

County of LASSEN

2014-2019 HOUSING ELEMENT UPDATE

JUNE 24, 2014
RESOLUTION NO. 14-029



PREPARED BY

PMC[®]

RESOLUTION No. 14-029

RESOLUTION OF THE LASSEN COUNTY BOARD OF SUPERVISORS ADOPTING
NEGATIVE DECLARATION #2014-013 AND ADOPTING THE HOUSING ELEMENT
UPDATE OF THE LASSEN COUNTY GENERAL PLAN (File #700.05.04)

WHEREAS, maintaining an adequate amount of housing and diverse residential opportunities and land uses is a goal of the County of Lassen; and

WHEREAS, the Housing Element of the General Plan provides an opportunity for the County to demonstrate how this goal will be achieved; and

WHEREAS, The County of Lassen is required by State law to prepare a Housing Element which provides information, policies, and programs to encourage the development of housing to meet the needs of all of the County's residents; and

WHEREAS, The County has worked with public and private agencies and individuals representing various populations and housing interests since March 2014 on the preparation of a Housing Element; and

WHEREAS, County staff has worked with the State of California Department of Housing and Community Development, which is the state agency responsible for reviewing Housing Elements prepared by cities and counties; and

WHEREAS, Prior to adoption of the proposed Housing Element, Government Code Section 65302.10(a) requires that the Land Use Element of the General Plan adequately address underserved Disadvantaged Unincorporated Communities (DUCs) that are outside the City of Susanville's Sphere of Influence; and

WHEREAS, The County has identified disadvantaged unincorporated communities consistent with Government Code Section 65302.10, found no update of the General Plan Land Use Element is required; and

WHEREAS, The County has determined through its environmental review contained in Initial Study and Negative Declaration #2014-013, that adoption of the 2014-2019 Housing Element does not result in any significant environmental impacts.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS: that the Board of Supervisors of the County of Lassen:

1. Adopts the Initial Study and Negative Declaration (file #2014-013) as the environmental document for the 2014-2019 Housing Element;
2. Adopts the 2014-2019 Housing Element of the Lassen County General Plan; and

Resolution No. 14-029

3. Directs staff to forward the adopted Housing Element to the Department of Housing and Community Development for certification.

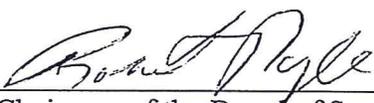
The foregoing resolution was adopted at a regular meeting of the Board of Supervisors of the County of Lassen, State of California, held on the 24th day of June, 2014, by the following vote:

AYES: Supervisors Pyle, Chapman, Hammond

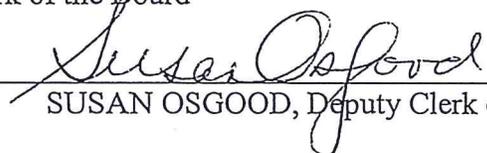
NOES: Supervisor Albaugh

ABSTAIN: None

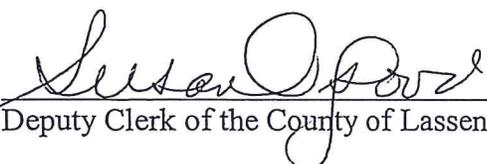
ABSENT: Supervisor Wosick


Vice- Chairman of the Board of Supervisors
County of Lassen, State of California

ATTEST:
JULIE BUSTAMANTE
Clerk of the Board

BY 
SUSAN OSGOOD, Deputy Clerk of the Board

I, SUSAN OSGOOD, Deputy Clerk of the Board of the Board of Supervisors, County of Lassen, do hereby certify that the foregoing resolution was adopted by the said Board of Supervisors at a regular meeting thereof held on the 24th day of June, 2014.


Deputy Clerk of the County of Lassen Board of Supervisors

LASSEN COUNTY GENERAL PLAN HOUSING ELEMENT

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LASSEN COUNTY GENERAL PLAN HOUSING ELEMENT

SECTION ONE: INTRODUCTION

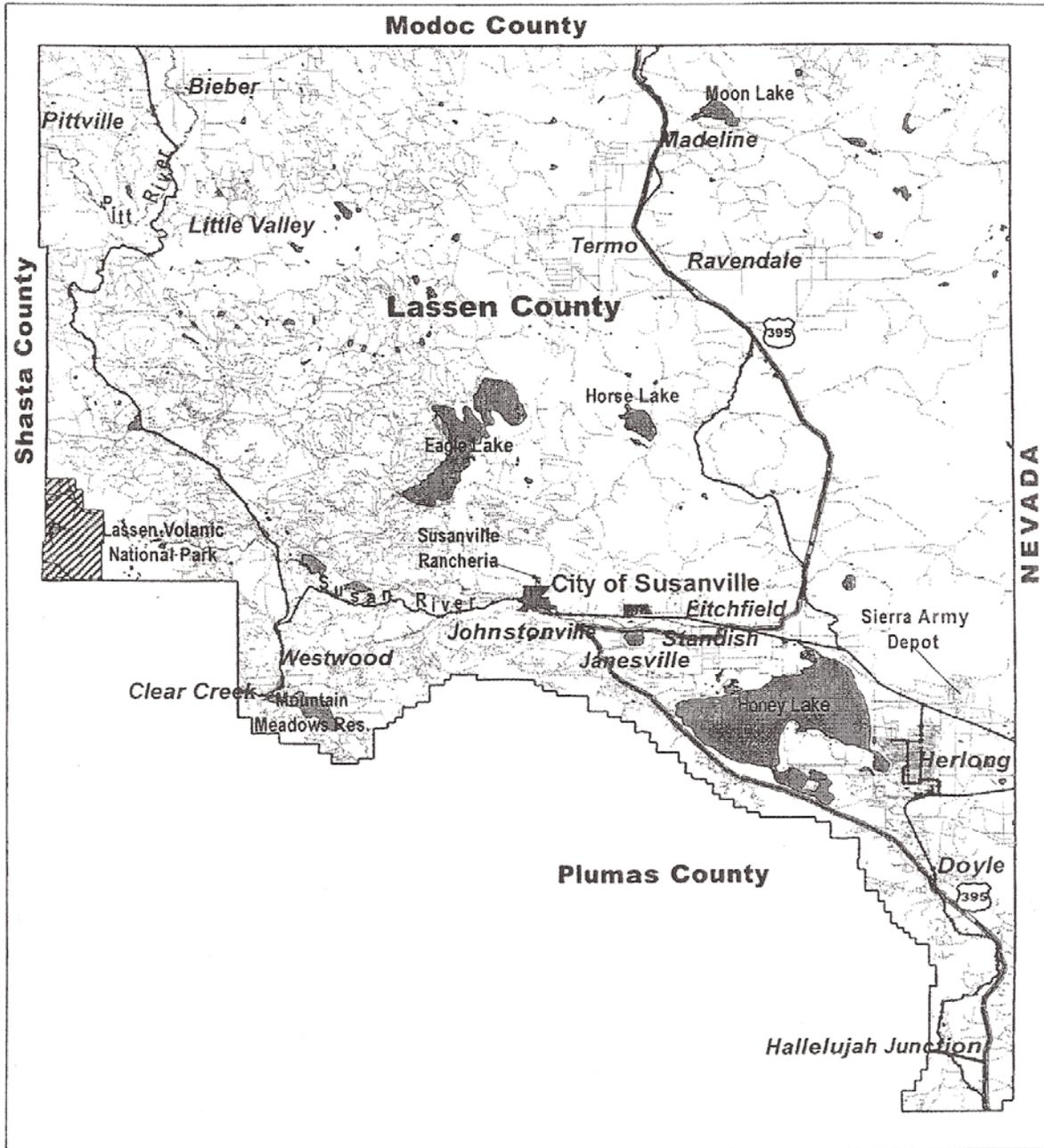
1.1 COMMUNITY CONTEXT

Lassen County is located in northeastern California. It is bordered on the north by Modoc County, on the south by Plumas and Sierra counties, on the west by Shasta County, and on the east by Washoe County in the State of Nevada. Lassen County has a total area of 3,001,780 acres (4,690.3 square miles). Over 63 percent of the land area in Lassen County is administered by federal, state, or local agencies. The population as of January 1, 2013, as estimated by the California Department of Finance, is 33,422. The population of unincorporated Lassen County is 17,444, and Susanville’s population is 15,978.

Soon after the Gold Rush of 1849, many emigrants following established trail routes through the area made up the population of Honey Lake Valley and Lassen County. By 1880, many settlements had sprung up in the area and the railroad industry had begun to develop interests in the area. The Nevada-California-Oregon Railway (NCO), which operated from 1880 to 1927, was the longest narrow gauge line in the nation in this century, traversing the eastern side of the county, and assisted in the development of the high desert region of eastern Lassen. The Fernley & Lassen Railroad, built in 1913, tapped into western Lassen’s timber resources. Also shaping the area at that time was the lumber industry, particularly the Red River Lumber Company of Westwood, the world’s largest electrical sawmill of that time, and two other large mills that developed in the Susanville area. Other towns in the area (such as Janesville, Doyle, Standish, Bieber, Hayden Hill, and Wendel) all had their place in developing Lassen County during this time as well. Communities with more recent histories include Clear Creek, Leavitt Lake, Herlong (which developed outside the gates of the Sierra Army Depot), and Spaulding (which developed on the shore of Eagle Lake).

The City of Susanville is the county seat and the only incorporated city in Lassen County. As shown in **Figure HE-1**, unincorporated community centers include Westwood, Clear Creek, Bieber, Johnstonville, Janesville, Standish, Litchfield, Doyle, Herlong, Milford, Leavitt Lake, and Little Valley.

FIGURE HE-1 LASSEN COUNTY



- City Boundary
- Highway 395
- Rancheria



0 10 20 miles

1.2 PURPOSE OF THE ELEMENT

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

Much higher levels of housing construction are needed to adequately house the state’s population.

High housing cost burdens are increasingly an issue for both owners and renters. The combination of upward price pressure in the housing markets and relatively tight urban housing markets has led to increasing cost burdens, particularly for low-income renter residents.

In some portions of the state, the level of overcrowding has dramatically increased.

A substantial portion of affordable rental housing developments statewide are at risk of conversion to market-rate use.

Significant numbers of temporary agricultural workers migrate throughout the state facing housing challenges that impact their welfare.

Homeless individuals and households face significant difficulties in obtaining shelter and reintegrating themselves into the broader society.

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

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

The County’s draft 2014–2019 Housing Element must be submitted to HCD for review. During the review period, which typically lasts 60 days, HCD will issue a letter to the County identifying any concerns with the analysis or with the proposed goals, policies, and programs. In order to achieve certification, the County must work with HCD to

address any outstanding concerns related to the element. After adoption by the Board of Supervisors, the final 2014–2019 Housing Element must be submitted to HCD for a final 90-day review.

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

1.3 REQUIREMENTS OF A HOUSING ELEMENT

State housing law (Government Code Sections 65583–65589) requires that the Housing Element include an assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs. This element updates the Housing Element previously adopted by the Board of Supervisors on April 20, 2010. This update also establishes the required components of a Housing Element as follows:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality’s existing and projected housing needs for all income levels. These needs shall include the county’s share of the regional housing need in accordance with Section 65584.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment and an analysis of the relationship of zoning and public facilities and services to these sites.
- Analysis of potential and actual government constraints on the maintenance, improvement, and development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions, and local processing and permit requirements, if any, and efforts to remove governmental constraints that hinder Lassen County from meeting its share of the regional housing need.
- Analysis of potential and actual nongovernmental constraints on the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- Analysis of special housing needs (such as handicapped, elderly, large families, those with disabilities (including those with developmental disabilities), farmworkers, families with a female head of household, and persons needing emergency shelter).

- Analysis of opportunities for energy conservation in residential development.
- Analysis of existing assisted housing developments that are eligible to change from low-income housing within 10 years of the beginning of the planning period (June 30, 2014) due to termination of subsidy contracts, mortgage prepayment, or expiration of use restriction.
- Analysis of existing zoning to ensure zoning encourages and facilitates emergency shelters and limits the denial of emergency shelters and transitional and supportive housing.

Data Sources

Information contained in the Housing Element was compiled through the use of a variety of data sources, agency contacts, interviews and the review of existing documents. The main source of data is the Lassen County Housing Element Data Package prepared by the California Department of Housing and Community Development (HCD). This information is accumulated from a combination of different state and federal data sources such as the 2000 and 2010 Census, the American Community Survey, and the California Department of Finance. Additionally, this Housing Element uses information provided by various local government agencies and local organizations. The following is a list of the primary data sources that were used for the preparation of the Housing Element:

- US Census 2000 and 2010
- California Department of Finance, Housing and Population Data
- American Community Survey 2007–2011
- Lassen County General Plan (September 1999) and Zoning Ordinance
- California Department of Developmental Services
- California Employment Development Department
- US Department of Agriculture

Data used in this element was also generated by the Lassen County Planning and Building Department regarding housing conditions and progress on attaining the goals and objectives outlined in the previous Housing Element. Current real estate information comes from interviews with realtors and local service providers, Internet databanks, and several nonprofits who serve the communities' special needs.

1.4 COMMUNITY INVOLVEMENT

Community involvement is important not only in terms of assessing housing need but also in developing policies and programs to effectively address that need. Lassen County has actively sought input into its housing program. A preliminary meeting was held on

March 5, 2014 with the Lassen County Planning Commission in order to present to the Planning Commission the Housing Element update process. This was done in order to provide information and receive Planning Commission and public input early in the update process.

The County held six public workshops on March 25, 26 and 27 in the communities of Doyle, Janesville, Standish, Susanville, Westwood, and Bieber, as well as an additional meeting in Doyle on April 15th during the public review period of the Housing Element in order to solicit initial input on housing needs. The public meetings were advertised in the *Lassen County Times* and the *Mountain Echo*. In addition, the meetings were announced by the local radio station KSUE/JDX, and notices were posted at community bulletin boards and public places. A number of individuals attended the meetings to ask questions and provide comments. No comments were made that have resulted in revisions to the draft Housing Element. Additionally, the County contacted specific agencies and advocacy groups and invited them to the public meetings. These agencies and groups included:

- Lassen Senior Services
- Lassen County Planning and Building Department, Division of Grants and Loans
- Lassen County Department of Health and Social Services
- Lassen County Community Social Services
- Local Realtors
- Senior Care Providers
- Local Chambers of Commerce
- Susanville Indian Rancheria
- Crossroads Ministries
- Lassen Career Network
- Local Community Service Districts
- Aurora Network

The County also directly contacted housing and social service groups active in Lassen County in order to get their input on the housing needs of their clients and any concerns they had regarding housing. Specifically, the County contacted the Lassen Housing Authority, Lassen Works, Lassen Family Services, Eskaton Inc. (an affordable housing developer for seniors), and Far Northern Regional Center, which serves persons with developmental disabilities. The County also held an additional public meeting in Doyle on April 15, 2014 to provide an additional opportunity for input.

A public meeting before the Board of Supervisors was held on April 15, 2014. At that time the Board of Supervisors approved the submittal of the Housing Element to HCD for the initial 60-day review. The Housing Element revised to address HCD review was reviewed by the Board of Supervisors for adoption on June 24, 2014. The meetings were advertised in the local newspaper and notification sent to affected agencies and individuals. The Board of Supervisors adopted the Housing Element without any additional revisions at the June 24, 2014 meeting.

While not all agencies, advocacy groups, or the public may be able to attend the public workshop, the County remains committed to the creation, retention, and rehabilitation of affordable housing for its residents. The Planning Commission and County staff actively seek public comments on all housing projects and are open to innovative and nontraditional housing concepts.

1.5 CONSISTENCY WITH THE GENERAL PLAN

The Lassen County 2014–2019 Housing Element is a required component of the Lassen County General Plan, which was completed and adopted in September 1999. State law requires that “the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies.” The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the county.

The 2009-2014 Housing Element has been reviewed to ensure internal consistency between it and other General Plan elements, which were prepared in 2009. No conflicts exist between the goals, policies, and implementation strategies of the Housing Element and other elements of the General Plan. This Housing Element is for the planning period from 2014 to 2019 and complies with the State-mandated five-year update cycle. Due to the passage of Assembly Bill (AB) 162 relating to flood protection in 2007, the County may be required to amend the Safety and Conservation elements of the General Plan. If amendments are needed, the Housing Element will be amended to be consistent with the Safety and Conservation elements. The County will continue to ensure internal consistency between the Housing Element and the General Plan through its annual review and reporting process (refer to Program HE-1.B in Section Five of this document).

1.6 ORGANIZATION

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

- Section One – Introduction: Provides information on the Housing Element process, primary data sources used for the element, community involvement, and consistency with the General Plan.
- Section Two – Housing Needs Assessment: Contains a demographic and housing profile of Lassen County and includes a discussion of current and future housing needs.
- Section Three – Housing Resources and Constraints: Contains an analysis of the constraints that impact the development of housing and provides an inventory of land in the unincorporated area suitable for development as well as the financial and administrative resources available to facilitate housing production.
- Section Four – Review of Previous Housing Element: Evaluates the County’s past performance based on its progress toward the objectives identified in the 2009–2014 Housing Element.
- Section Five – Housing Plan: Sets forth the County’s goals, policies, and programs that are designed to address the housing needs in Lassen County.

LASSEN COUNTY GENERAL PLAN

HOUSING ELEMENT

SECTION TWO

HOUSING NEEDS ASSESSMENT

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

2.1 POPULATION

As of January 1, 2013, the estimated population of the unincorporated portion of Lassen County was 17,444. **Table HE-1** shows the population trends in Lassen County from 1970 to the present.

TABLE HE-1
POPULATION GROWTH TRENDS (1970–2013),
UNINCORPORATED LASSEN COUNTY

Year	Population	Numerical Change	Average Annual Change	
			Number	Percentage
1970	10,188	–	–	–
1980	15,141	4,953	495.3	4.86%
1990	20,319	5,178	517.8	3.42%
2000	16,363	-3,956	-395.6	-1.95%
2008	18,187	1,824	228.0	1.39%
2010	16,948	-1,239	-619.5	-3.41%
2011	17,385	437	437	2.58%
2012	17,294	-91	-91	-0.52%
2013	17,444	150	150	0.87%

Source: US Census Bureau 1970, 1980, 1990, 2000, 2010; DOF 2013, Reports E-4, E-5, and E-8

As indicated in **Table HE-1**, the unincorporated portion of the county lost population between 1990 and 2000 while seeing an overall increase in population with some slight dips since 2000. The 1990 to 2000 loss is mainly due to the annexation of the California Correctional Center by the City of Susanville in 1991. The annexation effectively

transferred just under 4,000 persons (inmates) from the unincorporated county to the city between 1991 and 1992.

Some year-to-year fluctuations since 1990 were the result of downsizing at the Sierra Army Depot, mill closures, and minor annexations of residential lands to the City of Susanville.

A typical first step in determining the amount of housing needed by a jurisdiction is to develop a projection of future population of that jurisdiction. As part of the 1999 Lassen County General Plan, population projections for the county to the year 2040 were included in the Land Use Element. The California Department of Finance (DOF) prepared these projections in April 1993. **Table HE-2** shows the projected population for Lassen County, including the City of Susanville. It should be noted that the 2010 projection was approximately 5,000 over the United States Census population of 34,895, or approximately 14 percent over the actual population. The DOF has projected population for the state as well as for all counties in California through 2060. Using these projections and subtracting Susanville’s proportion (approximately 51.4 percent in 2010) of the county population projections can give some idea as to the anticipated population for the unincorporated county for the coming years. These estimates are shown in **Table HE-2**.

**TABLE HE-2
POPULATION PROJECTIONS FOR LASSEN COUNTY**

Year	2000	2010	2020	2030	2040
1999 General Plan Population	35,700	39,900	44,000	47,900	51,800
DOF Population (includes Susanville)	33,828	34,895	35,934	38,828	40,909
Unincorporated County Population Projection ¹	16,400 (actual)	16,948 (actual)	18,470 ¹	19,958 ¹	21,027 ¹

Source: Lassen County General Plan, 1999; DOF 2013, Report P-1

Estimated population is based on DOF projections minus Susanville proportional estimate.

Population by Age

The age distribution of the county’s population is shown in **Table HE-3**. Compared with the state as a whole, the population of Lassen County is older. The median age in the county is 37, while the median age for the state is 35.1. Approximately 24.3 percent of the unincorporated county’s population is 19 years old or younger, compared with approximately 28.2 percent of the state’s population. However, the proportion of unincorporated county residents age 65 and over is comparable to that of the state (13.5 percent versus 11.3 percent).

Generally, persons aged 25 to 44 are considered to be in the family-forming age group. This family-forming age group represents 24.9 percent of the population in the unincorporated county, compared to 28.5 percent of the population of the state. As shown in **Table HE-3**, the greatest decrease in population occurred in the number of people aged 25 to 34. However, a substantial increase occurred in the population of people age 60 to 64. In part, this is due to people from out of the area coming to the county to retire.

**TABLE HE-3
POPULATION BY AGE, UNINCORPORATED LASSEN COUNTY**

Age Group	2000		2010		Percentage Change 2000–2010
	Number	Percentage of Population	Number	Percentage of Population	
Under 5 Years	981	4.8	849	5.0	-13.5
5–9 Years	1,252	6.2	973	5.7	-22.3
10–14 Years	1,560	7.7	1,151	6.8	-26.2
15–19 Years	1,410	7.0	1,144	6.8	-18.9
20–24 Years	1,300	6.4	788	4.6	-39.4
25–34 Years	3,062	15.1	951	5.6	-68.9
35–44 Years	3,803	18.7	2,218	13.1	-41.7
45–54 Years	3,203	15.8	2,846	16.8	-11.1
55–59 Years	986	4.9	1,445	8.5	46.6
60–64 Years	725	3.6	1,245	7.3	71.7
65–74 Years	1,216	6.0	1,391	8.2	14.4
75–84 Years	659	3.2	677	4.0	2.7
85≥ Years	130	0.6	222	1.3	70.8

Source: US Census Bureau 2000, 2010

2.2 EMPLOYMENT

Table HE-4 shows employment in the unincorporated area of Lassen County by industry. In the 2007–2011 American Community Survey, the largest number of persons employed in Lassen County worked in the Public Administration sector, with 1,496 persons or 27.2 percent of the workforce. Close behind is the Educational, Health, and Social Services sector, with 920 persons employed or 16.7 percent of the total employed. Both categories of employment are primarily in the public sector. The largest area of employment in the private sector is Retail Trade, with 550 employees or 10 percent of all those employed.

Table HE-4 illustrates a shift in the Lassen County economy from basic industries such as agriculture and lumber to a more services-based economy. The Public Administration sector had the largest numerical increase in employment since the 2000 Census, with an increase of 298 persons, followed by Arts, Entertainment, and Recreation Services with 294 persons. The industry with the largest percentage increase in employment since 2000 was Arts, Entertainment, and Recreation Services, with a 337.9 percent increase. Other significant increases occurred in Finance, Insurance, Real Estate, and Rental and Leasing (38.2 percent) and Public Administration (24.9 percent). The largest numerical decrease in employment since 2000 occurred in the Agriculture, Forestry, Fishing and Hunting, and Mining sector with a decrease of 485 employees, followed by Retail Trade with a loss of 271 employees. The greatest percentage decreases in employment since 2000 occurred in Retail Trade (-33.0 percent); Agriculture, Forestry, Fishing and Hunting, and Mining (-61.9 percent); Manufacturing (-43.7 percent); and Transportation and Warehousing and Utilities (-27.8 percent).

TABLE HE-4
EMPLOYMENT BY INDUSTRY (2007–2011),
UNINCORPORATED LASSEN COUNTY

Industry Type	2000		2011		Percentage Change, 2000–2011
	Number	Percentage	Number	Percentage	
Agriculture, forestry, fishing and hunting, and mining	783	13.0	298	5.4	-61.9
Construction	384	6.4	403	7.3	5.0
Manufacturing	519	8.6	292	5.3	-43.7
Wholesale trade	158	2.6	133	2.4	-15.8
Retail trade	821	13.6	550	10.0	-33.0
Transportation and warehousing and utilities	392	6.5	283	5.1	-27.8
Information	–	–	95	1.7	–
Finance, insurance, real estate, and rental and leasing	178	2.9	246	4.5	38.2
Professional, scientific, management, admin.	323	5.3	257	4.7	-20.4
Educational, health and social services	850	14.1	920	16.7	8.24
Arts, entertainment and recreation services	87	1.4	381	6.9	337.9
Other services	347	5.7	149	2.7	-57.1
Public administration	1,198	19.8	1,496	27.2	24.9
Total	6,040	100.0	5,503	100.0	-8.9

Source: US Census Bureau 2000, SF3: P49; ACS 2007–2011, DP-03

The major employers in Lassen County, including Susanville, represent a range of industries, though the public sector is more heavily represented. **Table HE-5** shows the major employers in the county. It is notable that the nine largest employers in the county are in the public sector. Of particular note is that the two largest employers are both correctional facilities. According to wage data from the California Employment Development Department, the mean annual wage for correctional officers and jailers in the Northern Mountains Region Counties (Lassen, Modoc, Nevada, Plumas, Sierra, Siskiyou, and Trinity) was \$70,418 in the first quarter of 2013. For first-line supervisors of correctional officers, the mean annual wage was \$88,476 in the first quarter of 2013. These mean annual wages are significantly higher than average wages in other occupations. This indicates that a significant number of county residents have incomes that would allow the purchase of market-rate housing. However, correctional facility employment, along with other types of public sector employment, is vulnerable to changes in governmental budgets.

**TABLE HE-5
MAJOR EMPLOYERS IN LASSEN COUNTY**

Employer	Type of Industry
Banner Lassen Medical Center	Health Services
BLM Susanville District	Government
Diamond Mountain Casino & Hotel	Recreation Services
Northeastern Rural Health Clinic, Inc.	Health Services
Herlong Federal Correctional Institution	Correctional Facility
High Desert State Prison	Correctional Facility
California Correctional Center	Correctional Facility
Lassen County Schools	Public Schools
Sierra Army Depot	Government
US Forest Service	Government
Lassen Community College	College/University
Lassen County	Government
Wal-Mart	Department Store
Country Villa River View	Nursing/Personal Care

Source: Lassen County Chamber of Commerce, February 6, 2012

2.3 HOUSEHOLD CHARACTERISTICS

Household Growth

As of April 1, 2010, there were 6,225 households in the unincorporated portion of Lassen County. **Table HE-6** shows the household growth trends in the county for the years 2000 to 2010. Since 2000, the county has seen a minor increase in growth by 116 households.

**TABLE HE-6
HOUSEHOLD GROWTH TRENDS, UNINCORPORATED LASSEN COUNTY**

Year	Total Households	Numerical Change	Average Annual Change	
			Number	Percentage
2000	6,109	–	–	–
2010	6,225	116	11.6	0.19%

Source: Census 2010

The average household size for the unincorporated area of Lassen County as of the 2010 US Census was 2.52 persons per household. By comparison, the average household size in Susanville in 2010 was 2.46 persons per household. **Table HE-7** displays the number of households by household size within the unincorporated area of Lassen County. As shown in the **Table HE-7**, the greatest proportion of households contains two to four

persons (67.9 percent), but the greatest percentage decrease has been for households of five or more persons.

It is interesting to note that while the population in unincorporated Lassen County has decreased since 1990, the number of households has increased. As illustrated in **Table HE-7**, the average household size has decreased from 2.65 in 2000 to 2.52 in 2011. **Table HE-7** also shows a shift to smaller household sizes. The number of one-person and two- to four-person households showed gains (17.8 percent and 3.3 percent, respectively), while the number of households with five or more persons actually decreased (-35.0 percent). This may have a significant impact on housing demand, particularly for single-family residences.

**TABLE HE-7
HOUSEHOLD SIZE, UNINCORPORATED LASSEN COUNTY**

Household Size	2000		2011		Percentage Change, 2000–2011
	Number	Percentage	Number	Percentage	
1 person	1,301	18.9	1,532	24.6	17.8
2-4 persons	4,094	35.7	4,228	67.9	3.3
5+ persons	714	16.4	464	7.5	-35.0
Total	6,109	100.0	6,225	100.0	1.9
Average Size	2.65		2.52		-0.13

Source: US Census Bureau 2000; ACS 2007–2011, Table B25009

Table HE-8 shows the projected number of households in unincorporated Lassen County. The projection is based on the projected population as shown in **Table HE-2** divided by the average household size in 2011. This is just an estimate and is based on theoretical population numbers, but it does give an idea of the number of households and therefore the need for future housing units in the county based on the population projections.

**TABLE HE-8
HOUSEHOLD GROWTH PROJECTIONS (ESTIMATED),
UNINCORPORATED LASSEN COUNTY**

Year	2000	2010	2020	2030	2040
Households	6,109	6,225	7,329	7,920	8,344

Source: US Census Bureau 2000; DOF 2013. Estimated based on projected population.

Households by Tenure

As shown in **Table HE-9**, the majority of households in unincorporated Lassen County are owner occupied (74 percent in 2010). The ownership rate is higher than in the state as a whole in 2010, which had a 56.7 percent ownership rate. Proportionally, the tenure rate for the county decreased slightly between 1990 and 2010.

**TABLE HE-9
HOUSEHOLDS BY TENURE, UNINCORPORATED LASSEN COUNTY**

Tenure	2000		2010	
	Number	Percentage	Number	Percentage
Owner	4,640	76.0%	4,616	74.15%
Renter	1,469	24.0%	1,609	25.85%
Total	6,109	100.0%	6,225	100.0%

Source: US Census Bureau: 2010 Demographic Summary Profile, 2000 Census, SF 3: H7, and 1990 Census, SF 3: H8

Table HE-10 shows the breakdown of household sizes by tenure. Two-person households constitute the largest percentage of owner-occupied units and rental units.

**TABLE HE-10
HOUSEHOLD SIZE BY TENURE, UNINCORPORATED LASSEN COUNTY**

Household Size	Owner Occupied	Renter Occupied	Total
1 person	750	501	1,251
2–4 persons	2,928	524	3,452
5+ persons	252	127	379

Source: ACS 2007–2011, Table B25009

Overcrowded Households

The US Census Bureau defines overcrowding as a situation in which a housing unit is occupied by more than one person per room, excluding kitchens and bathrooms. Units with more than 1.5 persons per room are considered severely overcrowded and indicate a significant housing need. **Table HE-11** shows the number of overcrowded households in unincorporated Lassen County. As shown by the table, overcrowding is not a significant housing problem in the county. According to the 2007–2011 American Community Survey, there were a total of 168 overcrowded households, representing 3.2 percent of the total households. This figure has dropped from 5.1 percent in 2000.

**TABLE HE-11
OVERCROWDED HOUSEHOLDS (2010),
UNINCORPORATED LASSEN COUNTY**

Households	Owners	Renters	Total
Total Households	3,930	1,348	5,278
Total Overcrowded Households (1.01 or more persons per room)	75	93	168
Total Severely Overcrowded Households (1.5 or more persons per room)	2	50	52
Unincorporated County Overcrowding Rates	1.9%	6.9%	3.2%

Source: ACS 2007–2011, Table B25014

Overcrowded renter households represent 6.9 percent of the total renter households. This does not indicate a significantly disproportionate overcrowded situation for renters. Less than 1 percent of the households (52 households) in unincorporated Lassen County reported being severely overcrowded.

Household Income

According to the 2007–2011 American Community Survey, the median household income for Lassen County was \$51,799 in 2011. This was an increase of approximately 42.6 percent over the 2000 median household income of \$36,310. When compared with the state of California as a whole, the county’s 2007–2011 median household income is less than the state’s \$61,632. However, the state’s median household income between 2000 and 2011 increased by a smaller amount—29.8 percent. Lassen County’s median household income was higher than that of neighboring counties, as shown in **Table HE-12**.

**TABLE HE-12
REGIONAL MEDIAN HOUSEHOLD INCOME, 2011**

County	2011 Median Income
Lassen	\$51,799
Modoc	\$35,402
Plumas	\$44,151
Shasta	\$44,058
Siskiyou	\$37,865

Source: ACS 2007–2011, Table B19013

Table HE-13 shows the household incomes in unincorporated Lassen County. The number of households earning less than \$50,000 declined by 28 percent between 2000 and 2011, while households earning over \$50,000 increased by 58 percent during the same period. In 2000, 34.1 percent of the households in the unincorporated county earned \$50,000 or more annually. By 2011, this proportion had increased to 53.1 percent. According to the American Community Survey, households earning less than \$15,000 decreased from 19.3 percent to 12.9 percent from 2000 to 2011. The most dramatic increase occurred in the \$100,000 or greater annual income group, with a 153.3 percent increase. Increases in jobs with higher pay, particularly with the correctional institutions, have been one factor in the higher income level shift. Median income increased by 44.5 percent from 2000 to 2011 according to Census and American Community Survey information.

**TABLE HE-13
HOUSEHOLD INCOME, UNINCORPORATED LASSEN COUNTY**

Annual Income	2000		2011		Percentage Change
	Number	Percentage	Number	Percentage	
Less than \$10,000	674	11.0	423	6.8	-37.2
\$10,000–\$14,999	508	8.3	380	6.1	-25.3
\$15,000–\$24,999	913	14.8	654	10.5	-28.4
\$25,000–\$34,999	824	13.4	529	8.5	-35.8
\$35,000–\$49,999	1,139	18.5	934	15.0	-18.0
\$50,000–\$74,999	1,146	18.6	1,276	20.5	11.4
\$75,000–\$99,999	484	7.9	847	13.6	74.9
\$100,000 or more	467	7.6	1,183	19.0	153.3
Median Income*	\$36,310		\$51,799		44.5

* For County overall.

Source: US Census Bureau 2000; ACS 2007–2011, Tables B19001 and B19013

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

- Extremely Low = 30 percent of AMI
- Very Low Income = 50 percent of AMI
- Low Income = 80 percent of AMI
- Above Moderate Income = 120 percent of AMI

Table HE-14 shows the maximum annual income level for a household to be included in the extremely low-, very low-, low-, and moderate-income groups, adjusted for household size, for Lassen County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance. The Regional Housing Needs Allocation (RHNA), which is prepared by the State for Lassen County, also uses these income groups to categorize the basic construction need by income group for future housing development in the county. Please refer to the RHNP discussion in Section Three for more information.

**TABLE HE-14
MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE,
LASSEN COUNTY**

Household Size	Median Income	Maximum Income Level			
		Extremely Low	Very Low	Low	Moderate
1-Person	\$46,750	\$13,600	\$22,650	\$36,250	\$56,100
2-Person	\$53,450	\$15,550	\$25,900	\$41,400	\$64,100
3-Person	\$60,100	\$17,500	\$29,150	\$46,600	\$72,150
4-Person	\$66,800	\$19,400	\$32,350	\$51,750	\$80,150
5-Person	\$72,150	\$21,000	\$34,950	\$55,900	\$86,550
6-Person	\$77,500	\$22,550	\$37,550	\$60,050	\$92,950
7-Person	\$82,850	\$24,100	\$40,150	\$64,200	\$99,400
8-Person	\$88,200	\$25,650	\$42,750	\$68,350	\$105,800

Source: HCD 2013

Housing Costs

From 2008 to 2012, the state of the economy led to a dramatic decrease in housing prices as well as an increase in housing stock. This was related to the late 2008 economic downturn leading to an increase in the number of unemployed persons and less employment opportunities. The median sales price for a home in Lassen County in 2013 was \$115,000, which is a 9.4 percent increase from the 1999 median sales price of \$105,100 (see **Table HE-15**). Median home prices have appreciated over the past 30 years.

TABLE HE-15
MEDIAN SALES PRICE FOR SINGLE-FAMILY HOMES, LASSEN COUNTY

Year	Median Sales Price	Change	
		Dollars	Percentage
2013	\$115,000	\$9,900	+9.4%
1999	\$105,100	\$34,700	+49.3%
1989	\$70,400	\$20,200	+40.2%
1979	\$50,200	–	–

Source: US Census Bureau 1980, 1990, 2000; point2homes.com, December 13, 2013

Sales data shown in **Table HE-16A** shows median home prices for different areas of Lassen County by zip code in 2013. As illustrated in comparing **Tables HE-16A** and **HE-16B**, single-family home prices have decreased since 2008. The median prices identified for the individual communities are all lower than the countywide price. Currently, Susanville has the most expensive median home price at \$99,000. As of 2008, the McArthur/Little Valley/Pittville area median home price was the highest for that year at \$265,500. The lowest median home price in both 2008 and 2013 was in the Herlong/Patton Village area at \$100,000 and \$28,000, respectively. Median home prices have decreased dramatically in all areas of the county. The communities of Milford and Herlong are within close proximity to the Sierra Army Depot (SIAD). The even more significant decrease in median sales price in those two communities could be a result residents having been forced to sell their homes to seek other employee opportunities due to reductions in civilian employment opportunities at SIAD. Civilian employees are often furloughed or subject to layoffs due to Federal budget constraints.

TABLE HE-16A
2013 MEDIAN SALES PRICE FOR SINGLE-FAMILY HOMES
IN SELECTED COUNTY COMMUNITIES

Area by Zip	Median Sales Price (Sep–Dec 2013)
Susanville/Johnstonville/Spaulding (96130)	\$99,000
Milford (96121)	\$30,500
McArthur/Little Valley/Pittville (96056)	\$97,500
Herlong/Patton Village (96113)	\$28,000

Source: Dataquick Sales Data, November 2013

TABLE HE-16B 2008 MEDIAN SALES PRICE FOR SINGLE-FAMILY HOMES IN SELECTED COUNTY COMMUNITIES	
Area by Zip	Median Sales Price
Susanville/Johnstonville/Spaulding (96130)	\$230,000
Janesville (96114)	\$220,000
McArthur/Little Valley/Pittville (96056)	\$265,500
Herlong/Patton Village (96113)	\$100,000

Source: Multiple Listing Service 2008

Based on a recent review of the Susanville Craigslist rental listings, **Table HE-16C** lists samples of rental rates by number of bedrooms for the month of January 2014 in Lassen County.

**TABLE HE-16C
RENTS IN LASSEN COUNTY**

	1 Bedroom	2 Bedrooms	3 Bedrooms	4+ Bedrooms
Median	\$525	\$650	\$920	\$1,350
Average	\$538	\$645	\$930	\$1,483
Number of Units	6	15	8	3

Source: Craigslist.org – Susanville, January 2014

Households Overpaying

Definitions of housing affordability can vary, but in general a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered “cost-burdened,” and households that pay more than 50 percent are considered “severely cost-burdened.” Measuring the number of households paying more than these percentages helps define an area’s affordability problem. **Table HE-17** overpayment by tenure information. Approximately 80.2 percent of households earning 30 percent or less of the area median income (AMI) spent more than 30 percent of their income on housing costs; 51.6 percent of households earning between 30 and 50 percent AMI were also burdened by the cost of housing. More renter households were burdened by overpayment across income categories (40.5 percent for owners and 60.8 percent for renters).

**TABLE HE-17
COST BURDENS FOR ALL HOUSEHOLDS, 2007-2011**

Household	Extremely Low (30 % or less of AMI)	Very Low (> 30% to 50% AMI)	Low (> 50% to 80% AMI)	Moderate (> 80% to 120% AMI)	Above Moderate (> 120% AMI)	Total Households	Lower Income Households (80% or less of AMI)
Ownership Households	280	277	581	760	1,311	3,208	1,138
Overpaying Owner Households	215	98	149	343	143	947	461
Percentage of Overpaying Owners	76.7%	35.2%	25.6%	45.2%	10.9%	29.5%	40.5%
Renter Households	412	217	342	203	298	1,471	971
Overpaying Renter Households	340	157	94	42	28	661	591
Percentage of Overpaying Renters	82.%	72.4%	27.5%	20.9%	9.4%	44.9%	60.8%
Total Households	691	494	923	962	1,609	4,680	2,108
Total Overpaying Households	554	255	243	385	171	1,608	1,052
Percentage of Total Overpaying Households	80.2%	51.6%	26.3%	40.1%	10.6%	34.4%	49.9%

Source: 2007–2011 ACS Five-Year Estimates, Table B25106

Extremely Low Income

Extremely low income is defined as households with income less than 30 percent of area median income. The area median income in the county is \$66,800 (HCD 2013). For extremely low-income households, this results in an income of \$19,400 or less for a four-person household or \$13,600 (HCD 2013) or less for a one-person household. Households with extremely low income have a variety of housing situations and needs. For example, most families and individuals receiving public assistance, such as social security insurance (SSI) or disability insurance, are considered extremely low-income households.

Existing Needs

As shown in **Table HE-17**, in 2010 approximately 425 extremely low-income households resided in Lassen County, representing nine percent of the total households. The majority of extremely low-income households are owners by a narrow margin (55 percent), according to HUD’s Comprehensive Housing Affordability Strategies (CHAS) database. Extremely low-income households experience a high incidence of housing problems. For example, 74.1 percent of extremely low-income households faced a cost burden greater than 30 percent of income.

Projected Needs

To calculate the projected extremely low-income housing need, Lassen County assumed that 50 percent of its very low-income regional housing need are extremely low-income households. As a result, from the very low-income need of 10 units, the County has a projected need of 5 units for extremely low-income households. Many extremely low-income households will be seeking rental housing and most likely dealing with overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could have disabilities and special needs. Those facing housing problems will likely be housed in or trying to obtain housing in single-room occupancy units, rental units, or manufactured homes. Single-room occupancy units provide housing for one person, often with shared facilities, and are generally significantly less expensive than other options. Supportive housing is generally defined as permanent, affordable housing with on-site services that help residents transition into stable, more productive lives. Services may include childcare, after-school tutoring, counseling, etc. Most transitional housing includes a supportive services component. The County allows supportive and transitional housing by right in the C-T (Commercial Residential District) and C-R (Town Service District) zoning districts. Program HE-4.G proposes to allow single-room occupancy units by right in the C-T and C-R zoning districts and with a conditional use permit in the R-2 and R-3 zoning districts. The County identifies supportive housing as a residential use, provided supportive services are subordinate to

the residential use. To address the housing needs of extremely low-income households, the County will assist developers who specialize in housing for extremely low-income households and supportive housing. This effort is designed to:

- Build partnerships to develop affordable housing.
- Gain access to specialized funding sources, including applying for funding sources.
- Identify the range of local resources and assistance needed to facilitate the development of housing for extremely low-income households.
- Promote a variety of housing types, including higher-density, multifamily, supportive, single-room occupancy, and shared housing. As part of this effort, the County will work with those interested in developing housing for extremely low-income households. Activities include assisting with site identification and acquisition, identifying local financial resources, assisting and streamlining entitlements, and providing concessions and incentives.

To address low-income and extremely low-income housing, Lassen County will continue to apply for state and federal funds for direct support of low-income housing construction and rehabilitation as called for in Program HE-2.E, State and Federal Funds.

2.4 HOUSING STOCK CHARACTERISTICS

Housing Units by Type

Table HE-18A lists the types of housing in the unincorporated portion of Lassen County in 2000 and 2013. According to the 2000 Census, there were 7,975 housing units in the county. As of January 1, 2013, the California Department of Finance estimates that there were 8,481 housing units in unincorporated Lassen County.

As indicated in **Table HE-18A**, the majority of housing units in Lassen County are single-family detached residences, representing approximately 70.6 percent of all housing units. By comparison, approximately 51.1 percent of the total housing units in California were single-family detached residences. Unincorporated Lassen County also has a higher percentage of mobile homes than the state overall (24.2 percent versus 4.1 percent for California). While single-family detached units experienced the greatest numerical increase between 2000 and 2013 (509 units), multifamily housing with five or more units experienced the greatest percentage increase (235.6 percent). Single-family attached residences had the greatest percentage decrease (-9.3 percent).

TABLE HE-18A
HOUSING UNITS BY TYPE, UNINCORPORATED LASSEN COUNTY

Housing Unit Type	2000		2013		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
Single-Family Detached	5,482	68.7%	5,991	70.6%	509	9.3%
Single-Family Attached	166	2.0%	73	0.9%	-93	-56.0%
2–4 Units	139	1.7%	171	2.0%	-32	-23.0%
5 Plus Units	59	0.7%	198	2.3%	139	235.6%
Mobile Home	2,129	26.7%	2,048	24.2%	-81	-3.8%
Total	7,975	100.0%	8,481	100.0%	506	6.4%

Source: DOF 2013, E-5; US Census Bureau 2000, SF 3: H30

Approximately 74 percent of the housing stock in the county was occupied in 2010, indicating a vacancy rate of 26 percent. Of the vacant units, approximately 9.3 percent were for rent. About 58 percent of the vacant housing units were for seasonal use. Subtracting this number from the total housing units gives a more accurate indication of the vacancy rate in the county of approximately 15 percent, indicating sufficient availability of housing units in the county since the rate is higher than 5 percent. (A vacancy rate of 5 percent indicates a lack of housing availability.)

TABLE HE-18B
HOUSING STOCK BY TYPE OF VACANCY

Total Housing Units	8,454
Occupied Housing Units	6,225
Vacant Housing Units	2,229
For rent	201
Rented, not occupied	6
For sale only	178
Sold, not occupied	18
For seasonal, recreational, or occasional use	1,297
All other vacant	529
Vacancy Rate	26.4%
Adjusted Vacancy Rate	15.0%

Source: DOF 2010, Demographic Summary Profile Table 5a

Age of Housing Stock

The largest percentage of unincorporated Lassen County’s housing stock, 22.6 percent (1,913 units), was built between 1980 and 1989 (see **Table HE-19**). Approximately 65.1 percent of the county’s housing stock was built since 1970. The 2000 Census states that

the median year for the housing stock in the county was 1974, which would indicate a relatively young housing stock. Almost half of the housing stock was built between 1970 and 1989. This time period coincides with the significant increase in population experienced by the county during the 1970s and 1980s.

**TABLE HE-19
HOUSING UNITS BY YEAR BUILT**

Year Built	Number	Percentage	Accumulated Percentage
1939 or earlier	999	11.8%	11.8%
1940 to 1949	489	5.8%	17.5%
1950 to 1959	766	9.0%	26.6%
1960 to 1969	710	8.4%	34.9%
1970 to 1979	1,899	22.4%	57.3%
1980 to 1989	1,913	22.6%	79.9%
1990 to 1999	1,382	16.3%	96.2%
2000–2013	323	3.8%	100.0%
Total	8,481	100%	–

Source: US Census Bureau 2000; DOF 2000 to 2013

Condition of Housing Stock

The California Department of Housing and Community Development indicates that housing units constructed prior to 1950 are potentially in need of replacement or rehabilitation. As shown in **Table HE-19**, 1,488 units were built before 1950, approximately 17.5 percent of the total units in the county.

A countywide housing condition survey was conducted in November 2013. The survey analyzed present and future housing supply and demand characteristics in the unincorporated area of Lassen County. As part of the analysis, housing conditions were evaluated. The analysis established the following definitions and thresholds for housing conditions:

- Sound – unit is structurally sound and meets minimum property standards
- Minor Deficiencies – meets minimum property standards, but needs some improvements
- Moderately Deficient – does not meet minimum property standards, but not a threat to health or safety of the occupants

- Substantially Deficient – unit needs replacement of or is lacking several major systems, such as complete kitchen facilities, complete plumbing, and electrical service
- Dilapidated – unit exhibits serious structural problems and may require major repairs, the cost of which may equal or exceed the value of the rehabilitated unit

Based on these definitions, the County determined that of the 424 units evaluated, 309 (72.9 percent) were in sound condition, while 115 units (27 percent) were in some need of repair. Of the surveyed units, 59 (13.9 percent) had minor deficiencies, 40 (9.4 percent) were moderately deficient, 11 (2.6 percent) were substantially deficient, and 5 (1.2 percent) were considered dilapidated. Applying the percentages of surveyed units in the five categories to the total number of housing units in 2013 provided by the California Department of Finance of 8,481, 6,183 units are projected to be sound, 1,179 units are projected to have minor deficiencies, 797 are projected to be moderately deficient, 220 are projected to be substantially deficient, and 102 are projected to be dilapidated.

2.5 SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons (including developmentally disabled), large family households, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems.

Seniors

For the purposes of this Housing Element, seniors are defined as people age 65 years or older. Seniors may have special housing needs resulting primarily from physical disabilities and limitations, fixed incomes, and health care costs. Additionally, senior households also have other needs in order to preserve their independence, including protective services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with financial affairs, and daily assistance.

Table HE-20 shows the number of seniors living in unincorporated Lassen County. Seniors account for 13.5 percent of the total population in the unincorporated county. After a decrease in the senior population between 1980 and 1990, there was an increase of 11 percent between 1990 and 2000 and an increase of 14.2 percent between 2000 and 2010. The senior population in the unincorporated county is fairly evenly divided by sex, with males representing 51.8 percent of the senior population.

**TABLE HE-20
SENIOR POPULATION,
UNINCORPORATED LASSEN COUNTY**

Year	Population	Total Percentage Change	Annual Percentage Change
1980	1,932	–	–
1990	1,807	-6.5	-0.6
2000	2,005	11.0	1.0
2010	2,290	14.2	1.4

Source: US Census Bureau 1980, 1990, 2000, 2010

Table HE-21 illustrates the breakdown of householder age groups by tenure. According to the 2007–2011 American Community Survey, 1,276 elderly households reside in unincorporated Lassen County, which is 24.2 percent of the total households. Of the 1,276 senior households, 184 were renters (14.4 percent of senior households), which indicates a strong ownership trend among seniors.

**TABLE HE-21
HOUSEHOLDERS BY TENURE BY AGE,
UNINCORPORATED LASSEN COUNTY**

Householder Age	Owners	Renters	Total
15–24 years	12	171	183
25–34 years	236	279	515
35–44 years	486	282	768
45–54 years	989	214	1,203
55–59 years	585	115	700
60–64 years	530	103	633
65–74 years	664	120	784
75–84 years	347	29	376
85 years and over	81	35	116
Total	3,930	1,348	5,278

Source: ACS 2007–2011, Table B25007

There is one elderly residential care facility and one skilled nursing facility (see **Table HE-22**). Both of these facilities are located in Susanville. In addition, Lassen Manor Apartments, located at 205 North Mesa Street in Susanville, provides 82 residential units for seniors and adult disabled persons. Westwood Senior Apartments also provides 24 units of affordable rental housing for lower-income seniors in the unincorporated community of Westwood, west of Susanville.

**TABLE HE-22
FACILITIES FOR THE ELDERLY,
LASSEN COUNTY**

Facility Name	Address	Service	Capacity
Country Villa River View	2005 River St., Susanville	Skilled Nursing	96 beds
Eagle Lake Village	2001 Paul Bunyan Rd., Susanville	Elderly Residential Care	76 beds

Source: California Department of Social Services, Community Care Licensing Division, 2013; California Department of Public Health 2013

It is expected that the senior population in Lassen County will continue to increase in the near future. As indicated in **Table HE-3**, two of the age groups that have experienced the most growth are the 60–64 and 85+ groups. Most of the members of these age groups will either be in retirement or will reach retirement age during the planning period for this Housing Element. In addition, the number of seniors age 75 and older has grown significantly over the past decade. This growth will likely continue due to increased life expectancy in general, but greater availability of medical care for seniors in Lassen County will also have an impact. Assuming the 1.4 annual percent growth rate of the senior population that occurred between the 2000 and 2010 Census, it is projected that unincorporated Lassen County will have approximately 177 additional seniors from 2014 to 2019.

Persons with Disabilities

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

major life activities by making their achievement difficult, including physical, mental, and social activities and working.

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

A disability is defined by the US Census Bureau as a mental, physical, or health condition that lasts over six months. According to the 2000 Census, a total of 1,744 persons in unincorporated Lassen County had a disability, which is approximately 11.3 percent of the total population (**Table HE-23**). Approximately 32.3 percent of the disabled persons were 65 and over.

**TABLE HE-23
PERSONS WITH DISABILITY BY EMPLOYMENT STATUS,
UNINCORPORATED LASSEN COUNTY**

Disability Category	Number	Percentage of Disabled Population
Age 5–64, Employed Persons with a Disability	312	17.9%
Age 5–64, Not Employed Persons with a Disability	869	49.8%
Persons Age 65 Plus with a Disability	563	32.3%
		Percentage of County Population
Total Persons with a Disability	1,744	11.3%
Total Population Over Age 5 (Civilian Non-institutional)	15,382	100.0%

Source: US Census Bureau 2000, Table PCT028

The 2000 Census categorized six types of disabilities: sensory, physical, mental, self-care, go-outside-home, and employment. **Table HE-24** provides more detail on the

disabilities recorded for residents of unincorporated Lassen County. It should be noted that the total disabilities recorded exceed the number of persons with disabilities, indicating that some persons had more than one type of disability. There were 506 persons over 5 years of age who had a go-outside-home disability and 251 persons over 5 years of age with a self-care limitation. Some of these persons may have both types of disabilities, but the number is unknown. For persons 65 years and older with disabilities, 297 persons have go-outside-home disabilities and 195 persons have self-care disabilities.

**TABLE HE-24
PERSONS WITH DISABILITIES BY DISABILITY TYPE,
UNINCORPORATED LASSEN COUNTY**

Disability by Type	Number	Percentage
<i>Total Disabilities Tallied</i>	<i>6,301</i>	<i>100.0%</i>
<i>Total Disabilities for Ages 5–64</i>	<i>4,719</i>	<i>74.9%</i>
Sensory disability	478	7.6%
Physical disability	1,202	19.1%
Mental disability	789	12.5%
Self-care disability	251	4.0%
Go-outside-home disability	506	8.0%
Employment disability	1,493	23.7%
<i>Total Disabilities for Ages 65 and Over</i>	<i>1,582</i>	<i>25.1%</i>
Sensory disability	325	5.2%
Physical disability	563	8.9%
Mental disability	202	3.2%
Self-care disability	195	3.1%
Go-outside-home disability	297	4.7%

Source: US Census Bureau 2000, Table PO41

There are four licensed adult residential facilities in Lassen County providing accommodations for persons with disabilities. These facilities, listed in **Table HE-25**, are located in the City of Susanville as well as the unincorporated area of Lassen County. As mentioned previously in the discussion on senior housing, Lassen Manor Apartments provides residential units for adult disabled persons.

**TABLE HE-25
FACILITIES FOR ADULT DISABLED,
LASSEN COUNTY**

Facility Name	Address	Type	Capacity
Redwine Family Home	461-905 Redwine Lane, Janesville	Adult Residential Care – Develop. Disabled	6 persons
Mountain Jewels Home	527-960 Little Valley Rd. Little Valley	Adult Residential Care – Develop. Disabled	10 persons
Zamora Residence	406 Russell Avenue, Susanville	Adult Residential Care – Develop. Disabled	6
Zamora Residence II	360 Russell Avenue, Susanville	Adult Residential Care – Develop. Disabled	6

Source: California Department of Social Services, Community Care Licensing Division, 2013

Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the County to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. Developmental disabilities are studied separately from sensory, physical, cognitive, self-care, and independent living limitations because they are often lifelong physical and/or cognitive disabilities which manifested before age 18 in childhood. **Table HE-26** shows the developmentally disabled population by age in 2013 as provided by HCD in their Lassen County data packet. Overall, 80 persons were living with a developmental disability in Lassen County. The largest age category in 2013 was that of 22 to 51 years, with 58 percent of the developmentally disabled population. The developmentally disabled population of Lassen County represented about 0.4 percent of the total county population in 2013.

Many developmentally disabled persons can live and work independently within 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 (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Far Northern Regional Center in Redding, which serves the Lassen County area, 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.

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 Choice (Section 8) vouchers, special programs for home purchase, 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 need group. Incorporating “barrier-free” design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the County will implement programs to coordinate housing activities and outreach with the Far Northern Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Program HE-4.H is proposed to specifically address the needs of the developmentally disabled.

**TABLE HE-26
POPULATION WITH A DEVELOPMENTAL DISABILITY BY AGE IN
LASSEN COUNTY**

Age	Number	Percentage
13 years or younger	14	17.5%
14 to 21 years	11	13.8%
22 to 51 years	46	57.5%
52 to 61 years	6	7.5%
62 years and older	3	3.8%
Total Developmental Disability Population	80	100%
Percentage of Total Population	–	0.4%

Source: California Department of Developmental Services 2013

Efforts to Remove Regulatory Constraints for Persons with Disabilities

The State has removed any County discretion for review of small group homes for persons with disabilities (six or fewer residents). The Lassen County Zoning Ordinance does not expressly identify “residential care facilities.” As such, Program HE-4.C has been included in this Housing Element to clearly define this type of use. Group homes for six or more persons are allowed with a use permit in the Multiple-Family Residential (R-3) zoning district. Section Three of this Housing Element provides a more detailed discussion on procedures regarding housing for persons with disabilities.

The three principal statutes that address the fair housing and building standards for persons with disabilities are the Federal Fair Housing Act, the California Fair Employment and Housing Act of 1964, and the Americans with Disabilities Act (ADA) as supported in Title 24 of the California Government Code. The County has adopted the 2013 California Building Code. Lassen County ensures that new housing developments comply with California building standards and federal requirements for accessibility.

Procedures for Ensuring Reasonable Accommodations

To provide exceptions in zoning and land use for development for persons with disabilities, the County currently utilizes either a variance or the use permit process, if required, to accommodate requests such as special structures or appurtenances (i.e., access ramps or lifts) needed by persons with physical disabilities. In many cases, the zoning setback and/or fire-safe setback (pursuant to Lassen County Ordinance 502) does not apply. For example, wheelchair ramps (depending on the circumstance) less than 30 inches tall may be allowed to partially extend into the setback. Lassen County is reviewing a reasonable accommodations policy and will adopt a written reasonable accommodation ordinance or procedure to provide an exception in zoning and land use for housing for persons with disabilities (see Program HE-4.F. This procedure will be a ministerial process, with minimal or no processing fees, subject to approval by the Planning and Building Services Director applying following decision-making criteria:

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

The County provides information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for housing for persons with disabilities.

Zoning and Other Land Use Regulations

As part of the update of the Housing Element in 2014, the County conducted a comprehensive review of its zoning laws, policies, and practices for compliance with fair housing laws. The County has not identified any zoning or other land-use regulatory practices that could discriminate against persons with disabilities and impede the availability of such housing for these individuals.

Examples of the ways in which the County facilitates housing for persons with disabilities through its regulatory and permitting processes are:

- The County allows some variation from the application of its parking standards. Section 18.104.010(5) of the Zoning Ordinance, for example, allows the Planning Commission to determine parking requirements for uses not listed. However, this flexibility is not explicit for housing for persons with disabilities and special needs.
- The County does not restrict occupancy of unrelated individuals in group homes and does not define family or enforce a definition in its Zoning Ordinance.
- The County permits housing for special needs groups, including for individuals with disabilities, without regard to distances between such uses or the number of uses in any part of the county. The Land Use Element of the General Plan does not restrict the siting of special needs housing.

Permits and Processing

The County does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The County's requirements for building permits and inspections are the same as for other residential projects and are straightforward and not burdensome. County officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

The County requires a use permit for group homes of more than six persons in all residential and commercial zones that allow residential uses. The County does not impose use permit requirements for the establishment or retrofitting of structures for residential use by persons with disabilities. If structural improvements were required for an existing group home, a building permit would be required. If a new structure were proposed for a group home use in the Design Review Combining District, design review would be required. The County design review process has not been used to deny or substantially

modify a housing project for persons with disabilities to the point where it is no longer feasible. All residential projects in the county in a Design Review Combining District require the same level of design review.

Building Codes

Lassen County provides reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits through its flexible approaches to retrofitting or converting existing buildings and construction of new buildings that meet the shelter needs of persons with disabilities. The County has adopted and implements the 2013 California Building Code.

Large Families

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

In some circumstances, where the housing market does not meet the housing needs of large households, overcrowding can result. As discussed earlier, overcrowding is not a significant housing situation, with overcrowded situations representing approximately 3.2 percent of the households, less than 40 percent of which are renters. **Table HE-27** shows household sizes by tenure. Approximately 11.4 percent of the households in the county have five or more persons. By comparison, approximately 16 percent of households in California are occupied by large families. Of the large family households in unincorporated Lassen County, approximately 68.9 percent live in owner-occupied units. The housing needs of large family households are not a significant issue in Lassen County.

**TABLE HE-27
HOUSEHOLD SIZE BY TENURE,
UNINCORPORATED LASSEN COUNTY**

Tenure	1 person		2–4 Persons		5+ Persons	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner	750	60.0%	2,928	84.8%	252	66.5%
Renter	501	40.0%	524	15.2%	127	33.5%
Total	1,251	100%	3,452	100%	379	100.0%

Source: 2007–2011 ACS, Table B25009

Female-Headed Households

A summary of unincorporated Lassen County female-headed household characteristics is provided in **Table HE-28**. According to the 2007–2011 American Community Survey, the total number of households in the unincorporated area of Lassen County is 3,724. Of this total, 13.1 percent or 486 are female-headed householders. The majority of female-headed households have their own children living with them. There are 293 families in the unincorporated area of Lassen County living under the poverty level; of these, 70 or 23.9 percent are headed by females.

**TABLE HE-28
FEMALE-HEADED HOUSEHOLDS,
UNINCORPORATED LASSEN COUNTY**

Household Type	2011	
	Number	Percentage
Total Householders	3,724	100.0%
Female-Headed Householders	486	13.1%
Female-headed households without children	146	3.9%
Female-headed households with own children	340	9.1%
Female-headed householders under the poverty level	70	1.9%
Total Families Under the Poverty Level	293	7.9%

Source: ACS 2007–2011, Table B17012

Farmworkers

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the 2007–2011 American Community Survey, 5.4 percent of all employed persons in unincorporated Lassen County worked in the farming, forestry, fishing and hunting, and mining industries (see **Table HE-4**). According to the 2007 Census of Agriculture, there were an estimated 2,577 farmworkers in Lassen County (**Table HE-29**). A large number of farmworkers in the county are employed by operators who are friends or family members. This indicates that farmworkers need housing that is not exclusively located near work on farms, but that can accommodate work at other locations.

**TABLE HE-29
NUMBER OF FARMWORKERS, LASSEN COUNTY**

Hired Farm Labor	
Farms	96
Workers	2,577

Source: USDA Census of Agriculture, 2007

**TABLE HE-30
FARMWORKERS BY DAYS WORKED,
LASSEN COUNTY**

150 Days or More		
	Farms	47
	Workers	*(D)
<i>Farms with 10 or More Workers</i>		
	Farms	6
	Workers	247
Fewer than 150 Days		
	Farms	75
	Workers	*(D)

Source: USDA Census of Agriculture, 2007

* (D) withheld to avoid disclosing data for individual farms

The number of persons working in agriculture has increased both numerically and proportionally in Lassen County. There were 1,525 farmworkers in the county in 1997. It is not known if this figure was an increase or decrease from previous years. The most recent USDA Census of Agriculture states that significant changes have occurred to the farmworker population since 1997. The USDA Census of Agriculture states that as of 2007, there were an estimated 2,577 farmworkers in Lassen County.

The Lassen County Zoning Ordinance allows farm labor housing in all agricultural districts. Farm labor housing is allowed by right in the General Agricultural (A-1), Agricultural (A-3), and Exclusive Agricultural (E-A) zoning districts. Farm labor quarters are allowed in the Agricultural Residential (A-2) district with a use permit. In addition, farm labor housing is allowed by right in the Upland Conservation (U-C) and Agricultural Forest (A-F) districts. The Town Service (C-T) district, which applies to town centers and rural communities, allows multiple-family dwellings with a use permit. Multiple-family dwellings also serve as farmworker housing. Program HE-4.A has been included in this Housing Element to bring the County into compliance with the Employee Housing Act.

Families and Individuals in Need of Emergency Shelter

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

Emergency and homeless shelters are allowed by right in the Town Service (C-T) and Commercial Residential (C-R) districts to comply with SB 2 mandates. Development standards will encourage and facilitate emergency shelters and only subject shelters to the same development and management standards that apply to other allowed uses within the identified zones (C-T and C-R zones). The Town Service and Commercial Residential districts are appropriate due to the diversified compatible uses and proximity to residential development in town centers and rural communities. In addition, sites in these zoning districts are often within walking distance of services and provide for the location of employment. The C-R district has a total of four (4) parcels which total 13.11 acres that are identified as vacant or underutilized and appropriate for the development of emergency shelters. The C-T district has a total of seventy-six (76) vacant parcels which total 126.75 acres. There is sufficient capacity to accommodate shelters to sufficiently accommodate the County's homeless needs on sites identified in the two zoning districts. Information about the Town Service (C-T) and Commercial Residential (C-R) districts is summarized below.

- The C-T districts are intended to promote and enhance the diversified uses compatible with and necessary for the maintenance and viability of town centers and rural communities. In combination with residential and public uses, these groupings of stores provide daily and weekly convenience shopping and services for the surrounding area. The C-T districts also provide for social and cultural headquarters for the county subareas with schools, fraternal organizations, churches, etc.
- The C-R zone is intended to provide for the integration of commercial, residential, cultural, and recreational land uses. It is intended to encourage a mix of compatible land uses to conserve land resources, minimize automobile traffic, increase pedestrian activity, and provide for the location of employment and retail centers in close proximity to residential.

The 2009–2014 Lassen County Housing Element listed less than 100 homeless persons in the entire county, and the 2003–2008 Lassen County Housing Element noted that the actual number of homeless varies with the seasons, with more transient homeless persons passing through Lassen County during the warmer times of the year than in winter. Based on a discussion with Crossroads Ministries, as of February 2014 they've identified 11

homeless persons living on streets or undeveloped lands, 36 homeless persons sheltering in supportive/transitional housing, and 50 homeless persons housed with friends or family for a total of 97 unsheltered persons Countywide.

Despite the relatively small homeless population in the county, approximately 8 percent of the population lives below the poverty level in the unincorporated county. Many of these individuals are potentially at risk of becoming homeless.

In order to provide housing assistance to those who are currently homeless or are at risk of becoming homeless, the Plumas County Development Commission administers the federal Housing Choice Voucher Program in Lassen County. Currently, the program provides Section 8 vouchers to approximately 96 households in the county. Additionally, the Housing Choice Voucher Program has 107 persons on the waiting list. The waiting list has been closed, and no further applications accepted, since November 8, 2012.

Lassen County Community WORKS and Social Services administer the California Work Opportunity and Responsibility to Kids (CalWORKs) program. CalWORKs is a welfare program that gives cash aid and services to eligible needy California families. The program serves all 58 counties in the state and is operated locally by county welfare departments. This program provides assistance with the costs of temporary housing, last month's rent and deposits for permanent housing, and utility deposits for eligible homeless families receiving CalWORKs. According to Community Social Services, since 2008, applications for homeless assistance increased from an average of 4 to 15 each month. Because the program is limited to once in a lifetime except in certain circumstances, only about one-half of those who apply are approved to receive assistance. The majority of homeless assistance recipients are single mothers with minor children.

Lassen Family Services, Inc., is a 501(c)(3) private nonprofit organization that provides emergency shelter for victims of domestic violence/sexual assault and their children. Although the organization is based in Lassen County, it will provide assistance to victims and their children seeking shelter from throughout the region and even out of state. Lassen Family Services operates a facility in Susanville that provides immediate shelter and transitional housing for up to 24 women and children. From April to November 2013, the shelter served 40 women and children. The average stay in the shelter ranges from 30 to 90 days.

Lassen Family Services provides comprehensive services to victims of domestic violence, sexual assault/rape crisis, and child and elder abuse/neglect in Lassen County. Programs include Domestic Violence Assistance Program, Sexual Assault/Rape Crisis Program, Child Abuse Treatment Program (CHAT), Parent Education, Prevention Education, and Court Appointed Special Advocates (CASA). All services are free, including peer counseling, child therapy and advocacy, temporary restraining orders

assistance, hospital and court accompaniment, shelter, support groups, 24-hour crisis line, and emergency transportation and clothing.

Crossroads Ministries, another nonprofit organization, provides emergency and homeless shelter to adult men, women, and children. Crossroads has three men’s shelters with the capacity to shelter up to 22 men, one women’s shelter with the capacity to shelter 13 women, and one family shelter with the capacity to shelter two families. The shelters do not have a hard limit on length of stay, but allow residents to stay based on their continuing progress toward independence, and average stays are one year. As part of the shelter program, Crossroads, in collaboration with County services, evaluates the needs of their residents and provides referrals to programs that are appropriate for its individual clients, such as Social Security, homeless assistance, and mental health programs. Other services that Crossroads Ministries provides are free breakfasts and lunches Monday through Friday, local church-sponsored dinners on Saturdays, monthly food boxes to those in need, and when funds are available utility bill assistance. There are 50–80 breakfasts and lunches served Monday through Friday and approximately 80 dinners served on Saturday at Crossroads. Funding sources for Crossroads Ministries are from private donations and income from Crossroads’ thrift store C R Stuff (Cheri Farrell, Crossroads Ministries, February 6, 2014).

Aside from these two programs, there are no other significant homeless or emergency shelter programs. The Salvation Army does not provide any shelter services, but will provide transportation to out-of-area shelters. In particular, the Salvation Army will help individuals get on the free Susanville Indian Rancheria Public Transit bus to ride to the Good News Rescue Mission in Redding. The Good News Rescue Mission provides emergency shelter to men, women, and children 24 hours a day, 7 days a week. The Salvation Army will also help individuals with a bus ticket to any shelter in Reno as long as the individual has secured their stay at the shelter (Juanita Williams, Salvation Army, January 24, 2014).

Transitional and Supportive Housing

Lassen County Zoning Ordinance No. 467 specifically identifies transitional and supportive housing in the C-T and C-R zoning districts by right. SB 2 (Cedillo) requires that transitional and supportive housing be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Program HE-8.C proposes to amend the Zoning Ordinance to allow transitional and supportive housing in the remainder of the zones allowing residential uses.

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LASSEN COUNTY GENERAL PLAN

HOUSING ELEMENT

SECTION THREE:

HOUSING RESOURCES AND CONSTRAINTS

This section provides an overview of both the factors that may constrain development and the resources that assist with the construction of new housing. Major constraints to residential development faced by the County and most other communities include market constraints, such as development costs and interest rates, and governmental constraints, which consist of land use controls, fees, processing times, and development standards, among others. In addition, environmental and infrastructure issues can impede the development of housing. On the other hand, a number of resources are available to the County that can assist with the development of housing. These include vacant sites suitable for housing and financial resources for affordable housing development, rehabilitation, and preservation. This section also highlights the County’s progress toward meeting its share of the regional housing need.

3.1 FUTURE HOUSING NEED

Lassen County’s future housing need is based on population and employment growth projections over the 2014–2019 period. Based on these projections, the State assigns each region in California a Regional Housing Needs Allocation (RHNA), which is mandated by the State of California for regions to address housing issues and needs (California Government Code Section 65584). The State of California, through the Department of Housing and Community Development (HCD), establishes the total housing unit needs for each region. The local council of governments determines the share of the regional housing need for each city and county within its jurisdiction, consistent with Government Code Section 65584(a) and with the advice of the Department of Housing and Community Development. For areas with no council of governments, HCD determines housing market areas and defines the regional housing need for cities and counties in these areas (Government Code Section 65584(b)).

The Department of Housing and Community Development developed the RHNA for unincorporated Lassen County and the City of Susanville. It allocates to the city and unincorporated areas of the county their “fair share” of the projected housing need, based on household income groupings over the 5.5-year planning period for the Housing Element of each specific jurisdiction. The RHNA also identifies and quantifies the existing housing needs for each jurisdiction. The quantification is based on a planning

period from January 1, 2014, to June 30, 2019. The County may reduce its respective allocation by the net units developed during the interim period; that is, from January 1, 2014, to the date of preparation of the Housing Element.

The intent of the RHNA is to ensure that local jurisdictions not only address the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNA is to ensure that every community provides an opportunity for a mix of housing affordable to all economic segments of its population. The RHNA jurisdictional allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. **Table HE-31** provides the adjusted RHNA target for the planning period 2014 to 2019 (also referred to as “basic construction needs”) for each of the five household income groups for unincorporated Lassen County.

**TABLE HE-31
REGIONAL HOUSING NEEDS ALLOCATION (2014–2019),
UNINCORPORATED LASSEN COUNTY**

Income Group	Number of Units	Percentage
Extremely Low	5	12.5%
Very Low	5	12.5%
Low	5	12.5%
Moderate	7	17.5%
Above Moderate	18	45.0%
Total*	40	100.0%

Source: HCD, Lassen County 5th Housing Element Data Package, 2013.

3.2 LAND INVENTORY

The following land inventory identifies residential parcels that are currently undeveloped which have access to services including water and/or sewer. **Table HE-32** lists vacant land by zoning types and the potential number of dwelling units that could be accommodated. Individual community parcel data is also discussed in later sections of this Housing Element. A full listing of vacant parcels, including the availability of water and sewer as well as possible other constraints, is included in **Appendix A. Figures HE-2, HE-3, and HE-4** are maps showing the vacant parcels.

Parcel Size of Sites

In general, larger parcel sizes make residential development more feasible for developers since they can develop more units, which helps to lower their total costs and the sales price or rents of the housing units. However, large parcels can also present difficulties in the development of low-income housing. **Table HE-32** shows the size range of most parcels in the major unincorporated community areas of Lassen County. With the exception of the communities of Westwood and Spalding, where most parcels are generally less than a half acre in size, most other residentially zoned parcels are typically 1 acre in size or greater and would not be expected to present a physical constraint on the development of residential units.

**TABLE HE-32
VACANT SITES BY PARCEL SIZE,
UNINCORPORATED COUNTY COMMUNITIES**

Zoning	Parcel Size by Acreage (Ac.)				Total Ac. Pcls	
	0–0.5 Ac.	0.5–1 Ac.	1–5 Ac.	5 + Ac.		
<i>Bieber</i>						
R-3				1	9.38	1
R-1	25		1		9.40	26
C-T	11	2	6	4	52.92	23
<i>North Eagle Lake-Stones/Bengard</i>						
R-1	3	18	9	1	57.27	29
C-T			7		15.10	7
PUD		3	24		41.28	27
<i>Mid Eagle Lake-Spaulding</i>						
R-1	314	23			103.22	337
C-T	19	2			7.20	21
<i>Westwood</i>						
R-3-P-C				4	87.26	4
R-2	3				0.58	3
R-1	72	4	2	1	36.29	79
<i>Clear Creek</i>						
R-1	10				3.50	10
PUD				1	30.02	1

**TABLE HE-32
VACANT SITES BY PARCEL SIZE,
UNINCORPORATED COUNTY COMMUNITIES**

Zoning	Parcel Size by Acreage (Ac.)				Total Ac. Pcls	
	0–0.5 Ac.	0.5–1 Ac.	1–5 Ac.	5 + Ac.		
<i>Susanville Vicinity</i>						
R-3				1	6.93	1
R-1			23	7	118.72	30
<i>Richmond/Gold Run</i>						
R-1			11	14	168.28	25
PUD			4	5	311.13	9
<i>Johnstonville</i>						
R-1			6	6	160.44	12
C-T		1	11		25.72	12
<i>Janesville</i>						
R-3			1		1.52	1
R-1			8		12.89	8
<i>Herlong</i>						
R-1	27	10	16	9	204.30	122
<i>Doyle</i>						
R-1			8		29.95	8
<i>Standish/Litchfield</i>						
R-1			2		7.93	2
C-T			7	2	25.79	9
Total	484	63	146	56	1527.02	807

Source: Lassen County, 2014

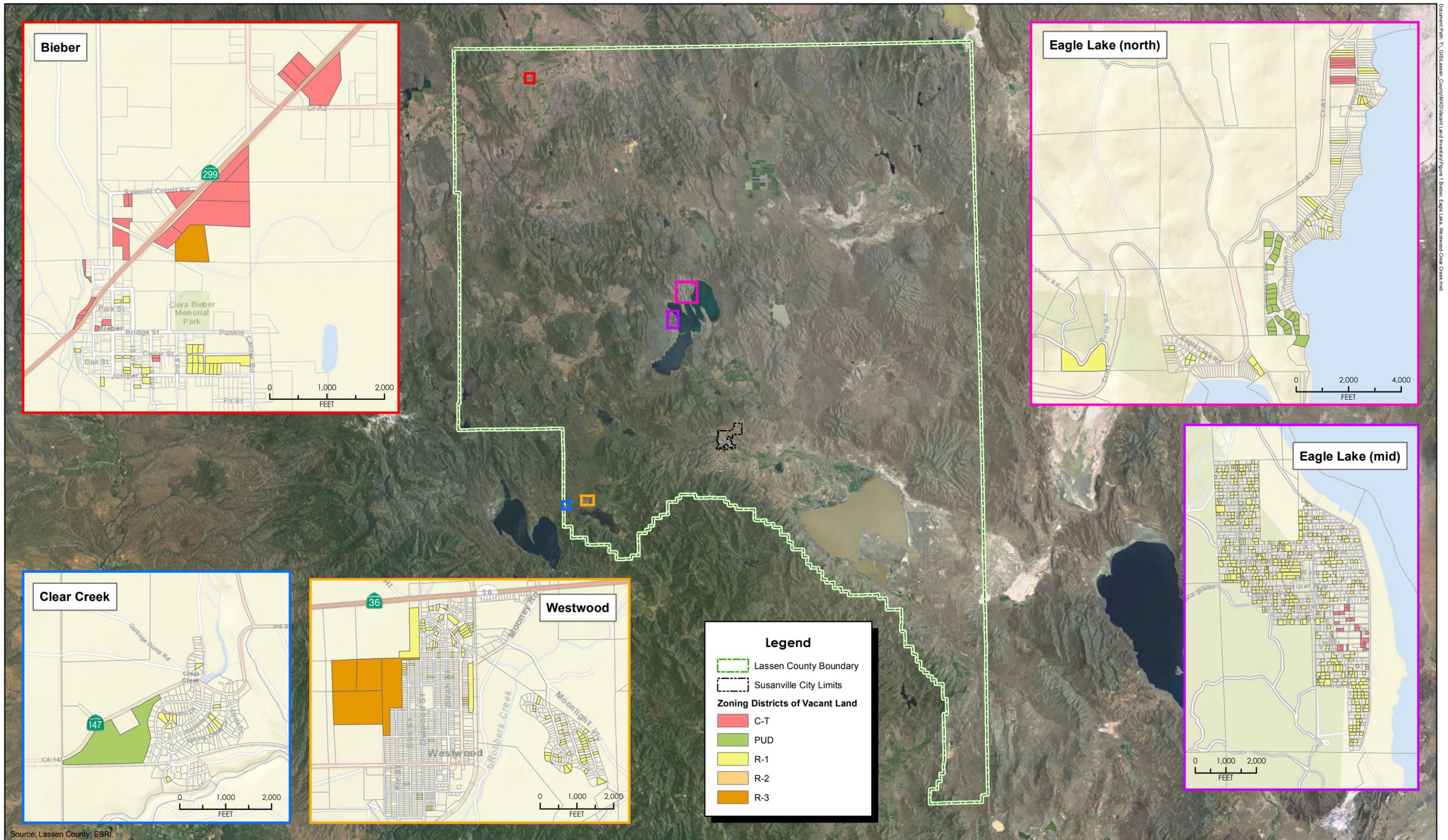


Figure HE-2
Vacant Land In the Communities of Bieber, Eagle Lake, and Westwood-Clear Creek

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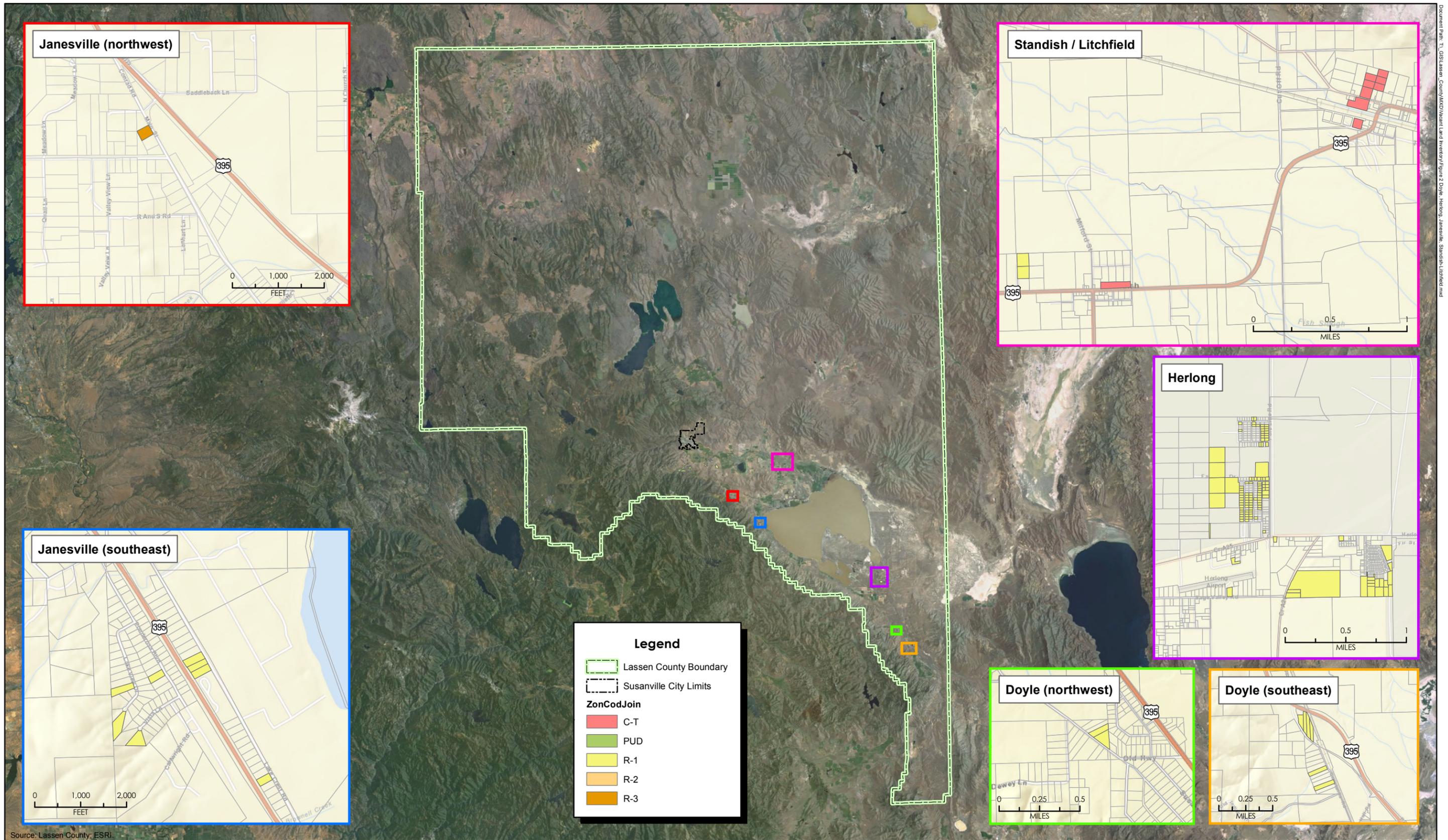


Figure HE-3
Vacant Land In the Communities of Doyle, Herlong, Janesville, and Standish / Litchfield

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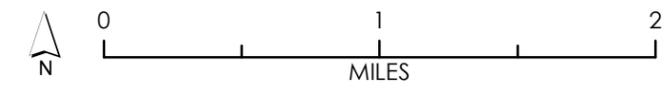
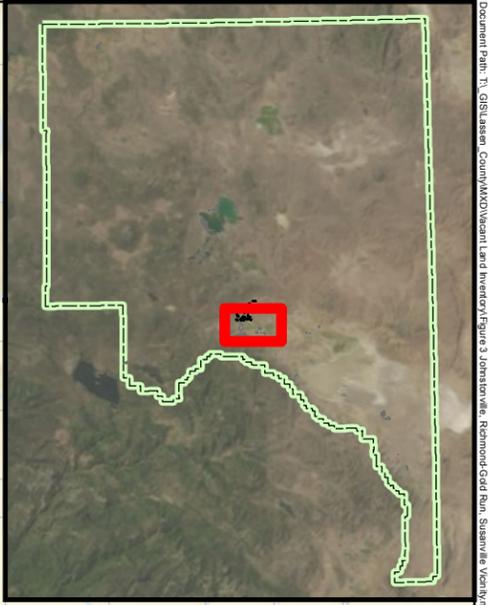
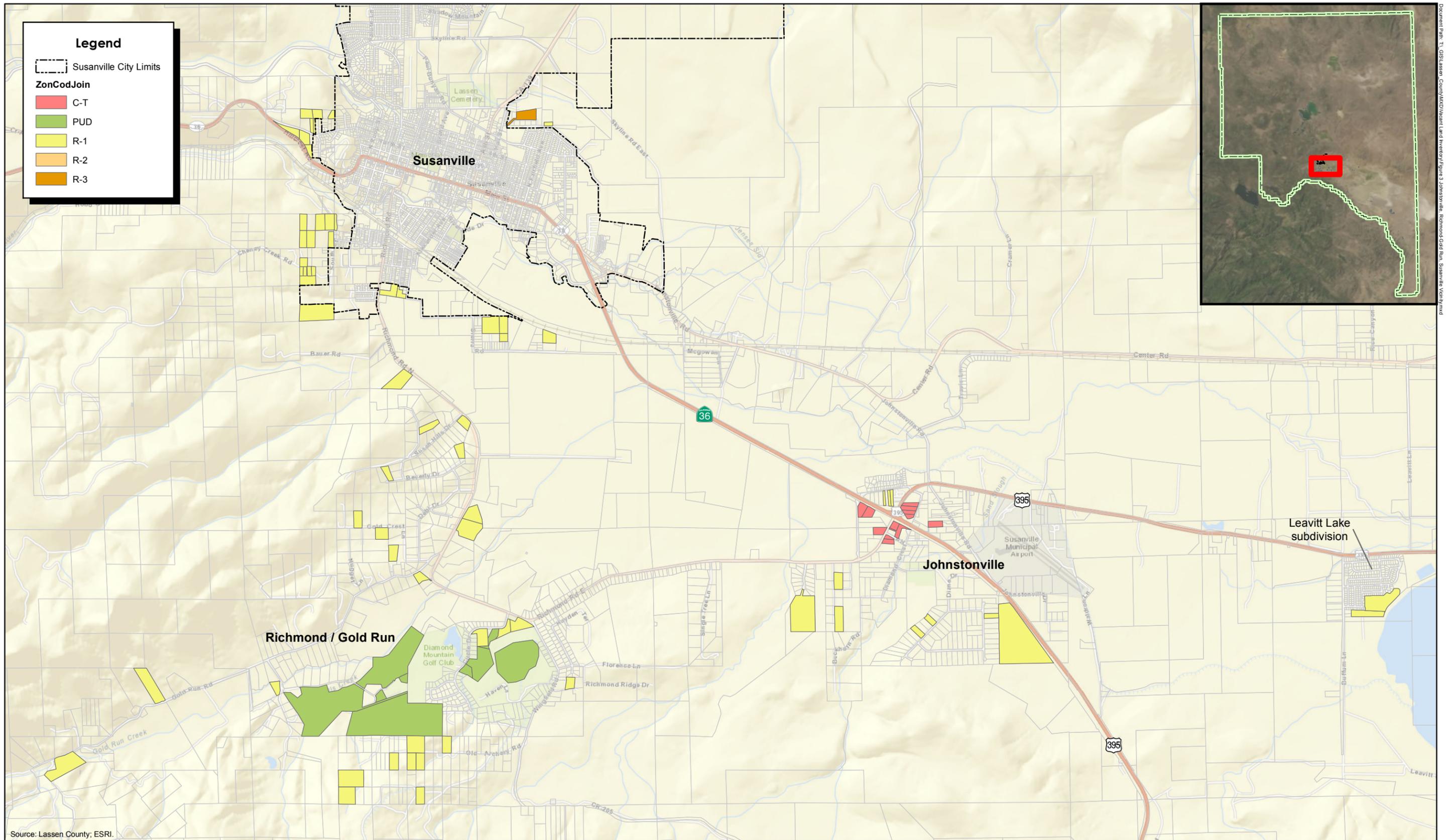


Figure HE-4
 Vacant Land In the Communities of Johnstonville, Richmond / Gold Run, and the Susanville Vicinity

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Vacant Residential Parcels with Services

The following land inventory identifies residential parcels that are currently undeveloped which have access to services including water and/or sewer. **Table HE-33** lists local service providers and the number of existing and potential water and wastewater connections in Westwood, Bieber, the area around Susanville, and Herlong. A full listing of vacant parcels, including the availability of water and sewer as well as possible other constraints, is included in **Appendix A**.

**TABLE HE-33
SEWER AND/OR WATER,
UNINCORPORATED LASSEN COUNTY**

Service Provider	Connections Served		Available Connections
	Water	Sewer	Water/Sewer
Westwood Community Services District	822	807	1,200/1,200
Lassen County Water Works Dist.1 (Bieber)	350	350	150/150
Susanville Consolidated Sanitary District	N/A	3,668	N/A/3668
Herlong Public Utility District	827	1,275	278/377
Total	1,999	6,100	1,628/5,395

Source: Lassen County, 2014

Identification of Available Land and Sites by Zoning District and Realistic Capacity

The following discussion provides an inventory of vacant acreage that is residentially zoned and is suitable for residential development in the unincorporated communities of the county. Each table identifies the vacant acreage by residential zoning district, typical density, the availability of water and sewer services, and the maximum and realistic development potential at typical densities for the parcels by community. In most communities in the county, there is no maximum density for the R-2 and R-3 zoning districts in the Urban Residential designation and corresponding sites designated PD. Maximum (when applicable) and typical densities are identified in Appendix A as well as in **Table HE-39** in the discussion of development standards. The typical density is based on past development and current trends as well as the availability of infrastructure and services.

The following tables list vacant parcels that can accommodate residential uses by community. This inventory focuses on R zoned lands and some other areas that allow residential development, such as the PUD and C-T districts. It is important to note that a large portion of residential land in the unincorporated county is zoned Agricultural-Residential (A-2). Minimum parcel sizes range from 2 acres to 20 acres. However, these parcels were not included in the land inventory. Additionally, R-1 zoned lands that had a minimum acreage restriction of greater than 5 were also not included in the land inventory, as these lands were considered to provide only minimal residential units per land area.

Tables HE-34A through **HE-34L** indicate an inventory of vacant residentially zoned land in the unincorporated communities of the county. The information was developed through an analysis of the County’s draft GIS parcel information. While this parcel data has not yet been fully completed, it is considered adequate for the purposes of land inventory identification and represents the most complete parcel database in the county at this time. The parcels were also evaluated in terms of the availability of infrastructure and services. The “Maximum New Units” category represents the total number of units that could be built at the typical density for the zoning district. The “Realistic New Units” category identifies the number of units that are actually expected to be accommodated on the individual parcel when considering setbacks and infrastructure requirements.

As shown on the following pages, Lassen County has an adequate supply of residential land to accommodate its share of the regional housing need. The typical density represents usual building density based on past development; however, since the County does not specify a maximum density for its residential districts, actual densities could be higher as long as the developer meets the development standards set forth in the County’s Zoning Ordinance.

BIEBER

The Lassen Water District provides water service to Bieber. **Table HE-34A** shows building potential within the Bieber community with water and sewer service. According to County permit records, no housing units have been built in the Bieber area since 2009.

**TABLE HE-34A
VACANT SITES AND POTENTIAL UNITS,
BIEBER**

Zoning	Vacant Acres/Pcls		Typical Density¹	Maximum New Units at typical densities²	Realistic New Units at typical densities³	Potential Units with Services⁴
CT	52.92	23	7.25	384	288	12
R-1	9.40	26	5	47	35	35
R-3	9.38	12	12	113	84	84
Total	71.71	50	–	543	408	131

1. The typical density represents the maximum number of units per acre that is typical for this area and land use.
2. The maximum number of units is based on the total acreage by parcel by the typical density.
3. Realistic New Units account for the areas that would not be buildable due to setbacks and improvements based on 75% of the maximum number of units.
4. Account for units that are within a water and sewer service area.

EAGLE LAKE-STONES/BENGARD

The area is served by a community sewer system with capacity to serve all existing and potential future buildout under the current zoning. Development is rural in nature with lots averaging 1 acre, although there are a number of vacant parcels of less than 1 acre. The R-1-B-20 zone has substantial undeveloped acreage, with the 20-acre minimum a function of individual septic systems and wells. These parcels are not included in the land inventory, as they are considered to provide minimal units per land area. The R-1-B-20 area is steep in some parts and may not be suited to sewer hookup. There is also significant undeveloped PUD land that could be served by the sewer system. This area has no multifamily development, but the PUD zoning allows for such development. According to County permit records, no housing units have been built in this area since 2009.

**TABLE HE-34B
VACANT SITES AND POTENTIAL UNITS,
EAGLE LAKE-STONES/BENGARD**

Zoning	Vacant Acres/Pcls		Typical Density¹	Maximum New Units at typical densities²	Realistic New Units at typical densities³	Potential Units with Services⁴
R-1	57.27	29	1	57	57	57
PUD	41.28	27	1	41	41	41
C-T	15.10	7	4	60	45	45
Total	113.65	63	–	159	144	144

1. The typical density represents the maximum number of units per acre that is typical for this area and land use.
2. The maximum number of units is based on the total acreage by parcel by the typical density.
3. Realistic New Units are equal to maximum units, as the parcels are all of adequate size to accommodate the maximum number including the setbacks and infrastructure required, except in the C-T zone, which would not be buildable due to setbacks and improvements based on 75% of the maximum number of units.
4. Account for units that are within a sewer service area.

EAGLE LAKE-SPALDING

The community of Spalding is located on the western shore of Eagle Lake. The community is served by the Spalding Community Services District (CSD), which provides sewer service for the area. The wastewater treatment plant has the capacity to serve 1,113 equivalent dwelling units (EDUs) (Spalding Municipal Service Review (MSR), pg. 26). Most homes in the community use well water. The Spalding Eagle Lake Mutual Water Company serves 130 sites (Spalding MSR, pg. 22). The majority of residential development in Spalding is on relatively smaller lots of 1 acre or less. The community has a large number of vacant residential parcels; however, no R-3 zoned land is available. According to County permit records, four mobile homes were permitted in Spalding since 2009. No other types of residential dwellings have been constructed since 2009.

**TABLE HE-34C
VACANT SITES AND POTENTIAL UNITS,
EAGLE LAKE-SPALDING**

Zoning	Vacant Acres/Pcls		Typical Density¹	Maximum New Units at typical densities²	Realistic New Units at typical densities³	Potential Units with Services⁴
R-1	103.02	337	3.6 du/ac	403	302	302
C-T	7.20	21	4 du/ac	29	22	22
Total	110.22	358	–	432	324	324

1. The typical density represents the maximum number of units per acre that is typical for this area and land use.
2. The maximum number of units is based on the total acreage by parcel by the typical density.
3. Realistic New Units account for the areas that would not be buildable due to setbacks and improvements based on 75% of the maximum number of units.
4. Account for units that are within a sewer service area.

WESTWOOD

The Westwood CSD provides water and sewer services to the community of Westwood. Westwood is an old community established as a mill town. Residential development is predominantly urban in layout and density. The CSD currently serves 822 units with water and 807 units with sewer, and has an estimated capacity with current plants (for both sewer and water) of about 1,200 units. According to County permit records, no residential units have been permitted in the Westwood area since 2009.

**TABLE HE-34D
VACANT SITES AND POTENTIAL UNITS,
WESTWOOD**

Zoning	Vacant Acres/Pcls¹		Typical Density²	Maximum New Units at typical densities⁵	Realistic New Units at typical densities³	Potential Units with Services⁴
R-1	36.29	79	6 units/ac	218	163	163
R-2	0.58	3	6 units/ac	3	3	3
R-3- P-C	87.28	4	8.25 units/ac	720	540	540
Total	124.16	86	–	941	540	540

1. The typical density represents the maximum number of units per acre that is typical for this area and land use.
2. The maximum number of units is based on the total acreage by parcel by the typical density.
3. Realistic New Units account for the areas that would not be buildable due to setbacks and improvements based on 75% of the maximum number of units.
4. Account for units that are within a water and sewer service area.

CLEAR CREEK

The Clear Creek CSD provides water service to the Clear Creek community, which is located west of Westwood. There are no apartment buildings in the community, which supports an estimated population of approximately 300. The CSD serves approximately 154 units on 152 lots. With current facilities, the CSD could serve approximately 46 additional households. According to County permit records, no residential units have been permitted in the Clear Creek community since 2009. As such, the potential number of new units that could be served by the CSD remains the same as during the 2009–2014 Housing Element planning period.

**TABLE HE-34E
VACANT SITES AND POTENTIAL UNITS,
CLEAR CREEK**

Zoning	Vacant Acres/Pcls		Typical Density¹	Maximum New units at typical densities²	Realistic New Units at typical densities³	Potential Units with Services⁴
R-1	3.50	10	4 units/ac	14	11	11
PUD	30.02	1	4 units/ac	120	90	35
Total	33.52	11	–	134	101	46

1. The typical density represents the maximum number of units per acre that is typical for this area and land use.
2. The maximum number of units is based on the total acreage by parcel by the typical density.
3. Realistic New Units account for the areas that would not be buildable due to setbacks and improvements based on 75% of the maximum number of units.
4. Account for units that are within a water service area.

SUSANVILLE VICINITY

The Susanville vicinity (unincorporated area around the city limits) has one parcel zoned R-3 and a number of parcels zoned R-1. Both water and sewer services are available to most of the residential development in the Susanville vicinity through the Susanville Public Works Department (for water) and the Susanville Consolidated Sanitary District. However, use of these services may require annexation of the property by the City. The County implements City standards for development here, as it is expected that most residential subdivisions would be likely candidates for annexation to the City of Susanville.

**TABLE HE-34F
VACANT SITES AND POTENTIAL UNITS,
SUSANVILLE VICINITY**

Zoning	Vacant Acres/Pcls		Typical Density¹	Maximum New Units at typical densities²	Realistic New Units at typical densities³	Potential Units with Services⁴
R-1	118.72	30	1du/ac	119	89	89
R-3	6.93	1	12du/ac	83	62	62
Total	125.6	31	-	202	151	151

1. The typical density represents the maximum number of units per acre that is typical for this area and land use.
2. The maximum number of units is based on the total acreage by parcel by the typical density.
3. Realistic New Units account for the areas that would not be buildable due to setbacks and improvements based on 75% of the maximum number of units.
4. Account for units that are within a water service area.

RICHMOND/GOLD RUN

The Richmond/Gold Run area is a residential community southwest of Susanville. Parcels range from 1-acre homesites to ranches with hundreds of acres. There are currently no water or sewer services within the area. All residences are served by individual septic systems and wells. The community has no multifamily developments. The community is intended to develop in a manner consistent with a rural residential character and will likely remain predominantly R-1 single-family residential. According to County permit records, no residential units have been permitted in the Richmond/Gold Run area since 2009.

**TABLE HE-34G
VACANT SITES AND POTENTIAL UNITS,
RICHMOND/GOLD RUN**

Zoning	Vacant Acres/Pcls		Typical Density¹	Maximum New Units at typical densities²	Realistic New Units at typical densities³	Potential Units with Services⁴
R-1	17.16	3	0.2 du/ac	3	3	0
R-1 (3 ac min)	24.85	7	0.33 du/ac	7	7	0
R-1 (4 ac min)	34.58	5	0.25 du/ac	9	9	0
R-1 (5 ac min)	59.29	8	0.02 du/ac	12	12	0
R-1 (14 ac min)	32.41	2	0.07 du/ac	2	2	0
PUD	311.13	9	0.3 du/ac	93	93	0
Total	479.41	34	–	127	127	0

1. The typical density represents the maximum number of units per acre that is typical for this area and land use.
2. The maximum number of units is based on the total acreage by parcel by the typical density.
3. Realistic New Units are equal to maximum units, as the parcels are all of adequate size to accommodate the maximum number including the setbacks and infrastructure required.
4. Account for units that are within a water service area.

JOHNSTONVILLE

Johnstonville has a County-maintained water system that currently serves one public industrial client (Caltrans). As indicated below, the Town Service (C-T) zone applies extensively in Johnstonville and allows single-family residential by right and multiple-family residential with a use permit. The Johnstonville Planning Area includes rural areas outside the town center as well as the Leavitt Lake Subdivision, which features high-density urban residential development with no vacant lots. The subdivision is also served by a community water and wastewater system operated by the Leavitt Lake Community Services District.

**TABLE HE-34H
VACANT SITES AND POTENTIAL UNITS,
JOHNSTONVILLE**

Zoning	Vacant Acres/Pcls		Typical Density¹	Maximum New Units at typical densities²	Realistic New Units at typical densities³	Potential Units with Services⁵
R-1	25.72	5	1 du/ac	26	26	0
R-1 (2.5 ac min)	133.20	7	0.4 du/ac	18	18	0
C-T	25.72	12	1 du/ac	26	26	0
Total	186.12	24	–	106	106	0

1. The typical density represents the maximum number of units per acre that is typical for this area and land use.
2. The maximum number of units is based on the total acreage by parcel by the typical density.
3. Realistic New Units are equal to maximum units, as the parcels are all of adequate size to accommodate the maximum number including the setbacks and infrastructure required.
4. Account for units that are within a water service area.

STANDISH/LITCHFIELD

Water and sewer services are not currently available to this area. Parcels are served by individual septic systems and wells. Development is mostly low-density rural residential. No land is zoned R-3 or R-2 in this area, and the R-1 zone is associated with specific subdivisions that are essentially built out. The parcels zoned C-T (Town Service) allow single-family residences by right and multifamily dwellings once a use permit has been secured. According to County permit records, three mobile homes have been permitted in the area since 2009. All of these were on land zoned for agriculture.

**TABLE HE-34I
VACANT SITES AND POTENTIAL UNITS,
STANDISH/LITCHFIELD**

Zoning	Vacant Acres/Pcls		Typical Density¹	Maximum New Units at typical densities²	Realistic New Units at typical densities³	Potential Units with Services⁵
R-1 (3 ac min)	7.93	2	0.33 du/ac	2	2	0
C-T	25.79	9	1 du/ac	26	26	0
Total	33.72	11	–	28	28	0

1. The typical density represents the maximum number of units per acre that is typical for this area and land use.
2. The maximum number of units is based on the total acreage by parcel by the typical density.
3. Realistic New Units are equal to maximum units, as the parcels are all of adequate size to accommodate the maximum number including the setbacks and infrastructure required.
4. Account for units that are within a water service area.

JANESVILLE

Janesville has no water or sewer services. Most residential development in the area is on lands zoned A-2 with parcels ranging from 4 to 20 acres. This analysis includes only the R zoned lands. According to County permit records, eight mobile home units have been permitted in the Janesville area since 2009. Only two of these were located on residentially zoned parcels (R-1). The remainder were developed on agricultural land.

TABLE HE-34J VACANT SITES AND POTENTIAL UNITS, JANESVILLE						
Zoning	Vacant Acres/Pcls		Typical Density¹	Maximum New Units at typical densities²	Realistic New Units at typical densities³	Potential Units with Services⁴
R-1	12.89	8	1	11	11	0
R-3	1.52	1	8	13	9	0
Total	14.41	9	–	24	20	0

1. The typical density represents the maximum number of units per acre that is typical for this area and land use.
2. The maximum number of units is based on the total acreage by parcel by the typical density.
3. Realistic New Units are equal to maximum units, as the parcels are all of adequate size to accommodate the maximum number including the setbacks and infrastructure required, except lands zoned R-3, which is based on a 75% of maximum units to account for setbacks and infrastructure.
4. Account for units that are within a water service area.

HERLONG

The Herlong Public Utilities District provides water and wastewater service in the community of Herlong as well as the community of West Patton Village, the Susanville Indian Rancheria, and areas south of the Sierra Army Depot. In 1995, the Base and Realignment and Closure Commission reduced the Sierra Army Depot’s (SIAD) ammunition mission, resulting in SIAD reducing its total acreage and employment at the base. Some of the excess acreage was transferred to the County of Lassen. The County has adopted a General Plan Amendment and zoning for the Herlong community, including the reuse area of the Sierra Army Depot and the immediate vicinity. The transferred land consists of 4,383 acres, which are available for the development of commercial, residential, and industrial projects.

The General Plan Amendment and zoning are associated with a newly established utility providing water and sewer service and infrastructure. The majority of this area has been identified as Urban Reserve. A significant increase in multiple-family residential opportunities will be available within the Housing Element planning period.

**TABLE HE-34K
VACANT SITES AND POTENTIAL UNITS,
HERLONG**

Zoning	Vacant Acres/Pcls	Typical Density¹	Maximum New Units at typical densities²	Realistic New Units at typical densities³	Potential Units with Services⁴
R-1	110.57	106	5 du/ac	553	415
R-1 (1 ac min)	91.64	15	1 du/ac	92	92
R-1 (2 ac min)	2.09	1	0.5 du/ac	1	1
Total	204.30	122	–	646	507

1. The typical density represents the maximum number of units per acre that is typical for this area and land use.
2. The maximum number of units is based on the total acreage by parcel by the typical density.
3. Realistic New Units are equal to maximum units, as the parcels are all of adequate size to accommodate the maximum number including the setbacks and infrastructure required, except lands zoned R-1, which is based on a 75% of maximum units to account for setbacks and infrastructure.
4. Account for units that are within a water and sewer service area.

DOYLE

No water or sewer services are available in Doyle. All development is on individual septic systems and wells. The community does not have any land zoned R-3 or R-2, and the R-1 land has mostly been built out. However, there are a few larger parcels zoned R-1 in the area. Most of the residential development in the area is on lands zoned A-1 (General Agriculture), which allows a single-family home by right. The community is expected to remain primarily agricultural with low-density single-family development. According to County permit records, five mobile home units have been permitted in the Doyle area since 2009. Four of these were on agricultural zoned land.

**TABLE HE-34L
VACANT SITES AND POTENTIAL UNITS,
DOYLE**

Zoning	Vacant Acres/Pcls		Typical Density ¹	Maximum New Units at Typical Density ²	Realistic New Units at typical densities ³	Potential Units with Services ⁴
R-1 (2.5 ac min)	6.50	2	0.40 du/ac	1	1	0
R-1 (3 ac min)	23.46	6	0.33 du/ac	6	6	0
Total	29.95	8	–	8	8	0

1. The typical density represents the maximum number of units per acre that is typical for this area and land use.
2. The maximum number of units is based on the total acreage by parcel by the typical density.
3. Realistic New Units are equal to maximum units as the parcels are all of adequate size to accommodate the maximum number including the setbacks and infrastructure required.
4. Account for units that are within a water and sewer service area.

Housing Units Constructed and Pending Projects

Since January 1, 2014, the County has not accepted any applications for residential units so this analysis addresses the County’s full RHNA allocation.

Ability to Address Housing Need

Table HE-35 shows the development potential of vacant sites in the unincorporated communities of the county compared to Lassen County’s share of the regional housing need. The County has identified large sites that have the potential for low-income development for multiple parcel division through the GIS database. Based on an analysis of vacant land, the County has sufficient sites to meet its RHNA.

While over 1,500 acres are available in Lassen County for residential development, as is shown in **Table HE-32** much of this acreage does not have formal sewer and water services available and must rely on septic systems and wells. **Table HE-35** also shows the full development potential of units that can be served with existing sewer and water services in the unincorporated communities of the county. Though this scenario provides the total number of units at buildout of these communities, recent trends show that actual development is expected to occur at a much slower pace. However, the County does have sufficient sites to accommodate its current and future need regardless of the pace of development.

As shown in the table, the majority of all single-family units developed in the county are mobile homes or manufactured housing, and much of this housing is affordable to lower-income households, based on past development and recent prices. Higher-density apartment units are generally affordable to lower-income and moderate-income households. Duplexes are typically affordable to moderate- and above moderate-income residents. Single-family development is primarily affordable to moderate- and above moderate-income households.

**TABLE HE-35
ABILITY TO ADDRESS HOUSING NEED,
UNINCORPORATED LASSEN COUNTY**

Income Level	2014 RHNA	Planned Units & Development Potential				Remainder
		SF	Duplex/ MF	Manufactured Homes	Second Units	
Extremely Low	5	0	44	94	3	136
Very Low	5	68	45	94	2	204
Low	5	109	126	199	2	431
Moderate	7	197	304	74	0	568
Above Moderate	18	211	38	17	0	248
Total	40	585	557	478	7	1,587

Source: Lassen County and PMC, 2014.

Estimated: Based on available public services, vacant land, and housing ratios identified in the 2014–2019 Housing Element.

Through a combination of sites for higher-density multifamily development) and the use of a variety of housing types, such as manufactured homes, second units, and mixed-use development, the County will be able to address all of the need for sites to support housing affordable to lower-income households. The most difficult challenge is facilitating the development of housing affordable to extremely low-and very low-income

households. This type of housing requires not only the availability of appropriately zoned land with adequate infrastructure but also sufficient subsidies and incentives to make the housing feasible for developers.

The unincorporated county's share of housing units affordable to extremely low- and very low-income households is 10 out of a total lower-income allocation of 15 units. The County has identified sufficient sites to meet the lower-income housing need; however, the ability to foster the development of these units depends on the availability of public financing and the interest of developers. Several projects have been built in the community of Westwood and the City of Susanville that have successfully provided housing units affordable to very low-income residents, such as Westwood Senior Apartments and Lassen Manor. Section Five of this document contains a variety of programs to facilitate the development of housing units affordable to lower-income households. These include expedited processing, technical assistance, re-establishment of a first-time homebuyer program, and Section 8 (Housing Choice Voucher) rental assistance, as well as other incentives.

Realistic Capacity of Manufactured Homes

Mobile and manufactured homes are an affordable alternative to traditional site-built residences. This is illustrated by data from www.point2homes.com, which shows a median home price in Lassen County of \$115,000. When these figures are compared to Lassen County Assessor data reported to the State Board of Equalization, which shows the average mobile home assessment value as \$21,878, it is apparent that mobile homes are affordable when compared to traditional site-build homes. Admittedly, this figure does not include the land on which the mobile home is located, but even when factoring in the land, mobile homes are a cost-effective housing alternative. The affordability of manufactured homes as an affordable alternative is further reinforced by an informal survey of real estate listings in Lassen County using the Multiple Listing Service website.

Environmental Review of Vacant Sites

The parcels identified in **Table HE-35** were zoned residential, Planned Unit Development, or Town Commercial based on the information available in the County's GIS database. Parcels in this database were given these land use and zoning designations because they were located in community areas that generally had more urban uses and did not have the type of environmental constraints that would preclude development or add substantial costs to development as a result of mitigation measures.

As part of the County's update of the Land Use Element and General Plan EIR, agricultural land and lands under Williamson Act contract have agricultural land use and zoning designations. Similarly, land with minerals or natural resources such as timber have also been given land use and zoning designations consistent with these uses.

Flooding and seismic activity are environmental constraints in some areas of the county. With regard to seismic activity, a number of recorded earthquakes have been recorded in Lassen County since 1895, and a number of fault zones are located in the county, primarily in the southern areas. One of the most active faults has been the fault between the communities of Herlong and Doyle. This fault runs along the base of the Sage Mountains.

The County’s Safety Element includes policies designed to address development in these areas. As a result, no sites have been zoned for residential uses in close proximity to the fault or fault rupture zone. Housing development in the seismically active areas of the county must comply with the California Building Code (CBC), which is designed to protect structures from geologic and seismic risks and to ensure structural safety. Compliance with the CBC and the Safety Element do not act as a constraint since all development in California most comply with the CBC requirements and these measures are designed to ensure the safety of residents.

Additionally, parcels that are considered to lie in an area of possible environmental or human-made hazards are identified with the P-S combining district zoning designation. No parcels with this combining district designation were included in the vacant land inventory described previously.

With regard to sites that lie within the 100-year flood zone or have other flooding hazards, the County has identified these properties with the F combining district zoning designation. When the County developed its vacant sites inventory, all properties with the F designation were not included in the inventory. As a result, no vacant sites have flooding issues that would result in mitigation and additional costs to development.

3.3 ANALYSIS OF GOVERNMENTAL CONSTRAINTS

Residential Development Standards

The 1999 Lassen County General Plan establishes policies and programs that guide new development in the unincorporated areas of the county. The County General Plan designates land uses within the county, including land for residential development. Lassen County also has adopted area plans that contain land use maps and designations applicable to lands within the identified planning area. These area plans are recognized as amendments to the County General Plan. As of 2014, area plans have been prepared and adopted for the following areas:

- Westwood (1968, revised in 2002 as part of the Westwood/Clear Creek Area Plan)
- Eagle Lake (1968, revised 1982)

- Hallelujah Junction (1984)
- Susanville Vicinity (1984)
- Pittville (1986)
- Standish/Litchfield (1986)
- Johnstonville (1987)
- Wendel (1987)
- Hayden Hill Resource Plan (1991)
- Richmond/Gold Run (1993)
- Janesville General Plan Amendment 1993

The Lassen County Zoning Ordinance (Zoning Ordinance No. 467, adopted January 1984 and as subsequently amended) is the main implementing instrument for residential development policies, which are set forth in the County General Plan and the area plans. The policies establish and control the type, location, and density of residential development in the unincorporated areas of the county. **Table HE-36** lists the primary residential zoning districts in Lassen County.

**TABLE HE-36
RESIDENTIAL GENERAL PLAN LAND USE DESIGNATIONS AND ZONING
DISTRICTS**

General Plan Designation	Zoning District	Primary Residential Type
Agricultural and Rural Residential	A-2 Agricultural Residential	Single-family residence
Residential Center, Urban Residential	R-1 Single-Family Residential R-2 Limited Multiple-Family Residential R-3 Multiple-Family Residential	Single-family residence Duplex, triplex, fourplex Apartments
Town Center	C-T Town Service	Single-family residence
Neighborhood Commercial	C-R Commercial-Residential	Single-family residence, duplex, triplex, fourplex
Planned Development	PUD Planned Unit Development	Various
Planned Development	P-C Planned Community	Various

Source: Lassen County Zoning Ordinance; Lassen County General Plan, 1999

Table HE-37 depicts the housing types permitted by each residential zoning district, except for the PUD district. Some housing types are allowed by right in the zoning district, while others are allowed with a use permit. Development that is proposed in the PUD district is required to obtain a Planned Development Permit, which specifies allowed uses for the land (Zoning Ordinance Section 18.48.030). In addition, other zoning districts, designated primarily for nonresidential uses (e.g., commercial, industrial), allow particular residential units to be constructed within the district, often requiring that a use permit be granted by the County.

**TABLE HE-37
HOUSING TYPES PERMITTED BY ZONING DISTRICT**

Housing Types Permitted	A-2	R-1	R-2	R-3	C-T	C-R	P-C
Single-Family Detached	P	P	P	P	P	P	U
Duplexes to Fourplexes	–	–	P	P	U	P	U
Multifamily (5+ Units per Structure)	–	–	–	U	U	U	U
Manufactured Homes	P	P	P	P	P	P	U
Second Units ¹	U/C	U	U	U	U	P	U
Group Homes ²	–	–	–	U	–	–	U
Farmworker Housing	U	–	–	–	–	–	–
Emergency Shelters	–	–	–	–	P	P	–
Supportive and Transitional Housing	–	–	–	–	P	P	–
Residential Care Facility (≤6 persons)	–	–	–	–	–	–	–
Residential Care Facility (>6 persons)	–	–	–	–	–	–	–

P – allowed by right; C – allowed by certificate of conditional use; U – allowed by use permit

1. Per Section 18.108.270 of the Zoning Ordinance “...in any zone on a parcel of land where there is in existence a legally established “single-family dwelling,” as defined in this title, a “second dwelling unit,” may be allowed by the planning commission, upon first securing a use permit pursuant to Chapter 18.112 of this title.”
2. Group homes are defined by Section 18.14.470(2) as “Wherein one or more individuals is provided with room, board, specialized and distinctive care and supervision in a family environment, or where five or more individuals reside and are provided with room, board, ordinary care and supervision in a family environment. “Group home” includes, without limitation by reason of enumeration, receiving homes, and work or wage homes.”

Source: Lassen County Zoning Ordinance

Table HE-38 sets forth the development standards under each residential zone. For the PUD district, the applicable standard depends on the type of development proposed. For single-family units, the standards of the R-1 district apply. For multiple-family dwellings, the R-3 standards apply. However, the minimum open space requirement in the PUD district is 50 percent of the gross project site. The County does not have a maximum

density for some of its residential land use designations or zoning districts. A project must satisfy the development standards identified in Table HE-38. Based on estimates from County staff, based on development standards required the maximum density for the R-3 zone is approximately 20 dwelling units per acre (du/ac). While a parcel zoned R-3 could accommodate such density (assuming it has sufficient infrastructure), past development has usually been at a lower density. Typical built densities for the residential zones are as follows:

- R-1: High Density Urban Residential: 1-8+ dwelling units per acre
Low Density Urban Residential: 1-7.25 dwelling units per acre
Estate Residential: .2-1 dwelling units per acre
- R-2: 4 dwelling units per acre
- R-3: 8–12 dwelling units per acre

For the P-C district, development standards are the same as those for each particular housing type, except that the minimum lot size is 8,125 square feet and the maximum building height for R-1 and R-2 uses is 35 feet. The development standards set forth in the Lassen County Zoning Ordinance for residential districts are typical for many jurisdictions. The minimum lot sizes for properties with septic systems are justifiable for health reasons. Therefore, development standards for residential districts, as set forth in the Lassen County Zoning Ordinance, do not represent a significant constraint to housing development.

**TABLE HE-38
DEVELOPMENT STANDARDS IN RESIDENTIAL DISTRICTS**

Standard	A-2	R-1	R-2	R-3	C-T
Density Range	2–20 acre lots	7.25 dwelling units/acre	No Maximum Density – Must Meet Development Standards	No Maximum Density – Must Meet Development Standards	7.25 dwelling units/acre
Setbacks	20 ft. front 5–15 ft. side 20 ft. rear	20 ft. front 5–15 ft. side 20 ft. rear	20 ft. front 5–15 ft. side 20 ft. rear	20 ft. front 5 ft. side 15 ft. rear	As reqd. by other regs, except 15 ft. rear
Lot Coverage	35%	35%	35%	60%	No std.
Minimum Lot Size	3–20 acres	6,000–7,000 ¹ square feet	6,000–7,000 ¹ square feet	6,000–7,000 ¹ square feet	6,000–7,000 ¹ square feet
Parking	2 spaces/ dwelling unit	2 spaces/ dwelling unit	2 spaces/ dwelling unit	2 spaces/ dwelling unit	2 spaces/ dwelling unit
Height Maximum	35 ft.	25 ft. ²	25 ft. ²	45 ft.	25 ft. ³

1. Minimum lot size 20,000 sq. ft. for property utilizing individual septic system and on community water system; 1 acre for property utilizing individual septic system and on individual well.
2. 35 ft. with design review approval.
3. 45 ft. with design review approval.

Source: Lassen County Zoning Ordinance

In most communities in the county, there is no maximum density for the R-2 and R-3 zoning districts. However, several communities have maximum densities that are set forth in the area plan for that community. These densities are in line with the urban or rural nature of the community. Maximum densities vary from 16 dwelling units per acre (du/ac) for multifamily development in the Planned Unit Development (PUD) district in the Susanville vicinity to 0.2 du/ac in the R-1 rural district in the Richmond/Gold Run area. **Table HE-39** identifies the maximum densities for those communities in the county that have such a threshold. Despite the maximum densities set forth for these communities, the development standards are the same as those identified in **Table HE-38**.

**TABLE HE-39
DENSITIES FOR SPECIFIC COMMUNITY AREAS**

Community Area	Zone	Maximum Density
Eagle Lake/Spaulding	R-1	3.6 du/ac
Westwood/Clear Creek	PUD	4 du/ac
Susanville Vicinity	PUD	10 du/ac – single-family 16 du/ac – multifamily
Richmond/Gold Run	R-1 LD Urban	1 du/ac
	R-1 Estate	0.3 du/ac
	R-1 Rural	0.2 du/ac
	PUD	0.3 du/ac
Herlong	R-3	12 du/ac
	R-2	6 du/ac
	R-1 HD Urban	5 du/ac
	R-1 LD Urban	0.5 du/ac

Source: Lassen County Zoning Ordinance

Planning and Development Fees

Fees and exactions provide funding to cover the costs of planning services and the impacts resulting from new development on infrastructure and services. **Table HE-40** outlines the planning and permit fees for residential development. **Table HE-40** also identifies the impact fees associated with new residential development. These include school fees, traffic fees, fire fees, and water and sewer connection fees. Planning fees and permit processing times can be considered constraints if they are in excess of the County’s costs to provide the services or if there are unnecessary or excessive processing delays.

Costs associated with site improvements are an important component of new residential development costs. Site improvement costs are applied to provide sanitary sewer, water service, and other infrastructure for the project. In addition, the County may require the payment for various off-site improvements as part of project mitigation measures (e.g., payment toward an off-site traffic signal). Developers of new residential projects are also required to construct all on-site streets, sidewalks, curb, gutter, and affected portions of off-site arterials. In the county, these costs vary by area. For example, some places (e.g., Westwood) have sanitary sewer and water systems, while many places use individual septic systems and private wells.

Table HE-40 lists fees charged by Lassen County that are related to residential development. A variety of development impact fees are often assessed on new residential projects that include County-controlled fees (such as development application fees and building permit fees) and non-County-controlled fees (such as school impact fees). Another component of project costs involves utility service connection fees (e.g., sewer

and water connection fees). These fees are not applied by the County, but by local agencies that manage and operate water and sewer systems that exist in the unincorporated county.

**TABLE HE-40
PLANNING AND DEVELOPMENT FEES**

Fee Category	Fee Amount
Annexation	None
Variance	\$571
Conditional Use Permit ¹	Class I \$397, Class II \$571, Class III \$2,381
General Plan Amendment ²	\$913
Rezone	\$754
Design Review	\$63-\$127
Preliminary Review (if requested)	\$159
Planned Unit Development ²	\$913
Specific Plan ²	\$2,619
Development Agreement	No established fee
Certificate of Conditional Use	\$119
Lot Line Adjustment/Merger	\$175
Tentative Subdivision Map	\$913 + \$56/lot
Parcel Map	\$754
Vesting Tentative Map	\$913 + \$56/lot
Environmental Impact Report ²	\$2,619
Initial Study/Negative Declaration	\$611
Initial Study/Mitigated Negative Declaration	\$611 + actual costs above \$611
Fire ³	\$0.58–\$0.75/sq. ft.
Water Hookup ³	\$700
Sewer Hookup ³	\$700
Traffic	Varies
School	\$2.63–\$3.20/sq. ft.

1. \$397 for single-family residences, \$571 for other residences.
2. Fee specified plus either: (a) charge based on actual cost exceeding specified fee, or (b) charge equal to 10 percent of total contract cost if document prepared under contract.
3. Fee charged by community service district, not by County.

Source: Lassen County Planning and Building Services Department, 2013; Lassen County Office of Education, 2013

Table HE-41 identifies the typical development fees for single-family and multifamily housing. The fees for a single-family unit make up about 2.1 percent of the total development costs. For a multifamily unit (assumed to be 2,150 square feet constructed at a cost of \$180 per square foot), fees constitute 3.6 percent of total development costs. These fees are low and do not represent a significant financial constraint to new housing

development. No multifamily units have been constructed in the county for more than 15 years. Therefore, costs for multifamily units are estimated based on a typical 600-square-foot one-bedroom unit and may not represent actual costs.

**TABLE HE-41
ESTIMATED TOTAL PROCESSING AND IMPACT FEES FOR
SINGLE-FAMILY AND MULTIFAMILY UNITS**

Housing Type	Total Fees	Estimated Development Cost	Estimated Proportion of Fees to Development Costs
Single-Family Unit ¹	\$8,278	\$387,000	2.1%
Multifamily Unit ²	\$3,976	\$108,000	3.6%

1. Based on a 2,150-square-foot home including garage and patio

2. Based on a one-bedroom 600-square-foot apartment

Source: Lassen County Planning and Building Services Department, 2013.

Development Permit and Approval Processing

The development review and permitting process is utilized to receive, evaluate, and consider approval of new development applications. The development review and permitting process ensures that new residential projects reflect the goals and policies of the General Plan and meet the intent and requirements of the Zoning Ordinance.

Applications for development permits are made in writing to the Planning Division of the County’s Planning and Building Department. Applications vary depending on the type of permit being requested. In addition, some planning applications require public hearings. The review and approval of a use permit involves the filing of a complete application, staff review and report writing for Planning Commission review. Staff level review is done by the County’s technical advisory committee (T.A.C.), which is made up of the planning director, public works director, surveyor, road commissioner, sanitarian, fire warden and assessor, or their designated representative. The T.A.C. reviews all use permit applications and prepares appropriate conditions of approval for consideration by the county. The planning department then incorporates the recommendations of the T.A.C. into a staff report for the Planning Commission. The Planning Commission approves, approves with conditions, or denies use permits. Decisions of the Planning Commission may be appealed to the Board of Supervisors.

Use permits may be granted based on both of the following findings:

1. That the project will or will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such use, nor be detrimental or injurious to property and improvements in the neighborhood or to the general welfare.

2. That the project is or is not consistent with the Lassen County general plan, or any applicable area plan or resource plan adopted as part of the general plan.

Findings related to health, safety and welfare are not always premised on objective criteria and could lead to denial of use permits for subjective reasons. The County has proposed Program HE-7.E to monitor whether the use permit process is a constraint to development of multifamily housing in the County.

Table HE-42 lists typical review times for various planning actions. Processing timelines are the same for single-family and multifamily projects. The overall process is longer for subdivisions or projects requiring a zone change, General Plan Amendment or Conditional Use Permit. Project application review is usually completed within two to three weeks of accepting an application. Determination of approval is usually based on consistency with the General Plan, character of adjacent land uses, adequate size and shape of lots, zoning compliance, and conformance with design standards. Although application review and approval adds time to the development process, the review periods listed in **Table HE-42** are consistent with typical review periods in other jurisdictions. Therefore, they are not considered a significant constraint on housing development.

**TABLE HE-42
TIMELINES FOR SINGLE-FAMILY AND MULTIFAMILY PERMIT
PROCEDURES**

Type of Approval or Permit	Typical Processing Time
Building Permit (without any other permitting requirements)	3–4 weeks
Conditional Use Permit	3–4 months*
Zone Change	3–6 months*
General Plan Amendment	4–8 months*
Architectural Review	14 days
Parcel Maps	3–6 months*
Initial Environmental Study with Negative Declaration	90 days
Environmental Impact Report	6 months – 1 year

*Includes 60-day time period for preparation of Initial Study and completion of a Negative Declaration pursuant to CEQA.

Source: Lassen County Planning and Building Services Department, 2013

Larger development projects, such as residential subdivisions and multifamily housing complexes, may be subject to the California Environmental Quality Act (CEQA) and require the preparation of an environmental document (i.e., environmental impact report, negative declaration) before a project can be approved. Smaller projects also may be

subject to the CEQA process if special environmental circumstances are found. The requirement to prepare an environmental document can substantially lengthen the development review process, sometimes taking up to one year to obtain project approval if an environmental impact report must be prepared. State environmental law mandates much of the time required in the environmental review process. Also, the environmental review process requires public participation. This typically includes a public review period for environmental documents and at least one public hearing for certification of the environmental documents, which can add time to the process.

The Lassen County Zoning Ordinance provides for a design review process (Zoning Ordinance Chapter 18.118). As applicable to residential development, design review is required for projects in R-3 districts, C-T districts, and Design (-D) Combining Districts. It also may be required as a condition of use permits or planned development permits, or as a method to implement standards in the County General Plan, an Area Plan or a Specific Plan, or as otherwise deemed necessary (Zoning Ordinance Chapter 18.118).

Ordinance 467-AF sets a uniform standard for architecture for residential structures of all housing types and applies to the R-1, R-2, R-3 and -D districts and projects requiring a use permit or certificate of conditional use. If multifamily development in these districts meets the architectural standards identified in the ordinance, the approval will be a ministerial action and will not require discretionary review. The architectural standards to be met under Ordinance 467-AF include roof pitch, foundation skirting, roof overhangs, siding, and paint color. Projects requiring design review not meeting these standards or not in these districts or part of a use permit application/certificate for conditional use application are required to go through the design review process. The design review process begins with an application accompanied by plot plans, drawings, or sketches. The application is reviewed by the Architectural Review Committee (ARC), which consists of the Director of Planning and Building Services, the County Building Official, and a County Planning Commissioner who is appointed annually by the chair of the Planning Commission. The ARC may either approve the application or suggest any changes it deems necessary to accomplish the purpose of the design district or applicable standards. Also, the ARC may refer any application to the County Planning Commission. In that case, the Planning Commission will hold a hearing on the application and will give its decision within 30 days of the hearing.

Constraints on Housing for Persons with Disabilities

Under Senate Bill (SB) 520, which became effective January 1, 2002, the Housing Element is required to analyze potential and actual constraints on the development, maintenance, and improvement of housing for persons with disabilities and to demonstrate local efforts to remove governmental constraints that hinder the locality from meeting the need for housing for persons with disabilities (California Government Code Section 65583(a)(4)). In accordance with the provisions of SB 520, the following section analyzes constraints on housing for persons with disabilities.

As previously discussed in Section Two of this Housing Element, there were 1,744 persons in unincorporated Lassen County who had a disability, as of the 2000 Census. Two facilities serve adult disabled persons in Lassen County, and one 82-unit apartment complex provides housing for both disabled persons and seniors. This indicates that many disabled persons in unincorporated Lassen County are being housed in units that may or may not be specially designed to accommodate disabilities. One reason may be constraints on housing development for disabled persons imposed by governmental ordinances and procedures. This analysis looks at three general categories of potential constraints: zoning and land use, permits and processing procedures, and building codes. See Section 2.5, Special Housing Needs, Persons with Disabilities, in Section Two for specific information.

Zoning and Land Use

It is not clear from the Zoning Ordinance in which districts residential care facilities may be located. This lack of clarity in the Zoning Ordinance may act as a constraint on the development of housing for disabled persons in the county since it is difficult to determine where these would be permitted. As such, Program HE-4.C has been included in this Housing Element to clearly define this type of use.

Permits and Processing Procedures

The County permits group homes for six or fewer persons in all zones that permit residences (except industrial zones allowing caretaker residences). However, this is not explicitly stated in the County's Zoning Ordinance. The County also has an avenue to allow group homes of seven or more persons in several zones, but the use of the word "group home" is only used in the R-3 district, and the term "nursing home" or "sanatorium" is used in other districts. Clearly defining terms, such as residential care facility-large and residential care facility-small, and listing them as permitted or permitted with a use permit in the Zoning Ordinance instead of referencing uses permitted in other districts would clarify what uses are allowed and where. No special design or permitting standards have been established for residential care facilities other than the required conditional use permits. The use permits do not require any special

provisions for the development of a residential care facility. The County has no occupancy standards pertaining to unrelated adults.

Requests to retrofit homes for disabled accessibility are handled the same as any other building permit. However, where possible, such permits are issued “over the counter” or take priority over other permit applications. Therefore, the County has sought to reduce or eliminate constraints to housing for disabled persons in regard to its permitting procedures.

Site Improvements

Site improvements are typically required to supply services, mitigate environmental constraints, and ensure community compatibility. However, they can add to the cost of housing and can be a constraint to housing development if the requirements are excessive.

Site improvements related to access roads, utilities, and water and sewer systems are required for most land divisions and for development of homesites in Lassen County. Road improvements for new land divisions are based on the size of parcels created, the overall number of parcels served by the access road, and the potential size and number of lots anticipated at full buildout per the land use designation and density guidelines in the General Plan. Curb, gutter, and sidewalk improvements are required only in higher-density urban settings and represent a small portion of overall development in the county.

Most newly created parcels and all residential construction must be served with adequate domestic water systems and sewage disposal systems. The majority of the unincorporated territory of Lassen County is not served by community water or sewer, so most lots require an individual septic system and well. In most cases, a person wishing to subdivide a property must prove septic suitability and water quantity and quality for each newly created lot through percolation tests and test wells prior to final subdivision approval. According to cost guides on www.homeadvisor.com, the average cost of a septic system is about \$5,500. For domestic water, the primary associated cost is drilling of the well. The depth of wells varies depending on location (hillside, valley floor) and underlying geology. However, according to the Lassen County Groundwater Management Plan, the average depth of domestic wells in the county is 190 feet. The average cost to drill a domestic well is about \$30 per foot, leading to an average drilling cost of \$5,700. A complete domestic well system, including drilling, pump, pressure tank, and lines, averages \$12,000 to \$16,000.

With the exception of some large parcel land divisions, and as otherwise allowed under the provisions of the Subdivision Map Act and the County Code, all newly created lots and all residential construction must be served by utilities such as power and telephone. In some cases, where required by the General Plan, utilities must be installed underground at a cost, depending on site conditions, of \$10 to \$40 per linear foot.

Overall, for undeveloped new lots, it is estimated that improvements account for about one-third of the total cost of the land. While this seems high, the site improvements are necessary to provide services to new residents and to ensure compliance with applicable state regulations. Also, as noted elsewhere in this document, land prices in Lassen County vary considerably, but are generally lower than in other parts of California.

Building Codes and Their Enforcement

Building codes serve an important role by preventing the construction of unsafe or substandard housing units. They also can ensure that requirements, such as those associated with the federal Americans with Disabilities Act, are implemented in order to provide units for persons with special needs. However, building codes and code enforcement do add to the cost of housing, and excessive requirements can be a constraint to housing development.

The County has adopted the 2013 California Building Code (CBC). All residential construction within the county must comply with the requirements of the adopted CBC. This code also contains Chapter 11, which incorporates provisions of the Americans with Disabilities Act. One provision is that a number of residential units in new multifamily construction of three or more apartments, or four or more condominiums, must be accessible or adaptable to persons with disabilities. In addition, Lassen County has its own set of codes contained in Title 12 of the County Code. These codes deal with local regulation within the California Building Code. The County has added no amendments to the CBC that would place constraints on accommodation of persons with disabilities.

Code enforcement operates under the purview of the Building Official. Currently the County has one code enforcement officer. The County averages between 80 and 125 cases/complaints per year, with 25 to 41 percent related to building or housing issues such as burned or dilapidated structures and non-permitted construction. The remaining 58 to 75 percent of the cases are related to land use issues—signs, use permit violations, unpermitted operations, abandoned vehicles, etc. The County seeks voluntary compliance, with referral to the District Attorney as a final resort.

3.4 ANALYSIS OF NON-GOVERNMENTAL CONSTRAINTS

Land Cost

The cost of developable land creates a direct impact on the price of a new home and is considered a non-governmental constraint. As the higher cost of land increases so does the price of a new home. Therefore, developers sometimes seek to obtain approvals for the largest number of lots allowable on a parcel of land. This allows the developer to distribute the costs for infrastructure improvements (i.e., streets, sewer lines, water lines) over the maximum number of homes.

A survey of vacant land cost for sale in unincorporated Lassen County was completed in September 2013 through a survey of the properties listed for sale on www.realtor.com. Based on this survey, the average list prices of vacant residential lots in Lassen County are as follows:

- 1–5 acres: \$33,070 per acre
- 5–20 acres: \$7,180 per acre
- 20–40 acres: \$1,790 per acre
- 40+ acres: \$1,150 per acre

On average, the price of land in Lassen County, for any size lot, is \$13,480 per acre. In general, properties located in desert areas were inexpensive, while properties near developed areas (e.g., Susanville) and resort areas (e.g., Eagle Lake) were more expensive. The availability of services such as water and sewer was another determining factor in land prices. Parcels with no infrastructure on or near them were generally less expensive.

Construction Costs

Construction costs can vary widely depending on the type of development. Multiple-family residential housing generally costs less to construct than single-family housing. Labor and materials cost also have a direct impact on housing costs and are the main component of housing costs. Residential constructions costs vary greatly depending on the quality of materials used and the size of the home being constructed. According to www.building-cost.net, the cost of new residential construction of a single-family home of about 2,000 square feet in Lassen County is approximately \$180 per square foot.

If labor or material costs increase substantially, the cost of construction in Lassen 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. Impacts of increased construction costs could be mitigated to an extent by lower land costs, depending on construction location and the use of fewer amenities.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordable housing in Lassen County. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates.

Table HE-43 illustrates the loan amount a household may qualify for based on their annual income at various interest rates. According to the table, households in the unincorporated area of the county must earn approximately \$30,000 annually to qualify for a \$98,000 home loan with a 5 percent interest rate. This assumes that the borrower has good credit and no other debts. According to the American Community Survey, in 2011, 23.4 percent of the households in the unincorporated county earned less than \$25,000 annually at that time. This still leaves more than three-quarters of the households with the ability to purchase a house for almost \$100,000 at a 5 percent interest rate. It should be noted that interest rates are currently (2014) lower than 5 percent. However, interest rates will likely change over the Housing Element planning period.

**TABLE HE-43
LOAN AMOUNT BY ANNUAL HOUSEHOLD INCOME**

Annual Income	Interest Rate	4.0%	5.0%	6.0%	7.0%
\$20,000	House Price	\$71,633	\$62,922	\$60,844	\$56,228
	Monthly Payment	\$324	\$336	\$346	\$355
\$30,000	House Price	\$107,450	\$98,884	\$91,206	\$84,342
	Monthly Payment	\$487	\$504	\$519	\$533
\$40,000	House Price	\$143,267	\$131,845	\$121,608	\$112,456
	Monthly Payment	\$649	\$672	\$692	\$710
\$50,000	House Price	\$179,084	\$164,807	\$152,010	\$140,570
	Monthly Payment	\$812	\$840	\$865	\$888
\$60,000	House Price	\$214,901	\$197,768	\$182,412	\$168,684
	Monthly Payment	\$974	\$1,008	\$1,038	\$1,066
\$70,000	House Price	\$250,718	\$230,730	\$212,815	\$196,798
	Monthly Payment	\$1,137	\$1,176	\$1,212	\$1,243

Source: Calculator.net, 2013

Calculations based on 30-year fixed loan with a 5% down payment, ratio of housing to income of 28%, property tax 1.5% of the purchase price per year, and mortgage insurance a yearly fee of 0.5% of the loan amount.

3.5 UNITS AT RISK OF CONVERTING TO MARKET RATE

State housing element law requires that all housing elements include information regarding the potential conversion of existing, assisted housing developments to market rents (Government Code 65583) during the 10-year period. The development of the law stems from concern about the loss of affordable housing due to the expiration of affordability restrictions or the prepayment of government mortgages. At-risk housing refers to assisted housing developments with affordability restrictions that are set to expire during the 10-year period from 2013 to 2023. This housing is considered at risk of losing its affordability controls and converting to market-rate housing.

In the unincorporated area of Lassen County, a total of 58 units were originally financed with tax credits and loans from the US Department of Agriculture’s (USDA) Rural Housing Service. The Low Income Housing Tax Credits (LIHTC) have expired. However, funding from the USDA remains in place. These developments include the Feather River Apartments, with a total of 34 units, and the Westwood Senior Apartments, with 24 affordable units (refer to **Table HE-44**). No multifamily developments in the unincorporated area were financed through assistance from HUD.

**TABLE HE-44
INVENTORY OF MULTIFAMILY UNITS AT RISK (2013–2023),
UNINCORPORATED LASSEN COUNTY**

Project Name & Address	Assistance Type	Exp. Year	Restricted Units		Total Assisted Units
			Non-Elderly	Elderly	
Feather River Apts. 100 Delwood St. Westwood, CA 96137	LIHTC	2007	34	0	34
	USDA	2038			
Westwood Senior Apts. 671315 Finland Dr. Westwood, CA 96137	LIHTC	2008	0	24	24
	USDA	2040			
Total			34	24	58

Source: HUD/California Housing Partnership Corporation; USDA: Rural Development; California Tax Credit Allocation Committee; CBM Property Management, 2013.

According to the property management companies for these complexes, the Feather River Apartments and the Westwood Senior Apartments were financed both with tax credits issued from the Low Income Housing Tax Credit program and with USDA Rural Housing Service Section 515 loans. While the affordability restrictions associated with the tax credits expired in 2007 and 2008, respectively, the USDA Section 515 loans are amortized over 50 years, during which period the affordability restrictions remain in effect. The Feather River Apartments received its loan in 1988, and the Westwood Senior Apartments received its loan in 1990. While these loans are for 50 years or more, there is a prepayment option after 20 years. However, this prepayment option is extremely restrictive. The owners have to show that there is no longer a need for low- and moderate-income housing in the community and that existing low- and moderate-income tenants would not be adversely affected. As a result, it is nearly impossible to prepay and opt out of the affordability restrictions before 50 years, according to USDA Rural Housing staff. Discussions with the apartment managers indicate that the complexes regularly extend their USDA funding on a biannual basis as required. Thus, both of these complexes are not considered at risk.

3.6 DEVELOPMENT RESOURCES

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

Financial Resources

The following financial resources have been used in the past by the County for affordable housing activities or other activities that support residential development such as infrastructure improvements. **Table HE-45** provides a summary of the financial resources that may be available to the County for affordable housing development, rehabilitation, and preservation from federal, state, local, and private sources. It is important to note that many of these programs require annual budget appropriations and, periodically, may not be funded.

Community Development Block Grant (CDBG) Funds

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

- Awarded fiscal year 2008/2009 CDBG Economic Development Allocation for the update of the County's Economic Development Strategic Plan.
- Awarded fiscal year 2010/2011 CDBG Community Development Allocation for Public Facilities, Public Improvements and Housing Rehabilitation.
 - Public Facilities - Provided financing for the Herlong theater roof rehabilitation.
 - Public Improvement - Purchased fire hydrants for West Patton Village Community Service District.
 - Housing Rehabilitation - Lassen County received one applicant; however, the applicant withdrew their application.

- Awarded fiscal year 2010/2011 CDBG Economic Development Allocation for Business Assistance, Microenterprise Technical Assistance, and Microenterprise Financial Assistance.
 - Business Assistance – Lassen County has received four applications; however, one was denied due to income eligibility, one has completed underwriting and the preliminary review by the CDBG program, and the other two are in underwriting.
 - Microenterprise Technical Assistance – Lassen County provided technical assistance through various providers to 11 qualified micro-entrepreneurs (five or fewer employees).
 - Microenterprise Financial Assistance – Lassen County has received two applications: one is in underwriting and the other is being income qualified.
- Awarded fiscal year 2012/2013 CDBG Community and Economic Development Allocation for Business Assistance, Microenterprise Technical Assistance, and Microenterprise Financial Assistance.

While the majority of CDBG funds were not used for the development of residential units in the county, the funds do provide for the development of employment, which is beneficial to county residents.

HOME Investment Partnership Act Funds

The HOME Investment Partnership Act is another HUD program designed to improve and increase the supply of affordable housing. As with CDBG funds, the County applies to HCD for these funds and the grants are awarded on a competitive basis. HOME funds may be used for housing rehabilitation, new construction, and acquisition and rehabilitation, for both single-family and multifamily projects. The County received HOME funds in 1993 and 1994 that were used for development of homes affordable to lower-income households. The funds were also used to provide gap financing for lower-income households who were purchasing their own home. The money was used to cover the difference between the cost of the home and the mortgage.

Housing Choice Voucher (Section 8) Rental Assistance Program

Section 8 Rental Assistance, also referred to as the Housing Choice Voucher Program, provides vouchers to very low-income households in need of affordable housing. The Plumas County Community Development Commission and Housing Authority administers this program for Lassen County, which is funded by HUD. The program pays the difference between what the household can afford (i.e., 30 percent of their income) and the Fair Market Rent (FMR) for the region, which is established by HUD. The

vouchers are portable and may be used at any rental complex that accepts them. The Housing Authority provides vouchers to approximately 96 households and has a waiting list of 107 households. The waiting list has been closed, and no further applications accepted, since November 8, 2012.

**TABLE HE-45
SUMMARY OF FINANCIAL RESOURCES FOR HOUSING**

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Grants available to the County on a competitive basis for a variety of housing and community development activities. The County competes for funds through the state’s allocation process.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - Homebuyer Assistance - Economic Development - Homeless Assistance - Public Services - Public Improvements - Public Facilities
Housing Choice Voucher Program (Section 8)	Assistance program that provides direct funding for rental subsidies for very low-income families.	- Rental Assistance
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	- New Construction
Home Investment Partnership Program (HOME)	Provides grants to local governments and nonprofit agencies, through the State of California, for many homeowner and renter needs.	<ul style="list-style-type: none"> - Homebuyer Assistance - Rehabilitation - New Construction - Rental Assistance
Federal Emergency Shelter Grants	Competitive grants to help local governments and nonprofits to finance emergency shelters, transitional housing, and other supportive services.	<ul style="list-style-type: none"> - New Construction - Rehabilitation - Homeless Assistance - Public Services
Continuum of Care/Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH)	Funding through the HEARTH Act of 2009 to provide necessary resources for development of programs to assist homeless	<ul style="list-style-type: none"> - Homeless Assistance - New Construction

TABLE HE-45 SUMMARY OF FINANCIAL RESOURCES FOR HOUSING		
Program Name	Description	Eligible Activities
	individuals and families.	
2. State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Homebuyer Assistance
Building Equity and Growth in Neighborhoods (BEGIN)	A state-funded program administered by HCD which provides low- and moderate-income households up to \$30,000 for a down payment.	- Homebuyer Assistance
CalHome	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	- Homebuyer Assistance - Rehabilitation
Single Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below market interest rate loans can be issued to first-time homebuyers.	- Homebuyer Assistance
Low Income Housing Tax Credits	A 4% annual tax credit that helps owners of rental units develop affordable housing.	- New Construction
3. Private Resources/Financing Programs		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multifamily rental housing. Nonprofit and for-profit developers contact member banks.	- New Construction - Rehabilitation - Acquisition
Federal National Mortgage Association (Fannie Mae)	- Fixed-rate mortgages issued by private mortgage insurers. - Mortgages which fund the purchase and rehabilitation	- Homebuyer Assistance - Rehabilitation

TABLE HE-45 SUMMARY OF FINANCIAL RESOURCES FOR HOUSING		
Program Name	Description	Eligible Activities
	of a home. - Low down payment mortgages for single-family homes in underserved low-income and minority cities.	
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. Local government provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	- Homebuyer Assistance

3.7 LOCAL HOUSING RESOURCES

The following nonprofit developers have been active in the construction and rehabilitation of affordable housing projects in Lassen and surrounding counties. While some of the nonprofit organizations are already active in Lassen County, others are located in the region and may be useful in developing additional affordable housing opportunities in the county.

Eskaton, Inc.

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

Community Housing Improvement Program, Inc. (CHIP)

CHIP is a nonprofit housing developer that has been active in Lassen County. CHIP developed 34 single-family homes in 2005 as part of its sweat equity program. The homes were constructed in the Maurino Manor Subdivision in Susanville, using the USDA’s Mutual Self-Help Housing Program. The single-family homes, which were

developed in part using the “sweat equity” of the future residents, are affordable to lower-income households in Susanville. CHIP does not have any additional development planned in Lassen County.

Rural Community Assistance Corporation (RCAC)

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

3.8 ENERGY CONSERVATION

Energy-related costs could directly impact the affordability of housing in Lassen County. The 2013 California Title 24 codes set forth mandatory energy standards for new development and require the adoption of an “energy budget.” Subsequently, the housing industry must meet these standards, while the County is responsible for enforcing the energy conservation regulations. Alternatives available to the housing industry to meet the energy standards include:

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

Lassen County promotes energy conservation through the County Code. Chapter 16.32 of the Lassen County Code requires energy conservation to be included as part of all future subdivision improvements. Specifically, Section 16.32.160 states:

- The design of a subdivision for which a tentative map is required, pursuant to Chapter 16.03 of this title, shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Four utilities provide electrical service in Lassen County. The electrical utility serving the most customers in the county is the Lassen Municipal Utility District (LMUD). LMUD is a publicly owned utility created by voters in 1986. It provides electrical service to approximately 10,500 customers in the county. The service area extends across south central Lassen County, including the Susanville area, Eagle Lake, and Westwood. LMUD has implemented public benefits programs, which mainly consist of energy crisis assistance for low-income ratepayers and community projects such as grants for upgrading lighting, insulation, windows, and other conservation measures.

LMUD offers the following programs:

- Energy Conservation Assistance Program (ECAP) – Provides rate assistance, with an emphasis on energy conservation, to low-income LMUD customers.
- Residential Energy Efficiency Rebates – Provides rebates to LMUD customers on a variety of EnergyStar appliances, energy-efficient heating and cooling rebates, solar and energy-efficient water heater rebates, Convectair electric heater rebates, and residential lighting rebates.

The Lassen Municipal Utility District also offers a variety of rebates for energy-efficient heating and cooling and lighting to local businesses.

The Plumas-Sierra Rural Electric Cooperative (PSREC), based in Portola in Plumas County, provides electrical service to southeastern Lassen County, including the community of Herlong. A private, nonprofit cooperative, PSREC offers several conservation programs to its members. These include rebates for EnergyStar appliances, energy-efficient heating and cooling, irrigation efficiency, renewable energy, and Marathon water heaters. Also offered are conservation tips and tools as well as budget billing and energy audits.

The Surprise Valley Electrification Corporation (SVEC) is another rural electric cooperative owned by its members. Based in Modoc County, SVEC provides service to northeastern Lassen County including the communities of Ravendale, Termo, Madeline, Hayden Hill, and much of Big Valley east of Bieber. SVEC offers rebates for the purchase of qualifying electric appliances as part of their residential efficiency incentives. SVEC also offers rebates for the purchase of qualifying irrigation parts as part of its irrigation efficiency incentives. It also provides free water heater wraps to any customer with an electric water heater and free compact fluorescent bulbs. SVEC has no energy conservation programs that specifically target lower-income groups.

The Pacific Gas and Electric Company (PG&E) is a privately owned utility whose service area covers most of northern and central California. Within Lassen County, PG&E serves the area along the western boundary of the county, including the communities of Clear Creek, Little Valley, Pittville, Bieber, and Nubieber. PG&E

provides a variety of energy conservation services for residents, as well as energy assistance programs for lower-income households to help these households conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE) and the Relief for Energy Assistance through Community Help (REACH). The CARE program provides a 15 percent monthly discount on gas and electric rates to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities. The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and unemployed, who experience hardships and are unable to pay for their necessary energy needs.

LASSEN COUNTY GENERAL PLAN

HOUSING ELEMENT

SECTION FOUR:

REVIEW OF PREVIOUS HOUSING ELEMENT

This section includes an evaluation of the effectiveness of the 2009–2014 Housing Element, the progress in implementation, and the continued appropriateness of the goals, objectives, and policies of the element. The section also includes a detailed review of the County’s progress toward facilitating the production of its share of the regional housing need.

4.1 PROGRESS AND EFFECTIVENESS OF THE PREVIOUS HOUSING PROGRAM

During the previous 2009–2014 period, the unincorporated area of Lassen County was assigned a share of the regional housing need that totaled approximately 1,333 units. **Table HE-46** shows the unincorporated county’s share of the regional housing need by income category for the current 2014–2019 planning period. The Regional Housing Needs Allocation (RHNA) for the 2014–2019 planning period is much less than that identified for the previous planning period (2009–2014).

**TABLE HE-46
REGIONAL HOUSING NEEDS ALLOCATION (2014–2019)
UNINCORPORATED LASSEN COUNTY**

Income Group	Number	Percentage
Extremely Low*	5	12.5 %
Very Low	5	12.5%
Low	5	12.8%
Moderate	7	18.4%
Above Moderate	18	45.4%
Total	40	100.0%

Source: HCD, Lassen County 5th Housing Element Data Package, 2013

* Number of units is based on 50 percent of the very low income group.

As shown in **Table HE-47**, since the year 2000 a total of 969 units were built in the county. After 2009, housing production dropped off considerably. Much of this lack of housing construction can be attributed to the housing slump that has occurred over the past few years. During the 2009–2014 planning period, 54 residential units were constructed in the county, the majority of which were mobile/manufactured homes. Fifty-four units represents 4.1 percent of the 2009–2014 RHNA.

TABLE HE-47
BUILDING PERMITS 2000–2013
UNINCORPORATED LASSEN COUNTY

Year	Single-Family Units	Multifamily Units	Mobile Homes	Second Units	Total
2000	43	0	29	7	79
2001	50	0	37	3	90
2002	55	0	47	3	105
2003	78	1	41	3	123
2004	85	0	85	7	149
2005	61	0	73	3	137
2006	61	0	34	5	100
2007	40	0	40	3	83
2008	18	0	31	0	49
2009	0	0	13	0	13
2010	2	0	21	0	23
2011	3	0	5	0	8
2012	1	0	2	0	3
2013	1	0	6	0	9
Total	498	1	464	34	971

Source: Lassen County Planning and Building Department, December 2013

Above, **Table HE-47** lists residential development for the years 2000 to 2013. Residential development was at its highest in 2004 with approximately 149 building permits issued for both single-family and multifamily units. Very little multifamily development has occurred in Lassen County in the last approximately 10 years, with only one project developed in 2003. While the pace of development increased during the years 2000 to 2005, the number of building permits issued dramatically declined between 2009 and 2013. During the 2009–2014 planning period, no affordable housing units were constructed.

According to the home sales survey completed for the Housing Element, the median sales price for a home in Lassen County in 2013 was \$115,000, which is a 9.4 percent increase from the 1999 median sales price of \$105,100. Based on this median price range, market-rate single-family homes were affordable in 2013 to households with an annual income above \$40,000. At that price range, lower-income households have the ability to buy housing in the county. Additionally, many smaller single-family homes were built at prices below the median that offered ownership opportunities to some very low-income households.

Several of the policies in the 2009–2014 Housing Element were successful in meeting their objectives; however, many others are not yet completed. The major factors that impacted the County’s ability to achieve the objectives of the past Housing Element related to a lack of planning staff, the County’s limited financial resources, and a lack of significant residential construction, coupled with the limited number of employment opportunities. **Table HE-48** provides a detailed review of the objectives of the 2009–2014 Housing Element and the County’s accomplishments.

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
Goal HE-1: Housing Need		
<p>HE-1.A. Housing Diversity: Encourage developers of large subdivisions to include a range of housing types, including multi-family, smaller single family units and manufactured housing in their development. Use a variety of incentives including zoning and land use controls, flexible development standards, technical assistance and expedited processing to promote affordable housing or to promote a range of housing types.</p> <p>Responsibility: Community Development Dept./Planning Division</p> <p>Objective: Approve at least five developments that include a range of housing types</p> <p>Time Frame: Ongoing; 2009–2014</p> <p>Funding Source(s): No additional funding required</p>	<p>No applications for multifamily development projects were submitted to Lassen County during the reporting period. However, the County will continue to encourage this type of development in large subdivisions.</p>	<p>Modify to specifically address extremely low-income households and continue</p>
<p>HE-1.B. Higher Density Multifamily Housing: Revise the zoning ordinance to allow multifamily units with five or more units by right in R-3 district subject to the availability of infrastructure, environmental clearance and compliance with specified development standards.</p> <p>Responsibility: Community Development Dept./Planning Division</p> <p>Objective: Revise Zoning Ordinance</p> <p>Time Frame: 2010</p> <p>Funding Source(s): No additional funding required</p>	<p>No multifamily residential development has been proposed in the R-3 district during the reporting period. Lassen County tracks inquiries and proposals for all housing types and to date no interest in development within the R-3 has been identified. The R-3 currently allows for four (4) dwelling units by right and the need for the increase to allow an additional unit totaling five (5) has not been substantiated. Further, some R-3 zoned parcels do not have services including water and sewer. Development of additional units over what is currently allowed may impact ground water supply and sufficient lot size requirements for septic disposal. Due to the lack of development interest and services the County has determined that the CUP process to allow more than four (4) units is not a constraint to multifamily housing in</p>	<p>Delete</p>

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
	this zoning district. Therefore, this program will be removed. The County recognizes that development trends could change during the 2014-2019 Housing Element planning period and has proposed Program HE-7.E to monitor whether the CUP requirement for multifamily projects of five units or more in the R-3 district is a constraint to multifamily development.	
<p>HE-1.C. Multiple Family Development: Revise the Zoning Ordinance to allow multiple family development of up to four dwelling units per acre by right in the Town Service (C-T) district. Multiple family development in excess of four dwelling units per acre would be permitted subject to a conditional use permit.</p> <p>Responsibility: Community Development Dept./Planning Division Objective: Revise Zoning Ordinance Time Frame: 2010 Funding Source: No additional funding required</p>	<p>The Lassen County Department of Planning and Building Services has reviewed multifamily housing and identified appropriate zoning districts for multifamily development. Lassen County tracks inquiries and proposals for all housing types and to date no interest in development within the C-T has been identified. The C-T currently allows for multifamily housing once a use permit is secured and does not specifically identify a maximum number of units but refers to a maximum density for the C-T district. The need to allow multifamily development by right has not been substantiated. Further, some C-T zoned parcels do not have services including water and sewer. Development of additional units over what is currently allowed without discretionary review may impact ground water supply and sufficient lot size requirements for septic disposal. Due to the lack of development interest and services the County has determined that the CUP process to allow is not a constraint to multifamily housing in the C-T zoning district. Therefore, this program will be removed. The County recognizes that development trends could change during the 2014-2019</p>	Delete

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
	Housing Element planning period and has proposed Program HE-7.E to monitor whether the CUP requirement for multifamily projects in the C-T district is a constraint to multifamily development.	
<p>HE-1.D. Mixed Use Development: Revise the zoning ordinance to clarify that mixed-use development is allowed in zoning districts that currently permit both individual residential and commercial uses by right.</p> <p>Responsibility: Community Development Dept./Planning Division</p> <p>Objective: Revise Zoning Ordinance</p> <p>Time Frame: 2010</p> <p>Funding Source: No additional funding required</p>	Following review of the County Zoning Ordinance, it has been determined the existing ordinance allows individual residential and commercial uses by right in Mixed Use Districts. This program will be removed for the 2014–2019 Housing Element.	Delete
<p>HE-1.E. Annual Reporting: At least once a year concurrent with preparation of its proposed budget, the Community Development Department will evaluate housing issues and needed programs for the upcoming fiscal year. The Department will report annually on the County's progress toward the implementation of the programs in the Housing Element in the General Plan Annual Report to the Board of Supervisors.</p> <p>Responsibility: Community Development Dept./Planning Division and Economic Development/Housing Division</p> <p>Objective: Identify annual housing priorities and prepare annual report</p> <p>Time Frame: 2009–2014</p> <p>Funding Source(s): No additional funding required</p>	Progress reports have been completed and submitted annually. This program has been effective and will be continued.	Continue

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
Goal HE-2: Affordable Housing		
<p>HE-2.A. First-Time Homebuyer Program: Re-establish the County's first-time homebuyer program to help lower-income homebuyers.</p> <p>Responsibility: Community Development Dept./Economic Development/Housing Division</p> <p>Objective: Utilize current funds and apply for HOME funds or to the CalHome program in order to establish a First-Time Homebuyer Program. Assist four households annually.</p> <p>Time Frame: 2009-4014</p> <p>Funding Source(s): HOME, CalHome and Redevelopment Set-Aside Funds (if available in future)</p>	<p>The County applied to CalHome and was not awarded funds. The County is currently researching other sources of funding and will continue this program as funds are obtained.</p>	<p>Modify to specifically address extremely low-income households and continue</p>
<p>HE-2.B. Redevelopment Assistance: Once the redevelopment project areas have been completed; use redevelopment funds (including set-aside funds) to assist with the development of affordable housing or to provide housing assistance to lower-income households within the County's redevelopment area. This may include using set-aside funds as a match for rehabilitation loan programs or first-time homebuyer programs, direct assistance to developers of affordable housing, or writing down the cost of land for affordable housing development, among others.</p> <p>Responsibility: Community Development Dept./County Redevelopment Agency</p> <p>Objective: Provide assistance, once tax increments are received, to at least five lower-income households or assist in the development of five affordable housing units</p> <p>Time Frame: 2009–2014</p> <p>Funding Source(s): Redevelopment Agency Set-Aside Funds</p>	<p>Redevelopment funding is no longer available. This program will be removed.</p>	<p>Delete</p>

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
<p>HE-2.C. Affordable Housing Development Funding: Work with developers as well as State, Federal, and non-profit agencies to obtain available sources of funding for the development of affordable housing units and maintain public outreach to increase awareness.</p> <p>Responsibility: Community Development Department/Economic Development-Housing Division</p> <p>Objective: Support applications by developers for funding of affordable housing</p> <p>Funding Sources: Various funding sources as identified in Table HE-48-Summary of Financial Resources for Housing</p> <p>Timeframe: 2010; Ongoing and at least bi-annual contact with the development community</p>	<p>In 2009, the County of Lassen considered a partnership with Global Premier Development, Inc. to provide gap financing for a 47 unit 100 percent affordable housing development to serve families within the City of Susanville. In 2010, the County of Lassen invited The Pacific Companies and Mogul Advisory Group the opportunity to develop multifamily residential apartments in Herlong. Marketing material was also prepared to attract affordable housing developers to the community of Herlong.</p>	<p>Modify to address extremely low-income households and continue</p>
<p>HE-2.D. Second Unit Ordinance: Revise the regulations pertaining to second units in the Zoning Ordinance in order to comply with State law. The revisions should reflect the new changes associated with California Government Code Section 65852.</p> <p>Responsibility: Community Development Department/Planning Division</p> <p>Objective: Revise second unit requirements</p> <p>Funding Sources: General Fund</p> <p>Timeframe: 2009</p>	<p>Lassen County allows second residences in by right in some residential districts in compliance state law. Further, Lassen County Code Section 18.108.270 allows second residences in any zoning district where an existing residence was legally established upon securing a use permit. This program is no longer needed. This program will be continued to modify the Zoning Ordinance to allow second units by right in all residential zones.</p>	<p>Continue</p>
<p>HE-2.E. Density Bonus Ordinance: Develop and adopt a density bonus ordinance in accordance with State law. The ordinance will specify that the County will grant a density bonus to developers that include a minimum specified percentage of low and moderate income dwelling units within residential developments, in accordance with Section 65915 of the Government Code. Units designated for low income shall be required to remain affordable consistent with the requirements of the funding source.</p>	<p>Lassen County's Zoning Ordinance is currently undergoing revision to revise the density bonus ordinance. Anticipated adoption date is in the spring of 2015.</p>	<p>Continue and modify to reflect adoption date and to specify that bonuses will apply to all lower-income income</p>

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
Responsibility: Community Development Department/Planning Division Objective: Adopt a density bonus ordinance Funding Sources: General Fund, CDBG Planning and Technical Assistance funds Timeframe: 2010		categories
<p>HE-2.F. State and Federal Funds: To address low-income and extremely low-income housing, Lassen County will apply for State and Federal monies for direct support of low-income housing construction and rehabilitation. The Economic Development Department will continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG), and HOME. The Lassen County will also seek State and Federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the Local Housing Trust Fund program and Proposition 1-C funds. The County shall promote the benefits of this program to the development community by posting information on its web page and creating a handout to be distributed with land development applications.</p> Responsibility: Economic Development Department Objective: Obtain State and Federal Funds to support low-income housing construction and rehabilitation Funding Sources: General Fund Timeframe: 2010; Ongoing and at least bi-annual contact with the development community	The County was awarded a \$400,000 CDBG General Allocation grant in fiscal year 2010–2011 for housing rehabilitation activities to be completed in Census Tract 406 and has received one application; however, the applicant has withdrawn their application. The County was awarded a \$400,000 CDBG Native American Allocation in fiscal year 2010–2011 for housing rehabilitation activities for eligible non-federally recognized tribal members throughout Lassen County and completed two projects prior to grant expiration in June 2013. The programs have not been promoted to the development community. CDBG eligibility requires the rehabilitation of homes for low- income homeowners or homeowners with low income tenants.	Modify to specifically address extremely low-income households and continue

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
Goal HE-3: Adequate Sites		
<p>HE-3.A. Adequate Sites: In order to maintain an adequate supply of land zoned for residential land use, continue to review General Plan and Area Plan land use designations and zoning and, in suitable areas where adequate water, sewer and fire protection services are or can be made available, consider zoning for higher density residential use including multi-family residential development. Furthermore, identify sites where new residential development could occur with a minimum of delay in complying with environmental regulations and the permitting process.</p> <p>Responsibility: Community Development Department/Planning Division Objective: Maintain an adequate supply of appropriately zoned land for residential uses Funding Sources: No additional funding required Timeframe: 2009; Ongoing</p>	<p>The Lassen County Department of Planning and Building Services has identified appropriate lands for residential development and has determined the existence of adequate supply within Lassen County for future development and outlined in the 2009–2014 Housing Element. Additionally, the 2014–2019 Housing Element provides a list of vacant residential land using the County’s draft GIS program. This information will be used to identify adequate sites in the county.</p>	<p>Continue</p>
<p>HE-3.B. Vacant Land Inventory: Establish and maintain a database, using GIS if possible, of vacant land suitable for residential development. Include information such as zoning, acreage, major environmental constraints and the availability of infrastructure.</p> <p>Responsibility: Community Development Department/Planning Division Objective: Develop a vacant land inventory Funding Sources: General Fund Timeframe: 2009; Ongoing</p>	<p>The Lassen County Department of Planning and Building Services has identified appropriate lands for residential development and has developed an appropriate vacant land inventory using GIS. Vacant lands have been identified and mapped as outlined in the 2014–2019 Housing Element. This program has been implemented, and maintenance of the inventory will continue to be implemented through continuation of Program HE-3.B.</p>	<p>Delete</p>

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
<p>HE-3.C. Housing Distribution: Use land inventory information to assess the geographical distribution of assisted housing to ensure that housing opportunities are appropriately distributed and that no individual communities have a disproportionate share of such housing. Consider rezoning parcels if there is an under or over-concentration of assisted housing in particular areas of the County.</p> <p>Responsibility: Community Development Department/Planning Division Objective: Ensure that assisted housing is appropriately distributed. Funding Sources: No additional funds required Timeframe: 2010–2012</p>	<p>The Lassen County Department of Planning and Building Services has identified assisted housing resources as outlined in the 2009–2014 Housing Element and is currently creating a GIS database and location map identifying these properties.</p>	<p>Continue</p>
<p>HE-3.D. Multi-family Sites Preservation: In order to avoid the underutilization of land zoned for multi-family development, update the Zoning Ordinance to exclude detached single family dwellings and duplexes as permitted in R-3 districts that are not components of a larger multi-family housing project.</p> <p>Responsibility: Community Development Department/Planning Division Objectives: Update Zoning Ordinance to exclude single family homes and duplexes as uses permitted by right in R-3 zones Funding Sources: No additional funds are required Timeframe: 2010</p>	<p>A discretionary approval (use permit) for single-family residences is currently required in the R-3 zoning district. Single-family residences are not allowed by right in the R-3 zone and cannot be approved by a ministerial action; they require Planning Commission approval of a use permit. To date, no single-family units have been proposed in multifamily districts. The Zoning Ordinance will be updated within one year of the certified 2014–2019 Housing Element.</p>	<p>Continue</p>
<p>HE-3.E. Large Sites and Low Income Development: The County will encourage land divisions and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households in light of state, federal and local financing programs (e.g., 20-80 units). The County will offer the incentives such as priority processing or expedited review, fee deferral and density bonuses.</p> <p>Responsibility: Community Development Department/Planning Division</p>	<p>The Lassen County Department of Planning and Building Services has identified large parcels that are appropriate for potential subdivision development of low-income housing as identified in the 2009–2014 Housing Element and will continue to maintain a current land inventory.</p>	<p>Continue</p>

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
<p>Objectives: Identify large parcels that are appropriate for potential subdivision or other methods to increase the development of low-income housing</p> <p>Funding Sources: General Fund</p> <p>Timeframe: 2010; Ongoing</p>		
<p>Goal HE-4: Special Needs Housing/Reasonable Accommodation</p>		
<p>HE-4.A. Farm Labor Housing: Update the Zoning Ordinance to identify that farm labor housing that serves six or fewer persons shall be treated as a single family unit and shall be permitted by right in all districts that permit single family units by right, in accordance with California Health and Safety Code, Sections 17021.5 and 17021.6.</p> <p>Responsibility: Community Development Department/Planning Division</p> <p>Objective: Update zoning ordinance to permit farm labor housing that serves six or fewer workers in all zones that allow single family units</p> <p>Funding Source: No additional funds required</p> <p>Timeframe: 2010</p>	<p>The Lassen County Department of Planning and Building Services is currently reviewing the appropriateness of farm labor housing for six or fewer workers in residential zones that allow single-family units. The Zoning Ordinance has not been revised at this time. As such, this program will be continued.</p> <p>In addition, this program will be modified to address all of the requirements of Health and Safety Code Section 17021.6 addressing farm labor housing up to 12 units or 36 beds in size.</p>	<p>Modify to address full requirements of Health and Safety Code Section 17021.6 and continue</p>
<p>HE-4.B. Farmworker Housing: Work with non-profit affordable housing developers to identify and pursue funding for affordable farm worker housing. Provide assistance in the form of reduced development standards, fee deferrals, or financial and technical assistance to developers of affordable farm worker housing.</p> <p>Responsibility: Community Development Department/Planning Division</p> <p>Objective: Work with local non-profit agencies to secure funds for one farm worker housing and/or provide assistance to two farm worker housing projects in the unincorporated area</p> <p>Funding Source: General Fund as well as additional funding sources for farm worker housing such as HUD, USDA and HCD</p> <p>Timeframe: Ongoing</p>	<p>The Lassen County Department of Planning and Building Services reviews appropriate funding sources to provide assistance for farmworker housing on an ongoing basis and is dependent on inquiries from housing developers requesting assistance for this type of housing.</p>	<p>Continue</p>

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
<p>HE-4.C. Licensed Residential Care Facilities: Update the County's Zoning Ordinance to clearly define licensed residential care facilities and identify in what zoning districts these are allowed. In conformance with the Lanterman Act, allow licensed residential care facilities serving six or fewer persons as a permitted use in all zones that allow single family residential use. Community Development will identify which districts facilities serving more than seven persons, including but not limited to group homes, may be located, subject to a conditional use permit.</p> <p>Responsibility: Community: Development Department/Planning Division</p> <p>Objective: Update zoning ordinance to identify where license residential care facilities may be located</p> <p>Funding Source: No additional funds required</p> <p>Timeframe: 2010</p>	<p>The Lassen County Department of Planning and Building Services is currently reviewing the County's Zoning Ordinance to clearly define the appropriateness of residential care facilities in specific residential zoning districts. While the County allows residential care homes for six or fewer persons in all residential districts, it does not clearly define this type of use in the Zoning Ordinance. As such, this program will be continued.</p>	<p>Continue</p>
<p>HE-4.D. Section 8 Assistance: Section 8 assistance is currently available for Lassen County residents; however, the Program is currently administered by the Plumas County Housing Authority.</p> <p>Responsibility: Plumas County</p> <p>Objective: Secure an additional Section 8 vouchers for very low income residents</p> <p>Funding Source: HUD, Section 8 funds</p> <p>Timeframe: Ongoing</p>	<p>Section 8 assistance is provided in Lassen County by the Plumas County Housing Authority. This program is not something within the County's jurisdiction and will be deleted.</p>	<p>Delete</p>
<p>HE-4.E. Emergency Shelters and Transitional Housing: Revise the Zoning Ordinance to allow emergency shelters and transitional housing by right in the C-T (Town Center) and C-R (Commercial Residential) zoning districts. Identify the specific districts in which emergency shelters and transitional housing may be located and ensure that development standards will encourage and facilitate emergency shelters and only subject shelters to the same development and</p>	<p>This program has been completed. Lassen County revised the Zoning Ordinance to allow emergency shelters without discretionary review in the C-T and C-R zoning districts (Planning Commission February 5, 2014; Board of Supervisors, February 25, 2014).</p>	<p>Delete</p>

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
<p>management standards that apply to other allowed uses within the identified zones (C-T & C-R zones).</p> <p>Responsibility: Community Development Department/Planning Division</p> <p>Objective: Update zoning ordinance to identify the zones where emergency shelters and transitional housing are permitted</p> <p>Funding Source: No additional funds required</p> <p>Timeframe: Within one year of approved 2009–2014 Housing Element</p>		
<p>HE-4.F. Emergency Shelter Development: The County will assist non-profit organizations in developing a homeless shelter and transitional living area by sponsoring grants and, if possible, using funds from available welfare programs.</p> <p>Responsibility: Community Development Department/Economic Development-Housing Division and County Health and Human Services Department</p> <p>Objective: Assist in the development of an emergency shelter in the unincorporated area</p> <p>Funding Source: Emergency Shelter Grant (ESG) funds; Supportive Housing Act Program (SHP) grants; and HUD Continuum of Care grants, General Fund</p> <p>Timeframe: Ongoing</p>	<p>To date, the Lassen County Department of Planning and Building Services has not received an application proposing the development of an emergency shelter.</p>	<p>Continue</p>
<p>HE-4.G. Constraints to Disabled Housing: Analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures, fees and exactions and building codes. If any constraints are found in these areas, the County will initiate actions to address these constraints, including removing the constraints and providing reasonable accommodation for housing intended for persons with disabilities.</p> <p>Responsibility: Community Development Department/Planning Division</p>	<p>The Lassen County Department of Planning and Building Services is constantly evaluating and identifying constraints to disabled housing and appropriate methods to remove said constraints.</p>	<p>Modify to remove reasonable accommodation from this program as it is addressed in another program; continue</p>

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
<p>Objective: Conduct an evaluation and if any constraints are found, the County will take subsequent actions within six months of the completion of the evaluation</p> <p>Funding Source: General Fund</p> <p>Timeframe: 2009 and annually thereafter</p>		
<p>HE-4.H. Reasonable Accommodation: Lassen County will review Reasonable Accommodations policy and adopt a Reasonable Accommodation ordinance to provide exception in zoning and land-use for housing for persons with disabilities. This procedure will be a ministerial process, with minimal or no processing fee, subject to approval by the Community Development Director applying following decision-making criteria:</p> <ul style="list-style-type: none"> • The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws. • The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. • The requested accommodation would not impose an undue financial or administrative burden on the County. • The requested accommodation would not require a fundamental alteration in the nature of the County's land-use and zoning program <p>Responsibility: Community Development Department/ Planning Division</p> <p>Objective: Update zoning ordinance to permit farm labor housing that serves six or fewer workers in all zones that allow single family units.</p> <p>Funding Source: No additional funds required</p> <p>Timeframe: 2010</p>	<p>The County has not yet adopted a reasonable accommodation ordinance. This program will be continued.</p>	<p>Modify to include correct objective for this program and continue</p>

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
Goal HE-5: Housing Conservation		
<p>HE-5.A Housing Rehabilitation: Apply for and utilize current CDBG funds, HOME funds, and the County's Housing Rehabilitation Revolving Loan Fund to administer the Housing Rehabilitation Program. The Program is designed to assist eligible households with improvements to the safety and appearance of their homes. Activities include, but are not limited to, improvements to address health and safety issues such as interior remodels; new windows, doors, and roofs; and/or other structural upgrades necessary to accommodate the units' occupants. Assist five lower income households annually with the rehabilitation of their homes.</p> <p>Responsibility: Community Development Department/Economic Development-Housing Division</p> <p>Objective: Apply for and utilize current funds to provide assistance with housing rehabilitation activities. Rehabilitate five homes annually.</p> <p>Funding Source: CDBG funds, HOME funds, and/or the Housing Rehabilitation Revolving Loan Fund</p> <p>Timeframe: Ongoing</p>	<p>Awarded fiscal year 2010–2011 CDBG General Allocation for housing rehabilitation activities to be completed in Census Tract 406 (\$400,000) and fiscal year 2010–2011 CDBG Native American Allocation for housing rehabilitation activities for eligible non-federally recognized tribal members throughout Lassen County (\$400,000). Rehabilitated two housing units in 2010.</p>	<p>Combine into Program HE-2.F and delete.</p>
<p>HE-5.B. Conservation of Affordable Housing: Monitor and support the efforts of public and private non-profit agencies in securing governmental or private funding to replace subsidized units, which are at risk of converting to market rate rental units. The County will cooperate in the application for State, Federal or private loans or grants and prepare letters or resolutions and/or provide technical assistance in support of this effort.</p> <p>Responsibility: Community Development Department/Economic Development-Housing Division</p> <p>Objective: Monitor multi-family projects at risk of conversion to market-rate</p>	<p>Lassen County actively supports the efforts of public and private nonprofit agencies in securing governmental or private funding to replace subsidized units that are at risk of converting to market-rate rental units. The County continues to pursue state, federal, and private loans and grants to support this effort. Awarded funds from the Community Development Block Grant Program and HOME Investment Partnership Program play a vital role in the implementation of conserving both the quality and quantity of affordable housing in</p>	<p>Continue</p>

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
<p>and work with agencies to preserve affordability Funding Source: State, Federal, and private funding sources Timeframe: Ongoing</p>	<p>the county.</p>	
<p>HE-5.C. Building Inspection/Code Enforcement: Continue efforts to identify substandard housing and housing in need of substantial rehabilitation. Once established, provide information about the County's rehabilitation program to low and moderate income households with homes or apartments in need of repairs. Responsibility: Community Development Department/Planning and Building Divisions Objectives: Identify substandard housing or housing with code violations and once program is established, provide information on rehabilitation program to eligible households. Funding Source: General Fund and/or CDBG funds Timeframe: Ongoing</p>	<p>The Lassen County Department of Planning and Building Services currently identifies substandard housing and provides contact information for the Lassen County Department of Planning and Building Services Division of Grants and Loans to property owners. The County averages between 80 and 125 cases/complaints per year, with 25 to 41 percent related to building or housing issues such as burned or dilapidated structures and non-permitted construction. The remaining 58 to 75 percent of the cases are related to land use issues— signs, use permit violations, unpermitted operations, abandoned vehicles, etc. The County seeks voluntary compliance, with referral to the District Attorney as a final resort.</p>	<p>Continue</p>
<p>Goal HE-6: Job-Housing Balance</p>		
<p>HE-6.A. Economic Development: Identify, and, when warranted, facilitate economic development projects that will stimulate local and regional economic opportunities through the creation and retention of private sector job opportunities. Facilitation will include sponsoring grant applications for economic development block grants. Responsibility: Community Development Department/Economic Development-Housing Division Objectives: Identify and pursue funding, such as CDBG funds, to support economic development activities and job growth</p>	<p><u>Business Lending Program (CDBG)</u> – Lassen County reinstated the business lending programs in 2008. <u>Fiscal Year 2008/2009:</u> \$300,000 CDBG Economic Development Allocation for Business Assistance and Microenterprise Assistance Business Assistance – Lassen County did not provide any assistance. Microenterprise Technical Assistance – Lassen County provided technical assistance through</p>	<p>Continue</p>

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
<p>Funding Source: General Fund and if available Redevelopment Funds Timeframe: Ongoing</p>	<p>Alliance for Workforce Development to 8 qualified micro-entrepreneurs (five or fewer employees) and provided financial assistance to two microenterprise businesses which created and/or retained six jobs in Lassen County.</p> <p><u>Fiscal Year 2010/2011:</u> \$500,000 CDBG Economic Development Allocation for Business Assistance, Microenterprise Financial Assistance, and Microenterprise Technical Assistance.</p> <p>Business Assistance- Lassen County received four applications; One application was denied due to insufficient information and the other has been submitted for underwriting. Two applications have completed underwriting and were submitted to the CDBG Program for loan approval or denial.</p> <p>Microenterprise Financial Assistance (CDBG) –Lassen County has received two application; one is in underwriting and the other was denied due to income eligibility</p> <p>Microenterprise Technical Assistance – Lassen County provided technical assistance through Alliance for Workforce Development to 11 qualified micro-entrepreneurs.</p> <p><u>Fiscal Year 2012/2013:</u> \$583,909 CDBG Economic Development Allocation for Business Assistance, Microenterprise Financial Assistance, and Microenterprise Technical Assistance.</p>	

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
	<p>Business Assistance - Lassen County has received two applications that have completed underwriting and were submitted to the CDBG Program for loan approval or denial.</p> <p><u>Web Tools (RMDZ)</u> – The County acquired a license to the ReferenceUSA database in order to aid businesses with their marketing efforts. Individualized assistance is offered for any local business wanting to utilize these services.</p> <p><u>EDSP Update (CDBG)</u> – The County was awarded CDGB funds to update the County’s Economic Development Strategic Plan which was completed in December 2012.</p> <p><u>Brownfields Assessment (EPA)</u> – The County applied to but was unsuccessful in the receiving the EPA’s Brownfields Assessment Grant to provide Phase I and Phase II environmental analyses for properties throughout the county, with an emphasis on the Herlong community.</p> <p>This program has been quite successful and will be continued.</p>	
Goal HE-7: Addressing Constraints		
<p>HE-7.A. Infrastructure Improvements: Apply for and continue to encourage service districts and non-profit organizations in the application for State and Federal grants to expand and improve community infrastructure, including water and sewer systems and to improve structural fire protection services to serve residential development, especially affordable or special needs housing</p>	<p>The Lassen County Department of Planning and Building Services will continue to work with service districts to improve and expand County infrastructure to support existing and future development.</p> <p>The Lassen County Department of Planning and</p>	<p>Continue</p>

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
<p>development. In addition, through its Economic Development Program, facilitate the provision of infrastructure, including sewer and water systems to support new industrial and commercial development.</p> <p>Responsibility: Board of Supervisors and Community Development Department/Planning Division</p> <p>Objectives: Continue to work with service districts to improve and expand County infrastructure to support existing and future development</p> <p>Funding Source: CDBG, USDA funds, General Fund and if available Redevelopment Funds</p> <p>Timeframe: Ongoing; 2010–2012</p>	<p>Building Services Division of Grants and Loans was awarded a fiscal year 2010/2011 CDBG General Allocation for Public Improvements which funded the replacement of West Paton Village CSD's fire hydrants.</p>	
<p>HE-7.B. Annexation: The County will continue to work with the City of Susanville to facilitate annexation and orderly expansion of residential development in areas adjacent to the City that are planned for such uses, pursuant to applicable City and County policies, thereby facilitating residential development with access to existing municipal services.</p> <p>Responsibility: Community Development Department/Planning Division and the Local Agency Formation Commission (LAFCo)</p> <p>Objectives: Coordinate with the City of Susanville to facilitate annexations in areas that are planned for development</p> <p>Funding Source: General Fund</p> <p>Timeframe: Ongoing; 2009–2014</p>	<p>The Lassen County Department of Planning and Building Services will continue to work with the City of Susanville to facilitate annexations in areas that are planned for development.</p>	<p>Continue</p>
<p>HE-7.C. Annexation, CSD's: The County will continue to work with community service districts to facilitate annexation and orderly expansion of infrastructure, pursuant to applicable County policies, to support the provision of services to areas that are designated and zoned for housing development.</p> <p>Responsibility: Community Development Department/Planning Division, the Local Agency Formation Commission (LAFCo), and Community Service</p>	<p>The Lassen County Department of Planning and Building Services will continue to work with community service districts to facilitate annexations and services in areas that are planned for development.</p>	<p>Combine into Program HE-7.B and delete</p>

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
<p>Districts (CSDs)</p> <p>Objectives: Coordinate with community service districts to facilitate annexations and services in areas that are planned for development</p> <p>Funding Source: General Fund, CSD funds</p> <p>Timeframe: Ongoing; 2009–2014</p>		
<p>HE -7.D. Permit Processing: Regularly review the County’s permit procedures to evaluate opportunities to reduce the cost and time of processing housing development permits.</p> <p>Responsibility: Community Development Department/Planning and Building Divisions</p> <p>Objectives: Review permit procedures to ensure streamlined permit process.</p> <p>Funding Source: No additional funds required</p> <p>Timeframe: Ongoing; 2009–2014</p>	<p>The Lassen County Department of Planning and Building Services regularly reviews permit procedures to ensure a streamlined permit process.</p>	<p>Continue</p>
<p>HE-7.E. Expedited Processing and Technical Assistance: Provide expedited processing and/or technical assistance for developments that contain units that are affordable to lower-income households as well as special needs groups, such as persons with disabilities, in areas consistent with existing development policies.</p> <p>Responsibility: Community Development Department/Planning Division</p> <p>Objectives: Provide expedited processing and/or technical assistance for affordable housing projects</p> <p>Funding Source: General Fund</p> <p>Timeframe: Ongoing; 2009–2014</p>	<p>The Lassen County Department of Planning and Building Services did not receive any applications proposing the development of an affordable housing project during the reporting period.</p>	<p>Continue</p>

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
<p>HE-7.F. Permitting Fees: As appropriate and feasible, defer permitting fees for new affordable housing developments in the County that are assisted through County programs or in conjunction with other County assistance.</p> <p>Responsibility: Community Development Department/Planning Division</p> <p>Objectives: Provide fee deferrals for a minimum of two affordable projects.</p> <p>Funding Source: General Fund</p> <p>Timeframe: 2009–2014</p>	<p>To date, the Lassen County Department of Planning and Building Services has not received an application proposing the development of an affordable project.</p>	<p>Combine into Program HE-7.E and delete</p>
<p>HE-7.G. Flexibility in Development Standards: In order to encourage the provision of affordable housing including housing for seniors and persons with disabilities, amend the Zoning Ordinance to allow flexibility in the requirements for non-essential development standards, as determined by the County, when adequately justified as needed by the developer.</p> <p>Responsibility: Community Development Department/Planning Division</p> <p>Objectives: If demonstrated necessary by the developer, provide flexible development standards for at least four affordable housing projects</p> <p>Funding Source: No additional funds required</p> <p>Timeframe: 2009–2014</p>	<p>At this time, the County allows flexibility in the development standards based on developer needs and County requirements. However, to date the Lassen County Department of Planning and Building Services has not received an application proposing the development of an affordable housing project and as such, flexibility in the development standards has not become an issue.</p>	<p>Combine into Program HE-7.E and delete</p>
<p>HE-7.H. Multi-family Design Review: In order to create a clear and streamlined process for conducting design review for multi-family developments with five or more units in the R-3 and C-T zoning districts, revise the zoning ordinance to establish the purpose, criteria, and findings for design review approval. Criteria may include development standards and/or design guidelines. If standards or guidelines are developed and adopted, they should not unduly constrain or impede the development of multifamily housing and should be designed to give clear guidance about design to developers of multi-family housing. The guidelines, which would apply to apartment, condominium, and townhouse development with more than five-units may relate to such</p>	<p>The Lassen County Department of Planning and Building Services has reviewed multifamily design review process, standards, and guidelines and determined that this program is not necessary. Since the adoption of the 2009-2014 Housing Element Lassen County has adopted Ordinance 467-AF which sets a uniform standard for architecture for residential structures of all housing types. If multifamily development meets the architectural standards identified the approval will be a ministerial action and not require</p>	<p>Delete</p>

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
<p>features as:</p> <ul style="list-style-type: none"> ▪ Building design ▪ Building entrances ▪ Proper site and building maintenance ▪ Parking ▪ Landscaping ▪ Interior open space areas (patios, etc.) and common open space ▪ Recreational areas ▪ Energy efficient design ▪ On-site facilities or amenities <p>In addition, revise the zoning ordinance to clarify the applicability and responsibility of the approving authority (including appeals) for the design review entitlement.</p> <p>Responsibility: Community Development Department/Planning Division</p> <p>Objectives: Revise the zoning ordinance to include standards and/or guidelines for design review and clarify the review process for multifamily develop in the R-3 and C-T zones</p> <p>Funding Source: General Fund</p> <p>Timeframe: 2010</p>	<p>discretionary review.</p>	
<p>Goal HE-8: Fair Housing/Equal Opportunity/Transitional-Supportive Housing</p>		
<p>HE-8.A. Equal Housing Opportunity: Make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, website and other areas in which the community gathers information.</p> <p>Responsibility: Community Development Department/Economic Development-</p>	<p>This program is ongoing. Literature is available at the locations mentioned. The information on the County's Housing Rehabilitation Program is also available on the County's website</p>	<p>Continue</p>

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
<p>Housing Division</p> <p>Objectives: Provide information on housing discrimination at County offices, website, and other public places</p> <p>Funding Source: No additional funds required</p> <p>Timeframe: Ongoing</p>		
<p>HE-8.B. Fair Housing Referral: Continue to refer housing discrimination complaints to the appropriate State and Federal agencies (HUD or the California Department of Fair Employment and Housing).</p> <p>Responsibility: Community Development Department/Economic Development-Housing Division</p> <p>Objectives: Refer discrimination cases to DFEH, HUD, or other appropriate agencies.</p> <p>Funding Source: No additional funds required</p> <p>Timeframe: Ongoing</p>	Ongoing	Continue
<p>HE -8.C. Transitional and Supportive Housing: In order to comply with SB 2, (Cedillo) Lassen County will remove the use permit requirement for housing over 6 persons and to state: Transitional and Supportive housing shall be considered a residential use and shall only subject to those restrictions that apply to other residential uses of the same type in the same zone.</p> <p>Responsibility: Community Development Department</p> <p>Objectives: Remove the use permit requirement for housing over 6 persons</p> <p>Funding Source: No additional funds required</p> <p>Timeframe: 2010</p>	<p>Transitional and Supportive housing are considered a residential use in Lassen County and are only subject to those restrictions that apply to other residential uses required by state law. Further, Lassen County Code has been amended to define transitional housing and supportive housing and specifically allows transitional housing and supportive housing by right in the C-R and C-T zones (Planning Commission February 5, 2014; Board of Supervisors, February 25, 2014). SB 2 requires that transitional and supportive housing be allowed in all zones allowing residential uses in the same way other residential uses are allowed in those zones. The program will be modified and continued to fully implement SB 2.</p>	<p>Modify and continue to allow transitional and supportive housing in all zones allowing residential uses in the same way other residential uses are allowed in those zones</p>

**TABLE HE-48
REVIEW OF PREVIOUS HOUSING ELEMENT'S PROPOSED PROGRAMS**

Program	Implementation	Continue/ Modify/Delete
Goal HE-9: Energy Conservation		
<p>HE-9.A Energy Efficient Design: The County will develop and adopt energy efficient guidelines for residential subdivisions developments which incorporate energy efficient design features.</p> <p>Responsibility: Community Development Department/Planning Division and Economic Development Division</p> <p>Objectives: Develop and adopt energy efficient guidelines</p> <p>Funding Source: No additional funds required</p> <p>Timeframe: 2010</p>	<p>Lassen County Subdivision Code Section 16.32.160 identifies the energy conservation requirements in the county. Additionally, the County has adopted the 2010 California Building Code including the energy conservation requirements in Title 24.</p>	<p>Delete</p>
<p>HE-9.B Weatherization Programs: The County will cooperate with non-profit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications. Furthermore, offer weatherization assistance to lower-income households through the County's rehabilitation program once funding has been secured and the program is re-established.</p> <p>Responsibility: Community Development Department/Planning Division and Building Division</p> <p>Objectives: Provide referrals to weatherization programs and offer assistance through the rehabilitation program</p> <p>Funding Source: CDBG and/or HOME funds</p> <p>Timeframe: Ongoing</p>	<p>Lassen County Department of Planning and Building Services Division of Grants and Loans has not received any eligible applications for weatherization assistance under the County's Housing Rehabilitation Program; however, has referred two homeowners to the Lassen Economic Development Cooperation Weatherization for assistance. The weatherization program is currently funded through June 2014. The County will continue to offer the weatherization program as funding can be secured.</p>	<p>Continue</p>

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LASSEN COUNTY GENERAL PLAN

HOUSING ELEMENT

SECTION FIVE:

HOUSING PLAN

The previous sections of the Housing Element identified the housing needs, constraints to, and resources for the development of housing in the unincorporated area of Lassen County and evaluated the County’s progress in accomplishing the objectives of the previous Housing Element. Section Five identifies the goals, policies, and programs that the County proposes to implement in the 2014–2019 planning period in order to address the housing needs and obstacles to development discussed in the preceding sections.

5.1 GOALS AND POLICIES

The following goals and policies have been developed to address the housing needs and constraints in Lassen County. The policies will guide the programs and the objectives necessary to fulfill the County’s housing goals.

Goal HE-GP-1: Housing Need – Ensure that there is an adequate number of housing units at a range of densities sufficient to meet the current and future needs of county residents.

Policies:

- HE-GP-1.A Encourage a variety of housing opportunities affordable to the county’s workforce.
- HE-GP-1.B Where feasible, encourage developers to offer housing at a range of densities.
- HE-GP-1.C Promote the development of housing in community areas with existing infrastructure and services.
- HE-GP-1.D Encourage the development of higher-density development in areas in close proximity to services and transportation as well as in areas with adequate infrastructure.
- HE-GP-1.E Support infill, mixed-use development, and redevelopment in towns as well as in areas adjacent to Susanville.
- HE-GP-1.F Encourage the production of second units and manufactured housing as an additional source of affordable housing.

Goal HE-GP-2: Affordable Housing – Encourage the development of housing affordable to all economic segments of the county.

Policies:

- HE-GP-2.A Identify and pursue available federal, state, and private financial resources for the provision of affordable workforce housing.
- HE-GP-2.B Make information on housing, housing programs, and housing assistance available to the public.
- HE-GP-2.C Work to expand homeownership opportunities for lower-income households.
- HE-GP-2.D Work with developers to identify sites and potential funding sources for the development of affordable housing.

Goal HE-GP-3: Adequate Sites – Ensure the provision of adequate sites and facilities to support future housing needs.

Policies:

- HE-GP-3.A Maintain an inventory of vacant land that is suitable for residential development.
- HE-GP-3.B Ensure that sufficient vacant residentially zoned land is available to accommodate future growth in the county.
- HE-GP-3.C Avoid concentrations of high-density development, such as apartments, in any one area of the county by encouraging a range of residential zoning designations spread throughout the unincorporated communities in the county.

Goal HE-GP-4: Special Needs Housing – Facilitate the development of housing to serve persons with special needs.

Policies:

- HE-GP-4.A Seek and support programs that address the housing needs of special needs groups such as seniors, persons with disabilities, farmworkers, those in need of temporary shelter, single-parent families, and large families.
- HE-GP-4.B Work with local agencies to identify and pursue funding for housing for special needs groups.
- HE-GP-4.C Facilitate housing opportunities for special needs groups, including persons with disabilities.

Goal HE-GP-5: Housing Conservation – Work to improve, maintain, and conserve the county’s existing housing stock.

Policies:

- HE-GP-5.A Encourage regular maintenance of housing as a means of conserving existing housing stock.
- HE-GP-5.B Work to rehabilitate the existing housing stock and strive to replace housing units in need of repair.
- HE-GP-5.C Conserve the county’s existing stock of affordable housing.
- HE-GP-5.D Pursue state, federal, and other funding sources to assist lower-income households with water or sewage disposal system installations or upgrades required to preserve safe and sanitary housing conditions.

Goal HE-GP-6: Jobs-Housing Balance – Promote the development of balanced communities, including a range of housing types, with access to employment opportunities, community facilities, and adequate services to meet the needs of residents.

Policies:

- HE-GP-6.A Maintain a healthy jobs-to-housing balance.
- HE-GP-6.B Support the preservation and creation of employment opportunities in the county in order to increase homeownership opportunities for residents.
- HE-GP-6.C Continue to encourage both commercial/industrial and residential development in the county in order to maintain a balance between jobs and housing.

Goal HE-GP-7: Addressing Constraints – Address and, wherever possible, remove governmental constraints to the maintenance, improvement, or development of housing to meet the needs of county residents.

Policies:

- HE-GP-7.A Facilitate the development of infrastructure (sewer, water and access roads) in appropriate locations to better serve housing and job creation opportunities.
- HE-GP-7.B Maintain an efficient and streamlined permit processing system.
- HE-GP-7.C Provide incentives or fee deferrals for developments that provide housing affordable to lower-income households.

- HE-GP-7.D Maintain an updated Zoning Ordinance in which residential development standards are clearly defined.
- HE-GP-7.E Whenever possible, provide priority processing to developments that meet critical County needs, such as affordable housing.
- HE-GP-7.F Grant density bonuses for developers of affordable housing who comply with state requirements.
- HE-GP-7.G Provide flexibility in zoning and land use controls to accommodate and encourage affordable housing development.
- HE-GP-7.H Identify and remove constraints to housing for special needs groups, including persons with disabilities (including developmental disabilities).

Goal HE-GP-8: Fair Housing/Equal Opportunity – Promote equal housing opportunities for all persons without discrimination regardless of age, race, sex, marital status, ethnic background, household composition, sources of income, or other arbitrary factors.

Policies:

- HE-GP-8.A Discourage discrimination in housing.
- HE-GP-8.B Promote housing opportunities for all persons, regardless of race, color, ancestry, national origin, religion, disability, sex, familial status, marital status, or other such arbitrary factors.

Goal HE-GP-9: Energy Conservation – Encourage the use of energy and resource conservation in the development of housing in the county.

Policies:

- HE-GP-9.A Support energy conservation programs in the production and rehabilitation of affordable housing to reduce household energy costs.
- HE-GP-9.B Promote energy-efficient design in residential development.

5.2 IMPLEMENTATION PROGRAMS

The following programs are designed to implement the County’s goals and policies. Each program includes the responsibilities, objectives, funding sources, and time frames for implementation. The County’s quantified objectives for the period 2014 through 2019 are included in **Table HE-49**.

Programs – Goal HE-1: Housing Need

HE-1.A. Housing Diversity: Encourage developers of large subdivisions to include a range of housing types, including multifamily (in particular housing appropriate for extremely low-income households), smaller single-family units, and manufactured housing in their development. Use a variety of incentives including zoning and land use controls, flexible development standards, technical assistance, and expedited processing to promote affordable housing or to promote a range of housing types.

Responsibility: Planning and Building Services Department, Planning Division

Objective: Approve at least four developments that include a range of housing types.

Funding Source: No additional funding required, General Fund

Time Frame: As development applications are received

HE-1.B Annual Reporting: At least once a year concurrent with preparation of its proposed budget, the Planning and Building Services Department will evaluate housing issues and needed programs for the upcoming fiscal year. The department will report annually on the County’s progress toward the implementation of the programs in the Housing Element in the General Plan Annual Report to the Board of Supervisors.

Responsibility: Planning and Building Services Department, Planning Division and Grants and Loans Division;

Objective: Identify annual housing priorities and prepare annual report.

Funding Source: No additional funding required, General Fund

Time Frame: Annually

Programs – Goal HE-2: Affordable Housing

HE-2.A First-Time Homebuyer Program: Re-establish the County’s first-time homebuyer program to help lower-income homebuyers, including those with extremely low incomes.

Responsibility: Planning and Building Services Department
Objective: Utilize current funds and apply for HOME funds or to the CalHome program in order to establish a First-Time Homebuyer Program. Assist four households annually.
Funding Source: HOME, CalHome
Time Frame: Reestablish First-Time Homebuyer Program by June 2015

HE-2.B Affordable Housing Development Funding: Work with developers as well as state, federal, and nonprofit agencies to obtain available sources of funding for the development of affordable housing units (including for those with extremely low incomes) and maintain public outreach to increase awareness.

Responsibility: Planning and Building Services Department;
Objective: Support applications by developers for funding of affordable housing.
Funding Source: Various funding sources as identified in **Table HE-45**, Summary of Financial Resources for Housing
Time Frame: 2014; ongoing and at least biannual contact with the development community

HE-2.C Density Bonus Ordinance: Develop and adopt a density bonus ordinance in accordance with state law. The ordinance will specify that the County will grant a density bonus to developers that include a minimum specified percentage of extremely low-, very low-, low-, and moderate-income dwelling units within residential developments, in accordance with Section 65915 of the Government Code. Units designated for low income shall be required to remain affordable consistent with the requirements of the funding source.

Responsibility: Planning and Building Services Department, Planning Division
Objective: Adopt a density bonus ordinance.
Funding Source: General Fund, CDBG Planning and Technical Assistance funds
Time Frame: Adoption by March 2015

HE-2.D Second Unit Ordinance: Revise the regulations pertaining to second units in the Zoning Ordinance in order to comply with state law. The revisions should reflect the new changes associated with California Government Code Section 65852.

Responsibility: Planning and Building Services, Planning Division
Objective: Revise second unit requirements.
Funding Source: General Fund
Time Frame: Within one year of Housing Element adoption

HE-2.E State and Federal Funds: To address extremely low- and low-income housing needs, apply for state and federal monies for direct support of low-income housing construction and rehabilitation. Rehabilitation funds will fund the County’s Housing Rehabilitation Program, which is designed to assist eligible households with improvements to the safety and appearance of their homes. Activities include, but are not limited to, improvements to address health and safety issues such as interior remodels; new windows, doors, and roofs; and/or other structural upgrades necessary to accommodate the units’ occupants. The Planning and Building Services Department, Division of Grants and Loans will continue to assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG) and HOME. The County will also utilize the County’s Housing Rehabilitation Revolving Loan Fund. Lassen County will also seek state and federal funding specifically targeted for the development of housing affordable to extremely low-income households, such as the Local Housing Trust Fund program and Proposition 1-C funds. The County will promote the benefits of these programs to the development community by posting information on its web page and creating a handout to be distributed with land development applications.

Responsibility: Planning and Building Services Department, Grants and Loans Division
Objective: Obtain state and federal funds to support low-income housing construction and rehabilitation. Rehabilitate five homes annually.
Funding Source: General Fund, CDBG funds, HOME funds, and/or the Housing Rehabilitation Revolving Loan Fund

Time Frame: 2014; ongoing and at least biannual contact with the development community

Programs – Goal HE-3: Adequate Sites

HE-3.A Adequate Sites: In order to maintain an adequate supply of land zoned for residential land use, continue to review General Plan and Area Plan land use designations and zoning and, in suitable areas where adequate water, sewer, and fire protection services are or can be made available, consider zoning for higher-density residential use including multifamily residential development. Continue to identify sites where new residential development could occur with a minimum of delay in complying with environmental regulations and the permitting process.

Responsibility: Planning and Building Services Department, Planning Division

Objective: Maintain an adequate supply of appropriately zoned land for residential uses.

Funding Source: No additional funding required, General Fund

Time Frame: 2014; ongoing

HE-3.B Housing Distribution: Use land inventory information and the County’s GIS database to assess the geographical distribution of assisted housing to ensure that housing opportunities are appropriately distributed and that no individual communities have a disproportionate share of such housing. Consider rezoning parcels if there is an under- or over-concentration of assisted housing in particular areas of the county.

Responsibility: Planning and Building Services Department, Planning Division

Objective: Ensure that assisted housing is appropriately distributed.

Funding Source: No additional funds required, General Fund

Time Frame: Assess annually and when applications for new assisted housing are received

HE-3.C Multifamily Sites Preservation: In order to avoid the underutilization of land zoned for multifamily development, update the Zoning Ordinance to exclude detached single-family dwellings and duplexes as permitted in R-3 districts that are not components of a larger multifamily housing project.

Responsibility: Planning and Building Services Department,
Planning Division
Objective: Update the Zoning Ordinance to exclude
single-family homes and duplexes as uses
permitted by right in R-3 zones.
Funding Source: No additional funds required, General Fund
Time Frame: Revise Zoning Ordinance by June 2015

HE-3.D Large Sites and Low-Income Development: Encourage land divisions and specific plans resulting in parcel sizes that facilitate multifamily developments affordable to lower-income households in light of state, federal, and local financing programs (e.g. 20–80 units). Offer incentives such as priority processing or expedited review, fee deferral, and density bonuses.

Responsibility: Planning and Building Services Department,
Planning Division
Objective: Identify large parcels that are appropriate for
potential subdivision or other methods to
increase the development of low-income
housing.
Funding Source: General Fund
Time Frame: 2014; ongoing

Programs – Goal HE-4: Special Needs Housing/Reasonable Accommodation

HE-4.A Farm Labor Housing: To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), amend the Zoning Ordinance to treat employee and farm labor 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 (Section 17021.5). The Zoning Ordinance will also be amended to treat employee and farm labor housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.

Responsibility: Planning and Building Services Department,
Planning Division
Objective: Update Zoning Ordinance to permit farm
labor housing that serves six or fewer
workers in all zones that allow single-family
units and to allow farm labor housing

consisting of no more than 12 units or 36 beds in the same way agricultural uses are allowed in all zones where agricultural uses are allowed.

Funding Source: No additional funds required, General Fund
Time Frame: Revised Zoning Ordinance by June 2015

HE-4.B Farmworker Housing: Work with nonprofit affordable housing developers to identify and pursue funding for affordable farmworker housing. Provide assistance in the form of reduced development standards, fee deferrals, or financial and technical assistance to developers of affordable farmworker housing.

Responsibility: Planning and Building Services Department, Planning Division
Objective: Work with local nonprofit agencies to secure funds for one farmworker housing project and/or provide assistance to two farmworker housing projects in the unincorporated area.
Funding Source: General Fund, as well as additional funding sources for farmworker housing such as HUD, USDA, and HCD
Time Frame: Ongoing; meet with nonprofit affordable housing developers annually

HE-4.C Licensed Residential Care Facilities: Update the County’s Zoning Ordinance to clearly define licensed residential care facilities and identify the zoning districts in which they are allowed. In conformance with the Lanterman Act, allow licensed residential care facilities serving six or fewer persons as a permitted use in all zones that allow single-family residential use. The Planning and Building Services Department will identify the districts in which facilities serving more than seven persons, including but not limited to group homes, may be located subject to a conditional use permit.

Responsibility: Planning and Building Services Department, Planning Division
Objective: Update Zoning Ordinance to identify the zoning districts in which licensed residential care facilities may be located.
Funding Source: No additional funds required, General Fund
Time Frame: Revise Zoning Ordinance by June 2015

HE-4.D Emergency Shelter Development: Assist nonprofit organizations in developing a homeless shelter and transitional living facility by sponsoring grants and, if possible, using funds from available welfare programs.

Responsibility: Planning and Building Department;
Planning and Building Department, Division
of Grants and Loans, Housing Division;
County Health and Human Services
Department

Objective: Assist in the development of an emergency
shelter in the unincorporated area.

Funding Source: Emergency Shelter Grant (ESG) funds,
HUD Continuum of Care grants, General
Fund

Time Frame: When applications for shelters are submitted

HE-4.E Constraints to Disabled Housing: Analyze and determine whether there are constraints on the development, maintenance, and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures, fees and exactions, and building codes. If any constraints are found in these areas, the County will initiate actions to address these constraints.

Responsibility: Planning and Building Department,
Planning Division

Objective: Conduct an evaluation. If any constraints are
found, take subsequent action within six
months of the completion of the evaluation.

Funding Source: General Fund

Time Frame: 2014 and annually thereafter

HE-4.F Reasonable Accommodation: Review the Reasonable Accommodation policy and adopt a Reasonable Accommodation Ordinance or procedure to provide exceptions in zoning and land use for housing for persons with disabilities. This procedure will be a ministerial process, with minimal or no processing fee, subject to approval by the Planning and Building Services Director applying the following decision-making criteria:

- The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.

- The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.
- The requested accommodation would not impose an undue financial or administrative burden on the County.
- The requested accommodation would not require a fundamental alteration in the nature of the County’s land use and zoning program.

Responsibility: Planning and Building Services Department,
Planning Division

Objective: Adopt reasonable accommodation ordinance within one year of Housing Element adoption.

Funding Source: General Fund

Time Frame: Within one year of Housing Element adoption

HE-4.G Single-Room Occupancy Units: Permit single-room occupancy dwelling units (SROs) within the R-2 and R-3 zoning districts by right and in the C-T and C-R zoning district by conditional use permit. SROs are one housing type appropriate for extremely low-income households.

Responsibility: Planning and Building Services Department,
Planning Division

Objective: Amend the Zoning Ordinance to permit single-room occupancy units.

Funding Source: General Fund

Time Frame: Amend Zoning Ordinance by June 2016

HE-4.H Special Needs Housing: Work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, and homeless individuals and families. Seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. Program HE-7.D contains incentives the County plans to implement. In addition, the County may seek funding under the federal Housing Opportunities for Persons with AIDS, 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.

<i>Responsibility:</i>	Planning and Building Services Department, Planning Division
<i>Objective:</i>	Address the housing needs of special needs groups.
<i>Funding Source:</i>	General Fund
<i>Time Frame:</i>	Ongoing; meet with providers annually

Programs – Goal HE-5: Housing Conservation

HE-5.A Conservation of Affordable Housing: Monitor and support the efforts of public and private nonprofit agencies in securing governmental or private funding to replace subsidized units that are at risk of converting to market-rate rental units. Cooperate in the application for state, federal, or private loans or grants and prepare letters or resolutions and/or provide technical assistance in support of this effort. There are no subsidized units currently at risk of converting to market rate during the ten-year period from the beginning of the planning period. If any units become at risk, the County will implement this program to address the at-risk units.

<i>Responsibility:</i>	Planning and Building Services Department, Grants and Loans Division
<i>Objective:</i>	Monitor multifamily projects at risk of conversion to market rate, and work with agencies to preserve affordability.
<i>Funding Source:</i>	State, federal, and private funding sources
<i>Time Frame:</i>	Ongoing

HE-5.B Building Inspection/Code Enforcement: Continue efforts to identify substandard housing and housing in need of substantial rehabilitation. Once established, provide information about the County’s rehabilitation program to low- and moderate-income households with homes or apartments in need of repairs.

<i>Responsibility:</i>	Planning and Building Department, Planning and Building Divisions
<i>Objective:</i>	Identify substandard housing or housing with code violations, and once program is established, provide information on rehabilitation program to eligible households.
<i>Funding Source:</i>	General Fund and/or CDBG funds
<i>Time Frame:</i>	Ongoing

Programs – Goal HE-6: Job-Housing Balance

HE-6.A Economic Development: Identify, and, when warranted, facilitate economic development projects that will stimulate local and regional economic opportunities through the creation and retention of private sector job opportunities. Facilitation will include sponsoring grant applications for economic development block grants.

Responsibility: Planning and Building Department;
Planning and Building Department, Division
of Grants and Loans, Housing Division
Objective: Identify and pursue funding, such as CDBG
funds, to support economic development
activities and job growth.
Funding Source: General Fund
Time Frame: Annually or when NOFAs are released

Programs – Goal HE-7: Addressing Constraints

HE-7.A Infrastructure Improvements: Apply for and continue to encourage service districts and nonprofit organizations in the application for state and federal grants to expand and improve community infrastructure, including water and sewer systems, and to improve structural fire protection services to serve residential development, especially affordable or special needs housing development. In addition, the County will continue to apply, as needed, for funding to facilitate the provision of infrastructure, including sewer and water systems, to support new industrial and commercial development.

Responsibility: Board of Supervisors; Planning and
Building Department, Planning Division
Objective: Continue to work with service districts to
improve and expand County infrastructure
to support existing and future development.
Funding Source: CDBG, USDA funds, General Fund
Time Frame: Ongoing

HE-7.B Annexation: Continue to work with the City of Susanville and community service districts to facilitate annexation and orderly expansion of residential development in areas adjacent to the city and in other areas of the unincorporated county that are planned for such uses, pursuant to applicable City and County policies, to facilitate residential development

with access to existing municipal services and to support the provision of services to areas that are designated and zoned for housing development.

Responsibility: Planning and Building Services Department, Planning Division; Local Agency Formation Commission (LAFCo)

Objective: Coordinate with the City of Susanville and community service districts to facilitate annexations in areas that are planned for development.

Funding Source: General Fund, CSD funds

Time Frame: Ongoing

HE-7.C Permit Processing: Regularly review the County’s permit procedures to evaluate opportunities to reduce the cost and time of processing housing development permits.

Responsibility: Planning and Building Services Department, Planning and Building Divisions

Objective: Review permit procedures to ensure a streamlined permit process.

Funding Source: No additional funds required

Time Frame: Annually

HE-7.D Expedited Processing and Technical Assistance and Permitting Fees: As appropriate and feasible, provide expedited processing and/or technical assistance, provide flexibility in development standards, or defer permitting fees for developments that contain units that are affordable to lower-income households as well as special needs groups, such as persons with physical and/or developmental disabilities, in areas consistent with existing development policies. In particular, consider deferring fees for developments that are assisted through County programs or in conjunction with other County assistance.

Responsibility: Planning and Building Services Department, Planning Division

Objective: Provide expedited processing and/or technical assistance for affordable housing projects, provide flexibility in development standards, and defer fees for a minimum of two affordable projects.

Funding Source: General Fund

Time Frame: When applications for developments with units serving lower-income or special needs households are received

HE-7.E Monitor Use Permit Process for Multifamily Housing Development

The County will continue to track when applications are received or discussions are had with potential applicants to develop multifamily projects in the R-3 and C-T districts. Currently a Conditional Use Permit (CUP) is required for all multifamily projects in the C-T district and for projects of five or more units in the R-3 district.

The Planning Division will report to the Planning Commission on an annual basis on the possible constraints to multifamily development by requiring a CUP for this type of development. If constraints are identified, the County will resolve the constraint by recommending changes to CUP requirements in the R-3 and C-T districts to make more projects eligible for approval without a CUP.

Responsibility: Planning and Building Services Department, Planning Division

Objective: Continuing to evaluate the Conditional Use Permit requirement in the existing permit process to minimize constraints to multifamily housing development.

Funding Source: General Fund

Time Frame: When conversations with potential applicants occur and applications for multifamily developments are received. Report to Planning Commission annually beginning in 2015.

Programs – Goal HE-8: Fair Housing/Equal Opportunity/Transitional-Supportive Housing

HE-8.A Equal Housing Opportunity: Make literature available on housing discrimination and fair housing resources at the County offices and on the County’s website, community centers, libraries, and other areas in which the community gathers information.

Responsibility: Planning and Building Services Department, Grants and Loan Division

Objective: Provide information on housing discrimination at County offices, on the website, and in other public places.
Funding Source: No additional funds required
Time Frame: Ongoing

HE-8.B Fair Housing Referral: Continue to refer housing discrimination complaints to the appropriate state and federal agencies (HUD or the California Department of Fair Employment and Housing).

Responsibility: Planning and Building Department; Planning and Building Department, Division of Grants and Loans, Housing Division
Objective: Refer discrimination cases to DFEH, HUD, or other appropriate agencies.
Funding Source: No additional funds required
Time Frame: Ongoing

HE-8.C Transitional and Supportive Housing: In order to fully comply with SB 2 (Cedillo), amend the Zoning Ordinance to allow transitional and supportive housing in all zones allowing residential uses in the same way other residential uses are allowed in those zones.

Responsibility: Planning and Building Services Department
Objective: Allow transitional and supportive housing in all zones allowing residential uses in the same way other residential uses are allowed in those zones.
Funding Source: No additional funds required
Time Frame: Amend Zoning Ordinance by June 2015

Programs – Goal HE-9: Energy Conservation

HE-9.A Weatherization Programs: Cooperate with nonprofit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications. Furthermore, offer weatherization assistance to lower-income households through the County’s rehabilitation program once funding has been secured and the program is re-established.

Responsibility: Planning and Building Services, Planning, Building, Grants and Loans Division

Objective: Provide referrals to weatherization programs and offer assistance through the rehabilitation program.

Funding Source: CDBG and/or HOME funds

Time Frame: Ongoing

5.3 QUANTIFIED OBJECTIVES

Quantified housing objectives are provided in **Table HE-49** for the new construction (new units), rehabilitation (existing units), and preservation (Section 8 (Housing Choice) vouchers, at-risk units) of affordable and special needs housing units as a result of implementation of the above programs.

**TABLE HE-49
SUMMARY OF QUANTIFIED OBJECTIVES
FOR UNINCORPORATED LASSEN COUNTY**

Income Group	New Construction	Rehabilitation	Preservation
Extremely Low	5	5	10
Very Low	5	5	86
Low	5	10	0
Moderate	7	0	0
Above Moderate	18	0	0
Total	40	20	96

Table HE-49 shows the quantified objectives for the 2014–2019 planning period. These objectives are based on recent development trends and the results of the County’s programs discussed above. During the planning period, the actions identified by the County will assist in the rehabilitation of five extremely low-, five very low-, and ten low-income units. Furthermore, the County has enough vacant land to meet its RHNA for new construction of 40 units. The development of units that are expected to be affordable to lower-income households will likely include a mix of multifamily units, mobile homes, mixed-use development, and second units. The development of units that are affordable to moderate- and above moderate-income residents is expected to be achieved through the construction of low-density multifamily units (e.g., triplexes), duplexes, and single-family homes.

In addition to rehabilitation and new construction units, 96 units will be preserved through the Housing Choice Voucher Program. Furthermore, other actions, such as the establishment of a first-time homebuyer program, which are not shown in this table, will help create homeownership opportunities for lower-income families.

The County’s quantified objectives are based on current development trends, which have shown a substantial decrease in home construction over the past few years. Housing development is expected to occur at a moderate pace and be similar to the forecast in the Regional Housing Needs Plan for Lassen County.

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APPENDIX A
LAND INVENTORY

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at Typical Density	Number of Units at Typical Density			
Bieber										
001-130-47-11	Town Center	C-T	2.23	7.25	7.25	16	12	N	N	None
001-130-62-11	Town Center	C-T	2.57	7.25	7.25	19	14	N	N	None
001-140-10-11	Town Center	C-T	0.92	7.25	7.25	7	5	N	N	None
001-140-11-11	Town Center	C-T	2.06	7.25	7.25	15	11	N	N	None
001-140-12-11	Town Center	C-T	1.91	7.25	7.25	14	10	N	N	None
001-140-20-11	Town Center	C-T	7.95	7.25	7.25	58	43	N	N	None
001-150-04-11	Town Center	C-T	0.40	7.25	7.25	3	2	N	N	None
001-150-09-11	Town Center	C-T	0.30	7.25	7.25	2	2	N	N	None
001-150-23-11	Town Center	C-T	11.85	7.25	7.25	86	64	N	N	None
001-150-24-11	Town Center	C-T	6.08	7.25	7.25	44	33	N	N	None
001-150-33-11	Town Center	C-T	1.75	7.25	7.25	13	9	N	N	None
001-150-35-11	Town Center	C-T	2.47	7.25	7.25	18	13	N	N	None
001-150-37-11	Town Center	C-T	0.91	7.25	7.25	7	5	N	N	None
001-150-55-11	Town Center	C-T	9.38	7.25	7.25	68	51	N	N	None
001-170-09-11	Town Center	C-T	0.33	7.25	7.25	2	2	Y	Y	None
001-180-02-11	Town Center	C-T	0.37	7.25	7.25	3	2	Y	Y	None
001-180-03-11	Town Center	C-T	0.25	7.25	7.25	2	1	Y	Y	None
001-180-04-11	Town Center	C-T	0.12	7.25	7.25	1	1	Y	Y	None
001-180-10-11	Town Center	C-T	0.23	7.25	7.25	2	1	Y	Y	None
001-183-06-11	Town Center	C-T	0.38	7.25	7.25	3	2	Y	Y	None
001-183-14-11	Town Center	C-T	0.13	7.25	7.25	1	1	Y	Y	None
001-216-01-11	Town Center	C-T	0.16	7.25	7.25	1	1	Y	Y	None
001-216-04-11	Town Center	C-T	0.18	7.25	7.25	1	1	Y	Y	None
001-191-06-11	Urban Residential	R-1	0.16	7.25	5	1	1	Y	Y	None
001-191-11-11	Urban Residential	R-1	0.29	7.25	5	1	1	Y	Y	None
001-204-35-11	Urban Residential	R-1	0.14	7.25	5	1	1	Y	Y	None
001-212-01-11	Urban Residential	R-1	0.14	7.25	5	1	1	Y	Y	None
001-212-04-11	Urban Residential	R-1	0.15	7.25	5	1	1	Y	Y	None
001-212-05-11	Urban Residential	R-1	0.15	7.25	5	1	1	Y	Y	None
001-212-10-11	Urban Residential	R-1	0.16	7.25	5	1	1	Y	Y	None
001-214-09-11	Urban Residential	R-1	0.16	7.25	5	1	1	Y	Y	None
001-214-14-11	Urban Residential	R-1	0.35	7.25	5	2	1	Y	Y	None
001-520-01-11	Urban Residential	R-1	0.26	7.25	5	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number			
						Typical Density	Typical Density			
001-520-05-11	Urban Residential	R-1	0.17	7.25	5	1	1	Y	Y	None
001-520-19-11	Urban Residential	R-1	0.35	7.25	5	2	1	Y	Y	None
001-550-41-11	Urban Residential	R-1	0.37	7.25	5	2	1	Y	Y	None
001-550-42-11	Urban Residential	R-1	0.34	7.25	5	2	1	Y	Y	None
001-550-43-11	Urban Residential	R-1	0.32	7.25	5	2	1	Y	Y	None
001-550-44-11	Urban Residential	R-1	0.30	7.25	5	2	1	Y	Y	None
001-550-45-11	Urban Residential	R-1	0.29	7.25	5	1	1	Y	Y	None
001-550-46-11	Urban Residential	R-1	0.29	7.25	5	1	1	Y	Y	None
001-550-47-11	Urban Residential	R-1	0.43	7.25	5	2	2	Y	Y	None
001-550-48-11	Urban Residential	R-1	0.41	7.25	5	2	2	Y	Y	None
001-550-49-11	Urban Residential	R-1	0.40	7.25	5	2	1	Y	Y	None
001-550-52-11	Urban Residential	R-1	2.57	7.25	5	13	10	Y	Y	None
001-550-53-11	Urban Residential	R-1	0.34	7.25	5	2	1	Y	Y	None
001-550-54-11	Urban Residential	R-1	0.29	7.25	5	1	1	Y	Y	None
001-550-55-11	Urban Residential	R-1	0.30	7.25	5	2	1	Y	Y	None
001-550-56-11	Urban Residential	R-1	0.29	7.25	5	1	1	Y	Y	None
001-150-55-11	Urban Residential	R-3	9.38	No maximum	12	113	84	Y	Y	None
North Eagle Lake-Stones/Bengard										
065-090-45-11	Town Center	C-T-D	2.05	7.25	4	8	6	N	Y	None
065-090-20-11	Town Center	C-T-D	2.10	7.25	4	8	6	N	Y	None
065-090-18-11	Town Center	C-T-D	2.15	7.25	4	9	6	N	Y	None
065-090-49-11	Town Center	C-T-D	2.17	7.25	4	9	6	N	Y	None
065-090-48-11	Town Center	C-T-D	2.18	7.25	4	9	7	N	Y	None
065-090-19-11	Town Center	C-T-D	2.20	7.25	4	9	7	N	Y	None
065-090-44-11	Town Center	C-T-D	2.26	7.25	4	9	7	N	Y	None
065-240-14-11	Planned Development	P-U-D	0.67	No maximum	1	1	1	N	Y	None
065-240-13-11	Planned Development	P-U-D	0.87	No maximum	1	1	1	N	Y	None
065-240-12-11	Planned Development	P-U-D	0.95	No maximum	1	1	1	N	Y	None
065-240-08-11	Planned Development	P-U-D	1.00	No maximum	1	1	1	N	Y	None
065-240-10-11	Planned Development	P-U-D	1.14	No maximum	1	1	1	N	Y	None
065-240-06-11	Planned Development	P-U-D	1.15	No maximum	1	1	1	N	Y	None
065-240-04-11	Planned Development	P-U-D	1.16	No maximum	1	1	1	N	Y	None
065-240-03-11	Planned Development	P-U-D	1.19	No maximum	1	1	1	N	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Realistic			Water Service	Sewer Service	Possible Zoning Constraints
					Max Number of Units at Typical Density	Max Number of Units at Typical Density	Number of Units at Typical Density Available			
065-240-05-11	Planned Development	P-U-D	1.19	No maximum	1	1	1	N	Y	None
065-120-20-11	Planned Development	P-U-D	1.21	No maximum	1	1	1	N	Y	None
065-130-16-11	Planned Development	P-U-D	1.26	No maximum	1	1	1	N	Y	None
065-240-11-11	Planned Development	P-U-D	1.28	No maximum	1	1	1	N	Y	None
065-240-07-11	Planned Development	P-U-D	1.41	No maximum	1	1	1	N	Y	None
065-120-21-11	Planned Development	P-U-D	1.48	No maximum	1	1	1	N	Y	None
065-130-22-11	Planned Development	P-U-D	1.48	No maximum	1	1	1	N	Y	None
065-240-02-11	Planned Development	P-U-D	1.52	No maximum	1	2	2	N	Y	None
065-130-19-11	Planned Development	P-U-D	1.52	No maximum	1	2	2	N	Y	None
065-130-23-11	Planned Development	P-U-D	1.53	No maximum	1	2	2	N	Y	None
065-120-22-11	Planned Development	P-U-D	1.55	No maximum	1	2	2	N	Y	None
065-120-23-11	Planned Development	P-U-D	1.62	No maximum	1	2	2	N	Y	None
065-240-09-11	Planned Development	P-U-D	1.64	No maximum	1	2	2	N	Y	None
065-130-18-11	Planned Development	P-U-D	1.67	No maximum	1	2	2	N	Y	None
065-130-20-11	Planned Development	P-U-D	1.86	No maximum	1	2	2	N	Y	None
065-120-17-11	Planned Development	P-U-D	2.05	No maximum	1	2	2	N	Y	None
065-130-21-11	Planned Development	P-U-D	2.20	No maximum	1	2	2	N	Y	None
065-120-18-11	Planned Development	P-U-D	2.33	No maximum	1	2	2	N	Y	None
065-230-02-11	Planned Development	P-U-D	4.36	No maximum	1	4	4	N	Y	None
065-182-03-11	Urban Residential	R-1-D	0.40	7.25	1	1	1	N	Y	None
065-190-21-11	Urban Residential	R-1-D	0.48	7.25	1	1	1	N	Y	None
065-190-17-11	Urban Residential	R-1-D	0.73	7.25	1	1	1	N	Y	None
065-181-04-11	Urban Residential	R-1-D	0.74	7.25	1	1	1	N	Y	None
065-190-18-11	Urban Residential	R-1-D	0.77	7.25	1	1	1	N	Y	None
065-181-16-11	Urban Residential	R-1-D	0.79	7.25	1	1	1	N	Y	None
065-210-18-11	Urban Residential	R-1-D	0.82	7.25	1	1	1	N	Y	None
065-210-23-11	Urban Residential	R-1-D	0.83	7.25	1	1	1	N	Y	None
065-181-10-11	Urban Residential	R-1-D	0.84	7.25	1	1	1	N	Y	None
065-190-19-11	Urban Residential	R-1-D	0.85	7.25	1	1	1	N	Y	None
065-182-14-11	Urban Residential	R-1-D	0.85	7.25	1	1	1	N	Y	None
065-181-07-11	Urban Residential	R-1-D	0.87	7.25	1	1	1	N	Y	None
065-210-22-11	Urban Residential	R-1-D	0.88	7.25	1	1	1	N	Y	None
065-181-19-11	Urban Residential	R-1-D	0.91	7.25	1	1	1	N	Y	None
065-210-31-11	Urban Residential	R-1-D	0.91	7.25	1	1	1	N	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number			
						Typical Density	Typical Density			
065-210-10-11	Urban Residential	R-1-D	0.92	7.25	1	1	1	N	Y	None
065-110-22-11	Urban Residential	R-1-D	0.92	7.25	1	1	1	N	Y	None
065-100-42-11	Urban Residential	R-1-D	0.94	7.25	1	1	1	N	Y	None
065-210-27-11	Urban Residential	R-1-D	0.96	7.25	1	1	1	N	Y	None
065-100-18-11	Urban Residential	R-1-D	1.47	7.25	1	1	1	N	Y	None
065-180-09-11	Urban Residential	R-1-D	1.56	7.25	1	2	2	N	Y	None
065-090-13-11	Urban Residential	R-1-D	1.65	7.25	1	2	2	N	Y	None
065-090-12-11	Urban Residential	R-1-D	1.74	7.25	1	2	2	N	Y	None
065-090-38-11	Urban Residential	R-1-D	1.88	7.25	1	2	2	N	Y	None
065-220-04-11	Urban Residential	R-1-D	1.90	7.25	1	2	2	N	Y	None
065-180-08-11	Urban Residential	R-1-D	1.92	7.25	1	2	2	N	Y	None
065-090-46-11	Urban Residential	R-1-D	2.12	7.25	1	2	2	N	Y	None
065-220-05-11	Urban Residential	R-1-D	2.16	7.25	1	2	2	N	Y	None
065-160-29-11	Urban Residential	R-1-D	25.43	7.25	1	25	25	N	Y	None
Mid Eagle Lake-Spaulding										
077-183-20-11	Town Center	C-T-D	0.18	7.25	4	1	1	Y	Y	None
077-181-13-11	Town Center	C-T-D	0.18	7.25	4	1	1	Y	Y	None
077-217-09-11	Town Center	C-T-D	0.19	7.25	4	1	1	Y	Y	None
077-183-03-11	Town Center	C-T-D	0.20	7.25	4	1	1	Y	Y	None
077-193-26-11	Town Center	C-T-D	0.22	7.25	4	1	1	Y	Y	None
077-181-04-11	Town Center	C-T-D	0.23	7.25	4	1	1	Y	Y	None
077-214-19-11	Town Center	C-T-D	0.23	7.25	4	1	1	Y	Y	None
077-203-09-11	Town Center	C-T-D	0.28	7.25	4	1	1	Y	Y	None
077-214-06-11	Town Center	C-T-D	0.29	7.25	4	1	1	Y	Y	None
077-183-12-11	Town Center	C-T-D	0.30	7.25	4	1	1	Y	Y	None
077-193-33-11	Town Center	C-T-D	0.32	7.25	4	1	1	Y	Y	None
077-204-03-11	Town Center	C-T-D	0.32	7.25	4	1	1	Y	Y	None
077-217-04-11	Town Center	C-T-D	0.35	7.25	4	1	1	Y	Y	None
077-204-12-11	Town Center	C-T-D	0.36	7.25	4	1	1	Y	Y	None
077-216-08-11	Town Center	C-T-D	0.38	7.25	4	2	1	Y	Y	None
077-201-10-11	Town Center	C-T-D	0.40	7.25	4	2	1	Y	Y	None
077-215-12-11	Town Center	C-T-D	0.40	7.25	4	2	1	Y	Y	None
077-215-13-11	Town Center	C-T-D	0.40	7.25	4	2	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number			
						Typical Density	Typical Density			
077-216-09-11	Town Center	C-T-D	0.41	7.25	4	2	1	Y	Y	None
077-193-24-11	Town Center	C-T-D	0.55	7.25	4	2	2	Y	Y	None
077-182-11-11	Town Center	C-T-D	1.00	7.25	4	4	3	Y	Y	None
077-171-22-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-363-07-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-133-08-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-351-07-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-151-25-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-403-05-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-221-07-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-392-07-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-303-31-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-303-32-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-212-19-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-304-05-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-212-02-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-171-19-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-397-31-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-352-34-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-273-06-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-261-07-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-384-17-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-311-39-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-311-38-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-174-31-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-414-02-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-194-44-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-353-30-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-395-02-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-363-05-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-402-04-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-385-07-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-172-24-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-152-20-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number			
						Typical Density	Typical Density			
077-152-21-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-381-21-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-323-14-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-252-31-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-133-11-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-283-03-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-352-06-11	Urban Residential	R-1-D	0.14	7.25	3.6	1	1	Y	Y	None
077-224-07-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-141-05-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-353-01-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-252-30-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-283-20-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-392-06-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-164-19-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-352-35-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-292-02-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-233-25-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-172-25-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-371-01-11	Urban Residential	R-1-D	0.15	7.25	3.6	1	1	Y	Y	None
077-393-09-11	Urban Residential	R-1-D	0.16	7.25	3.6	1	1	Y	Y	None
077-173-32-11	Urban Residential	R-1-D	0.16	7.25	3.6	1	1	Y	Y	None
077-231-09-11	Urban Residential	R-1-D	0.16	7.25	3.6	1	1	Y	Y	None
077-393-25-11	Urban Residential	R-1-D	0.16	7.25	3.6	1	1	Y	Y	None
077-392-23-11	Urban Residential	R-1-D	0.16	7.25	3.6	1	1	Y	Y	None
077-252-32-11	Urban Residential	R-1-D	0.16	7.25	3.6	1	1	Y	Y	None
077-293-07-11	Urban Residential	R-1-D	0.16	7.25	3.6	1	1	Y	Y	None
077-162-06-11	Urban Residential	R-1-D	0.16	7.25	3.6	1	1	Y	Y	None
077-162-05-11	Urban Residential	R-1-D	0.16	7.25	3.6	1	1	Y	Y	None
077-303-33-11	Urban Residential	R-1-D	0.16	7.25	3.6	1	1	Y	Y	None
077-254-02-11	Urban Residential	R-1-D	0.17	7.25	3.6	1	1	Y	Y	None
077-353-09-11	Urban Residential	R-1-D	0.17	7.25	3.6	1	1	Y	Y	None
077-345-09-11	Urban Residential	R-1-D	0.17	7.25	3.6	1	1	Y	Y	None
077-361-07-11	Urban Residential	R-1-D	0.17	7.25	3.6	1	1	Y	Y	None
077-211-02-11	Urban Residential	R-1-D	0.17	7.25	3.6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number			
						Typical Density	Typical Density			
077-254-32-11	Urban Residential	R-1-D	0.18	7.25	3.6	1	1	Y	Y	None
077-331-01-11	Urban Residential	R-1-D	0.18	7.25	3.6	1	1	Y	Y	None
077-345-01-11	Urban Residential	R-1-D	0.18	7.25	3.6	1	1	Y	Y	None
077-383-28-11	Urban Residential	R-1-D	0.18	7.25	3.6	1	1	Y	Y	None
077-413-16-11	Urban Residential	R-1-D	0.18	7.25	3.6	1	1	Y	Y	None
077-303-22-11	Urban Residential	R-1-D	0.19	7.25	3.6	1	1	Y	Y	None
077-162-02-11	Urban Residential	R-1-D	0.19	7.25	3.6	1	1	Y	Y	None
077-332-53-11	Urban Residential	R-1-D	0.20	7.25	3.6	1	1	Y	Y	None
077-301-24-11	Urban Residential	R-1-D	0.20	7.25	3.6	1	1	Y	Y	None
077-152-23-11	Urban Residential	R-1-D	0.20	7.25	3.6	1	1	Y	Y	None
077-152-24-11	Urban Residential	R-1-D	0.20	7.25	3.6	1	1	Y	Y	None
077-153-20-11	Urban Residential	R-1-D	0.20	7.25	3.6	1	1	Y	Y	None
077-334-23-11	Urban Residential	R-1-D	0.20	7.25	3.6	1	1	Y	Y	None
077-242-23-11	Urban Residential	R-1-D	0.21	7.25	3.6	1	1	Y	Y	None
077-403-07-11	Urban Residential	R-1-D	0.21	7.25	3.6	1	1	Y	Y	None
077-304-46-11	Urban Residential	R-1-D	0.21	7.25	3.6	1	1	Y	Y	None
077-324-19-11	Urban Residential	R-1-D	0.21	7.25	3.6	1	1	Y	Y	None
077-242-14-11	Urban Residential	R-1-D	0.21	7.25	3.6	1	1	Y	Y	None
077-221-09-11	Urban Residential	R-1-D	0.21	7.25	3.6	1	1	Y	Y	None
077-232-25-11	Urban Residential	R-1-D	0.21	7.25	3.6	1	1	Y	Y	None
077-244-25-11	Urban Residential	R-1-D	0.21	7.25	3.6	1	1	Y	Y	None
077-304-61-11	Urban Residential	R-1-D	0.21	7.25	3.6	1	1	Y	Y	None
077-273-19-11	Urban Residential	R-1-D	0.22	7.25	3.6	1	1	Y	Y	None
077-382-22-11	Urban Residential	R-1-D	0.22	7.25	3.6	1	1	Y	Y	None
077-273-34-11	Urban Residential	R-1-D	0.22	7.25	3.6	1	1	Y	Y	None
077-222-24-11	Urban Residential	R-1-D	0.22	7.25	3.6	1	1	Y	Y	None
077-292-03-11	Urban Residential	R-1-D	0.23	7.25	3.6	1	1	Y	Y	None
077-371-16-11	Urban Residential	R-1-D	0.23	7.25	3.6	1	1	Y	Y	None
077-191-19-11	Urban Residential	R-1-D	0.23	7.25	3.6	1	1	Y	Y	None
077-223-18-11	Urban Residential	R-1-D	0.23	7.25	3.6	1	1	Y	Y	None
077-222-17-11	Urban Residential	R-1-D	0.23	7.25	3.6	1	1	Y	Y	None
077-395-24-11	Urban Residential	R-1-D	0.23	7.25	3.6	1	1	Y	Y	None
077-171-04-11	Urban Residential	R-1-D	0.23	7.25	3.6	1	1	Y	Y	None
077-131-17-11	Urban Residential	R-1-D	0.24	7.25	3.6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number			
						Typical Density	Typical Density			
077-352-26-11	Urban Residential	R-1-D	0.24	7.25	3.6	1	1	Y	Y	None
077-344-15-11	Urban Residential	R-1-D	0.24	7.25	3.6	1	1	Y	Y	None
077-344-16-11	Urban Residential	R-1-D	0.24	7.25	3.6	1	1	Y	Y	None
077-323-30-11	Urban Residential	R-1-D	0.24	7.25	3.6	1	1	Y	Y	None
077-391-06-11	Urban Residential	R-1-D	0.24	7.25	3.6	1	1	Y	Y	None
077-222-18-11	Urban Residential	R-1-D	0.24	7.25	3.6	1	1	Y	Y	None
077-163-05-11	Urban Residential	R-1-D	0.24	7.25	3.6	1	1	Y	Y	None
077-361-03-11	Urban Residential	R-1-D	0.24	7.25	3.6	1	1	Y	Y	None
077-272-44-11	Urban Residential	R-1-D	0.24	7.25	3.6	1	1	Y	Y	None
077-371-18-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-352-32-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-352-33-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-312-19-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-361-01-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-376-14-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-131-18-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-312-16-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-343-14-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-324-42-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-221-19-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-274-22-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-375-18-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-331-25-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-376-11-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-274-27-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-392-15-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-133-09-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-397-26-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-131-12-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-312-30-11	Urban Residential	R-1-D	0.25	7.25	3.6	1	1	Y	Y	None
077-163-13-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-131-10-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-152-16-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-312-22-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number			
						Typical Density	Typical Density			
077-332-41-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-324-44-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-351-25-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-411-19-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-324-41-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-272-40-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-342-18-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-382-11-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-291-02-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-334-12-11	Urban Residential	R-1-D	0.26	7.25	3.6	1	1	Y	Y	None
077-375-17-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-234-38-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-312-20-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-143-02-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-342-17-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-254-25-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-143-11-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-171-35-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-396-15-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-143-13-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-152-02-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-387-06-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-371-17-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-353-21-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-151-22-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-271-06-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-324-03-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-304-06-11	Urban Residential	R-1-D	0.27	7.25	3.6	1	1	Y	Y	None
077-412-19-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-273-26-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-331-35-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-141-16-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-141-17-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-376-24-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number			
						Typical Density	Typical Density			
077-396-14-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-396-13-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-396-02-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-311-27-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-388-06-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-401-16-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-283-05-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-131-14-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-311-06-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-342-20-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-272-34-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-353-29-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-304-01-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-214-25-11	Urban Residential	R-1-D	0.28	7.25	3.6	1	1	Y	Y	None
077-403-13-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-342-12-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-395-23-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-324-23-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-388-21-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-352-27-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-361-17-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-385-03-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-231-26-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-174-32-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-174-34-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-131-19-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-393-22-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-395-15-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-161-02-11	Urban Residential	R-1-D	0.29	7.25	3.6	1	1	Y	Y	None
077-294-11-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-381-11-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-342-19-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-395-19-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-401-15-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number			
						Typical Density	Typical Density			
077-385-12-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-311-31-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-362-20-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-312-28-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-233-54-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-132-21-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-362-39-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-351-29-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-377-18-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-153-16-11	Urban Residential	R-1-D	0.30	7.25	3.6	1	1	Y	Y	None
077-397-15-11	Urban Residential	R-1-D	0.31	7.25	3.6	1	1	Y	Y	None
077-222-14-11	Urban Residential	R-1-D	0.31	7.25	3.6	1	1	Y	Y	None
077-391-18-11	Urban Residential	R-1-D	0.31	7.25	3.6	1	1	Y	Y	None
077-371-13-11	Urban Residential	R-1-D	0.31	7.25	3.6	1	1	Y	Y	None
077-395-25-11	Urban Residential	R-1-D	0.31	7.25	3.6	1	1	Y	Y	None
077-294-08-11	Urban Residential	R-1-D	0.31	7.25	3.6	1	1	Y	Y	None
077-372-07-11	Urban Residential	R-1-D	0.31	7.25	3.6	1	1	Y	Y	None
077-395-18-11	Urban Residential	R-1-D	0.31	7.25	3.6	1	1	Y	Y	None
077-351-22-11	Urban Residential	R-1-D	0.32	7.25	3.6	1	1	Y	Y	None
077-322-06-11	Urban Residential	R-1-D	0.32	7.25	3.6	1	1	Y	Y	None
077-414-05-11	Urban Residential	R-1-D	0.32	7.25	3.6	1	1	Y	Y	None
077-412-15-11	Urban Residential	R-1-D	0.32	7.25	3.6	1	1	Y	Y	None
077-353-18-11	Urban Residential	R-1-D	0.32	7.25	3.6	1	1	Y	Y	None
077-184-18-11	Urban Residential	R-1-D	0.32	7.25	3.6	1	1	Y	Y	None
077-312-29-11	Urban Residential	R-1-D	0.32	7.25	3.6	1	1	Y	Y	None
077-312-24-11	Urban Residential	R-1-D	0.33	7.25	3.6	1	1	Y	Y	None
077-234-39-11	Urban Residential	R-1-D	0.33	7.25	3.6	1	1	Y	Y	None
077-164-17-11	Urban Residential	R-1-D	0.33	7.25	3.6	1	1	Y	Y	None
077-394-18-11	Urban Residential	R-1-D	0.34	7.25	3.6	1	1	Y	Y	None
077-414-04-11	Urban Residential	R-1-D	0.34	7.25	3.6	1	1	Y	Y	None
077-401-18-11	Urban Residential	R-1-D	0.34	7.25	3.6	1	1	Y	Y	None
077-174-06-11	Urban Residential	R-1-D	0.34	7.25	3.6	1	1	Y	Y	None
077-411-15-11	Urban Residential	R-1-D	0.34	7.25	3.6	1	1	Y	Y	None
077-331-33-11	Urban Residential	R-1-D	0.34	7.25	3.6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number			
						Typical Density	Typical Density			
077-133-12-11	Urban Residential	R-1-D	0.34	7.25	3.6	1	1	Y	Y	None
077-302-18-11	Urban Residential	R-1-D	0.34	7.25	3.6	1	1	Y	Y	None
077-162-18-11	Urban Residential	R-1-D	0.34	7.25	3.6	1	1	Y	Y	None
077-311-12-11	Urban Residential	R-1-D	0.35	7.25	3.6	1	1	Y	Y	None
077-385-14-11	Urban Residential	R-1-D	0.35	7.25	3.6	1	1	Y	Y	None
077-352-15-11	Urban Residential	R-1-D	0.35	7.25	3.6	1	1	Y	Y	None
077-314-13-11	Urban Residential	R-1-D	0.35	7.25	3.6	1	1	Y	Y	None
077-372-17-11	Urban Residential	R-1-D	0.35	7.25	3.6	1	1	Y	Y	None
077-383-12-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-263-15-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-263-16-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-151-21-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-323-41-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-141-13-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-231-04-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-403-11-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-363-25-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-393-24-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-174-28-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-323-34-11	Urban Residential	R-1-D	0.36	7.25	3.6	1	1	Y	Y	None
077-324-39-11	Urban Residential	R-1-D	0.37	7.25	3.6	1	1	Y	Y	None
077-211-03-11	Urban Residential	R-1-D	0.37	7.25	3.6	1	1	Y	Y	None
077-300-04-11	Urban Residential	R-1-D	0.37	7.25	3.6	1	1	Y	Y	None
077-141-12-11	Urban Residential	R-1-D	0.37	7.25	3.6	1	1	Y	Y	None
077-303-21-11	Urban Residential	R-1-D	0.37	7.25	3.6	1	1	Y	Y	None
077-252-04-11	Urban Residential	R-1-D	0.38	7.25	3.6	1	1	Y	Y	None
077-361-06-11	Urban Residential	R-1-D	0.38	7.25	3.6	1	1	Y	Y	None
077-331-24-11	Urban Residential	R-1-D	0.38	7.25	3.6	1	1	Y	Y	None
077-163-14-11	Urban Residential	R-1-D	0.38	7.25	3.6	1	1	Y	Y	None
077-397-30-11	Urban Residential	R-1-D	0.38	7.25	3.6	1	1	Y	Y	None
077-313-10-11	Urban Residential	R-1-D	0.38	7.25	3.6	1	1	Y	Y	None
077-252-28-11	Urban Residential	R-1-D	0.39	7.25	3.6	1	1	Y	Y	None
077-163-12-11	Urban Residential	R-1-D	0.39	7.25	3.6	1	1	Y	Y	None
077-413-08-11	Urban Residential	R-1-D	0.40	7.25	3.6	1	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number			
						Typical Density	Typical Density			
077-413-10-11	Urban Residential	R-1-D	0.40	7.25	3.6	1	1	Y	Y	None
077-353-26-11	Urban Residential	R-1-D	0.40	7.25	3.6	1	1	Y	Y	None
077-263-11-11	Urban Residential	R-1-D	0.41	7.25	3.6	1	1	Y	Y	None
077-323-42-11	Urban Residential	R-1-D	0.41	7.25	3.6	1	1	Y	Y	None
077-323-45-11	Urban Residential	R-1-D	0.41	7.25	3.6	1	1	Y	Y	None
077-392-20-11	Urban Residential	R-1-D	0.41	7.25	3.6	1	1	Y	Y	None
077-377-14-11	Urban Residential	R-1-D	0.41	7.25	3.6	1	1	Y	Y	None
077-164-15-11	Urban Residential	R-1-D	0.41	7.25	3.6	1	1	Y	Y	None
077-411-11-11	Urban Residential	R-1-D	0.41	7.25	3.6	1	1	Y	Y	None
077-142-14-11	Urban Residential	R-1-D	0.41	7.25	3.6	1	1	Y	Y	None
077-213-14-11	Urban Residential	R-1-D	0.42	7.25	3.6	1	1	Y	Y	None
077-213-15-11	Urban Residential	R-1-D	0.42	7.25	3.6	1	1	Y	Y	None
077-253-33-11	Urban Residential	R-1-D	0.42	7.25	3.6	2	1	Y	Y	None
077-386-14-11	Urban Residential	R-1-D	0.42	7.25	3.6	2	1	Y	Y	None
077-334-22-11	Urban Residential	R-1-D	0.42	7.25	3.6	2	1	Y	Y	None
077-172-21-11	Urban Residential	R-1-D	0.43	7.25	3.6	2	1	Y	Y	None
077-402-19-11	Urban Residential	R-1-D	0.43	7.25	3.6	2	1	Y	Y	None
077-172-17-11	Urban Residential	R-1-D	0.43	7.25	3.6	2	1	Y	Y	None
077-173-16-11	Urban Residential	R-1-D	0.43	7.25	3.6	2	1	Y	Y	None
077-263-05-11	Urban Residential	R-1-D	0.43	7.25	3.6	2	1	Y	Y	None
077-174-17-11	Urban Residential	R-1-D	0.43	7.25	3.6	2	1	Y	Y	None
077-334-20-11	Urban Residential	R-1-D	0.44	7.25	3.6	2	1	Y	Y	None
077-382-20-11	Urban Residential	R-1-D	0.44	7.25	3.6	2	1	Y	Y	None
077-382-21-11	Urban Residential	R-1-D	0.44	7.25	3.6	2	1	Y	Y	None
077-153-12-11	Urban Residential	R-1-D	0.44	7.25	3.6	2	1	Y	Y	None
077-324-38-11	Urban Residential	R-1-D	0.44	7.25	3.6	2	1	Y	Y	None
077-354-28-11	Urban Residential	R-1-D	0.45	7.25	3.6	2	1	Y	Y	None
077-354-27-11	Urban Residential	R-1-D	0.45	7.25	3.6	2	1	Y	Y	None
077-402-14-11	Urban Residential	R-1-D	0.45	7.25	3.6	2	1	Y	Y	None
077-412-18-11	Urban Residential	R-1-D	0.45	7.25	3.6	2	1	Y	Y	None
077-332-51-11	Urban Residential	R-1-D	0.46	7.25	3.6	2	1	Y	Y	None
077-342-21-11	Urban Residential	R-1-D	0.46	7.25	3.6	2	1	Y	Y	None
077-152-25-11	Urban Residential	R-1-D	0.47	7.25	3.6	2	1	Y	Y	None
077-152-26-11	Urban Residential	R-1-D	0.47	7.25	3.6	2	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number			
						Typical Density	Typical Density			
077-233-34-11	Urban Residential	R-1-D	0.47	7.25	3.6	2	1	Y	Y	None
077-193-29-11	Urban Residential	R-1-D	0.47	7.25	3.6	2	1	Y	Y	None
077-191-22-11	Urban Residential	R-1-D	0.47	7.25	3.6	2	1	Y	Y	None
077-354-23-11	Urban Residential	R-1-D	0.48	7.25	3.6	2	1	Y	Y	None
077-375-09-11	Urban Residential	R-1-D	0.48	7.25	3.6	2	1	Y	Y	None
077-394-21-11	Urban Residential	R-1-D	0.49	7.25	3.6	2	1	Y	Y	None
077-394-22-11	Urban Residential	R-1-D	0.49	7.25	3.6	2	1	Y	Y	None
077-254-13-11	Urban Residential	R-1-D	0.49	7.25	3.6	2	1	Y	Y	None
077-164-02-11	Urban Residential	R-1-D	0.49	7.25	3.6	2	1	Y	Y	None
077-132-17-11	Urban Residential	R-1-D	0.49	7.25	3.6	2	1	Y	Y	None
077-312-13-11	Urban Residential	R-1-D	0.49	7.25	3.6	2	1	Y	Y	None
077-194-40-11	Urban Residential	R-1-D	0.50	7.25	3.6	2	1	Y	Y	None
077-334-13-11	Urban Residential	R-1-D	0.50	7.25	3.6	2	1	Y	Y	None
077-300-03-11	Urban Residential	R-1-D	0.50	7.25	3.6	2	1	Y	Y	None
077-300-01-11	Urban Residential	R-1-D	0.51	7.25	3.6	2	1	Y	Y	None
077-290-02-11	Urban Residential	R-1-D	0.52	7.25	3.6	2	1	Y	Y	None
077-290-04-11	Urban Residential	R-1-D	0.54	7.25	3.6	2	1	Y	Y	None
077-372-05-11	Urban Residential	R-1-D	0.55	7.25	3.6	2	1	Y	Y	None
077-363-22-11	Urban Residential	R-1-D	0.55	7.25	3.6	2	1	Y	Y	None
077-388-18-11	Urban Residential	R-1-D	0.56	7.25	3.6	2	2	Y	Y	None
077-173-33-11	Urban Residential	R-1-D	0.59	7.25	3.6	2	2	Y	Y	None
077-173-34-11	Urban Residential	R-1-D	0.59	7.25	3.6	2	2	Y	Y	None
077-411-14-11	Urban Residential	R-1-D	0.63	7.25	3.6	2	2	Y	Y	None
077-314-08-11	Urban Residential	R-1-D	0.67	7.25	3.6	2	2	Y	Y	None
077-313-14-11	Urban Residential	R-1-D	0.71	7.25	3.6	3	2	Y	Y	None
077-314-12-11	Urban Residential	R-1-D	0.73	7.25	3.6	3	2	Y	Y	None
077-173-31-11	Urban Residential	R-1-D	0.76	7.25	3.6	3	2	Y	Y	None
077-313-16-11	Urban Residential	R-1-D	0.77	7.25	3.6	3	2	Y	Y	None
077-251-43-11	Urban Residential	R-1-D	0.82	7.25	3.6	3	2	Y	Y	None
077-251-45-11	Urban Residential	R-1-D	0.82	7.25	3.6	3	2	Y	Y	None
077-151-05-11	Urban Residential	R-1-D	0.82	7.25	3.6	3	2	Y	Y	None
077-387-19-11	Urban Residential	R-1-D	0.84	7.25	3.6	3	2	Y	Y	None
077-413-11-11	Urban Residential	R-1-D	0.91	7.25	3.6	3	2	Y	Y	None
077-314-09-11	Urban Residential	R-1-D	1.55	7.25	3.6	6	4	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Available	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number				
Westwood											
123-090-50-11	Urban Residential	R-1-B-D	10.52	7.25	6	63	47	Y	Y	None	
125-010-49-11	Urban Residential	R-1-B-D	4.33	7.25	6	26	19	Y	Y	None	
125-020-04-11	Urban Residential	R-1-B-D	0.15	7.25	6	1	1	Y	Y	None	
125-020-06-11	Urban Residential	R-1-B-D	0.31	7.25	6	2	1	Y	Y	None	
125-020-08-11	Urban Residential	R-1-B-D	0.30	7.25	6	2	1	Y	Y	None	
125-020-11-11	Urban Residential	R-1-B-D	0.38	7.25	6	2	2	Y	Y	None	
125-040-05-11	Urban Residential	R-1-B-D	0.33	7.25	6	2	1	Y	Y	None	
125-040-10-11	Urban Residential	R-1-B-D	0.12	7.25	6	1	1	Y	Y	None	
125-040-19-11	Urban Residential	R-1-B-D	0.25	7.25	6	2	1	Y	Y	None	
125-040-23-11	Urban Residential	R-1-B-D	0.25	7.25	6	1	1	Y	Y	None	
125-040-25-11	Urban Residential	R-1-B-D	0.21	7.25	6	1	1	Y	Y	None	
125-040-26-11	Urban Residential	R-1-B-D	0.21	7.25	6	1	1	Y	Y	None	
125-050-04-11	Urban Residential	R-1-B-D	0.19	7.25	6	1	1	Y	Y	None	
125-050-05-11	Urban Residential	R-1-B-D	0.18	7.25	6	1	1	Y	Y	None	
125-050-06-11	Urban Residential	R-1-B-D	0.16	7.25	6	1	1	Y	Y	None	
125-050-08-11	Urban Residential	R-1-B-D	0.55	7.25	6	3	2	Y	Y	None	
125-050-09-11	Urban Residential	R-1-B-D	0.46	7.25	6	3	2	Y	Y	None	
125-050-13-11	Urban Residential	R-1-B-D	0.20	7.25	6	1	1	Y	Y	None	
125-050-14-11	Urban Residential	R-1-B-D	0.28	7.25	6	2	1	Y	Y	None	
125-050-18-11	Urban Residential	R-1-B-D	0.46	7.25	6	3	2	Y	Y	None	
125-050-19-11	Urban Residential	R-1-B-D	0.43	7.25	6	3	2	Y	Y	None	
125-050-20-11	Urban Residential	R-1-B-D	1.11	7.25	6	7	5	Y	Y	None	
125-060-15-11	Urban Residential	R-1-B-D	0.29	7.25	6	2	1	Y	Y	None	
125-060-16-11	Urban Residential	R-1-B-D	0.20	7.25	6	1	1	Y	Y	None	
125-060-24-11	Urban Residential	R-1-B-D	0.18	7.25	6	1	1	Y	Y	None	
125-060-34-11	Urban Residential	R-1-B-D	0.21	7.25	6	1	1	Y	Y	None	
125-071-03-11	Urban Residential	R-1-B-D	0.42	7.25	6	3	2	Y	Y	None	
125-071-09-11	Urban Residential	R-1-B-D	0.19	7.25	6	1	1	Y	Y	None	
125-073-01-11	Urban Residential	R-1-B-D	0.21	7.25	6	1	1	Y	Y	None	
125-073-05-11	Urban Residential	R-1-B-D	0.33	7.25	6	2	1	Y	Y	None	
125-081-02-11	Urban Residential	R-1-B-D	0.17	7.25	6	1	1	Y	Y	None	
125-081-03-11	Urban Residential	R-1-B-D	0.17	7.25	6	1	1	Y	Y	None	

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number			
						Typical Density	Typical Density			
125-081-04-11	Urban Residential	R-1-B-D	0.17	7.25	6	1	1	Y	Y	None
125-081-05-11	Urban Residential	R-1-B-D	0.17	7.25	6	1	1	Y	Y	None
125-081-07-11	Urban Residential	R-1-B-D	0.17	7.25	6	1	1	Y	Y	None
125-082-26-11	Urban Residential	R-1-B-D	0.18	7.25	6	1	1	Y	Y	None
125-083-11-11	Urban Residential	R-1-B-D	0.16	7.25	6	1	1	Y	Y	None
125-092-18-11	Urban Residential	R-1-B-D	0.18	7.25	6	1	1	Y	Y	None
125-151-03-11	Urban Residential	R-1-B-D	0.19	7.25	6	1	1	Y	Y	None
125-162-10-11	Urban Residential	R-1-B-D	0.18	7.25	6	1	1	Y	Y	None
125-183-03-11	Urban Residential	R-1-B-D	0.18	7.25	6	1	1	Y	Y	None
125-183-05-11	Urban Residential	R-1-B-D	0.18	7.25	6	1	1	Y	Y	None
125-194-02-11	Urban Residential	R-1-B-D	0.14	7.25	6	1	1	Y	Y	None
125-194-03-11	Urban Residential	R-1-B-D	0.14	7.25	6	1	1	Y	Y	None
125-194-04-11	Urban Residential	R-1-B-D	0.14	7.25	6	1	1	Y	Y	None
125-194-05-11	Urban Residential	R-1-B-D	0.14	7.25	6	1	1	Y	Y	None
125-201-03-11	Urban Residential	R-1-B-D	0.42	7.25	6	2	2	Y	Y	None
125-201-19-11	Urban Residential	R-1-B-D	0.29	7.25	6	2	1	Y	Y	None
125-201-20-11	Urban Residential	R-1-B-D	0.18	7.25	6	1	1	Y	Y	None
125-201-22-11	Urban Residential	R-1-B-D	0.15	7.25	6	1	1	Y	Y	None
125-212-02-11	Urban Residential	R-1-B-D	0.24	7.25	6	1	1	Y	Y	None
125-212-06-11	Urban Residential	R-1-B-D	0.30	7.25	6	2	1	Y	Y	None
125-212-10-11	Urban Residential	R-1-B-D	0.25	7.25	6	1	1	Y	Y	None
125-221-02-11	Urban Residential	R-1-B-D	0.25	7.25	6	1	1	Y	Y	None
125-221-11-11	Urban Residential	R-1-B-D	0.22	7.25	6	1	1	Y	Y	None
125-221-16-11	Urban Residential	R-1-B-D	0.28	7.25	6	2	1	Y	Y	None
125-221-17-11	Urban Residential	R-1-B-D	0.21	7.25	6	1	1	Y	Y	None
125-222-02-11	Urban Residential	R-1-B-D	0.35	7.25	6	2	2	Y	Y	None
125-222-03-11	Urban Residential	R-1-B-D	0.28	7.25	6	2	1	Y	Y	None
125-222-04-11	Urban Residential	R-1-B-D	0.29	7.25	6	2	1	Y	Y	None
125-222-05-11	Urban Residential	R-1-B-D	0.28	7.25	6	2	1	Y	Y	None
125-222-06-11	Urban Residential	R-1-B-D	0.27	7.25	6	2	1	Y	Y	None
125-222-07-11	Urban Residential	R-1-B-D	0.26	7.25	6	2	1	Y	Y	None
125-222-10-11	Urban Residential	R-1-B-D	0.27	7.25	6	2	1	Y	Y	None
125-222-12-11	Urban Residential	R-1-B-D	0.32	7.25	6	2	1	Y	Y	None
125-222-14-11	Urban Residential	R-1-B-D	0.26	7.25	6	2	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number			
						Typical Density	Typical Density			
125-222-23-11	Urban Residential	R-1-B-D	0.34	7.25	6	2	2	Y	Y	None
125-223-02-11	Urban Residential	R-1-B-D	0.30	7.25	6	2	1	Y	Y	None
125-223-05-11	Urban Residential	R-1-B-D	0.27	7.25	6	2	1	Y	Y	None
125-223-10-11	Urban Residential	R-1-B-D	0.26	7.25	6	2	1	Y	Y	None
125-231-05-11	Urban Residential	R-1-B-D	0.33	7.25	6	2	2	Y	Y	None
125-231-06-11	Urban Residential	R-1-B-D	0.63	7.25	6	4	3	Y	Y	None
125-231-09-11	Urban Residential	R-1-B-D	0.59	7.25	6	4	3	Y	Y	None
125-231-10-11	Urban Residential	R-1-B-D	0.45	7.25	6	3	2	Y	Y	None
125-232-07-11	Urban Residential	R-1-B-D	0.23	7.25	6	1	1	Y	Y	None
125-232-10-11	Urban Residential	R-1-B-D	0.23	7.25	6	1	1	Y	Y	None
125-241-01-11	Urban Residential	R-1-B-D	0.26	7.25	6	2	1	Y	Y	None
125-242-05-11	Urban Residential	R-1-B-D	0.26	7.25	6	2	1	Y	Y	None
125-242-10-11	Urban Residential	R-1-B-D	0.71	7.25	6	4	3	Y	Y	None
125-113-08-11	Urban Residential	R-2-B-D	0.21	No maximum	6	1	1	Y	Y	None
125-113-09-11	Urban Residential	R-2-B-D	0.19	No maximum	6	1	1	Y	Y	None
125-113-11-11	Urban Residential	R-2-B-D	0.19	No maximum	6	1	1	Y	Y	None
123-090-61-11	Urban Residential	R-3-P-C	16.43	No maximum	8.25	136	102	Y	Y	Planned Community
123-090-81-11	Urban Residential	R-3-P-C	13.71	No maximum	8.25	113	85	Y	Y	Planned Community
123-090-82-11	Urban Residential	R-3-P-C	36.36	No maximum	8.25	300	225	Y	Y	Planned Community
125-010-04-11	Urban Residential	R-3-P-C	20.78	No maximum	8.25	171	129	Y	Y	Planned Community
Clear Creek										
123-020-36-11	Planned Development	P-U-D	30.02	No maximum	4	120	90	Y	N	None
123-030-16-11	Urban Residential	R-1-B	0.31	7.25	4	1	1	Y	N	Building Setbacks
123-043-05-11	Urban Residential	R-1-B	0.34	7.25	4	1	1	Y	N	Building Setbacks
123-043-24-11	Urban Residential	R-1-B	0.71	7.25	4	3	2	Y	N	Building Setbacks
123-043-25-11	Urban Residential	R-1-B	0.28	7.25	4	1	1	Y	N	Building Setbacks
123-053-07-11	Urban Residential	R-1-B	0.26	7.25	4	1	1	Y	N	Building Setbacks
123-061-03-11	Urban Residential	R-1-B	0.31	7.25	4	1	1	Y	N	Building Setbacks
123-061-08-11	Urban Residential	R-1-B	0.46	7.25	4	2	1	Y	N	Building Setbacks
123-061-11-11	Urban Residential	R-1-B	0.34	7.25	4	1	1	Y	N	Building Setbacks
123-073-09-11	Urban Residential	R-1-B	0.28	7.25	4	1	1	Y	N	Building Setbacks
123-082-13-11	Urban Residential	R-1-B	0.21	7.25	4	1	1	Y	N	Building Setbacks

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Available	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number				
						Typical Density	Typical Density	Typical Density			
Susanville Vicinity											
101-100-06-11	Urban Residential	R-1	1.14	7.25	1	1	1	1	Y	Y	None
103-120-22-11	Urban Residential	R-1	3.81	7.25	1	4	3	3	Y	Y	None
103-120-23-11	Urban Residential	R-1	3.87	7.25	1	4	3	3	Y	Y	None
103-120-24-11	Urban Residential	R-1	1.54	7.25	1	2	1	1	Y	Y	None
103-120-25-11	Urban Residential	R-1	1.04	7.25	1	1	1	1	Y	Y	None
103-120-28-11	Urban Residential	R-1	3.75	7.25	1	4	3	3	Y	Y	None
103-120-29-11	Urban Residential	R-1	2.94	7.25	1	3	2	2	Y	Y	None
103-120-31-11	Urban Residential	R-1	1.46	7.25	1	1	1	1	Y	Y	None
103-250-51-11	Urban Residential	R-1	2.09	7.25	1	2	2	2	Y	Y	None
107-050-06-11	Urban Residential	R-1	1.37	7.25	1	1	1	1	Y	Y	None
107-260-36-11	Urban Residential	R-1	4.64	7.25	1	5	3	3	Y	Y	None
107-260-48-11	Urban Residential	R-1	2.15	7.25	1	2	2	2	Y	Y	None
107-210-06-11	Urban Residential	R-1-A	9.73	7.25	1	10	7	7	Y	Y	None
107-210-07-11	Urban Residential	R-1-A	4.84	7.25	1	5	4	4	Y	Y	None
107-220-03-11	Urban Residential	R-1-A	2.29	7.25	1	2	2	2	Y	Y	None
107-230-15-11	Urban Residential	R-1-A	5.09	7.25	1	5	4	4	Y	Y	None
107-260-01-11	Urban Residential	R-1-A	3.97	7.25	1	4	3	3	Y	Y	None
107-260-03-11	Urban Residential	R-1-A	5.01	7.25	1	5	4	4	Y	Y	None
107-260-04-11	Urban Residential	R-1-A	5.00	7.25	1	5	4	4	Y	Y	None
107-260-05-11	Urban Residential	R-1-A	2.90	7.25	1	3	2	2	Y	Y	None
107-260-07-11	Urban Residential	R-1-A	4.82	7.25	1	5	4	4	Y	Y	None
107-260-08-11	Urban Residential	R-1-A	4.14	7.25	1	4	3	3	Y	Y	None
107-260-17-11	Urban Residential	R-1-A	1.12	7.25	1	1	1	1	Y	Y	None
107-260-18-11	Urban Residential	R-1-A	1.05	7.25	1	1	1	1	Y	Y	None
107-260-19-11	Urban Residential	R-1-A	1.28	7.25	1	1	1	1	Y	Y	None
107-260-20-11	Urban Residential	R-1-A	1.30	7.25	1	1	1	1	Y	Y	None
107-260-21-11	Urban Residential	R-1-A	5.23	7.25	1	5	4	4	Y	Y	None
107-260-51-11	Urban Residential	R-1-A	2.29	7.25	1	2	2	2	Y	Y	None
116-020-12-11	Urban Residential	R-1-A	18.76	7.25	1	19	14	14	Y	Y	None
116-030-12-11	Urban Residential	R-1-A	10.08	7.25	1	10	8	8	Y	Y	None
101-100-14-11	Urban Residential	R-3	6.93	No maximum	12	83	62	62	Y	Y	None

Richmond/Gold Run

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Realistic		Water Service	Sewer Service	Possible Zoning Constraints
						Max Number of Units at Typical Density	Number of Units at Typical Density Available			
116-230-04-11	Planned Development	P-U-D	45.08	No maximum	0.3	14	14	N	N	None
116-230-34-11	Planned Development	P-U-D	100.16	No maximum	0.3	30	30	N	N	None
116-230-60-11	Planned Development	P-U-D	81.32	No maximum	0.3	24	24	N	N	None
116-230-63-11	Planned Development	P-U-D	2.65	No maximum	0.3	1	1	N	N	None
116-230-66-11	Planned Development	P-U-D	54.63	No maximum	0.3	16	16	N	N	None
116-230-76-11	Planned Development	P-U-D	2.65	No maximum	0.3	1	1	N	N	None
116-320-21-11	Planned Development	P-U-D	3.39	No maximum	0.3	1	1	N	N	None
116-320-27-11	Planned Development	P-U-D	17.26	No maximum	0.3	5	5	N	N	None
116-330-28-11	Planned Development	P-U-D	3.99	No maximum	0.3	1	1	N	N	None
116-330-20-11	Urban Residential	R-1-AA-D	6.62	7.25	0.2	1	1	N	N	None
116-330-22-11	Urban Residential	R-1-AA-D	6.64	7.25	0.2	1	1	N	N	None
116-330-27-11	Urban Residential	R-1-AA-D	3.90	7.25	0.2	1	1	N	N	None
115-180-17-11	Urban Residential	R-1-B-14-AA-D	18.22	7.25	0.07	1	1	N	N	Min Acreage
116-270-26-11	Urban Residential	R-1-B-3-AA-D	3.40	7.25	0.33	1	1	N	N	Min Acreage
116-370-08-11	Urban Residential	R-1-B-3-AA-D	3.33	7.25	0.33	1	1	N	N	Min Acreage
116-480-07-11	Urban Residential	R-1-B-3-AA-D	3.11	7.25	0.33	1	1	N	N	Min Acreage
116-360-24-11	Urban Residential	R-1-B-4-AA-D	7.52	7.25	0.25	2	1	N	N	Min Acreage
116-360-25-11	Urban Residential	R-1-B-4-AA-D	12.48	7.25	0.25	3	2	N	N	Min Acreage
116-430-11-11	Urban Residential	R-1-B-4-AA-D	4.96	7.25	0.25	1	1	N	N	Min Acreage
116-430-24-11	Urban Residential	R-1-B-4-AA-D	4.78	7.25	0.25	1	1	N	N	Min Acreage
116-430-27-11	Urban Residential	R-1-B-4-AA-D	4.83	7.25	0.25	1	1	N	N	Min Acreage
116-290-27-11	Urban Residential	R-1-B-5-AA-D	5.01	7.25	0.20	1	1	N	N	Min Acreage
116-300-10-11	Urban Residential	R-1-B-5-AA-D	10.10	7.25	0.20	2	2	N	N	Min Acreage
116-300-15-11	Urban Residential	R-1-B-5-AA-D	5.00	7.25	0.20	1	1	N	N	Min Acreage
116-300-16-11	Urban Residential	R-1-B-5-AA-D	5.06	7.25	0.20	1	1	N	N	Min Acreage
116-300-18-11	Urban Residential	R-1-B-5-AA-D	5.19	7.25	0.20	1	1	N	N	Min Acreage
116-300-22-11	Urban Residential	R-1-B-5-AA-D	14.09	7.25	0.20	3	2	N	N	Min Acreage
116-300-34-11	Urban Residential	R-1-B-5-AA-D	5.06	7.25	0.20	1	1	N	N	Min Acreage
116-300-43-11	Urban Residential	R-1-B-5-AA-D	9.79	7.25	0.20	2	1	N	N	Min Acreage
115-110-60-11	Urban Residential	R-1-NH-14-AA-D	14.19	7.25	0.07	1	1	N	N	Min Acreage
116-420-01-11	Urban Residential	R-1-NH-3-AA-D	3.68	7.25	0.33	1	1	N	N	Min Acreage
116-420-20-11	Urban Residential	R-1-NH-3-AA-D	3.14	7.25	0.33	1	1	N	N	Min Acreage
116-420-39-11	Urban Residential	R-1-NH-3-AA-D	3.98	7.25	0.33	1	1	N	N	Min Acreage
116-460-06-11	Urban Residential	R-1-NH-3-AA-D	4.20	7.25	0.33	1	1	N	N	Min Acreage

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number			
						Typical Density	Typical Density			
Johnstonville										
116-130-30-11	Town Center	C-T	3.27	7.25	1	3	3	N	N	None
116-130-31-11	Town Center	C-T	2.96	7.25	1	3	3	N	N	None
116-140-02-11	Town Center	C-T	2.96	7.25	1	3	3	N	N	None
116-140-20-11	Town Center	C-T	1.72	7.25	1	2	2	N	N	None
116-140-21-11	Town Center	C-T	0.91	7.25	1	1	1	N	N	None
116-150-32-11	Town Center	C-T	2.87	7.25	1	3	3	N	N	None
116-130-33-11	Town Center	C-T-D	2.01	7.25	1	2	2	N	N	None
116-130-34-11	Town Center	C-T-D	2.01	7.25	1	2	2	N	N	None
116-130-35-11	Town Center	C-T-D	1.54	7.25	1	2	2	N	N	None
116-130-36-11	Town Center	C-T-D	1.04	7.25	1	1	1	N	N	None
116-140-58-11	Town Center	C-T-D	1.79	7.25	1	2	2	N	N	None
116-140-59-11	Town Center	C-T-D	2.64	7.25	1	3	3	N	N	None
116-130-05-11	Urban Residential	R-1	1.05	7.25	1	1	1	N	N	None
116-130-07-11	Urban Residential	R-1	1.29	7.25	1	1	1	N	N	None
117-690-14-11	Urban Residential	R-1	15.73	7.25	1	16	16	N	N	None
117-690-15-11	Urban Residential	R-1	7.62	7.25	1	8	8	N	N	None
116-130-08-11	Urban Residential	R-1-D	1.55	7.25	1	2	2	N	N	None
116-190-18-11	Urban Residential	R-1-A-B-2.5	66.26	7.25	0.4	27	27	N	N	Min Acreage
116-200-05-11	Urban Residential	R-1-A-B-2.5	2.29	7.25	0.4	1	1	N	N	Min Acreage
116-200-08-11	Urban Residential	R-1-A-B-2.5	2.66	7.25	0.4	1	1	N	N	Min Acreage
116-200-60-11	Urban Residential	R-1-A-B-2.5	2.38	7.25	0.4	1	1	N	N	Min Acreage
116-490-21-11	Urban Residential	R-1-A-B-2.5	7.80	7.25	0.4	3	3	N	N	Min Acreage
116-490-37-11	Urban Residential	R-1-A-B-2.5	7.20	7.25	0.4	3	3	N	N	Min Acreage
116-490-39-11	Urban Residential	R-1-A-B-2.5	44.61	7.25	0.4	18	18	N	N	Min Acreage
Janesville										
129-310-12-11	Urban Residential	R-1-A	1.73	7.25	1	1	1	N	N	None
129-320-01-11	Urban Residential	R-1-A	1.34	7.25	1	1	1	N	N	None
129-320-02-11	Urban Residential	R-1-A	1.52	7.25	1	1	1	N	N	None
129-330-07-11	Urban Residential	R-1-A	1.13	7.25	1	1	1	N	N	None
129-372-10-11	Urban Residential	R-1-A	1.98	7.25	1	2	2	N	N	None
129-372-23-11	Urban Residential	R-1-A	1.22	7.25	1	1	1	N	N	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Realistic		Water Service	Sewer Service	Possible Zoning Constraints
						Max Number of Units at Typical Density	Number of Units at Typical Density			
129-372-34-11	Urban Residential	R-1-A	2.25	7.25	1	2	2	N	N	None
129-372-40-11	Urban Residential	R-1-A	1.72	7.25	1	1	1	N	N	None
129-040-63-11	Urban Residential	R-3	1.52	No maximum	8	13	9	N	N	None
Herlong										
139-120-01-11	Urban Residential	R-1	1.06	7.25	5	5	4	Y	Y	None
139-144-17-11	Urban Residential	R-1	1.17	7.25	5	6	4	Y	Y	None
139-153-20-11	Urban Residential	R-1	0.18	7.25	5	1	1	Y	Y	None
139-160-28-11	Urban Residential	R-1	5.50	7.25	5	27	21	Y	Y	None
137-100-16-11	Urban Residential	R-1-AA	8.51	7.25	5	43	32	Y	Y	None
137-100-23-11	Urban Residential	R-1-AA	0.66	7.25	5	3	2	Y	Y	None
137-100-40-11	Urban Residential	R-1-AA	10.61	7.25	5	53	40	Y	Y	None
137-100-41-11	Urban Residential	R-1-AA	9.49	7.25	5	47	36	Y	Y	None
137-100-43-11	Urban Residential	R-1-AA	10.20	7.25	5	51	38	Y	Y	None
137-100-46-11	Urban Residential	R-1-AA	10.47	7.25	5	52	39	Y	Y	None
137-100-48-11	Urban Residential	R-1-AA	10.37	7.25	5	52	39	Y	Y	None
137-111-07-11	Urban Residential	R-1-AA	0.31	7.25	5	2	1	Y	Y	None
137-111-08-11	Urban Residential	R-1-AA	0.40	7.25	5	2	1	Y	Y	None
137-112-01-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-112-04-11	Urban Residential	R-1-AA	0.35	7.25	5	2	1	Y	Y	None
137-114-01-11	Urban Residential	R-1-AA	0.43	7.25	5	2	2	Y	Y	None
137-114-03-11	Urban Residential	R-1-AA	0.36	7.25	5	2	1	Y	Y	None
137-114-14-11	Urban Residential	R-1-AA	0.39	7.25	5	2	1	Y	Y	None
137-115-03-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-115-04-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-115-05-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-115-06-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-115-07-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-115-08-11	Urban Residential	R-1-AA	0.42	7.25	5	2	2	Y	Y	None
137-115-09-11	Urban Residential	R-1-AA	0.39	7.25	5	2	1	Y	Y	None
137-115-10-11	Urban Residential	R-1-AA	0.38	7.25	5	2	1	Y	Y	None
137-115-11-11	Urban Residential	R-1-AA	0.38	7.25	5	2	1	Y	Y	None
137-115-12-11	Urban Residential	R-1-AA	0.38	7.25	5	2	1	Y	Y	None
137-115-13-11	Urban Residential	R-1-AA	0.39	7.25	5	2	1	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number			
						Typical Density	Typical Density			
137-115-14-11	Urban Residential	R-1-AA	0.38	7.25	5	2	1	Y	Y	None
137-121-06-11	Urban Residential	R-1-AA	0.55	7.25	5	3	2	Y	Y	None
137-121-07-11	Urban Residential	R-1-AA	0.59	7.25	5	3	2	Y	Y	None
137-122-09-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None
137-122-10-11	Urban Residential	R-1-AA	0.44	7.25	5	2	2	Y	Y	None
137-122-12-11	Urban Residential	R-1-AA	0.56	7.25	5	3	2	Y	Y	None
137-122-13-11	Urban Residential	R-1-AA	0.53	7.25	5	3	2	Y	Y	None
137-122-14-11	Urban Residential	R-1-AA	0.40	7.25	5	2	1	Y	Y	None
137-122-15-11	Urban Residential	R-1-AA	0.28	7.25	5	1	1	Y	Y	None
137-122-16-11	Urban Residential	R-1-AA	0.52	7.25	5	3	2	Y	Y	None
137-122-17-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-122-18-11	Urban Residential	R-1-AA	0.34	7.25	5	2	1	Y	Y	None
137-122-19-11	Urban Residential	R-1-AA	0.39	7.25	5	2	1	Y	Y	None
137-123-03-11	Urban Residential	R-1-AA	0.42	7.25	5	2	2	Y	Y	None
137-123-04-11	Urban Residential	R-1-AA	0.38	7.25	5	2	1	Y	Y	None
137-124-08-11	Urban Residential	R-1-AA	0.35	7.25	5	2	1	Y	Y	None
137-124-09-11	Urban Residential	R-1-AA	0.35	7.25	5	2	1	Y	Y	None
137-125-17-11	Urban Residential	R-1-AA	0.38	7.25	5	2	1	Y	Y	None
137-125-18-11	Urban Residential	R-1-AA	0.38	7.25	5	2	1	Y	Y	None
137-125-19-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-125-20-11	Urban Residential	R-1-AA	0.36	7.25	5	2	1	Y	Y	None
137-126-21-11	Urban Residential	R-1-AA	0.38	7.25	5	2	1	Y	Y	None
137-126-22-11	Urban Residential	R-1-AA	0.37	7.25	5	2	1	Y	Y	None
137-126-23-11	Urban Residential	R-1-AA	0.37	7.25	5	2	1	Y	Y	None
137-126-24-11	Urban Residential	R-1-AA	0.47	7.25	5	2	2	Y	Y	None
137-126-25-11	Urban Residential	R-1-AA	0.46	7.25	5	2	2	Y	Y	None
137-126-26-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None
137-131-01-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None
137-131-02-11	Urban Residential	R-1-AA	0.44	7.25	5	2	2	Y	Y	None
137-131-03-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None
137-131-04-11	Urban Residential	R-1-AA	0.46	7.25	5	2	2	Y	Y	None
137-131-05-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None
137-131-06-11	Urban Residential	R-1-AA	0.48	7.25	5	2	2	Y	Y	None
137-131-07-11	Urban Residential	R-1-AA	0.48	7.25	5	2	2	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number			
						Typical Density	Typical Density			
137-131-08-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-131-09-11	Urban Residential	R-1-AA	0.37	7.25	5	2	1	Y	Y	None
137-131-10-11	Urban Residential	R-1-AA	0.39	7.25	5	2	1	Y	Y	None
137-132-03-11	Urban Residential	R-1-AA	0.43	7.25	5	2	2	Y	Y	None
137-132-04-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-132-05-11	Urban Residential	R-1-AA	0.43	7.25	5	2	2	Y	Y	None
137-132-06-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-132-07-11	Urban Residential	R-1-AA	0.43	7.25	5	2	2	Y	Y	None
137-132-08-11	Urban Residential	R-1-AA	0.43	7.25	5	2	2	Y	Y	None
137-132-09-11	Urban Residential	R-1-AA	0.39	7.25	5	2	1	Y	Y	None
137-132-10-11	Urban Residential	R-1-AA	0.36	7.25	5	2	1	Y	Y	None
137-132-11-11	Urban Residential	R-1-AA	0.39	7.25	5	2	1	Y	Y	None
137-132-12-11	Urban Residential	R-1-AA	0.36	7.25	5	2	1	Y	Y	None
137-132-13-11	Urban Residential	R-1-AA	0.35	7.25	5	2	1	Y	Y	None
137-132-15-11	Urban Residential	R-1-AA	0.44	7.25	5	2	2	Y	Y	None
137-132-16-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None
137-132-17-11	Urban Residential	R-1-AA	0.42	7.25	5	2	2	Y	Y	None
137-132-18-11	Urban Residential	R-1-AA	0.44	7.25	5	2	2	Y	Y	None
137-132-19-11	Urban Residential	R-1-AA	0.42	7.25	5	2	2	Y	Y	None
137-132-20-11	Urban Residential	R-1-AA	0.44	7.25	5	2	2	Y	Y	None
137-133-02-11	Urban Residential	R-1-AA	0.43	7.25	5	2	2	Y	Y	None
137-133-03-11	Urban Residential	R-1-AA	0.46	7.25	5	2	2	Y	Y	None
137-133-04-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None
137-133-05-11	Urban Residential	R-1-AA	0.47	7.25	5	2	2	Y	Y	None
137-133-06-11	Urban Residential	R-1-AA	0.42	7.25	5	2	2	Y	Y	None
137-133-07-11	Urban Residential	R-1-AA	0.44	7.25	5	2	2	Y	Y	None
137-133-08-11	Urban Residential	R-1-AA	0.42	7.25	5	2	2	Y	Y	None
137-133-09-11	Urban Residential	R-1-AA	0.40	7.25	5	2	2	Y	Y	None
137-133-18-11	Urban Residential	R-1-AA	0.40	7.25	5	2	2	Y	Y	None
137-134-08-11	Urban Residential	R-1-AA	1.29	7.25	5	6	5	Y	Y	None
137-134-09-11	Urban Residential	R-1-AA	0.83	7.25	5	4	3	Y	Y	None
137-141-01-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None
137-141-02-11	Urban Residential	R-1-AA	0.46	7.25	5	2	2	Y	Y	None
137-141-03-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number			
						Typical Density	Typical Density			
137-142-01-11	Urban Residential	R-1-AA	0.40	7.25	5	2	2	Y	Y	None
137-142-02-11	Urban Residential	R-1-AA	0.42	7.25	5	2	2	Y	Y	None
137-142-03-11	Urban Residential	R-1-AA	0.42	7.25	5	2	2	Y	Y	None
137-142-04-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None
137-142-05-11	Urban Residential	R-1-AA	0.45	7.25	5	2	2	Y	Y	None
137-143-02-11	Urban Residential	R-1-AA	0.41	7.25	5	2	2	Y	Y	None
137-144-07-11	Urban Residential	R-1-AA	0.35	7.25	5	2	1	Y	Y	None
139-090-55-11	Urban Residential	R-1-AA	1.49	7.25	5	7	6	Y	Y	None
139-110-03-11	Urban Residential	R-1-AA	0.81	7.25	5	4	3	Y	Y	None
139-160-16-11	Urban Residential	R-1-B-1-AA	59.12	7.25	1	59	59	Y	Y	Min Acreage
139-160-23-11	Urban Residential	R-1-B-1-AA	1.89	7.25	1	2	2	Y	Y	Min Acreage
139-160-24-11	Urban Residential	R-1-B-1-AA	3.12	7.25	1	3	3	Y	Y	Min Acreage
139-160-33-11	Urban Residential	R-1-B-1-AA	6.32	7.25	1	6	6	Y	Y	Min Acreage
139-160-36-11	Urban Residential	R-1-B-1-AA	2.72	7.25	1	3	3	Y	Y	Min Acreage
139-160-40-11	Urban Residential	R-1-B-1-AA	3.61	7.25	1	4	4	Y	Y	Min Acreage
139-160-41-11	Urban Residential	R-1-B-1-AA	1.93	7.25	1	2	2	Y	Y	Min Acreage
139-160-42-11	Urban Residential	R-1-B-1-AA	2.05	7.25	1	2	2	Y	Y	Min Acreage
139-160-43-11	Urban Residential	R-1-B-1-AA	1.31	7.25	1	1	1	Y	Y	Min Acreage
139-160-44-11	Urban Residential	R-1-B-1-AA	0.91	7.25	1	1	1	Y	Y	Min Acreage
139-160-45-11	Urban Residential	R-1-B-1-AA	0.97	7.25	1	1	1	Y	Y	Min Acreage
139-160-46-11	Urban Residential	R-1-B-1-AA	3.40	7.25	1	3	3	Y	Y	Min Acreage
139-160-51-11	Urban Residential	R-1-B-1-AA	1.59	7.25	1	2	2	Y	Y	Min Acreage
139-160-52-11	Urban Residential	R-1-B-1-AA	1.52	7.25	1	2	2	Y	Y	Min Acreage
139-160-53-11	Urban Residential	R-1-B-1-AA	1.17	7.25	1	1	1	Y	Y	Min Acreage
139-090-32-11	Urban Residential	R-1-B-2-AA	2.09	7.25	0.5	1	1	Y	Y	Min Acreage
Standish-Litchfield										
119-080-05-11	Town Center	C-T	2.09	7.25	1	2	2	N	N	None
119-080-06-11	Town Center	C-T	2.06	7.25	1	2	2	N	N	None
119-090-05-11	Town Center	C-T	1.97	7.25	1	2	2	N	N	None
119-090-06-11	Town Center	C-T	1.98	7.25	1	2	2	N	N	None
119-090-07-11	Town Center	C-T	2.00	7.25	1	2	2	N	N	None
119-120-03-11	Town Center	C-T	3.11	7.25	1	3	3	N	N	None
119-120-15-11	Town Center	C-T	5.33	7.25	1	5	5	N	N	None

APN	General Plan Land Use	Master Zoning	Acres	Max Density	Typical Density	Max Number	Realistic	Water Service	Sewer Service	Possible Zoning Constraints
						of Units at	Number			
						Typical Density	Typical Density			
119-160-04-11	Town Center	C-T-D	2.24	7.25	1	2	2	N	N	None
119-240-34-11	Town Center	C-T-D	5.01	7.25	1	5	5	N	N	None
119-220-20-11	Urban Residential	R-1-A-B-3	3.88	7.25	0.33	1	1	N	N	Min Acreage
119-220-21-11	Urban Residential	R-1-A-B-3	4.05	7.25	0.33	1	1	N	N	Min Acreage
Doyle										
141-040-15-11	Urban Residential	R-1-A-B-2.5	2.64	7.25	0.40	1	1	N	N	Min. Acreage
141-040-16-11	Urban Residential	R-1-A-B-2.5	3.86	7.25	0.40	1	1	N	N	Min. Acreage
141-370-13-11	Urban Residential	R-1-A-B-3	3.36	7.25	0.33	1	1	N	N	Min. Acreage
141-370-14-11	Urban Residential	R-1-A-B-3	3.65	7.25	0.33	1	1	N	N	Min. Acreage
141-370-15-11	Urban Residential	R-1-A-B-3	4.20	7.25	0.33	1	1	N	N	Min. Acreage
141-370-16-11	Urban Residential	R-1-A-B-3	3.21	7.25	0.33	1	1	N	N	Min. Acreage
141-370-24-11	Urban Residential	R-1-A-B-3	4.32	7.25	0.33	1	1	N	N	Min. Acreage
141-370-28-11	Urban Residential	R-1-A-B-3	4.71	7.25	0.33	1	1	N	N	Min. Acreage

