Local, regional, national nonprofit org.	X	5/24/17	5/19/99
ALL COUNTIES	National Affordable Housing Trust	2335 North Bank Drive	Columbus	OH	43220	(614) 451-9929	Robert Snow	bsnow@naht.org	(614) 451-3370	Local, regional, national public agency		5/24/17	6/1/00
ALL COUNTIES	Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	CA	92687	(714) 282-2520	Bruce Solari	solari@solari-ent.com	(714) 282-2521	Profit-motivated individual or organization		5/24/17	12/29/00
ALL COUNTIES	Mercy Housing, Inc.	1999 Broadway, Suite 1000	Denver	CO	80202	303-830-3300	Janet Gaf	info@mercyhousing.org	(303) 830-3301	Local, regional, national public agency		5/24/17	1/17/01
ALL COUNTIES	Newport Development, LLC	9 Cushing, Ste. 200	Irvine	CA	92618	(949) 923-7812	Warren Allen	wallen@newportpartners.com	(949) 585-0449	Profit-motivated individual or organization	X	5/24/17	9/10/02
ALL COUNTIES	Mercy Housing California	1360 Mission St., Suite 300	San Francisco	CA	94103	213-743-5830	Ed Holder	eholder@mercyhousing.org	(415) 553-6373	Local, regional, national nonprofit org.	X	5/24/17	12/9/02
ALL COUNTIES	The John Stewert Company	1388 Sutter St., 11th Floor	San Francisco	CA	94109	(415) 345-4400	Margaret Miller	mmiller@jsw.net	(415) 614-9175	State-wide, for-profit	X	5/24/17	8/19/03
ALL COUNTIES	William G. Ayyad, Inc.	9252 Chesepeake Dr., Suite 100	San Diego	CA	92123	(858) 244-0900 *2	Rebecca Ayyad	rayyad@udqi.net	(858) 244-0909	Profit-motivated individual or organization		5/24/17	8/19/03
ALL COUNTIES	Skyline Real Estate Development & Acquisitions, Inc.	P.O. Box 7613	Newport Beach	CA	92658	(949) 293-4705	Lynn Miller	skylinerealestate@cox.net	(949) 719-9711	Profit-motivated individual or organization		5/24/17	2/4/04
ALL COUNTIES	Squier Properties, LLC	1157 Lake Street	Venice	CA	90291	(310) 418-6389	Scott Richards√	qsquier@earthlink.net	(310) 418-6389	Profit-motivated individual or organization		5/24/17	4/28/04
ALL COUNTIES	Wakeland Housing & Development Corporation	1230 Columbia St. Ste. 950	San Diego	CA	92101	(619) 326-6215	Tim Wray		(619) 235-5386		X	5/24/17	12/27/05
ALL COUNTIES	USA Properties Fund	2440 Professional Drive	Roseville	CA	95661	(916) 773-5866	Geoffrey C. Brown		(916) 773-5866			5/24/17	7/12/07
ALAMEDA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
BUTTE	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
CONTRA COSTA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
EL DORADO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
FRESNO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
IMPERIAL	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KERN	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
KINGS	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
LOS ANGELES	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MADERA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MENDOCINO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MERCED	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
MONTEREY	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
ORANGE	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
PLACER	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
RIVERSIDE	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SACRAMENTO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN BENITO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600 E	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
SAN BERNARDINO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN DIEGO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN FRANCISCO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN JOAQUIN	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN LUIS OBISPO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SAN MATEO	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA BARBARA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA CLARA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
SANTA CRUZ	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
STANISLAUS	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
TULARE	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
VENTURA	ROEM Development Corporation	1650 Lafayette Circle	Santa Clara	CA	65050	(408) 984-5600	Erin Caputo	ecaputo@roemcorp.com	(408) 984-3111		X	5/24/17	3/30/11
ALL COUNTIES	Thomas Safran & Associates Development, Inc.	11812 San Vicente Blvd. #600	Los Angeles	CA	90049	(310) 820-4888	Anthony Yannatta	Anthony@tsahousing.com			X	5/24/17	
CONTRA COSTA	Rubicon Programs, Inc.	2500 Bissell Ave	Richmond	CA	90804	(510) 235-1516	Tom Matthews	TomM@Rubiconpgms.org	(510) 235-2025	Local, regional, national nonprofit org.		6/5/17	12/23/98
ALAMEDA	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	dsawislak@rcdhousing.org	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
ALL COUNTIES	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	dsawislak@rcdhousing.org	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
CONTRA COSTA	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	dsawislak@rcdhousing.org	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
SOLANO	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704	(510) 841-4410	Dan Sawislak	dsawislak@rcdhousing.org	(510) 548-3502	Local, regional, national nonprofit org.	X	6/5/17	12/24/98
CONTRA COSTA	East Bay Asian Local Development Corporation	310 Eighth Street, Suite 200	Oakland	CA	94607	(510) 287-5353			(510) 763-4143	Local, regional, national nonprofit org.		6/5/17	1/5/99
CONTRA COSTA	Pacific Community Services, Inc.	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	tomlf@earthlink.net	(925) 439-0831	Local, regional, national nonprofit org.	X	6/5/17	1/21/99
IMPERIAL	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
KERN	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
LOS ANGELES	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
ORANGE	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
RIVERSIDE	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
SAN BERNARDINO	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
SAN DIEGO	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
SANTA BARBARA	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
VENTURA	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730	(909) 483-2444	Tony Mize	tmize@nationalcore.org	(909) 483-2448	Local, regional, national nonprofit org.	X	6/13/17	5/17/99
FRESNO	Fresno Housing Authority	P.O. Box 11985	Fresno	CA	93776	(559) 443-8475	Edward Stacy	ned@pacbell.net	(559) 445-8981	Local, regional, national nonprofit org.		6/14/17	12/16/98
LOS ANGELES	City of Pomona Housing Authority	505 South Garey Ave	Pomona	CA	91766	(909) 620-2368	Benita DeFrank, Neighborhood Services Director		(909) 620-3702	Local, regional, national nonprofit org.	X	6/14/17	12/23/98
KERN	Golden Empire Affordable Housing, Inc	3600 CheSte.r Ave. Ste. B	Bakersfield	CA	93301	(805) 633-1533	Gary Kammer		(805) 633-1617	Local, regional, national nonprofit org.		6/14/17	12/23/98
LAKE	Lake County Housing Services Dept	255 N. Forbes St.	Lakeport	CA	95453	(707) 263-2510	Linda Hedstrom	linda_h@co.lake.ca.us	(707) 263-2751	Local, regional, national nonprofit org.		6/14/17	12/23/98
FRESNO	Fresno Co. Economic Opportunities Commission	3120 W. Nielsen Ave., Ste. 102	Fresno	CA	93706	(559) 485-3733	George Egawa	eoconlsn@psnw.com	(559) 485-3737	Local, regional, national nonprofit org.		6/14/17	1/5/99
EL DORADO	El Dorado County Housing Authority	937 Spring St	Placerville	CA	95667	(530) 621-6167	Joyce Aldrich	jaldrich@innercite.com		Local, regional, national nonprofit org.		6/14/17	1/6/99
IMPERIAL	Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
RIVERSIDE	Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
SAN BERNARDINO	Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
SAN DIEGO	Coachella Valley Housing Coalition	45-701 Monroe St, Ste. G., Plaza I	Indio	CA	92201	(760) 347-3157	Emilia Mojica	Emojica@cvhc.org	(760) 342-6466	Local, regional, national nonprofit org.	X	6/14/17	1/21/99
KERN	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
LOS ANGELES	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
NAPA	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
ORANGE	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
RIVERSIDE	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SACRAMENTO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN BERNARDINO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN DIEGO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN FRANCISCO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN JOAQUIN	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SAN MATEO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SANTA BARBARA	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
SOLANO	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
VENTURA	Housing Corporation of America	31423 Coast Highway, Ste. 7100	Laguna Beach	CA	92677	(323) 726-9672	Carol Cromar	hcaccromar@dessretonline.com		Local, regional, national public agency		6/14/17	6/10/99
KERN	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151			6/14/17	2/8/06
KERN	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936			6/14/17	2/8/06
IMPERIAL	Calexico Community Action Council Inc.	2306 M.L. King	Calexico	CA	92231	(760) 357-2995	Steve F. Rivera		(760) 357-2923			6/14/17	10/11/06
KERN	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101			6/14/17	3/28/12
LOS ANGELES	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12

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PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ORANGE	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
SAN BERNARDINO	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
VENTURA	Abbey Road Inc.	15305 Rayen Street	North Hills	CA	91343	(818) 332-8008	Jonathon Dilworth		(818) 332-8101		X	6/14/17	3/28/12
LOS ANGELES	Community Development Commission	700 W. Main Street	Los Angeles	CA	91801	(626) 586-1812	Larry Newnam	larry.newnam@lacdc.org	(626) 943-3815	Local, regional, national public agency		11/6/17	8/17/17
KERN	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
KINGS	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MADERA	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MARIPOSA	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
MERCED	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
STANISLAUS	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
TULARE	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	12/24/98
FRESNO	Self-Help Enterprises	8445 W. Elowin Court/P.O. Box 6520	Visalia	CA	93290	(559) 802-1620	Thomas J. Collishaw	tomc@selfhelpenterprises.org	(559) 651-3634	Local, regional, national nonprofit org.	X	4/10/18	4/10/18
ALL COUNTIES	EAH, Inc.	22 Pelican Way	San Rafael	CA	94901	(415) 599-2712	Scott Johnson	scott.johnson@eahhousing.org	(415) 453-3683	Local, regional, national public agency	X	5/23/18	5/21/99
ALL COUNTIES	Community HousingWorks	2815 Camino Del Rio South, Ste. 350	San Diego	CA	92108	(619) 858-9031	Daniel Marcus	dmarcus@chworks.org	(619) 282-4145	Local, regional, national nonprofit organization	X	6/7/18	10/11/06
SONOMA	Burbank Housing Development Corp.	3432 Mendocino Ave	Santa Rosa	CA	95403	(707) 526-9782	John Lowry	burbank@sonic.net	(707) 526-9811	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Cambrian Center, Inc.	2360 Samaritan Place	San Jose	CA	95124	(408) 559-0330	Dale J. Harrington	dale2360@ix.netcom.com	(408) 377-0478	Local, regional, national nonprofit org.	X		12/23/98
MARIN	Canal Community Alliance	91 Larkspur St	San Rafael	CA	94901	(415) 454-2640	Tom Wilson	canalca@aol.com	(415) 454-3967	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Charities Housing Development Corp.	195 East San Fernando St	San Jose	CA	95112	(408) 282-1125	Chris Block	chblock@aol.com	(408) 282-1130	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Hollywood Community Housing Corp.	1726 N. Whitley Ave	Hollywood	CA	90028	(323) 469-0710	Christina V. Duncan		(323) 469-1899	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Hope - Net	760 S. Westmoreland Ave	Los Angeles	CA	90005	(213) 389-9949	Canoace Whalen	hope-net@pacbell.net	(213) 389-0098	Local, regional, national nonprofit org.	X		12/23/98
ALAMEDA	Housing Authority of County of Alameda	22941 Atherton St	Hayward	CA	94541	(510) 538-8876	√	obasgal@aol.com	(510) 727-8554	Local, regional, national nonprofit org.			12/23/98
ORANGE	Neighborhood Housing Services of Orange County Inc.	350 Hillcrest	La Habra	CA	90631	(562) 694-2051	Diane Ste.wart	nhs@aol.com	(562) 694-2052	Local, regional, national nonprofit org.	X		12/23/98
SANTA CLARA	Palo Alto Senior Housing Project, Inc.	455 E. Charleston Rd	Palo Alto	CA	94306	(650) 494-1944	Genie Dee	gxdee@california.com	(650) 493-7437	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	Skid Row Housing Trust	1317 E. 7th St	Los Angeles	CA	90021	(213) 683-0522	Jim Bonar		(213) 683-0781	Local, regional, national nonprofit org.	X		12/23/98
SAN JOAQUIN	Stockton Shelter for the Homeless	P.O. Box 4803	Stockton	CA	95204	(209) 465-3612	Bill Mendelson		(209) 943-4806	Local, regional, national nonprofit org.	X		12/23/98
SAN FRANCISCO	Tenderloin Neighborhood Development Corp.	201 Eddy St	San Francisco	CA	94102	(415) 776-2151	Don Falk	tndc@ix-netcom.com	(415) 776-3952	Local, regional, national nonprofit org.	X		12/23/98
LOS ANGELES	The Long Beach Housing Development Co.	333 W. Ocean Blvd., 2nd Flr	Long Beach	CA	90802	(562) 570-6926	Diana V. McNeel		(562)570-6746	Local, regional, national nonprofit org.	X		12/23/98
MARIN	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
MARIN	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
MONTEREY	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
NAPA	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
PLACER	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SACRAMENTO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN FRANCISCO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN MATEO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SANTA CRUZ	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SOLANO	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SONOMA	Affordable Housing Foundation	P.O. Box 26516	San Francisco	CA	94126	(415) 387-7834	Eric Tang	etloanmach@aol.com	(415) 752-9902	Local, regional, national nonprofit org.	X		12/24/98
SAN DIEGO	Civic Center Barrio Housing Corp	1665 E. 4th St, Ste. 210	Santa Ana	CA	92701	(714) 835-0406	Helen Brown	ccbhc@msn.com	(714) 835-7354	Local, regional, national public agency	X		12/24/98
ORANGE	Civic Center Barrio Housing Corp.	1665 E. 4th St, Ste. 210	Santa Ana	CA	92701	(714) 835-0406	Helen Brown	ccbhc@msn.com	(714) 835-7354	Local, regional, national public agency	X		12/24/98
RIVERSIDE	Neighborhood Housing Services of the Inland Empire, Inc.	1390 North D St	San Bernardino	CA	92405	(909) 884-6891	Edward Moncrief	edward@nhsie.org	(909) 884-6893		X		12/24/98
SAN BERNARDINO	Neighborhood Housing Services of the Inland Empire, Inc.	1390 North D St	San Bernardino	CA	92405	(909) 884-6891	Edward Moncrief	edward@nhsie.org	(909) 884-6893		X		12/24/98
SAN MATEO	Palo Alto Housing Corp	725 Alma St	Palo Alto	CA	94301	(650) 321-9709	Marlene H. Prendergast		(650) 321-4341	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	Palo Alto Housing Corp	725 Alma St	Palo Alto	CA	94301	(650) 321-9709	Marlene H. Prendergast		(650) 321-4341	Local, regional, national nonprofit org.	X		12/24/98
SANTA CLARA	South County Housing, Inc	7455 Carmel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
SANTA CRUZ	South County Housing, Inc	7455 Carmel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
MONTEREY	South County Housing, Inc.	7455 Carmel St	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
SAN BENITO	South County Housing, Inc.	7455 Carmel St.	Gilroy	CA	95020	(408) 842-9181	Jan Lindenthal	jan@scounty.com	(408) 842-0277	Local, regional, national nonprofit org.	X		12/24/98
RIVERSIDE	BUILD Leadership Development Inc.	1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SAN BERNARDINO	BUILD Leadership Development Inc.	1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SAN FRANCISCO	BUILD Leadership Development Inc.	1280 Bison, Ste. B9-200	Newport Beach	CA	92660	(949) 720-7044	Tracy Green	tlg-build@msn.com	(949) 720-7434	Local, regional, national nonprofit org.	X		12/29/98
SACRAMENTO	Sacramento Valley Organizing Community	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scocl@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
SOLANO	Sacramento Valley Organizing Community	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scocl@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
YOLO	Sacramento Valley Organizing Community	3263 1st Ave	Sacramento	CA	95817	(916) 457-0245	Larry Ferlazzo	scocl@pacbell.net	(916) 457-0207	Local, regional, national nonprofit org.	X		12/29/98
SOLANO	Fairfield Redevelopment Agency, Planning Department	1000 WebSte.r St., 2nd Floor	Fairfield	CA	94533	(707) 428-7688	Lark Solis	lsolis@ci.fairfield.ca	(707) 428-7621	Local, regional, national nonprofit org.	X		1/5/99
SAN FRANCISCO	Bernal Heights Neighborhood Center	515 Cortland Ave	San Francisco	CA	94110	(415) 206-2140	Housing Director		(415) 648-0793	Local, regional, national nonprofit org.	X		1/6/99
SAN FRANCISCO	Mission Housing Development Corp	474 Valencia St, Ste. 280	San Francisco	CA	94103	(415) 864-6432	Philip Dockow		(415) 864-0378	Local, regional, national nonprofit org.	X		1/8/99

ENTITIES INTERESTED IN PARTICIPATING IN CALIFORNIA'S FIRST RIGHT OF REFUSAL PROGRAM
PURSUANT TO GOVERNMENT CODE SECTION 65863.11

County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
STANISLAUS	Modesto Redevelopment Agency	940 11th St	Modesto	CA	95355	(209) 577-5247	Bill Cooper	bcooper@ci.modesto.ca.us	(209) 544-3982	Local, regional, national nonprofit org.	X		1/8/99
SAN FRANCISCO	Chinatown Community Development Center	1525 Grant Ave	San Francisco	CA	94133	(415) 984-1450	Joanne Lee	cchd@hooked.net	(415) 984-1494	Local, regional, national nonprofit org.	X		1/11/99
LOS ANGELES	Korean Youth & Community Center, Inc. (KYCC)	680 S. Wilton Place	Los Angeles	CA	90005	(213) 365-7400	Jimmy Lee		(213) 353-1280	Local, regional, national nonprofit org.	X		1/19/99
SOLANO	Pacific Community Services, Inc.	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	Pacomseru@aol.cn	(925) 439-0831	Local, regional, national nonprofit org.	X		1/21/99
SONOMA	Pacific Community Services, Inc.	329 Railroad Ave, P.O. Box 1397	Pittsburg	CA	94565	(925) 439-1056	Tom LaFleur	pacomseru@aol.com	(925) 439-0831	Local, regional, national nonprofit org.	X		1/21/99
SAN DIEGO	Bayview CDC	5100 Federal Blvd, 2nd Floor	San Diego	CA	92105	(619) 262-8403	Stasi Williams		(619) 262-7836	Local, regional, national nonprofit org.	X		5/19/99
STANISLAUS	Housing Authority of the County of Stanislaus	P.O. Box 581918	Modesto	CA	95358	(209) 523-0705	Rich Chubon	Rchubon@stancoha.net	(209) 522-8637	Local, regional, national nonprofit org.	X		6/10/99
SAN DIEGO	San Diego Co. Dept. of Housing & Cmty Development	3989 Ruffin Road	San Diego	CA	92123	(858) 694-4805	Alfredo Ybarra	aybarrcd@co.san-diego.ca.us	(858) 694-4871	Local, regional, national nonprofit org.	X		9/19/00
SACRAMENTO	Norwood Family Housing	630 I Street, Second Floor	Sacramento	CA	95814	(916) 440-1328	Darren Bobrowsky	dbobrowsky@shra.org	(916) 442-6736	Local, regional, national nonprofit org.	X		1/9/02
SONOMA	Divine Senior Apartments	P.O. Box 148	Occidental	CA	95465	(707) 874-3538	Richard W. Blanz		(707) 874-3538	Local, regional, national nonprofit org.	X		5/29/03
LOS ANGELES	Francis R. Hardy, Jr.	2735 W. 94th Street	Inglewood	CA	90305	(323) 756-6533	Francis R. Hardy, Jr.		(323) 756-6533				9/18/03
LOS ANGELES	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd., Ste.C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	danhardy@west.net	(805) 496-4948	Local, regional, national nonprofit org.	X		4/28/04
SANTA BARBARA	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd., Ste.C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin		(805) 496-4948				4/28/04
VENTURA	Many Mansions, Inc.	1459 E. Thousand Oaks Blvd., Ste.C	Thousand Oaks	CA	91362	(805) 496-4948	Neil McGuffin	danhardy@west.net	(805) 496-4948	Local, regional, national nonprofit org.	X		4/28/04
LOS ANGELES	Winnetka King, LLC	23586 Calabasas Road, Ste. 100	Los Angeles	CA	91302	(818) 222-2800	Rick Macaya		(818) 222-2800				4/28/04
LOS ANGELES	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
ORANGE	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
RIVERSIDE	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600x	Todd Cottle		(714) 242-2092		X		6/10/05
SAN BERNARDINO	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
SAN DIEGO	Orange Housing Development Corporation	414 E. Chapman Avenue	Orange	CA	92866	(714) 288-7600	Todd Cottle		(714) 242-2092		X		6/10/05
LOS ANGELES	Home and Community	2425 Riverside Place	Los Angeles	CA	90039	(213) 910-9738	Sabrina Williams		(213) 913-5819				11/28/05
LOS ANGELES	Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart		(714) 630-3714		X		12/27/05
ORANGE	Hart Community Homes	2807 E. Lincoln Ave	Anaheim	CA	92086	(714) 630-1007	William Hart		(714) 630-3714		X		12/27/05
LOS ANGELES	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
ORANGE	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
RIVERSIDE	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
SAN BERNARDINO	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
SAN DIEGO	Keller & Company	4309 Argos Drive	San Diego	CA	92116		Chad Keller		(619) 795-7151				2/8/06
LOS ANGELES	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
ORANGE	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
RIVERSIDE	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
SAN BERNARDINO	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
SAN DIEGO	Poker Flats LLC	1726 Webster	Los Angeles	CA	90026		Jennifer B. Luria		(323) 661-2936				2/8/06
LOS ANGELES	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
ORANGE	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
RIVERSIDE	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
SAN BERNARDINO	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
VENTURA	Coalition for Economic Survival	514 Shatto Place, Suite 270	Los Angeles	CA	90020	(213) 252-4411	Alison Dickson		(213) 252-4422		X		6/8/06
LOS ANGELES	Clifford Beers Housing, Inc.	1200 Wilshire Blvd. Ste. 205	Los Angeles	CA	90017		James Bonar		(213) 316-0111		X		5/3/07
MONTEREY	CHISPA Inc.	295 Main Street, Suite 100	Salinas	CA	93901	(831) 757-6251	Normond V. Kolpin		(831) 757-7537				5/29/08
ALL COUNTIES	Allied Pacific Development, LLC	169 Saxony Road, Suite 103	Encinitas	CA	92024	(760) 557-1480			(760) 557-1480		X		5/27/10
ALL COUNTIES	Belveron Real Estate Partners, LLC	268 Bush St., #3534	San Francisco	CA	94104	(415) 273-6801			(415) 520-5688		X		5/27/10
ALL COUNTIES	Richman Group of California, LLC.	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda	CA	92887	(714) 837-6138	Pamela Mikus	MikusP@therichmangroup.com			X		5/28/10
ALL COUNTIES	Renaissance Housing Communities	110 Pacific Avenue, Suite 292	San Francisco	CA	94111	(415)0419-4027	David Silver		(415) 789-448		X		8/9/10
LOS ANGELES	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
ORANGE	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
RIVERSIDE	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
SAN BERNARDINO	CSI Support & Development Services	201 E. Huntington Drive	Monrovia	CA	91016	(626) 599-8464	Isa Woods		(626) 599-8463		X		9/27/10
ALL COUNTIES	WNC Community Preservation Partners, LLC	17782 Sky Park Circle	Irvine	CA	92620	(714) 662-5565			(714) 662-4412		X		3/3/11
ALL COUNTIES	Highland Property Development, LLC	250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 698-6357	Paul Patierno	p.patierno@highlandcompanies.com	(626) 698-6365	Profit-motivated individual or organization			9/27/16
ALL COUNTIES	GAL Affordable LP	250 W. Colorado Bv. Suite 210	Arcadia	CA	91007	(626) 698-6357	Paul Patierno		(626) 698-6365	Profit-motivated individual or organization			10/24/16
ALL COUNTIES	Eden Housing, Inc.	22645 Grand Street	Hayward	CA	94541	(510) 582-1460	Andrea Osgood	aosgood@edenhousing.org	(510) 582-6523	Local, regional, national nonprofit org.	X		11/8/16
LOS ANGELES	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
ORANGE	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
RIVERSIDE	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
SAN BERNARDINO	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
VENTURA	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/6/17
SAN DIEGO	Innovative Housing Opportunities, Inc.	19772 Macarthur Bv., Ste. 110	Irvine	CA	92612	(949) 863-9740	Patricia Whitaker		(949) 863-9746	Local, regional, national nonprofit org.	X		4/7/17

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County	Organization	Address	City	ST	Zip	Phone Number	Contact Person	E-Mail Address	FAX Number	Type of Organization	Confirm	Date Revised	List Added
ALL COUNTIES	Colrich Multifamily Investments, LLC	444 West Beach St.	San Diego	CA	92101	(858) 490-2300	Danny Gabriel	dannyg@colrich.com	(858) 490-0264	Profit-motivated individual or organization			4/16/18
SAN FRANCISCO	MOHCD City and County of San Francisco	One South Van Ness, Fifth Floor	San Francisco	CA	94103	(415) 701-5619	Lisa Motoyama	lisa.motoyama@sfgov.org	(415) 701-5501	Local, regional, national public agency			
LOS ANGELES	Santa Fe Art Colony Tenants Association	2415 S. Sante Fe Avenue, Unit 2	Los Angeles	CA	90058	(310) 663-6665	Sylvia Tidwell	sylvia@sylviatidwell.net		Tenants' Association			
ALL COUNTIES	Standard Property Company, INC. (DBA Standard Commu	1901 Avenue of the Stars, Suite 395	Los Angeles	CA	90067	(310) 553-5711	Brad Martinson	bmartinson@standard-companies.com	(310) 551-1666	Profit-motivated individual or organization			6/4/18