

2024- 2029
Housing Element Update
Tehama County

Schedule

Introductions

Housing Element Overview/Contents

Regional Housing Needs Allocation (RHNA)

Housing Needs Assessment Findings

Discussion

Meeting Objective

- Provide an overview of the Housing Element Update process
- Share information about housing needs to inform housing plan
- Gather initial community input on housing assets, issues and opportunities



What is the Housing Element?

One of the eight mandate elements of the General Plan

Must be updated every 5 years

Adoption Deadline:

- 7th Cycle Planning Period: June 30, 2024 – June 30, 2029
- 6th Cycle Planning Period: August 31, 2019 – June 30, 2024

Plan for accommodating the jurisdiction's "fair share" of the regional housing need

About the Housing Element

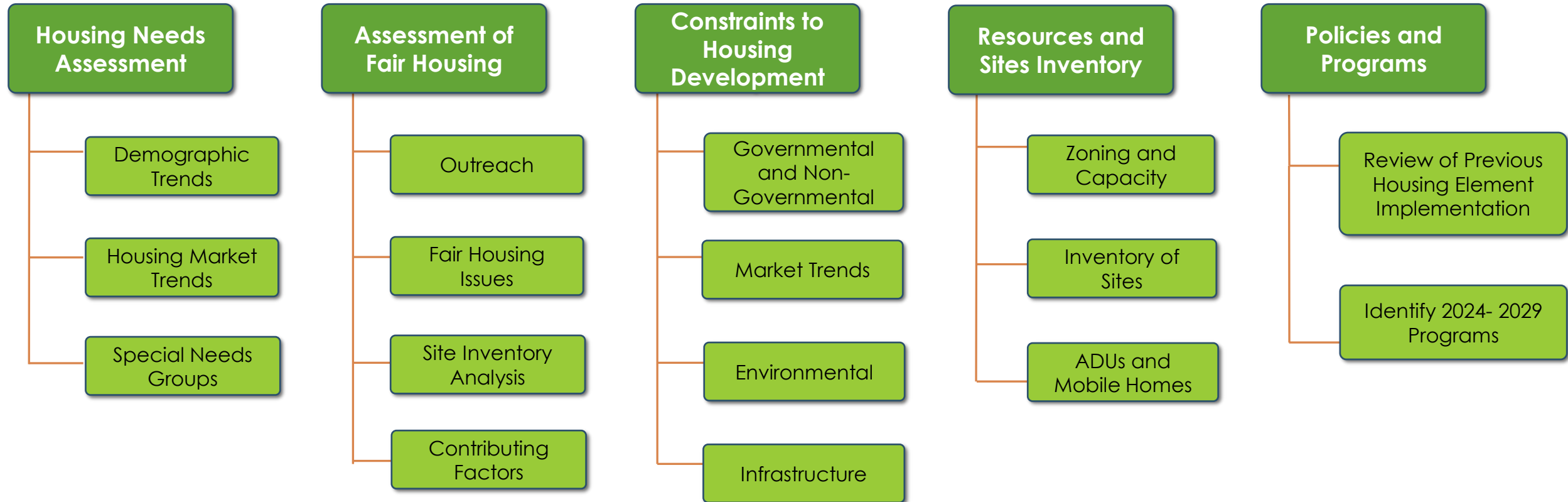
Plans for housing needs of all economic segments of the community

- Must have adequate zoning to meet the housing needs
- Must include goals and policies to ensure the County provides adequate housing support for the entire community, including special needs households.

Does not:

- Require the County to built the units
- Provide funding to build units
- Approve specific residential developments or projects

Housing Element Contents



Key Terms and Acronyms

HCD: California Department of Housing and Community Development

RHNA: Regional Housing Needs Allocation

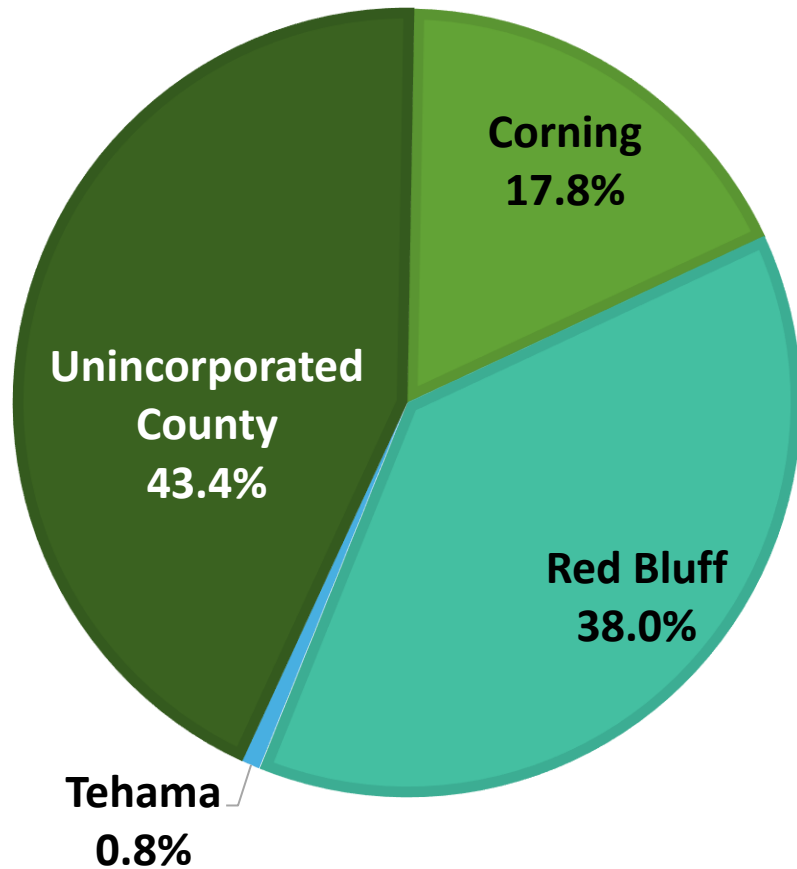
AFH / AFFH: Assessment of Fair Housing / Affirmatively Furthering Fair Housing

AMI: Area Median Income

APR: Annual Progress Report

SB/AB: Senate Bill / Assembly Bill

Tehama County RHNA



Jurisdiction	RHNA Allocation	RHNA Percentage
Corning	186	18%
Red Bluff	398	38%
Tehama	8	<1%
Unincorporated County	454	43%
Tehama County Total	1,046	100%

Source: HCD 2023

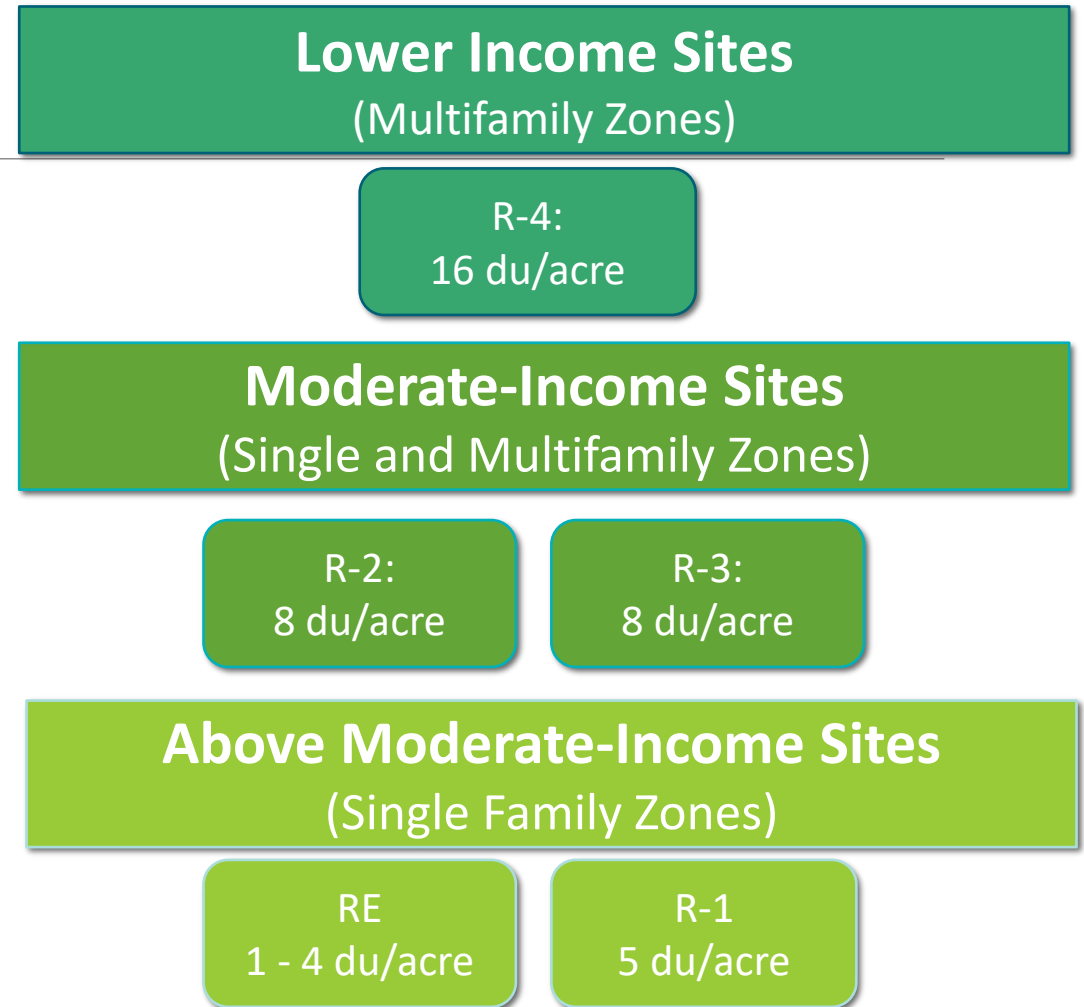
Unincorporated Tehama County RHNA

Income Category	Income Range	2019-2024 (6 th Cycle)	2024-2029 RHNA (7 th Cycle)	Percent Change
Very Low (<50% of AMI)	Up to \$41,250	112	121	8.0%
Low (51-80% of AMI)	\$41,251 to \$65,950	76	82	7.9%
Moderate (81-120% of AMI)	\$65,951 to \$100,550	89	77	-15.6%
Above Moderate (>120% of AMI)	\$100,551+	209	174	-20.1%
Total		486	454	-7.0%

Source: 2023 State Income Limits (HCD provided)

Meeting the RHNA

- Cities and counties must show adequate land zones for housing to accommodate the RHNA at each income level
- Housing Element Assumption is: Density = Affordability
- Default Density = presumed to provide housing at costs affordable to lower income tiers
 - Default density standard for lower-income housing is **15 units per acre** for nonmetropolitan jurisdictions.



Housing Types and Affordability

Low Density

Density = Affordability

High Density



Large-Lot Single Family Homes



Accessory Dwelling Units (ADUs)



Townhomes



Multifamily Housing, Rental Apartments, Condominiums



Small-Lot Single Family Homes



Duplexes



Mobile/Manufactured Homes



Mixed-Use Developments

2023 Income Limits

- State HCD defines affordability level
- Area Median Income for Tehama County in 2023: \$83,800 (4-person household)

Income Level	Persons Per Household				
	1	2	3	4	5
Acutely Low	\$8,800	\$10,050	\$11,300	\$12,550	\$13,550
Extremely Low	\$17,350	\$19,800	\$24,860	\$30,000	\$35,140
Very Low	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550
Low	\$46,200	\$52,800	\$59,400	\$65,950	\$71,250
Median	\$58,650	\$67,050	\$75,400	\$83,800	\$90,500
Moderate	\$70,400	\$80,450	\$90,500	\$100,550	\$108,600

Who is Considered Low Income?

HCD 2023 Median Income for a household of four in Tehama County: *\$83,800*

- A household of four earning 80% or less of the median income ($\leq \$65,950$) is considered low income
- ***Approximately 36.3% of households in Unincorporated Tehama County fall into the lower income category***

Income Category	Percent of Median Income	Typical Occupations
Extremely Low	30%	Part Time employees, Social Security Income Recipients
Very Low	50%	Personal Care Aides, Veterinary Assistants
Low	80%	Graphic Designers, School Social Workers, Mail Carriers

How affordable in Tehama County?

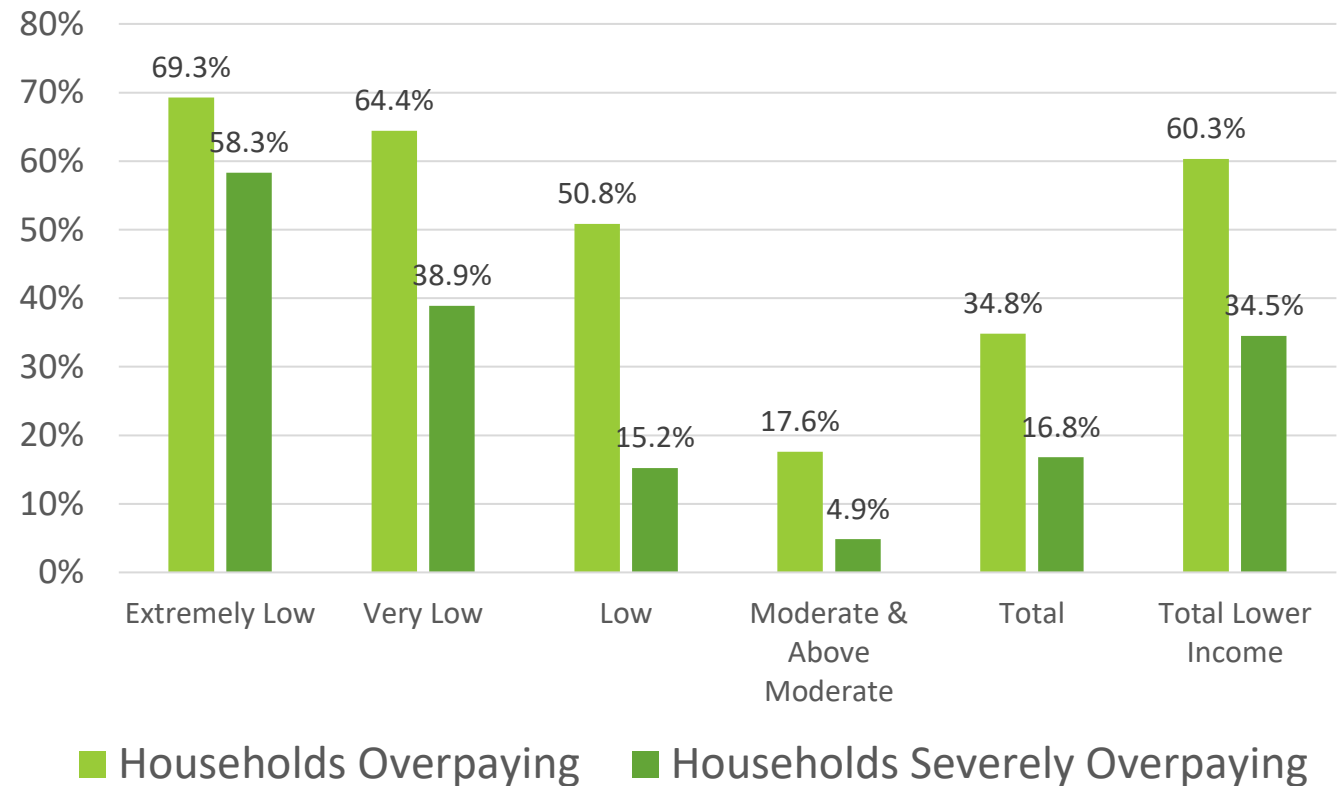
Affordable Rents and Sales Prices – based on a 4-person household

Income Category	Average Annual Income	Affordable Monthly Gross Rent	Affordable Home Price
Extremely Low-Income (below 30%)	\$30,000	\$750	\$92,200
Very Low-Income (31 to 50%)	\$41,250	\$1,031	\$138,600
Low-Income (51 to 80%)	\$65,950	\$1,649	\$240,600
Median-Income (81 to 100%)	\$83,800	\$2,095	\$297,800
Moderate-Income (101 to 120%)	\$100,550	\$2,514	\$357,300

	Median	Affordability
Sales Prices	\$322,000	Moderate, Above Moderate
Rental Rates	\$1,148	Low, Moderate, Above Moderate

Who is affected by high prices?

- Overpaying = Paying more than 30% for housing
 - 34.8% of all households are overpaying for housing
- Severely Overpaying = Paying more than 50% for housing
 - 16.8% of all households are severely overpaying for housing



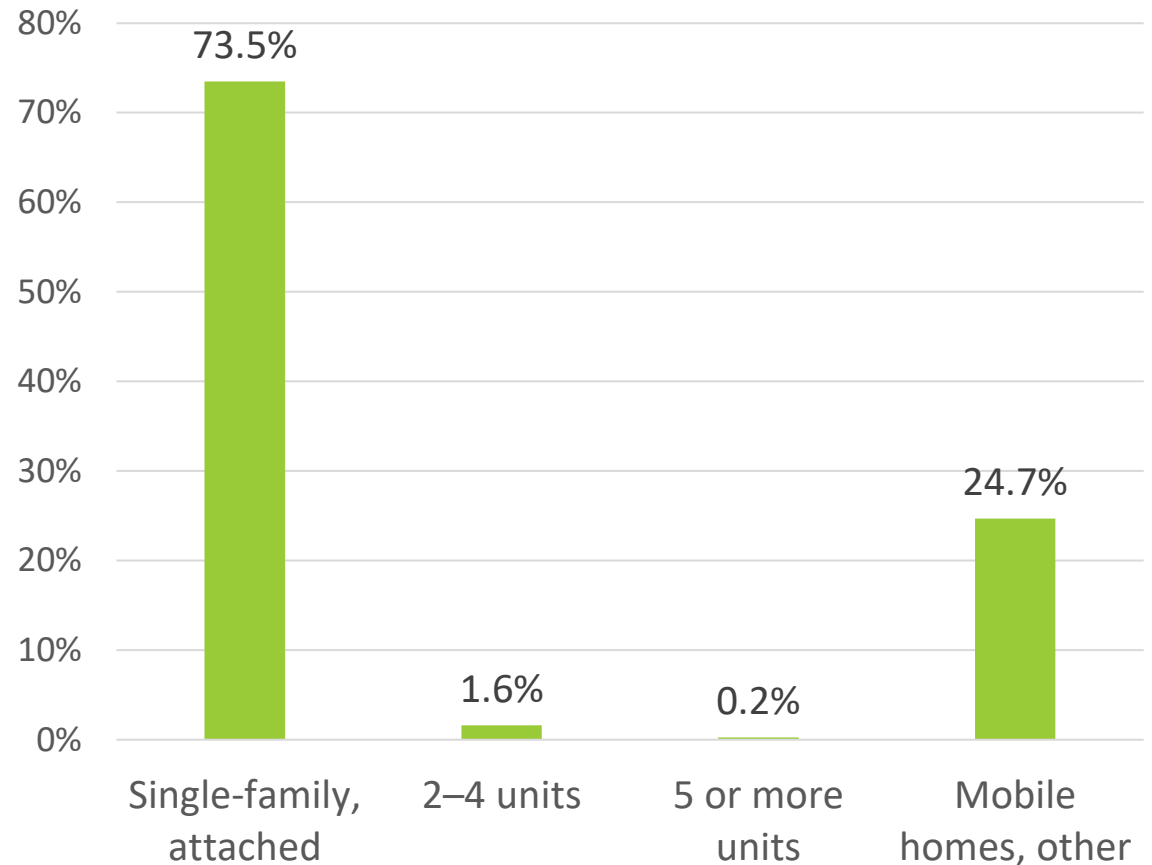
Population and Households

Year	Households	Population
1980	8,893	24,288
1990	11,493	30,991
2000	13,303	35,719
2010	18,049	41,306
2023	18,290	41,414

Source: US Census Bureau Decennial Census 1980 to 2010, Table E-5; Updated January 2023
Estimated from California Department of Finance figures for population and persons per household.

Housing Types

- Owner Occupied Units: 78.8%
- Renter Occupied Units: 21.2%
- Vacancy Rate: 11.6%
- Housing Units 30 Years and older: 62.6%
 - *May require maintenance or rehabilitation*



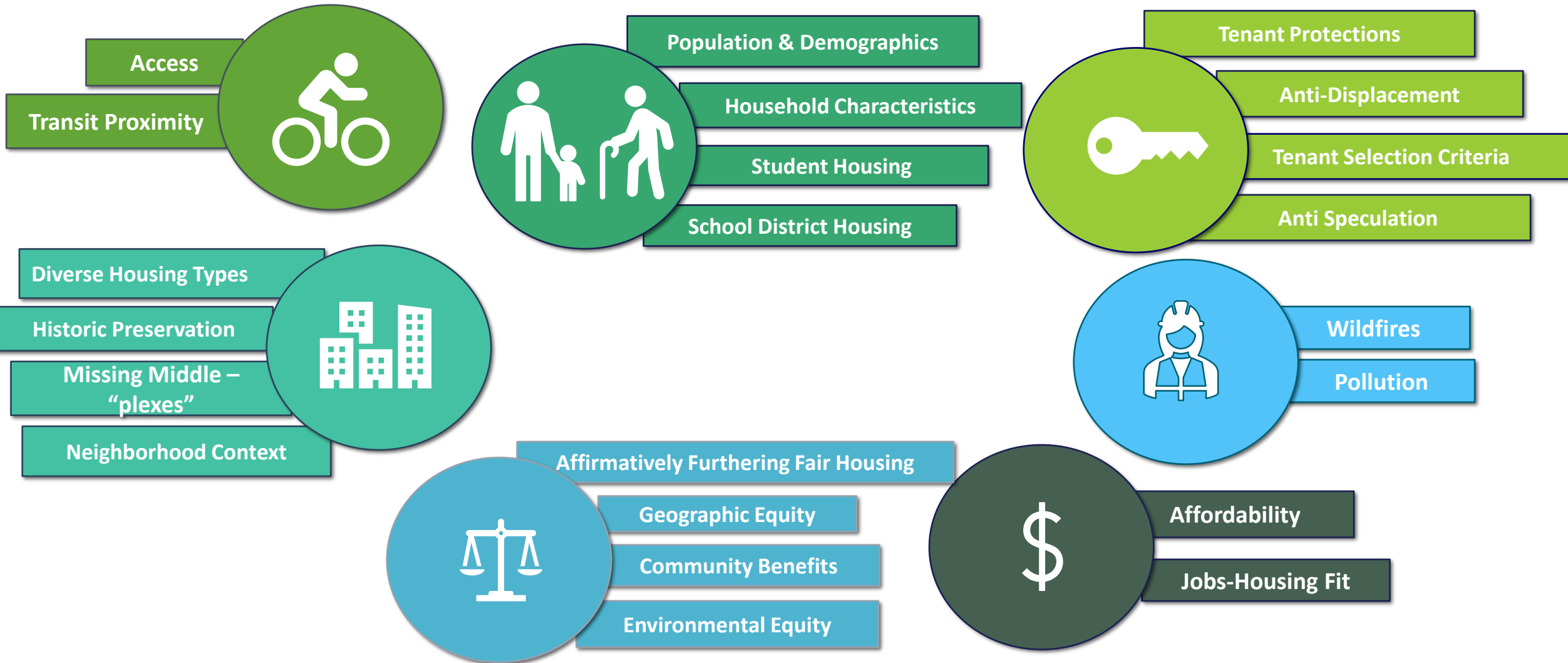
Overcrowding

Overcrowding = More than 1 person per room

Severely Overcrowded = More than 1.5 persons per room

Income Level	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Total Households	12,530	78.80%	3,362	21.20%	15,892	100.00%
Total Overcrowded Households	627	3.90%	149	<1%	776	4.90%
Overcrowded	439	2.80%	99	<1%	538	3.40%
Severely Overcrowded	188	1.20%	50	<1%	238	1.50%

AB 686 (2018): Fair Housing Considerations

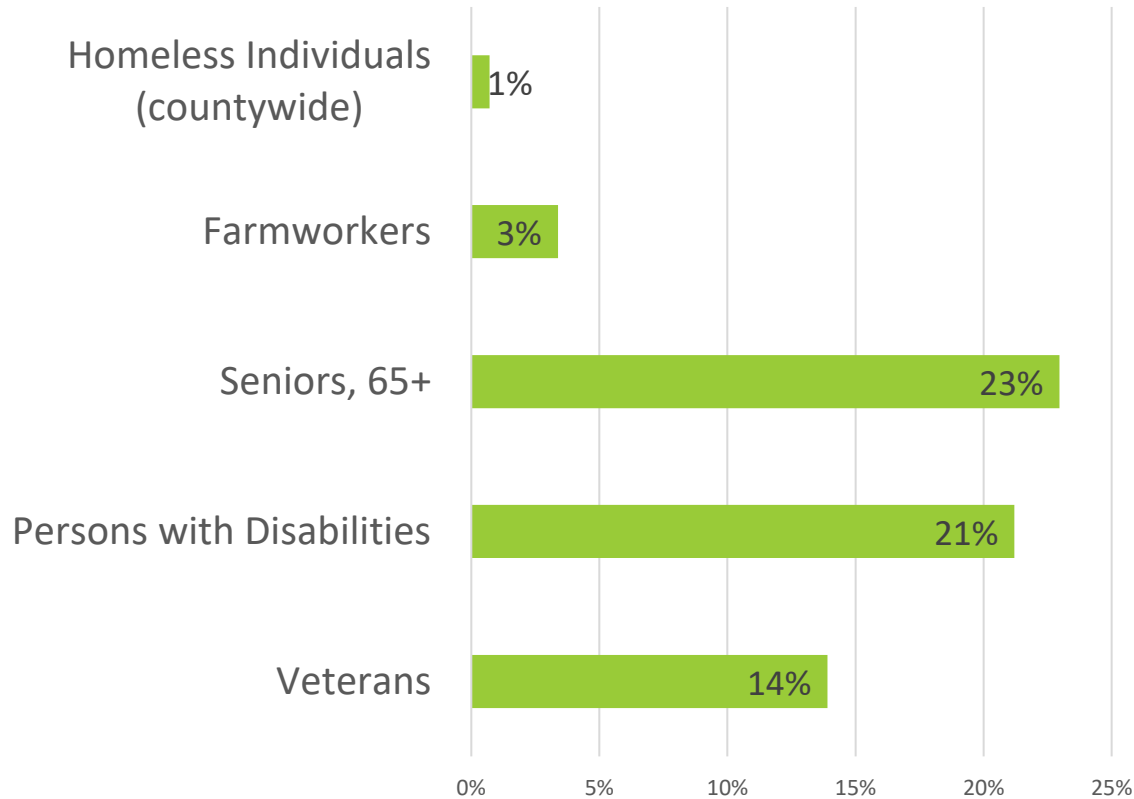


Special Needs Groups

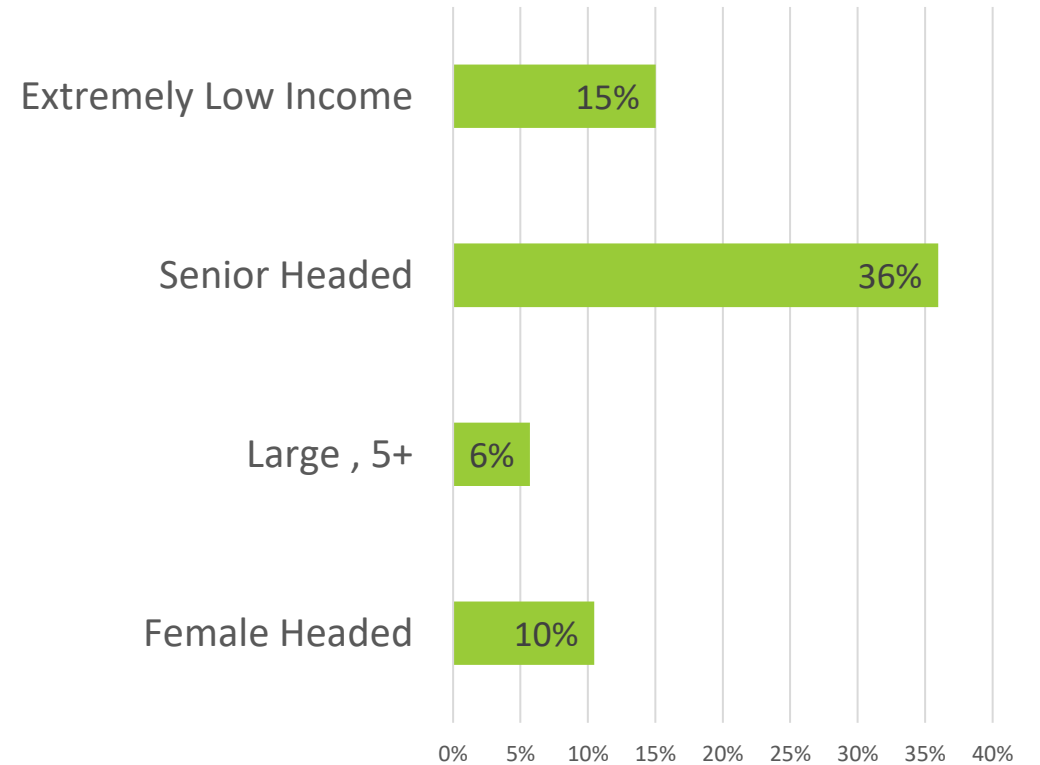
- Senior Population, 65 years and older
- Persons with a Disability
- Female Headed Households
- Farmworkers
- Persons Experiencing Homelessness
- Large Households, 5+ persons
- Extremely Low-Income Households

Special Needs Groups

Population



Households



*total population within Tehama County proper.

Discussion

1. What do you think are the most critical housing issues in your county?
2. What do you think are the housing types most needed in the county?
3. When assessing new housing development that might be built in the next 8 to 10 years, what should be the most important consideration?

Discussion

4. Is there anything else that you can share regarding additional housing opportunities in the county?
5. Any suggestions for soliciting additional Housing Element feedback?

Next Steps



For more information:

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Visit the Housing Element website:

<https://www.co.tehama.ca.us/government/departments/planning-department/forms-and-publications-planning-department/>