

IV INVENTORY OF RESIDENTIAL SITES AND ACCOMMODATING THE REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

This section describes how the County will accommodate its 2020-2028 RHNA, focusing on the lower income categories and the potential of available land resources to support housing development in the County. California law requires each city and county to develop local programs within their housing element in order to meet their “fair share” of existing and future housing needs for all income groups. The Regional Housing Needs Allocation (RHNA) is a State-mandated allocation process devised to equitably distribute planning responsibility for housing needs at all income levels throughout California.

California Government Code Section 65583(a)(3) requires that the Housing Element contain 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.” This chapter describes vacant and underutilized land in the County and potential development opportunities; additional parcel-level data is provided in Appendix E. The results of this analysis are summarized in Table IV-2 below. This table shows that the County’s land inventory, including units permitted and the development potential of vacant and underutilized parcels summarized in Table IV-2 and detailed in Appendix E, is sufficient to meet the RHNA for all income categories.

As part of this 6th Cycle Housing Element, the County has further analyzed the adequacy of its Urban Residential sites to accommodate affordable single family subdivisions and multifamily housing at R-3-6 densities (see subsequent analysis in this section) as well as the -T district to accommodate affordable mobile and manufactured housing and has determined that the County’s inventory of sites, adequately accommodated its 2014-2019 RHNA, when the R-1, R-3-6, and -T sites are taken into account, as shown in Table IV-2.

A INVENTORY OF RESIDENTIAL SITES

The RHNA for the unincorporated portion of Shasta County is allocated by the California Department of Housing and Community Development (HCD) as shown in Table II-38 for the 6th cycle planning period (April 15, 2020 through April 15, 2028). The County’s obligation is to facilitate the RHNA through planning policy and programs, including designation of adequate sites to accommodate development of the RHNA, but the County is not required to construct the housing units. In addition to accommodating the 6th Cycle RHNA, this Housing Element addresses the County’s capacity to accommodate carryover units from the 5th cycle RHNA.

Residential sites in Shasta County are summarized in Table IV-1; there are 5,074 parcels in the unincorporated area that can accommodate 12,523 units. Table IV-2 summarizes the County’s capacity for residential development by income group. As shown in Table IV-2, the capacity of the County’s sites is more than adequate to accommodate the 6th Cycle RHNA and the carryover RHNA from the 5th Cycle. Additional information regarding the 5th Cycle carryover is provided in Appendix A.

General Plan Designation	Acres	Parcels	Realistic Capacity (Units)
Urban Residential	187.9	26 (30 total sites)	1,680
Suburban Residential	2,496	422	2,370
Rural Residential A	31,021	2,543	4,545
Rural Residential A	80,208	2,171	3,386
Any Residential Designation/-T Combining Sites (select sites)	767	542	542
Total	114,679.9	5,704	12,523

Source: Shasta County GIS and Planning data, 2020

Table IV-2 consists of a summary of the County’s residential capacity, which includes the vacant residential land inventory, residential units that have been permitted and/or are under construction, and a projection of the number of accessory dwelling units expected to be constructed, compared to the projected need from the 6th Cycle RHNA (2020-2028). Due to the significant rezoning that occurred to accommodate the County’s 4th cycle RHNA, which included rezoning approximately 43.5 acres of vacant land to R-3-25 for a realistic capacity of 850 very low and low income units, subsequent rezoning to accommodate the 5th cycle RHNA, as well as consideration of sites that support typical affordable housing development in the County, the County currently has excess capacity for all income levels for the 6th cycle RHNA and any carryover from the 5th Cycle RHNA. As shown in Table IV-2, the County has the capacity for 567 very low, 666 low, 3,714 moderate, and 7,961 above moderate income units; this includes 385 units that have been permitted and/or are under construction.

Category	Very Low ¹	Low	Moderate	Above Moderate	TOTAL
RHNA - 6th Cycle - 2020-2028	273	179	193	460	1,105
Carryover RHNA – 5th Cycle (Remaining Capacity Table A-1)	139	--	-	-	139
TOTAL: 5th and 6th Cycle RHNA	412	179	193	460	1,259
Residential Sites					
Urban Residential with R-3 Zoning (Table IV-6)	448	449	180	182	1,259
Urban Residential with I-R and R-1 Zoning (Table IV-7)	99	106	105	111	421
Suburban Residential (Table IV-8)	0 ¹	0 ¹	711	1,659	2,370 ¹
Rural Residential A&B (Table IV-8)	0 ¹	0 ¹	2,379	5,552	7,931 ¹
Mobile Home District (-T) (Table IV-8)	10	62	199	271	542
Total Sites (Unentitled)	557	617	3,574	7,775	12,523
Residential Sites – Permitted/Under Construction (Not Counted In The Above List Of Sites)					
Market Rate Units (Appendix E-1)	10 ²	49 ²	140 ²	186 ²	385
TOTAL Sites (Unentitled and Permitted/Under Construction)	567	666	3,714	7,961	12,908
Additional ADU Capacity (12 per year 2021-2028)	13	62	21	0	96
Excess Capacity	169	549	3,542	7,501	11,760

¹ It is anticipated that approximately 20% to 50% of these lots will develop prices affordable to very low, low, and moderate market rate units; however, in the Suburban Residential and Rural Residential A and B designations, only a portion of -T lots on parcels with no known constraints are assumed to be affordable to very low and low income households (see Table IV-8).

² Includes ADUs assumed to be affordable to very low, low, and moderate income households based on market rent survey and very low, low, and moderate income households assumed to be affordable based on affordability of units constructed during the 5th cycle. Specifically, the percentage of new units constructed during the 5th cycle that were affordable to very low, low, and moderate income households based on Table IV-4, Row 1, was applied to the total permitted units to identify anticipated affordability ranges.

B DETERMINATION OF ZONING SUITABILITY BY INCOME GROUP

1 VERY LOW AND LOW INCOME HOUSING DEVELOPMENT CHARACTERISTICS

While sites that accommodate densities of 20 or more dwelling units per acre are assumed to accommodate lower income housing pursuant to Government Code Section 65583.2(c)(3)(B), this type of density is more appropriate within or adjacent to urban areas in Shasta County, such as Redding, Anderson, Shasta Lake, and the adjacent urbanized areas. Much of Shasta County is rural and the community centers outside of the urban areas reflect a rural development pattern, with smaller-scale commercial and multifamily uses located centrally in these communities along the main highway or roads serving each community, complemented by small single family subdivisions that transition into large, rural, and agricultural/forest lands. The following discussion demonstrates the adequacy of the adopted densities in the R-1 and R-3 districts and the -T combining district in accommodating the County's lower income housing needs pursuant to Government Code Section 65583.2(c)(3)(A). Specifically, the following discussion provides information based on development project experience within zones that provide housing for lower income housing.

DEED-RESTRICTED AFFORDABLE HOUSING

During the previous planning period, two affordable housing projects (CHIP Sadie Lane and CHIP Beagle Lane) were completed and a third affordable housing project is being planned by Northern Valley Catholic Social Services (NVCSS). As shown in Table IV-3, all three of these deed-restricted affordable housing projects in Shasta County are at densities from 1.6 to 5.1 units per acre on sites that are zoned R-1 and R-3 and range from 8 to 27 total units in size. This demonstrates the feasibility of developing very low and low income housing at single family densities and lower intensity levels of multifamily development. Based on this direct experience with local affordable housing projects, it is conservatively anticipated that R-1 sites that allow 5 or more units per acre and are sized to accommodate 10 to 40 units are likely to accommodate deed-restricted single family development affordable to lower income households and R-3 sites that allow 6 or more units per acre are likely to accommodate multifamily development deed-restricted to be affordable to very low and low income households.

In addition to being supported by the demonstrated feasibility of the CHIP and NVCSS developments, these lower densities are consistent with the rural status of much of Shasta County. While the City of Redding and some of the surrounding area is designated as ineligible for USDA Rural Development funds, the majority of Shasta County, including all of the unincorporated community centers, is considered rural and is eligible for USDA Rural Development funding for single family and multifamily housing.

NVCSS indicated that a density of 10 units per acre is desirable for an affordable lower income housing project. This density can be achieved for affordable projects on the County's R-1-6 and R-3-6 sites, which allow 6 units per acre as a base density and can be increased up to 80% (with a density bonus for 100% affordable projects) to achieve a maximum density of 10.8 units per acre. Similarly, the County's R-3-8 sites allow 8 units per acre as a

base density and this can be increased up to a maximum density 14.4 units per acre using density bonus provisions for affordable projects.

Project	Project Size	Units	General Plan	Zoning	Density	Status
Community Housing Improvement Program Sadie Lane Subdivision (Cottonwood)	5 acres	8 single family units: 3 very low, 5 low	UR-5	R-1	1.6 units per acre	Completed 2018
Community Housing Improvement Program Beagle Lane Subdivision (Cottonwood)	4.68 acres	24 single family units: 9 very low, 15 low	UR-5	R-1	5.1 units per acre	Under construction (2020)
Northern Valley Catholic Social Services APN 028-100-020 (Burney)	5.76 acres	27 multifamily units: all lower income	UR-6	R-3-6, F-2	4.8 units per acre	Rezone approved (2019), site plan not yet submitted

Source: Shasta County, 2018, 2019, 2020

MARKET RATE AFFORDABLE HOUSING

A substantial amount of market rate housing developed from 2014 through 2019 was affordable to very low and low income households; this development is summarized in Table IV-4. As shown in Table IV-5, 16 single family homes and mobile/manufactured homes, and 5 duplex units were rented at prices affordable to low income households. The single family units were constructed on lots ranging from 0.14 to 19.94 acres, with a median lot size of 0.48 acres. Zoning for single family units, including mobile homes, ranged from A-1, IR, R-R, and R-1, with 11 of the 16 single family lots including the Mobile Home district zone (-T). Five duplexes were constructed, which included 2 bedroom units affordable to moderate income households and 3 bedroom units affordable to low income households, were built on a 0.97-acre site zoned R-3-8-DR. Appendix D-1 identifies each market-rate home and duplex constructed during the 5th cycle that was available for sale or rent.

In addition to the very low and low income units that were constructed and rented or sold during the 5th cycle, 264 units developed during the 2014 to 2019 period were developed by the property owner and were not sold or rented, meaning that the owner of the lot constructed a unit and the unit was not offered for sale or for rent (these units are referred to as ‘owner-builder’ units herein). In order to determine the affordability of these units in the absence of sales or rental data, assessed values were reviewed and the affordability of these owner-built units was determined based on the increase in the assessed value when the unit was constructed. A portion of these units were mobile or manufactured homes placed on a relatively inexpensive lot and provide an affordable unit; a sample of these very low and low income owner-built units is provided in Table IV-5; please note that the improved assessed value was used to determine affordability and the current Zillow estimate of market value is provided solely as an informational item. Of the 264 owner-builder units, 29 units are estimated to be affordable to very low income households, 59 units to low income households, 65 units to moderate income households, and 111 units to above moderate income households (see Table IV-4 and Appendix D-2).

This determination that a significant number of market rate homes are affordable to lower income households is supported by USDA data, which indicates that there are 209 active USDA single family home loans (borrowers) in Shasta County. Of these loans, 63 (30%) are to very low income households and 144 (70%) are to low income households. When compared to higher-cost counties with both urban and rural areas such as Napa, which has only 20 active borrowers and 49,581 total County households (4.0 loans per 10,000 households), Sonoma, which has 109 active borrowers and 186,384 total County households (5.8 loans per 10,000 households), and Yolo,

which has 35 active borrowers and 73,648 total County households (4.8 loans per 10,000 households), Shasta County has a much higher rate of loans, 209 borrowers per 71,534 total County households (29.2 loans per 10,000 households). This loan rate, which is 5 times higher the other counties reviewed indicates that single family, market-rate housing in Shasta County is more attainable to the very low and low income groups.

During the 2014-2019 cycle, 28 accessory dwelling units (ADUs), or second homes prior to the ordinance allowing ADUs in the County in 2017, were constructed. The majority of ADUs, 24, were affordable to very low and low income households and 6 were affordable to moderate income households, based on market rent surveys conducted by County staff in 2018 and 2019.

An additional 120 units were constructed during the 2014-2019 cycle; these units were not yet made available for sale or rent and the assessed value of these units has not yet been updated in the County’s assessor data. These units are identified in Row 3 of Table IV-4 and shown in Appendix D-3 and were assumed to be affordable to households in the same proportions as the market rate units offered for sale or rent during 2014-2019.

Based on the information provided in Appendices D-1 through D-4 and summarized below in Tables IV-4 and IV-5, approximately 23% of the single family and mobile/manufactured home units constructed during the 2014-2019 planning period were affordable to very low (6%) or low income households (17%), while 31% was affordable to moderate and 46% to above moderate income households.

A review of the zoning of the lower income units indicates that the majority of market rate housing affordable to the very low and low income groups was constructed on sites zoned R-1, A-1-T, IR-T, R-R, R-R-T, and R-1-T districts. Thus, sites anticipated to be suitable for market rate very low and low income housing will include sites A-1-T, IR-T, R-R-T, and R-1-T that are not constrained by wetlands, floodplains, or steep slopes. While typically parcels that accommodate very low and low income households must be served by water and sewer utilities, the majority of units constructed in the -T district and on larger (2+ acre sites) are not served by public water and sewer utilities, but use on-site septic and wells. This is typical for residential development outside of the communities in Shasta County and does not pose a constraint to development as septic and wells can be provided on many sites.

	Very Low	Low	Moderate	Above Moderate	TOTAL
1. Market Rate – For Sale or Rent Appendix D-1	3	18	58	78	157
2. Market Rate – Owner/Builder Appendix D-2	29	59	65	111	264
3. Market Rate – Complete, No Data (Not yet for sale/rent and no change in assessed value; assumed same affordability breakdown as Row 1) Appendix D-3	2	14	44	60	120
Total Non-ADU Market Rate Units	34 / 6%	91 / 17%	167 / 31%	249 / 46%	569 / 100%
4. ADUs Appendix D-4	4	18	6	0	28

Table IV-5: Market Rate Very Low and Low Income Units (Constructed 2014-2019)

APN/Address	Unit Type	Acres	Permit	Income Level	General Plan	Zoning	Price/Rent	Sales Date	
Multifamily Market Rate Housing For Rent (Low Income)									
086500029000 20710-20800 Manzi Way	5 Duplexes – 2/3 Bedroom	0.97	11/4/15	5 Low/ 5 Mod.	Ur-8	R-3-8-DR	Rent: \$1,150 2 B \$1,300 3 B	2019/2020 Rents	
Single Family Market Rate Housing For Sale or Rent (Very Low and Low Income)									
045050020000 12210 Gas Point Rd	Mobile/Manufactured - 2 BR	11.81	1/2/14	1 Low	RR B	A-1-T-BA-5	\$950/ Month	Listed 1/16/19, 11/8/2018	
064350013000 12085 Shaver Ln	Single Family – 3 BR	0.27	8/22/18	1 Low	SR	IR-T	\$1,350/ Month	12/14/19	
064350022000 17823 Paradise Ln	Single Family – 2 BR	0.15	8/12/15	1 Low	SR	IR-T	\$155,000	2/14/17	
082260028000 21411 Coleman	Mobile/Manufactured - Studio	0.26	2019	1 Low	NR	R-R	\$129,900	1/29/20 (Built 2019)	
304100016000 22136 Hidden Valley Dr	Single Family – 2 Bedroom	0.19	6/28/18	1 Low	RR A	R-R-T-BSM	\$125,000	12/10/19	
094270025000 30821 Tinkerbelle Ln	Single Family	0.48	10/24/14	1 Low	RR A	R-R-T	\$200,000	6/29/16	
088110025000 3285 Brush St	Single Family – 3 BR	0.14	11/28/18	1 Low	UR-5	R-1	\$214,000	12/19/18	
088070051000 3382 Willow St	Single Family – 3 BR	0.16	5/29/14	1 Low	UR-5	R-1	\$174,000	10/28/14	
205520016000 6417 Debra Ln	Mobile/Manufactured - 3 BR	0.16	5/2/19	1 Low	RR A	R-R-T	\$180,000	6/12/19	
205560014000 6421 Dale Ln	Mobile/Manufactured - 3 BR	5.03	10/23/17	1 Low	RR A	R-R-T	\$210,000	3/30/18	
96230019000 7685 Joda Rd	Mobile/Manufactured	1.10	1/2/14	1 Low	RR A	R-R	\$135,000	7/5/16	
45280058000 14396 Lost Ln	Mobile/Manufactured - 3 BR	19.94	2/6/14	1 Low	RR B	A-1-T-BA-5	\$175,000	2/1/17	
074070012000 18556 Rex Dr	Mobile/Manufactured	0.63	6/21/19	1 Very Low	SR	IR-T-F-1	\$51,000	6/28/17	
206210042000 17480 Mary Ann Ln	Mobile/Manufactured - 2 BR	0.24	2/27/18	1 Low	MU	R-R-T	\$175,000	2020 (Built 2019)	
011540058000 15323 Manana Way	Mobile/Manufactured - 2 BR	1.78	7/19/19	1 Very Low	RR A	R-R-T	\$123,500	12/3/19	
99190024000 12470 Squirrel Ln	Mobile/Manufactured	5.00	9/30/14	1 Very Low	RR B	U	\$58,000	5/22/17	
TOTALS		For Rent: 5 Low and 5 Moderate							

For Sale: 13 Low and 3 Very Low								
Single Family Market Rate Housing (Built 2014-2019 but not Sold or Rented) (Very Low and Low Income Examples)								
APN/ Address	Unit Type	Acres	Affordability (Based on Improved Assessed Value)	Zoning	Zillow Value (2020)	Assessed Value - Improved	Year Built	Assessed Value (No Improvements) or Lot Sales Price
045490022000 14515 Small Farms Dr	Mobile/ Manufactured	6.00	1 Very Low	A-1-T-BA- 5	\$193,982	\$114,280	2018	\$59,000 (sold 2015)
051290014000 19585 Spring Gulch Rd	Mobile/ Manufactured	1.00	1 Very Low	IR-T	\$184,694	\$101,914	2016	\$60,000 (sold 2015)
306340009000 13985 Daniels Ln	Mobile/Manu- factured - 2 BD	5.00	1 Low	R-R-T	\$237,525	\$188,190	2019	\$76,500 (assessed 2018)
079440014000 21225 Joanna Way	Single Family	5.00	1 Low	R-R-T	NA	\$164,932	2019	\$93,071 (assessed 2018)
701360042000 35447 Nehemiah Dr	Mobile/Manu- factured - 3 BR	0.50	1 Low	R-R-T	\$220,857	\$165,240	2019	\$27,000 (sold 2017)
206140001000 5859 Panther Rd	Mobile/Manu- factured - 3 BR	30.00	1 Very Low	A-1-T -BA-20	\$298,228	\$121,871	2019	\$40,000 (sold 2017)
206230022000 17025 Zanita Tr	Mobile/Manu- factured - 4 BD	1.20	1 Low	R-R-T	\$326,181	\$190,405	2018	\$57,261 (2017)
096230046000 7705 Pegnan Rd	Single Family – 1 BD	1.10	1 Very Low	R-R-T	\$147,884	\$83,439	2018	Lot sold 34,500 in 2015
046210004000 14249 Tailings Dr	Single Family – 2 BD	3.00	1 Low	HP-40	\$169,347	\$160,000	2019	48000 (2018)
700120028000 34600 Emigrant Trl	Single Family – 2 BD	2.10	1 Low	R-R-2	\$180,280	\$155,231	2018	75717 (2017)
043010019000 3463 Fiddlers Ln	Single Family – 2 BD	40.0	1 Low	A-1-T-BA- 40	\$253,351	\$172,564	2019	65887 (2018_

Source: Shasta County Assessor Data (Zillow.com); Source: Rental and Sales Data, Zillow.com

2 MODERATE INCOME HOUSING DEVELOPMENT CHARACTERISTICS

Moderate income housing constructed during the 2014-2019 planning period included 4 of the 8 duplex units constructed in the R-3-8-DR district and 125 (30%) of the 417 single family and mobile/manufactured homes. Based on this information, it is anticipated that any R-3 sites that are not suitable for very low and low income housing may be developed with a products type affordable to moderate and above moderate income households (50/50 split) and that at least 50% of the sites suitable for single family and mobile/manufactured homes on urban parcels can accommodate residential development affordable to moderate income households.

3 ABOVE MODERATE INCOME DEVELOPMENT CHARACTERISTICS

During the 2014-2019 planning period, 191 of the 462 housing units developed were affordable to above moderate income households and included both single family homes (not pre-fabricated) and

mobile/manufactured homes. It is anticipated that all residential sites that are not suitable for very low, low, and moderate income units can accommodate above moderate income housing.

C INVENTORY OF RESIDENTIAL SITES BY INCOME GROUP

There are 30 sites designated Urban Residential by the General Plan; these sites are located on 26 parcels (two parcels provide multiple sites). The majority of these sites are in the 1 to 5 acre range, as shown in Table IV-6. These Urban Residential sites are identified in detail in Tables IV-7 (Urban Residential/R-3 sites) and IV-8 (Urban Residential/R-1 and IR sites); these sites vacant and underdeveloped Urban Residential sites in the County zoned R-1, R-3, and IR. Additional residential sites are designated Suburban Residential, Rural Residential A, and Rural Residential B sites, as well as -T combining district sites, and are summarized in Table IV-9. The following sections describes residential sites appropriate to accommodate each income group.

Zoning District	Total Parcels	Total Sites	Total Acres (Sites)	Sites by Size			
				0.5 - 1.0 Acre	1.01-5.0 Acres	5.01 - 10.0 Acres	10.0 + Acres
R-3-25 (25 du/ac)	6	10	43.5	0	7	3	0
R-3-10 (10 du/ac)	1	1	41.7	0	0	0	1
R-3-8 (8 du/ac)	1	1	3.3	0	1	0	0
R-3-6 (6 du/ac)	1	1	5.8	0	0	1	0
R-1 (8 du/ac)	7	7	38.5	0	4	2	1
R-1 (6 du/ac)	3	3	25.1	1	1	1	0
R-1 (5 du/ac)	4	4	11.7	0	4	0	0
R-1 (4 du/ac)	1	1	11.1	0	0	0	1
R-1-BSM (1 unit per lot)	1	1	2.0	0	1	0	0
IR (1 du/5 ac)	1	1	5.0	0	1	0	0
TOTAL	26	30	187.9	1	19	7	3

Source: Shasta County GIS and Assessor Data, 2020

1 VERY LOW AND LOW INCOME HOUSING SITES

Very low and low income development is anticipated to occur on an assortment of multifamily and single family sites, including R-3-25, R-3-6, and R-1 sites as shown in Tables IV-7 and IV-8 and shown on Figure IV-1 and on select -T sites as summarized in Table IV-9.

Area 1, which includes sites 1 through 6, provides 33.1 acres zoned R-3-25 and designated UR(25) by the General Plan in the 299E Corridor/Collyer Drive and Old Oregon Trail area. These sites are identified in Table IV-7. Area 1 was part of a rezoning effort in 2018 and the zoning in this area was designed to avoid potential constraints, particularly on parcel 076-060-018 which was zoned to accommodate two separate R-3-25 housing sites, as well as an area designated Open Space (OS). The R-3-25 zoning requires a minimum density of 20 units per acre, which was used to determine the realistic capacity of 666 units for Area 1 which are assumed to be distributed equally between the very low and low income groups. This area is an urban area with water service from the Bella Vista Water District and City of Redding wastewater service, which is provided the adjoining area along

Collyer Drive and Old Oregon Trail. The zoning was developed in coordination with the property owners and reflects the interest in multifamily development in this area.

Area 2, which includes sites 7 through 10, provides 10.2 acres zoned R-3-25 and designated UR(25) by the General Plan in the Old Oasis Road/I-5 corridor area. These sites are identified in Table IV-7. Area 2 was part of a rezoning effort in 2018 and the zoning in this area was designed to avoid potential constraints, including Buckeye Creek and the associated floodplain and natural resources. The site was zoned to accommodate five separate R-3-25 housing sites and one R-3-10 housing site. The R-3-25 zoning requires a minimum density of 20 units per acre, which was used to determine the realistic capacity of 204 units for Area 2 which are assumed to be distributed equally between the very low and low income groups. This area is an urban area with water and sewer services provided by the City of Redding and water and sewer infrastructure available in the Charles Drive and Theresa Lanes; a water supply line also runs along the western edge of Area 2. The zoning was developed in coordination with the property owners and reflects the interest in multifamily development in this area. A parcel map application is being processed for Area 2 that would divide it into 4 parcels and provide public road access to all planned parcels.

Area 3 is limited to one site, Site 11, a 5.8-acre parcel, located in Burney. Site 11 is identified in Table IV-7. This site was rezoned in 2019 from R-1-6-F-2 to R-3-6-F-2 at the request of NVCSS to accommodate an affordable housing project and anticipates a multifamily development on the portion of the site not constrained by the floodplain. This site is designated UR(6) by the General Plan. Shasta County is assisting with NEPA documentation to assist NVCSS in receiving funding for the planned project. The R-3-6 district requires development at a minimum of 4.8 units per acre, which is assumed as the realistic minimum amount of development that would occur and would yield at least 27 units, assumed to be divided between the very low and low income uses. The -F-2 district that is also applied to the site does not increase the total development potential, but would result in development located outside of the floodplain which will likely result in a clustered, multifamily product. Water and wastewater services are available from the Burney Water District.

Sites 12 through 14 are located in Burney and are identified in Table IV-8. These sites are vacant R-1 sites are designated UR by the General Plan, with a maximum density of 8 units per acre and a minimum required density of 6.4 units per acre. These three sites would accommodate development projects similar to the recently completed CHIP self-help subdivisions in Cottonwood, although at higher densities which is anticipated to increase the affordability of the units. Sites 12 through 14 are vacant and range from 5.6 to 9.4 acres in size and would accommodate from 13 to 60 units per site. In total, these three sites would accommodate 53 very low and 55 low income units. These sites would receive water and sewer service from Burney Water Agency.

Sites 15 through 18 are vacant sites located in Cottonwood. These sites are identified in Table IV-8. Sites 15, 16, and 17 and a portion of Site 18 are zoned R-1 with a General Plan designation of UR-5, which allows a maximum of 5 units per acre. These sites all require a minimum of 4 units per acre and would accommodate development projects similar to the recently completed CHIP self-help subdivisions. Sites 15 through 18 are vacant and range from 2.3 to 4.8 acres in size and would accommodate from 9 to 13 units per site. In total, these four sites would accommodate 15 very low and 18 low income units. These sites would receive water and sewer service from Shasta County Service Area #17, a special district that provides water and sewer service to the Cottonwood community.

Sites 19 and 20 are vacant R-1 sites are vacant land located in Fall River Mills. These sites are identified in Table IV-8. Sites 19 and 20 are zoned R-1 and designated UR by the General Plan, which requires a minimum of 6.4

units per acre and would accommodate development projects similar to the recently completed CHIP self-help subdivisions in Cottonwood. These sites are 1.6 and 3.6 acres in size and would accommodate from 10 to 23 units per site. These sites would accommodate 16 very low and 17 low income units. This site receives water and sewer service from the Fall River Valley Community Services District.

Additional capacity for very low and low income units is available on vacant sites without wetland, flood, and slope constraints in the -T district; these sites are summarized in Appendix E5. While all of the sites in Appendix E5 have the potential to provide very low and low income units, these sites were estimated to provide capacity at the same rate that affordable market rate housing has been constructed during the previous cycle based on sales and rental data (Row 1, Table IV-4). Sites in the -T combining district are anticipated to provide capacity for approximately 10 very low and 62 low income units. Programs H1-K and H2-B in Section V, Housing Plan, provide for homebuyer assistance programs to support continued development of individual single family lots with affordable housing in the County.

ADUs will provide another source of housing affordable to very low and low income units. ADU potential was projected at a rate of 12 units per year for the remainder of the 6th cycle; this is consistent with the rate of ADU permitting and development in recent years. Anticipating affordability levels that are commensurate with ADU units constructed during the 5th Cycle, the potential for ADUs is anticipated to accommodate at least 14 very low and 62 low income units.

BY-RIGHT REQUIREMENTS FOR LOWER INCOME SITES FROM PREVIOUS CYCLES

It is noted that Government Code Section 65583.2(c) requires that rental and ownership projects be allowed by-right on vacant sites that have been included in two previous planning cycles and for non-vacant sites included in one previous planning cycle. Sites 1 through 10 were identified to accommodate the 4th planning cycle and were also included in the 5th cycle element. Sites 1 through 10 are all zoned R-3-25, require a minimum of 20 units per acre, and allow both ownership and rental residential uses by-right as a permitted use, regardless of affordability so no revisions to the Zoning Code are necessary to comply Government Code Section 65583.2(c).

2 MODERATE INCOME HOUSING SITES

As shown in Table IV-4 and Appendix D, many of the single family and mobile/manufactured homes built in Shasta County are affordable to moderate income households. During the 2014-2019 cycle, market rate housing affordable to moderate income households was constructed in a range of zoning districts, including R-3-8, R-1, A-1, IR, and R-R districts as well as districts with the -T combining zone. In general, approximately 31% of market rate single family and multifamily housing was affordable to moderate income households as shown in Table IV-4. Given this information, it is anticipated that the Urban Residential sites that will not accommodate very low or low income housing will accommodate an equal amount of moderate and above moderate income housing, as shown in Tables IV-7 and IV-8. Further, it is anticipated that approximately 30% of market rate units constructed in any zoning districts within the Suburban Residential and Rural Residential A and B by General Plan designations will be affordable to moderate income households, as shown in Table IV-9. As shown in Table IV-2, approximately 3,723 moderate income housing units can be accommodated in Shasta County, which is more than adequate to accommodate the County's 6th Cycle moderate income allocation of 193.

3 ABOVE MODERATE INCOME SITES

As shown in Table IV-4, approximately 7,953 above moderate income units can be accommodated in Shasta County. Above moderate income units are anticipated to be accommodated, along with moderate income units,

on those Urban Residential sites shown in Table IV-7 and IV-8. Above moderate income housing is also anticipated to be accommodated on the majority of sites designated Suburban Residential and Rural Residential A and B by the General Plan as shown in Table IV-9.

Table IV-7. Vacant and Underutilized Urban Residential Sites Zoned R-3

SITE NO.	APN	PARCEL ACRES	R-3 PORTION	WATER / SEWER	STATUS/ CONSTRAINTS	MAX./ REALISTIC CAPACITY	VERY LOW	LOW	MOD	ABOVE MOD	COMMENTS
Area 1: East Redding Area - 299E Corridor/Collyer Drive & Old Oregon Trail (33.3 acres total)¹											
1	076-070-012 ²	3.5	3.5	BVWD / COR	Underutilized - existing single family home. No river, creek, floodway, or slopes over 30%	87 / 70	35	35	0	0	UR (25)/R-3-25; minimum density of 20 du/ac required. Default very low/low income density (Government Code 65583.2(c)(3)). Owner interested in developing the property in the near future.
2	076-070-016	1.9	1.9	BVWD / COR	Vacant. No river, creek, floodway, or slopes over 30%	47 / 38	19	19	0	0	UR (25)/R-3-25; minimum density of 20 du/ac required. Default very low/low income density (Government Code 65583.2(c)(3)). Owner interested in developing the property in the near future.
3	076-100-018 ²	7.3	7.3	BVWD / COR	Underutilized - existing single family home. No river, creek, floodway, or slopes over 30%	182 / 146	73	73	0	0	UR (25)/R-3-25; minimum density of 20 du/ac required. Default very low/low income density (Government Code 65583.2(c)(3)). Owner interested in developing the property in the near future.
4	076-060-018	59.2	9.4 ¹	BVWD / COR	Vacant. No river, creek, or floodway. Slopes over 30% on 0.98-acre.	235 / 188	94	94	0	0	UR (25)/R-3-25; minimum density of 20 du/ac required. Default very low/low income density (Government Code 65583.2(c)(3)). Owner interested in developing the property in the future. Site provided for 4 th and 5 th cycles; residential uses are allowed by right.
5	076-060-018	59.2	9.4 ¹	BVWD / COR	Vacant. No river, creek, floodway, or slopes over 30%.	235 / 188	94	94	0	0	Vacant. No river, creek, floodway, or slopes over 30% Owner interested in developing the property in the future. Site provided for 4 th and 5 th cycles; residential uses are allowed by right.
6	076-100-011	1.8	1.8	BVWD / COR	Vacant. No river, creek, floodway, or slopes over 30%.	45 / 36	18	18	0	0	UR (25)/R-3-25; minimum density of 20 du/ac required. Default very low/low income density (Government Code 65583.2(c)(3)). Owner interested in developing the property in the future.
Area 2: North Redding Area - Old Oasis Road/I-5 Corridor (10.2 acres R-3-25, 41.7 acres R-3-10)¹											
7	073-010-006	51.9	2.4 ¹	COR / COR	Vacant. No river, creek, floodway, or slopes over 30%	60 / 48	24	24	0	0	UR (25)/R-3-25; minimum density of 20 du/ac required. Default very low/low income density (Government Code 65583.2(c)(3)). Owner interest in developing at realistic capacity and a parcel map application is being processed to

											create smaller parcels and ensure roadway access to support individual residential projects on Sites 7 through 10.
8	073-010-006	51.9	3.0 ¹	COR / COR	Vacant. No river, creek, floodway, or slopes over 30%	75 / 60	30	30	0	0	UR (25)/R-3-25; minimum density of 20 du/ac required. Default very low/low income density (Government Code 65583.2(c)(3)). Owner interest in developing at realistic capacity and a parcel map application is being processed to create smaller parcels and ensure roadway access to support individual residential projects on Sites 7 through 10.
9	073-010-006	51.9	3.1 ¹	COR / COR	Vacant. No river, creek, floodway, or slopes over 30%	77 / 62	31	31	0	0	UR (25)/R-3-25; minimum density of 20 du/ac required. Default very low/low income density (Government Code 65583.2(c)(3)). Owner interest in developing at realistic capacity and a parcel map application is being processed to create smaller parcels and ensure roadway access to support individual residential projects on Sites 7 through 10.
10	073-010-006	51.9	1.7 ¹	COR / COR	Vacant. No river, creek, floodway, or slopes over 30%	42 / 34	17	17	0	0	UR (25)/R-3-25; minimum density of 20 du/ac required. Default very low/low income density (Government Code 65583.2(c)(3)). Owner interest in developing at realistic capacity and a parcel map application is being processed to create smaller parcels and ensure roadway access to support individual residential projects on Sites 7 through 10.
--	073-010-006	51.9	41.7	COR / COR	Vacant. No river, creek, floodway, or slopes over 30%	417 / 333	0	0	166	167	UR (25)/R-3-25; minimum density of 20 du/ac required. Default very low/low income density (Government Code 65583.2(c)(3)). Owner interest in developing at realistic capacity and a parcel map application is being processed to create smaller parcels and ensure roadway access to support individual residential projects on Sites 7 through 10.
11	028-100-020	5.8	5.8	BWD/BWD	Vacant. No river, creek, or slopes over 30%. Site is designated Floodway (F-2). The R-3 designation is applied to the entire parcel so that the units can be	34/27	13	14	0	0	UR(6)/R-3-6; minimum density of 4.8 du/ac. NVCCS owns the site and requested the rezone to the current zoning of R-3-6 in order to develop the site with affordable multifamily housing.

					clustered outside of the floodplain. Water and sewer service are available to the site through Burney Water Agency.						
--	028-270-009	3.2	0.6	BWD/BWD	Vacant. Burney Creek and associated floodplain, no slopes over 30%.	9 / 7	0	0	3	4	UR(6)/R-3-6/F-2; minimum of 4.8 du/ac required. Due to the extent of constraints on the majority of the site, this site is not likely to be developed as affordable housing. Anticipate 3 moderate and 4 above moderate units.
--	088-160-073	5.24	3.53	CSA 17 / CSA 17	R-3-8 portion is vacant; C-2 portion is developed with commercial uses. Existing sewer and water lines are located in Main Street, adjacent the parcel.	28 / 22	0	0	11	11	UR(8)/R-3-8; minimum of 6.4 du/ac required. Parcel is zoned C-2 (front portion) and R-3-8 back portion. Assumed moderate/above moderate income market rate development due to need to coordinate with property owner and accommodate existing C-2 portion of site; however, density is appropriate for very low and low uses.
TOTALS		134.5	49.9			1,579 / 1,259	448	449	180	182	

¹The locations and boundaries of these UR (25)/R-3-25 sites were specifically selected and designed to account for the avoidance of potential environmental constraints (topography, access and floodplain) that would otherwise limit development as provided in Government Code Section 65583.2(c)(1)(B). The R-3-25 sites have been identified on the General Plan and Zoning maps as portions of parcels to be developed with multiple-family housing at a density of 25 dwelling units per acre and were sized to have more than 0.5 acres and less than 10 acres in consultation with HCD as part of the County's 5th Cycle Housing Element. To further reduce constraints to high density residential housing development, in accordance with Program H3-F of this Housing Element, access to Sites 4, 5, 7, 8, 9 and 10, requires public road access be provided as a condition of the proposed parcel map. The County has no regulations that would preclude partial development of the individual sites independently as high density residential housing. In each case, high density development could occur without the need to subdivide the parcels. In addition, each site has access to an adjacent public road and could be accessed by a driveway entrance across those portions of the parcels that are not designated for multiple-family housing, if necessary.

²These properties are not vacant; with each lot having an existing single-family home. These parcels are included because it is the property owner's intent to develop them at the minimum default density of 20 units per acre, in which case, the existing homes would either be demolished or incorporated into the project. For those reasons, these residences do not constitute an impediment to future development that would be affordable to all income levels.

BVWD - Water service to be provided by Bella Vista Water District.

COR - Water and/or Sewer service to be provided by City of Redding.

CSA 8 - Sewer service to be provided by Community Service Area 8 - Shasta County

BUR - Water and sewer service to be provided by Burney Water District.

Source: Shasta County, 2018; Shasta County, 2019; Shasta County GIS, 2020

Table IV-8. Urban Residential Sites Zoned R-1 and IR											
APN	ACRES	GEN. PLAN/ ZONING	CONSTRAINTS/NOTES	UNCONSTR -AINED ACREAGE	MAX. DENSITY	MAX. CAPACITY	REALISTIC CAPACITY*	INCOME GROUP			
								VL	L	M	AM
Burney											
028-030-022	17.1	UR-6/ R-1 & F-2	Small outbuilding, site is otherwise vacant. Burney Creek and associated floodplain, no slopes over 30%. Site, which has a 6-acre developable area, is within density range demonstrated to be appropriate for very low/low income housing. Water and sewer service provided by Burney Water Agency.	6.0	6 du/ac	36	28	0	0	14	14
028-180-067	2.0	UR-6/ R-1, F-1 & F-2	Vacant. Burney Creek and associated floodplain; no slopes over 30%.	0.03	6 du/ac	1	1	0	0	0	1
028-250-013	5.0	UR/ IR	Vacant. No creeks, floodplains, slopes.	5.0	1 du/5 ac	1	1	0	0	0	1
028-260-002	35.8	UR/ R-1, F-1 & F-2	Vacant. Burney Creek and associated floodplain, no slopes over 30%.	14.1	6 du/ac	84	67	0	0	33	34
028-400-030 (Site 14)	2.1	UR/ R-1	Vacant. No creeks, floodplains, slopes.	2.1	8 du/ac	16	13	6	7	0	0
028-410-015	11.1	UR-4/ R-1	Vacant. No creeks, floodplains, slopes.	11.1	4 du/ac	44	35	0	0	17	18
028-250-018 (R-1) (Site 12)	5.6	UR/ R-1 & F-1	Vacant. No creeks, floodplains, or slopes over 30%. Site is within density and size range demonstrated to be appropriate for very low/low income deed-restricted for-sale housing. Water and sewer service are available through Burney Water Agency.	5.6	8 du/ac	44	35	17	18	0	0
028-250-019 (R-1) (Site 13)	9.4	UR/ R-1	Vacant. No creeks, floodplains, or slopes over 30%. Site is within density and size range demonstrated to be appropriate for very low/low income deed-restricted for-sale housing. Due to larger size of site,	9.4	8 du/ac	75	60	30	30	0	0

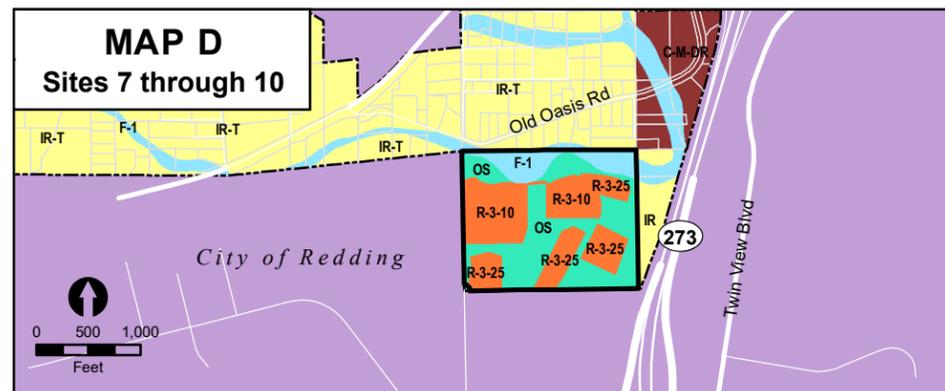
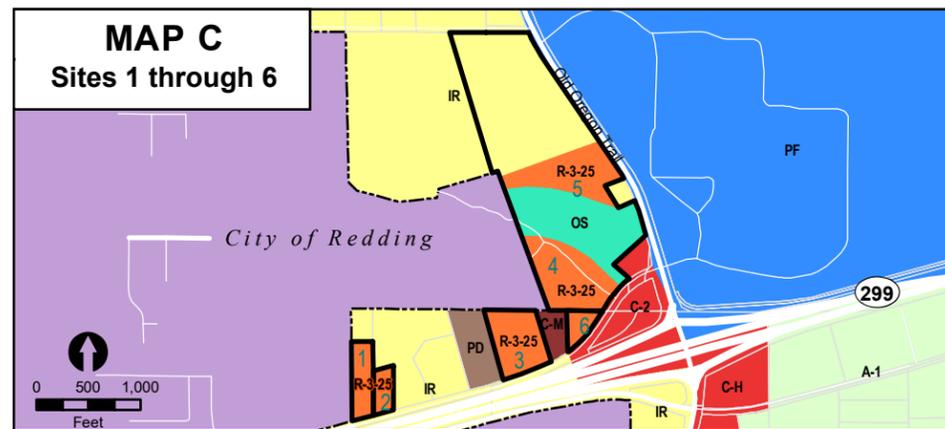
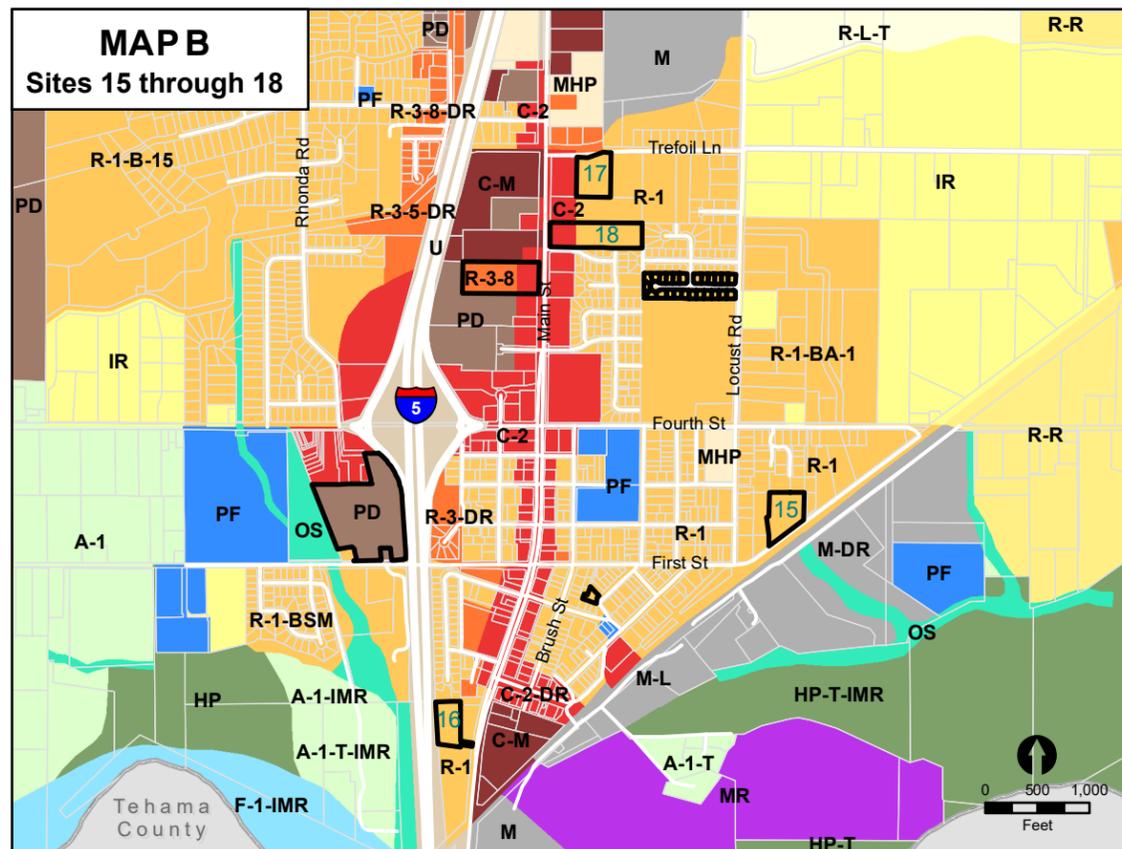
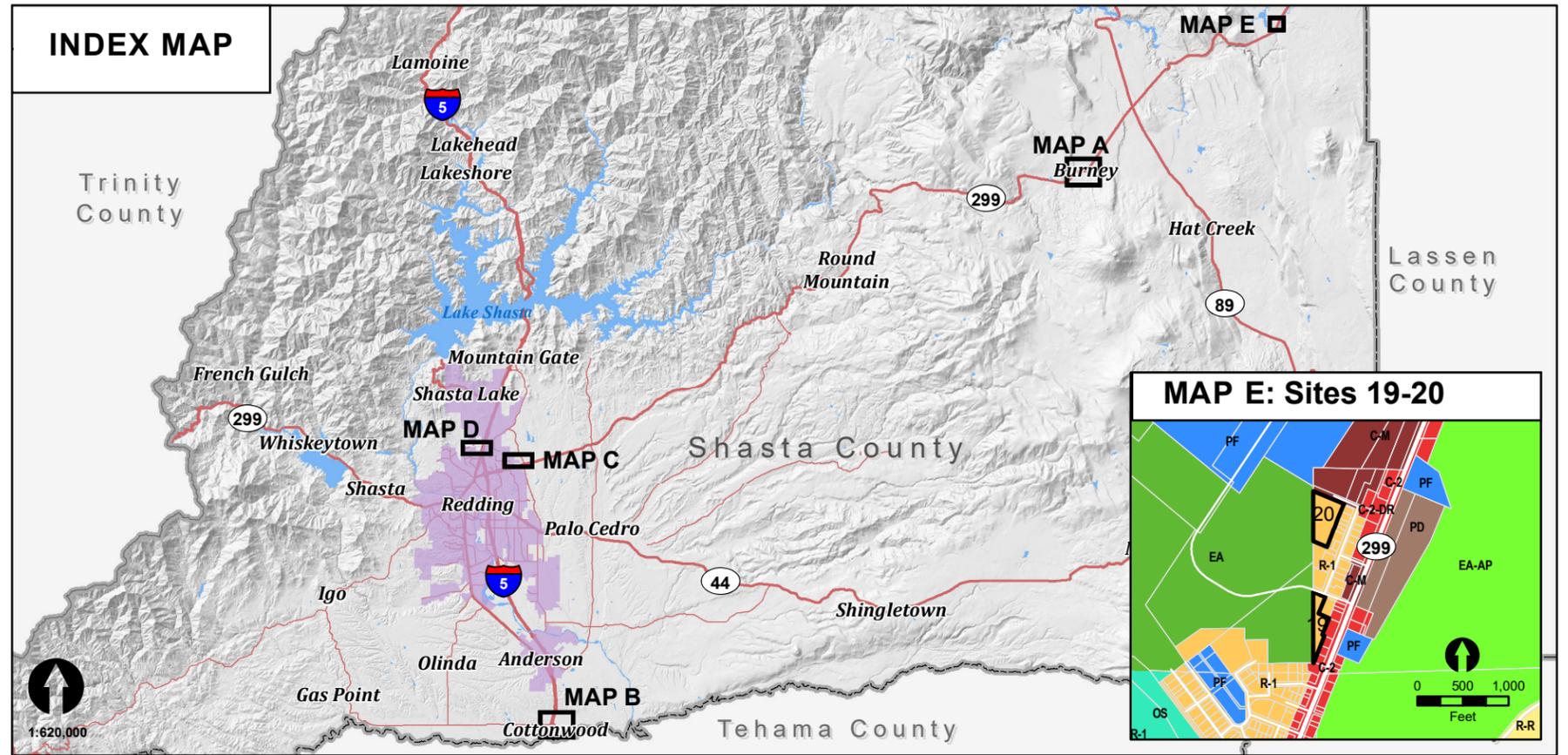
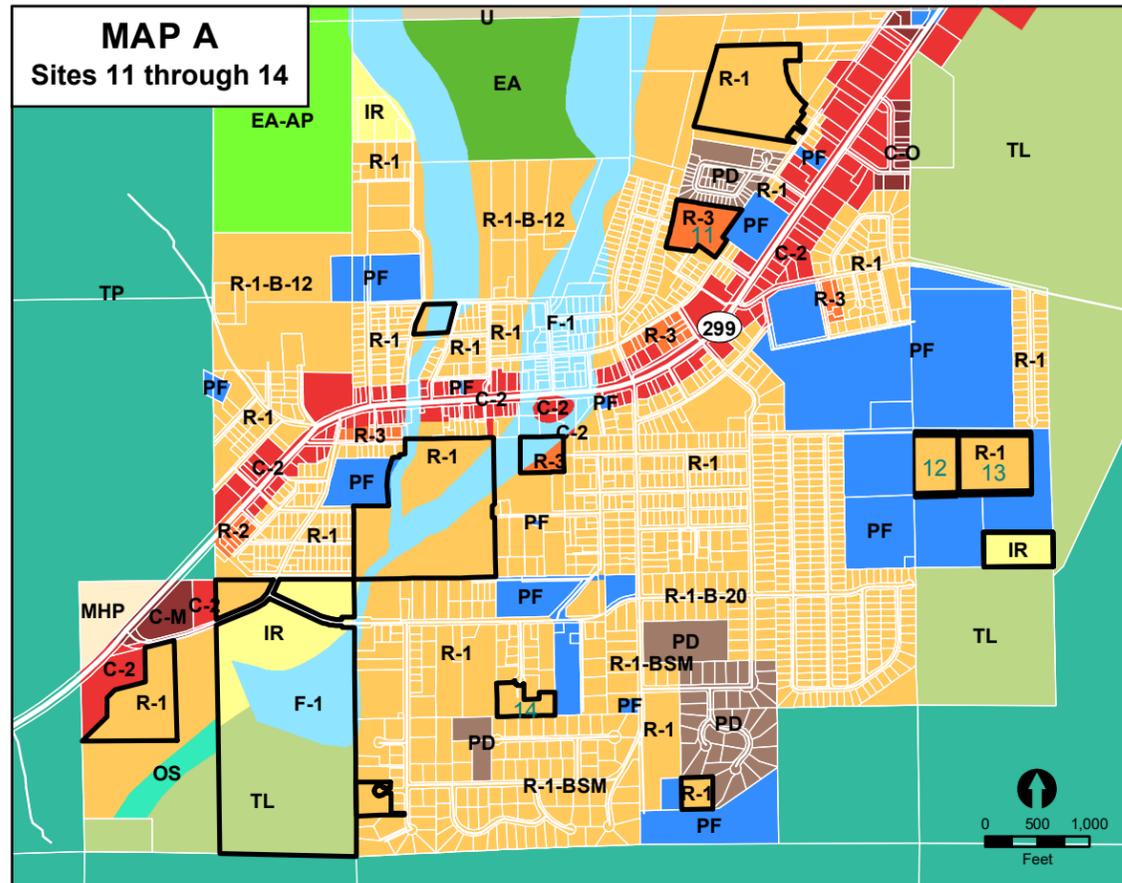
			development was assumed to vary 25% very low, 25% low, and 50% moderate. Water and sewer service are available through Burney Water Agency.								
028-490-048	2.3	UR/ R-1-BSM	Vacant. Floodplain present from adjacent creek, no slopes over 30%. -BSM limits subdivision Water and sewer service are available through Burney Water Agency.	2.0	1 unit per existing lot	1	1	0	0	0	1
028-530-076	3.2	UR/ R-1	Vacant. No creeks, floodplains, slopes. Site is within density and size range demonstrated to be appropriate for very low/low income deed-restricted for-sale housing. Water and sewer service are available through Burney Water Agency.	3.2	8 du/ac	25	20	10	10	0	0
Cottonwood											
088-020-046 (Site 15)	3.0	UR-5/ R-1	Vacant. No creeks, floodplains, slopes. Site is within density and size range demonstrated to be appropriate for very low/low income deed-restricted for-sale housing. Water and sewer service are provided by CSA #17. Water lines are located in Klove Court and a sewer line extends from Klove Court adjacent to the parcel.	3.0	5 du/ac	14	11	5	6	0	0
088-130-008 (Site 16)	2.3	UR-5/ R-1	Vacant. No creeks, floodplains, slopes. Site is within density and size range demonstrated to be appropriate for very low/low income deed-restricted for-sale housing. Water and sewer service are provided by CSA #17. Water and sewer lines are located in Boban Lane; there is also a sewer line located on-site.	2.3	5 du/ac	11	9	4	5	0	0
088-190-042 (Site 17)	3.0	UR-5/ R-1	Vacant. No creeks, floodplains, slopes. Site is within density and size range demonstrated to be appropriate for very low/low income deed-restricted for-sale housing. Water and sewer is located adjacent the site in Trefoil Lane.	3.0	5 du/ac	14	11	5	6	0	0
088-460-008	4.8	UR-5 and C/	Vacant. No creeks, floodplains, slopes. Site is within density and size range	3.4	5 du/ac	17	13	6	7	0	0

(Site 18)		R-1 and C-2	demonstrated to be appropriate for very low/low income deed-restricted for-sale housing. Water and sewer lines are located adjacent the site in Main Street and in Savage Drive.									
087-270-031	13.0	UR-8/PD	Vacant. No creeks, floodplains, slopes. The site would be served by existing water and sewer lines are located in the Open Space parcel immediately west of the site.	13.0	8 du/ac	104	83	0	0	41	42	
Fall River Mills												
018-680-076 (Site 20)	1.62	UR/R-1	Vacant. No creeks, floodplains, slopes. Site is within density and size range demonstrated to be appropriate for very low/low income deed-restricted for-sale housing.	1.62	8 du/ac	12	10	5	5	0	0	
018-680-034 (Site 19)	3.60	UR/R-1	Vacant. No creeks, floodplains, slopes. Site is within density and size range demonstrated to be appropriate for very low/low income deed-restricted for-sale housing.	3.60	8 du/ac	28	23	11	12	0	23	
TOTALS	113.4			TOTALS	74.4		527	421	99	106	105	111
Source: Shasta County, 2018; Shasta County, 2019; Shasta County GIS, 2020												

Table IV-9. Vacant and Underutilized Suburban Residential, Rural Residential A and B, and -T Sites									
GENERAL PLAN/ ZONING	TOTAL PARCELS	TOTAL ACRES	MAX. DENSITY	NOTES	REALISTIC CAPACITY*	INCOME GROUP			
						VL	L	M	AM
Suburban Residential	422	2,496	3 units per acre ^{2 1}	Realistic capacity: Assumed 3 units per acre, except where zoning provides for smaller lot sizes or requires larger minimum parcel sizes (assumptions for individual parcels shown in Appendix E-2) and at 70% of maximum capacity to provide for site improvements, including roads and infrastructure. Assumed minimum of 1 unit per parcel.	2,370	0 ¹	0 ¹	0 ¹	2,370 ¹
Rural Residential A	2,543	31,021	1 unit per 2 acres ²	Realistic capacity: Assumed maximum of 1 unit per 2 acres, except where zoning provides for smaller lot sizes or requires larger minimum parcel sizes (assumptions for individual parcels shown in Appendix E-3) and at 70% of maximum capacity to provide for site improvements, including roads and infrastructure. Assumed minimum of 1 unit per parcel.	4,545	0 ¹	0 ¹	0 ¹	4,545
Rural Residential B	2,171	80,208	1 unit per 5 acres ²	Realistic capacity: Assumed maximum of 1 unit per 5 acres, except where zoning provides for smaller lot sizes or requires larger minimum parcel sizes (assumptions for individual parcels shown in Appendix E-4) and at 70% of maximum capacity to provide for site improvements, including roads and infrastructure. Assumed minimum of 1 unit per parcel.	3,386	0 ¹	0 ¹	0 ¹	3,386
Specific Lots with General Plan Residential Designations with Mobile Home district (-T) Zoning ³	542	767	1 unit per lot (select parcels included in Appendix E-5)	Realistic capacity: These select lots of approximately 2 acres or less were chosen due to their lack of known wetland, creek, flood, or slope constraints, and their appropriateness to be purchased as an individual lot and developed with a mobile home. Assumed 1 unit per parcel. While there is potential for further parcelization of some lots, these lots are assumed to be built as-is to provide a conservative (low) estimate of the number of potential very low and low income units. Very low, low, and moderate income units are assumed to be developed at the same rate as occurred during the 2014-2019 cycle for new for sale or for rent housing (Table IV-3, Row 1). See Appendix E-5 for assumptions for individual parcels.	542	10	62	199	271

²Mobile Home (-T) zoned parcels with minimal constraints are calculated separately and are not included in the previous categories.

Figure IV-1. Vacant Urban Residential Sites by Zoning



Zoning Classifications*

- A-1-x: Limited Agriculture
- C-1-x/C-2-x/C-H-x: Local/Community/Highway Commercial
- C-M-x/C-O-x/C-R-x: Light Industrial/Office/Recreation Commercial
- EA-AP-x: Exclusive Agriculture/Agriculture Preserve
- EA-x: Exclusive Agriculture
- ER: Existing Residential
- F-1-x: Designated Floodway
- HP-x: Habitat Protection
- IR-x: Interim Residential
- M-x: Light/General Industrial
- MHP-x: Mobile Home Park
- MR-x: Mineral Resource
- MU-x: Mixed Use
- NRA-x: National Recreation Area
- OS-x: Open Space
- PD-x: Planned Development
- PF-x: Public Facilities
- R-1-x: One Family Residential
- R-2-x/R-3-x: Two-Family and Multiple-Family Residential
- R-L-x/R-M-x: Limited Residential/One-Family Mobile Home
- R-R-x: Rural Residential
- TL-x: Timberland
- TP-x: Timber Production
- U-x: Unclassified

* The "-x" in each zoning classification indicates that there are several, more specific classifications grouped into that class. (ie. R-1-B-10, R-1-B-12, and R-1-B-15 have all been grouped into the R-1-x classification.)

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A Land Use Planning, Design, and Environmental Firm
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