TEHAMA COUNTY HOUSING ELEMENT 2024-2029

HCD Review Draft
December 2024

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1. Introduction

INTRODUCTION

ORGANIZATION

This Housing Element is organized into four sections. These sections provide an introduction and 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 Tehama County. The sections are as follows:

1. **Introduction:** Provides for the organization, community context, purpose, and requirements of the Housing Element, and data sources, community involvement, and the Housing Element's consistency with the other elements of the General Plan.

2. **Housing Program:** Sets forth the County's goals, policies, and programs designed to address the housing needs in Tehama County.

3. **Housing Needs Assessment:** Contains a demographic and housing profile of the county and includes a discussion of current and future housing needs.

4. **Fair Housing Assessment:** Aims to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

5. **Housing Resources and Sites Analysis:** Describes the County's housing resources as well as the City's existing housing stock and the potential areas for future housing development. This section also discusses opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs to the County.

6. **Housing Constraints**: Analyzes potential governmental and nongovernmental constraints to housing development. This includes the County's planning, zoning, and building standards that directly affect residential development patterns as well as influence housing availability and affordability. Potential nongovernmental constraints include the availability and cost of financing, the price of land, and the materials for building homes.

7. **Review of Previous Housing Element:** Evaluates the County's past performance based on its progress toward the objectives identified in the 2019–2024 Housing Element.

COMMUNITY CONTEXT

Tehama County is located in Northern California, at the upper end of the Sacramento Valley. It is bordered on the north by Shasta County, to the east by Plumas County, to the south by Butte and Glenn counties, and to the west by Trinity and Mendocino counties. Tehama County has a total land area of approximately 2,951 square miles, or 1,888,640 acres. The topography of Tehama County includes predominantly foothills and mountains in its eastern and western portions, with the Sacramento Valley occupying most of the area between these portions.

According to the 2020 US Census, the population of the unincorporated areas of Tehama County was 42,440. As of January 1, 2023, the California Department of Finance estimates the population of all of Tehama County at 64,271, which also includes the three incorporated cities, Red Bluff (14,439), Corning (7,993) and Tehama (425). Red Bluff is the county seat and the most populous city in the county. Several unincorporated communities are located throughout the county. Most of the county population lives in the Sacramento Valley. The western and southeastern portions of Tehama County are relatively uninhabited. These areas contain lands managed by federal agencies, mainly National Forest lands and wildlife and wilderness areas. A portion of Lassen Volcanic National Park is located in the far northeastern corner of Tehama County.

PURPOSE OF THE ELEMENT

The California State Planning Act requires that every city and county prepare and adopt a comprehensive, long-term General Plan for its physical development.

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 adoption of a Housing Element is the first step towards providing a strategy for suitable housing for the residents of the County. One of the objectives of the Housing Element is to increase public awareness regarding housing issues and to address specific needs, programs, and incentives that will most effectively meet the housing needs.

The County's draft 2024–2029 Housing Element must be submitted to HCD for review. At the end of the review period, 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 Housing Element. After adoption by the Board of Supervisors, the final 2024–2029 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 Tehama County. For instance, a certified Housing Element provides priority access to limited state housing funds and it offers greater protection from potential legal challenges to the Housing Element. In addition, the County is protected from potential financial penalties that may result from future state legislation.

REQUIREMENTS OF A HOUSING ELEMENT

State housing law (Government Code Section 65583) 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 2024–2029 Housing Element. 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 are to include the jurisdiction'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.
- 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 Tehama 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 disabled and developmentally disabled, elderly, large families, 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 during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restriction.

DATA SOURCES

Information contained in the Housing Element was compiled through the use of a variety of data sources, agency contacts, interviews, and the review of existing documents. This included data provided by the US Census, American Community Surveys, the Housing and Community Development's 7th Housing Element Data Package for Tehama County, along with other state and local government agency resources, and information from local organizations.

Data used in this element was also generated by the Tehama County Planning Department regarding progress on attaining the goals and objectives outlined in the previous Housing Element. Current real estate information comes from Internet databanks and local newspapers. Several nonprofit organizations that serve the special needs of some county residents provided information on housing needs for specific groups.

COMMUNITY INVOLVEMENT

State law requires cities and counties to make a "diligent effort" to achieve participation by all segments of the community in preparing a housing element (Government Code Section 65583(c)(6)). State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly groups and organizations representing the interests of lower-income and minority households that might otherwise not participate in the process.

To meet the requirements of state law, the County has completed public outreach and encouraged community involvement, as described herein.

Planning Commission Study Session

The County held a Housing Element Planning Commission Study Session where the public was invited on March 7, 2024. The meeting was noticed in the Red Bluff Daily News (both in print in a half-page ad for two weekends,). Flyers were posted in County public offices, the local libraries, the Planning Department front counter area, and a special public hearing notice was placed in the Red Bluff Daily News's Legal Notice section for the half-page ad and the legal notice, as well as the PowerPoint presentation given at the public workshop. During the meeting staff received comments from the public and the Planning Commission. Members of the public asked whether the data only applied to the unincorporated county or if it also covered the cities that were part of the county. The planning commission also had inquiries concerning the application of certain policies from the 2014-2019 Housing Element. The specific polices, and questions and answers included the following:

Policy HE-2.A Identify and pursue available federal, state, and private financial resources for the provisions of affordable workforce housing and housing affordable for extremely low-, very low-, and low-income households.

Q: Have any of the sources in this policy been identified?

A: Specific actions to implement this effort are included in Program HE-2A.

Policy HE-2.B Make information on housing, housing programs, and housing assistance available to the public.

Q: How are we able to inform the public of available resources if they have not been identified.

A: The County has included Program HE-2A to post available funding sources on the County website annually or as identified.

Policy HE-2.C Work to expand homeownership opportunities for lower-income households.

Q: What is being done to provide homeownership to low-income residents?

A: The County has included Programs HE-2A, HE-3B and 3C to connect low-income households with homeownership opportunity.

Policy HE-4.A Seek and support programs that address the housing needs of special needs groups such as seniors, persons with physical disabilities, person with developmental disabilities, farmworkers, those in

need of temporary shelter, single parent families, and large families. Policy HE-4.B Work with local agencies to identify and pursue funding for housing for special needs groups

Q: Who has assisted with special needs housing seek housing.

A: The County has included Programs HE-4A, HE-4B, HE-4C, HE-4d, HE-4E and HE-4F to assist persons with special needs.

Policy HE-6.A Facilitate the development of infrastructure (sewer, water, and access roads) in appropriate locations to better serve housing and job creations opportunities. 6A-ADU/MF/Mobile are also opportunities for low-income units.

Q: The County will not be able to assist with the development of housing for lower income households unless there is infrastructure (sewer and water) available.

A: The County has included Program HE 6A Specific actions to implement this effort are included in program HE-6A to apply for funding for infrastructure improvements. Additionally, low-income housing opportunities are provided through the development of ADUs and mobile and manufactured homes.

Programs HE-4.B Emergency Shelter: The county will provide financial assistance, as budget allows, on an annual basis for homeless assistance programs and shelters, as well as continued to encourage private contributions to local homeless assistance programs and shelters by providing information from area homeless needs and services at the county offices and other public locations.

Q: Who is the County providing financial assistance to? If the County has set objectives and they are not being fulfilled, we should address this. How can the County work to meet the identified objectives? Why were they not met in the previous cycle? How is the data gathered?

A: Stakeholder groups identified a location within the City of Red Bluff limits, the first stage of the shelter is funded, and the county will continue to provide supportive assistance as applicable. The Shelter project broke ground in 2023 with financial assistance from Tehama County's funding programs.

Stakeholder Interviews

To ensure that the Town solicits feedback from all segments of the community, consultations were conducted with service providers and other stakeholders who represent different socioeconomic groups.

From February to June 2024, the County reached out to agencies and organizations to request their feedback on housing needs in the region. One-on-one consultations were conducted with the following stakeholders on the dates shown:

- Poor and The Homeless - Tehama County (PATH) on March 15, 2024
- Tehama County Continuum of Care on June 20, 2024
- Legal Services of Northern California on June 14, 2024

The organizations interviewed provide support for homeless and at-risk individuals and help them access stable housing. Through consultations, these organizations expressed several concerns about barriers to

housing and unmet needs in Red Bluff. They emphasized the urgent need for expanded permanent supportive housing and highlighted the significant challenges posed by the scarcity of affordable housing.

PATH offers comprehensive services to address homelessness in Tehama County. Their funding primarily comes from federal and state grants. PATH bolsters transitional housing efforts by providing a pathway to permanent housing for those experiencing homelessness or housing instability. They stated that despite the recent opening of the county's first permanent supportive housing units, Olive Grove, which provides 32 units, housing availability remains an issue. They mentioned that transit reductions, including the termination of the Tehama Rural Area Express (TRAX) bus service from Corning to Red Bluff, presents a transportation barrier for people seeking essential services.

The Tehama County Continuum of Care (CoC) provided further insights into housing needs in the area. The CoC, a collaborative network of service providers and stakeholders, focuses on preventing and addressing homelessness and serves as a clearinghouse for funding opportunities related to homeless response services. The CoC provides referral services through coordinated entry and community partners, collaborates with PATH for shelter services, and works with organizations like Empower Tehama to offer transitional housing, rapid rehousing, and rental assistance. During the consultation, the CoC noted that limited access to bilingual services is a key challenge. They also expressed concerns about access to subsidized housing for undocumented individuals, who may be undercounted due to fear of repercussions related to their immigration status. Additionally, they emphasized the need for enhanced collaboration with community organizations to bridge gaps in service provision and support networks. They also reported that approximately 304 homeless individuals are countywide, based on countywide counts and HMIS data.

The CoC receives funding from various sources, including the Encampment Resolution Fund, the Housing and Homelessness Incentive Program (HHIP), the Homeless Housing, Assistance and Prevention (HHAP) program, COC Planning Funds, and Community Development Block Grant (CDBG) grants, which support homeless services and housing projects. With the funding received from these sources, the CoC administers the local allocation through subgrants to service providers. They raised concerns about access to funding, limited shelter capacity, and safety issues in homeless encampments. They emphasized the need for more affordable housing stock and resources for those at risk of homelessness.

Legal Services of Northern California, an anti-poverty legal aid organization, indicated that most clients prefer individual living spaces rather than multifamily housing to mitigate noise issues, particularly for families with children or individuals with mental health disabilities. They pointed out the limited rental housing options and opportunities for home ownership for low-income residents, recommending mobile home parks as valuable, low-barrier housing options for older adults and people with disabilities. The rising cost of rent was identified as the biggest barrier to finding affordable, decent housing, and called for more subsidized and supportive housing units. Additionally, they noted the need for housing rehabilitation programs to address physical conditions and code violations.

The County considered all feedback received through the public outreach and engagement and this feedback helped to inform the goals, policies, and programs of the Housing Element.

CONSISTENCY WITH THE GENERAL PLAN

The Tehama County 2024–2029 Housing Element is a required component of the Tehama County General Plan, which was completed and adopted in 2009. 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 in the county.

The Housing Element has been reviewed to ensure internal consistency between it and other General Plan elements. No conflicts exist between the goals, policies, and implementation strategies of the Housing Element and other elements of the General Plan. The County will continue to review and revise the Housing Element, as necessary for consistency, when amendments are made to the General Plan.

Per Assembly Bill (AB) 162 (Gov't Code Section 65302.g.3), at the next revision of the Housing Element after January 1, 2014, the Safety Element must be reviewed and updated as necessary to address the risk of fire for land classified in state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified in Very High Fire Hazard Severity Zones, as defined in Section 51177. Senate Bill (SB) 379 (Gov't Code Section 65302.g.4) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies. SB 1035 (Gov't Code Section 65302.g.6) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Gov't Code Section 65302.g.5) requires that on or after January 1, 2020, the Safety Element include information to identify residential developments in hazard areas that do not have at least two evacuation routes. The County plans to review and update the current Safety Element incorporating all State law changes, including applicable laws and any additional requirements and General Plan guidelines from the State of California Governor's Office of Planning and Research (OPR).

SENATE BILL 244- DISADVANTAGED COMMUNITIES

The County completed an analysis of disadvantaged unincorporated communities to comply with Senate Bill (SB) 244 requirements, which did not identify and legacy communities/disadvantaged communities within the unincorporated county. Tehama County LAFCO accepted the report and analyses on March 11, 2015. The County reviewed the disadvantaged unincorporated communities' information again on December 20, 2023 in compliance with state statues and found the same results as previously accepted by Tehama LAFCO. Therefore, there is no further action required by the County for this Housing Element Planning Period. LAFCO contains members from each City Council, the County Board of Supervisors and a citizen at large. Pursuant to state law (SB 244), Counties must identify and describe disadvantaged unincorporated communities that are legacy communities located outside the sphere of influence of a city, while Cities are responsible for fringe and island communities. Therefore, since there have not been any legacy communities identified within Tehama County, there is no further action required by the County at this time pursuant to SB 244.

2. HOUSING PROGRAMS

HOUSING PROGRAMS

This section identifies the goals, policies, and programs that the County proposes to implement in the 2024–2029 planning period in order to address the housing needs and obstacles to development. The Background Report of the Housing Element, which follows this section, identifies the housing needs and constraints to and resources for the development of housing in the unincorporated area of Tehama County and evaluates the County's progress in accomplishing the objectives of the previous Housing Element.

GOALS AND POLICIES

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

GOAL HE-1: HOUSING NEED – ENSURE THAT THERE ARE AN ADEQUATE NUMBER OF HOUSING UNITS AT A RANGE OF DENSITIES SUFFICIENT TO MEET THE CURRENT AND FUTURE NEEDS OF COUNTY RESIDENTS.

POLICIES:

HE-1.A Encourage a variety of housing opportunities that are affordable to all county residents.

HE-1.B Where feasible, encourage developers to offer housing at a range of densities.

HE-1.C Promote the development of housing in community areas with existing infrastructure and services.

HE-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-1.E Support infill, mixed-use development, and redevelopment in unincorporated towns in the county as well as in areas adjacent to the cities of Red Bluff and Corning.

HE-1.F Encourage the production of second units and manufactured housing as an additional source of affordable housing.

GOAL HE-2: AFFORDABLE HOUSING – ENCOURAGE THE DEVELOPMENT OF HOUSING AFFORDABLE TO ALL ECONOMIC SEGMENTS OF THE COUNTY.

POLICIES:

HE-2.A Identify and pursue available federal, state, and private financial resources for the provision of affordable workforce housing and housing affordable for extremely low-, very low-, and low-income households.

HE-2.B Make information on housing, housing programs, and housing assistance available to the public.

HE-2.C Work to expand homeownership opportunities for lower-income households.

HE-2.D Work with developers to identify sites and potential funding sources for the development of affordable housing.

GOAL HE-3: ADEQUATE SITES – ENSURE THE PROVISION OF ADEQUATE SITES AND FACILITIES TO SUPPORT FUTURE HOUSING NEEDS.

POLICIES:

HE-3.A Maintain an inventory of vacant land that is suitable for residential development.

HE-3.B Ensure that sufficient vacant, residentially zoned land is available to accommodate future growth in the county.

HE-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-4: SPECIAL NEEDS HOUSING – FACILITATE THE DEVELOPMENT OF HOUSING TO SERVE PERSONS WITH SPECIAL NEEDS.

POLICIES:

HE-4.A Seek and support programs that address the housing needs of special needs groups such as seniors, persons with physical disabilities, persons with developmental disabilities, farmworkers, those in need of temporary shelter, single-parent families, and large families.

HE-4.B Work with local agencies to identify and pursue funding for housing for special needs groups.

HE-4.C Facilitate housing opportunities for special needs groups, including those persons with physical and/or developmental disabilities.

GOAL HE-5: HOUSING CONSERVATION – WORK TO IMPROVE, MAINTAIN, AND CONSERVE THE COUNTY'S EXISTING HOUSING STOCK.

POLICIES:

HE-5.A Encourage regular maintenance of housing as a means of conserving existing housing stock.

HE-5.B Work to rehabilitate the existing housing stock and strive to replace housing units in need of repair.

HE-5.C Conserve the county's existing stock of affordable housing.

HE-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-6: 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-6.A Facilitate the development of infrastructure (sewer, water, and access roads) in appropriate locations to better serve housing and job creation opportunities.

HE-6.B Maintain an efficient and streamlined permit processing system.

HE-6.C Provide incentives or fee deferrals for developments that provide housing affordable to lower-income households.

HE-6.D Maintain an updated Zoning Code in which residential development standards are clearly defined.

HE-6.E Whenever possible, provide priority processing to developments that meet critical county needs, such as affordable housing.

HE-6.F Grant density bonuses for developers of affordable housing who comply with state requirements.

HE-6.G Provide flexibility in zoning and land use controls to accommodate and encourage affordable housing development.

HE-6.H Identify and remove constraints to housing for special needs groups, including those persons with physical and/or developmental disabilities.

GOAL HE-7: 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-7.A Discourage discrimination in housing.

HE-7.B Promote housing opportunities for all persons, regardless of race, color, ancestry, age, national origin, religion, disability, sex, familial status, marital status, or other such arbitrary factors.

GOAL HE-8: ENERGY CONSERVATION – ENCOURAGE THE USE OF ENERGY AND RESOURCE CONSERVATION IN THE DEVELOPMENT OF HOUSING IN THE COUNTY.

POLICIES:

HE-8.A Support energy conservation programs in the production and rehabilitation of affordable housing to reduce household energy costs.

HE-8.B Promote energy-efficient design in residential development.

IMPLEMENTATION PROGRAMS

The following programs are designed to implement the County's housing goals and policies. Each program includes the responsibilities, objectives, funding sources, and time frames for implementation.

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, smaller single-family units, and mobile homes/manufactured housing in their development. Use a variety of incentives to promote affordable housing or to promote a range of housing types, including zoning and land use controls, flexible development standards, technical assistance, and expedited processing.

Responsibility: *Planning Department*

Objective: *Approve at least five developments that include a range of housing types, including at least 50 units of lower-income housing. Prioritize projects with lower-income units in higher-opportunity areas such as the Los Molinos, Bend, Mineral, Paynes*

Creek, and Lake California areas and unincorporated areas north of Red Bluff.

Time Frame: *Meet with developers annually starting in 2025 and~~,~~ assist with application as projects come forward. Establish a list of potential incentives by June 2026 and ~~As feasible incentives are identified,~~ implement within six months of identification (December 2025).*

Funding Source(s): *General Fund*

HE-1.B **Annual Reporting:** At least once a year, concurrent with preparation of its proposed budget, the Planning Department will evaluate housing issues and needed programs for the upcoming year. The annual report will also monitor the development capacity needed to accommodate the Regional Housing Need Allocation (RHNA). The Planning 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 Department*

Objective: *Identify annual housing priorities and prepare annual report.*

Time Frame: *Annually, by April 1*

Funding Source(s): *General Fund*

HE-1.C **Large Site Development.** Facilitate development on large sites designated for high-density housing by communicating with developers regarding housing opportunities for these sites, providing priority subdivision processing, and utilizing the new Master Plan review process (as described in the draft General Plan Land Use Element) to facilitate affordable unit development. Work with landowners and developers to create sites ranging from one to 10 acres in size on larger parcels that are feasible and appropriate for the development of affordable housing. Pursuant to this commitment, consider reaching out to Poor and the Homeless Tehama County Coalition (Path) to discuss the possibility of utilizing land that they own in unincorporated Tehama County.

The County will proactively conduct outreach efforts on an annual basis until large higher-density sites in the inventory have been developed in order to distribute information to potential developers and provide notice of incentives to further encourage development of larger parcels. Outreach efforts may include, but are not limited to, one-on-one meetings with developers and property owners, as well as maintaining and advertising an inventory of large sites appropriate for residential development and informational materials on available incentives. The County is committed to applying priority project processing and deferral of development impact or permit fees for proposals on large sites that provide low-income, special needs, and/or farmworker housing on these sites.

Responsible Agency: *Community Development Department*

Objective: *Create large enough development sites to accommodate a range in housing needs. Facilitate the development of at least 80 units of lower-income housing. Prioritize projects with lower-income units in higher-opportunity areas such as the Los Molinos, Bend, Mineral, Paynes Creek, and Lake California areas and unincorporated areas north of Red Bluff.*

Time Frame: *Engage in ongoing dialogue with developers and conduct proactive outreach on an annual basis.. Offer priority subdivision processing as applications are submitted.*

Funding Source: *General Fund*

PROGRAMS – GOAL HE-2: AFFORDABLE HOUSING

HE-2.A **Affordable Housing Development Funding**: Work with developers as well as with state, federal, and nonprofit agencies to obtain available sources of funding for the development of affordable housing units.

Responsibility: *Planning Department/Community Action Agency*

Objective: *Secure state and federal monies for direct support of low-income housing construction and rehabilitation. Facilitate the development of at least 50 units of lower-income housing. Prioritize funding applications for projects with lower-income units in higher-opportunity areas such as the Los Molinos, Bend, Mineral, Paynes Creek, and Lake California areas and unincorporated areas north of Red Bluff.*

Time Frame: *Annually reach out to developers to assist with identifying available funding sources. Scheduling of County applications for funding from the various federal and state funding programs is dependent on the application deadlines for the various programs and on funding availability within the County General Fund. The County will contact HCD to determine the application deadlines for the various funding sources. The County will apply for funding annually and as it becomes available.*

Funding Sources: *Various funding sources as identified in Background Report Table 6-9 – Summary of Financial Resources for Housing.*

HE-2.B **At-Risk Affordable Housing:** Work with owners and agencies to preserve affordable housing stock. As of June 2024, there are no affordable units that are considered at risk of conversion to market rate in the next 10 years. In order to prepare for the possibility of conversion in the future, the County will monitor the status of all affordable housing projects and as their funding sources near expiration, will work with the owners to consider options to preserve such units as affordable. The County will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation. If projects become at risk of converting to market-rate housing, the County will contact nonprofit housing providers to pursue options to preserve the projects and the County shall:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the County's desire to preserve complexes as affordable housing.

- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.

- Reach out to agencies interested in purchasing and/or managing at-risk units.

- Work with tenants to provide education regarding tenant rights and conversion procedures pursuant to California law.

Responsibility:	*Planning Department*
Objective:	*Identify affordable housing units which are at risk of converting to market-rate units and assist the complex in preserving the affordability of the complex. Preserve the affordability of 35 affordable units in the county.*
Time Frame:	*Annually*
Funding Sources:	*General Fund*

HE-2.C **Accessory Dwelling Units (ADUs).** The County will encourage the construction of ADUs throughout the county through the following actions, which are aimed at providing an increased supply of affordable units and therefore to help reduce displacement risk for low-income households resulting from overpayment:

- Amend the municipal code to be consistent with the latest state legislation related to ADUs, ensuring that ADUs are permitted in all zones that permit single-family or multifamily uses, and permit the construction of a junior accessory dwelling unit (JADU) on each lot in addition to an ADU, in accordance with California Government Code Section ~~65852.2~~66310 - 66342.

- Provide guidance and educational materials for building ADUs on the County's website, including permitting procedures and construction resources. Additionally, the County will present homeowner associations with information about the community and neighborhood benefits of ADUs, and inform them that covenants, conditions, and restrictions (CC&Rs) prohibiting ADUs are contrary to state law.

- Proactively advertise the benefits of ADUs by distributing multilingual informational materials in areas of higher opportunity and limited rental opportunities (such as the Los Molinos, Bend, Mineral, Paynes Creek, and Lake California areas and unincorporated areas north of Red Bluff) to increase mobility for low-income households by posting flyers in community gathering places and providing to community groups and homeowners' associations at least annually.

- Monitor ADU production and affordability every other year and adjust or expand the focus of the education and outreach efforts. If needed, identify additional sites and to accommodate the unmet portion of the lower-income RHNA.

- Apply annually, or as grants are available, for funding to provide incentives for homeowners to construct ADUs.

Responsibility: *Planning Department*

Objective: *Facilitate the development of 10 ADUs to improve housing mobility and improve proximity to services and employment opportunities for lower and moderate-income households, encouraging at least 4 ADUs in higher-opportunity communities such as the such as the Los Molinos, Bend, Mineral, Paynes Creek, and Lake California areas and unincorporated areas north of Red Bluff.*

Time Frame: *Amend the municipal code by June 2025; make ADU materials available by June 2025; evaluate effectiveness of ADU approvals every other year, starting April 2026 and identify additional site capacity, if needed, by 2027. Apply annually for funding to support ADU incentives.*

Funding Sources: *General Fund*

HE-2.D **SB 35:** The County will establish a written policy and/or procedure, and other guidance as appropriate, to specify the Senate Bill (SB) 35 streamlining approval process and standards for eligible projects under Government Code Section 65913.4. The applications will be available on the County's website for developers interested in pursuing the streamlined process or vesting rights.

Responsibility: *Planning Department*

Objective: *Facilitate the development of 10 affordable units through project streamlining, with particular focus on higher-opportunity areas such as such as the Los Molinos, Bend, Mineral, Paynes Creek, and Lake California areas and unincorporated areas north of Red Bluff.*

Time Frame: *Develop a written policy or procedure and post publicly by June 2025.*

Funding Sources: *General Fund*

PROGRAMS – GOAL HE-3: ADEQUATE SITES

HE-3.A **Housing and Vacant Land Inventory:** Continue to maintain and update the established database of vacant land suitable for residential development to assess the geographical distribution of housing to ensure that housing opportunities are appropriately distributed and to ensure the County has sufficient capacity of residentially zoned land. Include information such as zoning, acreage, major environmental constraints, and the availability of infrastructure. If necessary, consider rezoning parcels if there is an under- or overconcentration of housing in particular areas of the county. Use the information in the inventory to revise the Housing Element as appropriate to ensure adequate residential land is available to meet the County's RHNA targets.

Additionally, pursuant to Government Code Section 65583.2(c), the County will amend the zoning code to allow by-right development (without discretionary action) for projects proposing 20 percent of the units affordable to lower income households on APN 024-030-19-1 identified in Table 5-2.

The County will review the rezones completed to APN 024-030-019 to meet the RHNA for the 5th and 6th cycles to ensure they were completed pursuant to Government Code section 65583.2(h) and make any adjustments as needed. If needed, any amendments will be adopted within 6 months of adoption of the Housing Element.

Responsibility:	*Planning Department*
Objective:	*Develop a vacant land inventory. Annually monitor as projects are processed.*
Time Frame:	*Ongoing, 2024-2029. The County will amend the zoning code by December 2025 to comply with Government Code Section 65583.2(c). Amend zoning on prior rezone sites as needed to comply with Government Code section 65583.2(h) by December 2025.*
Funding Sources:	*General Fund*

HE-3.B **Mobile/Manufactured Home Unit Opportunities:** In an effort to assist with Mobile/Manufactured housing opportunities the County will consider the following:

- Offer reduced Density/EDU Factors for Mobile/Manufactured Home Units,
- Give priority to developments or projects that produce mobile/manufactured home units affordable for extremely low-, very low-, and low - income groups, to the fullest extent permitted by the applicable funding source guidelines. This consideration will be applied during applications that trigger fees and/or funding commitments, which will also be based on information the County will provide. Additionally, prioritize projects with lower-income units in higher-opportunity areas such as the Los Molinos, Bend, Mineral, Paynes Creek, and Lake California areas and unincorporated areas north of Red Bluff.

- Provide in-person assistance at the Planning Department to help interested persons locate suitable sites for the construction of mobile/manufactured home units affordable to extremely low-, very low-, and low - income groups. Place information regarding the County's mobile/manufactured home zoning and building regulations and application process on the County's website.

Responsibility: *Planning Department*

Objective: *Encourage and facilitate the development of 10 mobile /manufactured units (affordable to extremely low-, very low-, and low – income households)* each year of this Housing Element Cycle *through the efforts listed. If the County is not on track to meet this level of development by June 2027, identify additional incentives or assistance that can be provided to further facilitate and encourage mobile/manufactured home development.*

Time Frame: *Monitor mobile home development progress on an ongoing basis. Identify additional incentives or assistance opportunities in 2027 if applicable.*

Funding Source: *Various funding sources as identified in Background Report Table 6-9 – Summary of Financial Resources for Housing, fee assessment will be based on county funds depending on the affected fee program.*

HE-3.C **Manufactured Home Unit Opportunities:** The County currently developed a cost estimate analysis that validates the affordability of manufactured/mobile homes within the county. Development Impact fees are reduced and will be continued to be reviewed regarding the construction of manufacture/mobile home in the county. County staff currently performs outreach regarding the availability of sites for the construction of manufactured/mobile home including conveying the information at the counter through in-person assistance. Staff will continue these informative practices in an effort to assist 5-10 households each year of this Housing Elements Cycle and will continue to promote the opportunity for each property owner to legally construct a manufactured/mobile home on their property as long as it is zone for a residential use. County Staff will continue providing in-person assistance at the Planning Department to help interested person locate suitable sites for the construction of mobile/manufactured home units affordable for extremely low- and very low-income groups. Additionally, prioritize projects with lower-income units in higher-opportunity areas such as the Los Molinos, Bend, Mineral, Paynes Creek, and Lake California areas and unincorporated areas north of Red Bluff.

Responsible Agency: *Planning Department*

Objective: *Ensure public/developer awareness of affordable mobile/manufactured home unit opportunities, thereby encouraging such construction. Encourage and facilitate the development of 10 mobile /manufactured units (affordable to extremely low-, very low-, and low – income households) each year of this Housing Element Cycle through the efforts listed.*

Time Frame: *Review Development Impact fees within six months of Housing Element adoption and implement any identified necessary changes at this point. Information will be disseminated as needed during the 2024-2029 Planning Period. Targeted outreach in higher-opportunity areas will be undertaken ~~at least once during the planning period.~~annually.*

Funding Source(s): *General Fund*

Programs – Goal HE-4: Special Needs Housing

HE-4.A **Farmworker Housing, Incentives and Funding Assistance:** The County will apply for and/or support applications for farmworker housing and work with interested nonprofit housing developers to identify and pursue available funding for affordable farmworker housing. The County will also provide assistance in the form of reduced development standards where feasible and will consider, where appropriate, fee reductions and priority processing for farmworker housing. The County will conduct targeted outreach to nonprofit housing developers on this subject at least ~~once during the planning period~~annually and ~~again~~ as any Notice of Funding Availability (NOFA)s are available.

Responsibility: *Planning Department*

Objective: *Provide project and funding assistance for two farmworker housing projects in the unincorporated area that will establish 50 farmworker housing units (extremely low income).*

Time Frame: *At least annually from 2024-2029, Track funding as NOFAs are released. Conduct targeted outreach to nonprofit housing developers on this subject at least annually ~~once during the planning period~~ and ~~again~~ as any NOFAs are available. As interested nonprofit housing developers come forward work with them to identify and pursue available funding.*

Geographic Targeting: Countywide

Funding Source: *Various funding sources as identified in Background Report Table 2-14 – Summary of Financial Resources for Housing, fee assessment will be based on county funds depending on the affected fee program.*

HE-4.B **Emergency Shelter:** The County will provide financial assistance, as budget allows, on an annual basis for homeless assistance programs and shelters, as well as continue to encourage private contributions to local homeless assistance programs and shelters by providing information from area homeless service providers and the Local Continuum of Care Plan to identify homeless needs and services at the County offices and other public locations.

Responsibility: *Planning Department/Community Action Agency and Department of Social Services*

Objective: *Assist in the development one or more emergency shelters with capacity to serve 64 community members.*

Time Frame: *Provide funding annually and provide information at the County offices by the end of 2025. Ensure continuous operation of the shelter.*

Funding Source: *Emergency Shelter Grant (ESG) funds, Supportive Housing Act Program (SHP) grants, HUD Continuum of Care grants, General Fund*

HE-4.C **Senior Housing:** The County will annually review its codes, ordinances, and standards to determine whether there are constraints on the development, maintenance, and improvement of housing intended for seniors and to remove such constraints, if their removal would not jeopardize the health and safety of the residents. The review will include an evaluation of the approval process for residential care homes and the removal of any unreasonable constraints to approvals. The County will encourage private developers, nonprofit groups, and other interested parties to construct housing projects that serve seniors. As part of this effort, the County will meet with governmental agencies, nonprofit groups, and other agencies that are involved with senior citizens to ensure that the necessary support services for senior residents in Tehama County are provided. Senior housing projects that include on-site support services will be given special consideration by the County, such as fee reductions, modifications to development standards, and financial incentives, as available.

Responsibility: *Planning Department, Building Division*

Objective: *Facilitate the development of 1 housing development for seniors.*

Time Frame: *2024-2029. Annually meet with stakeholders including governmental agencies, nonprofit groups, and other agencies to gather input prior to the annual review of county codes, ordinances, and standards. Create list of incentives by June 2026 and i~~I~~mplement ~~feasible development incentives~~ within six months of being identified.*

Geographic Targeting: Countywide

Funding Sources: *General Fund, appropriate state and federal funds*

HE-4.D **Project-Based Rental Assisted Housing:** The special needs population in the community faces significant barriers to obtaining affordable housing that promotes self-sufficiency and long-term independent living. In order to increase opportunities for special needs populations that include the physically and developmentally disabled, assistance will be provided to prospective developers to identify specific sites, assist with permit requirements, and facilitate neighborhood and public hearings. Further assistance will be provided in the form of reduced and/or deferred fees, technical assistance, and expedited permit and planning timelines. The County will conduct outreach to prospective developers once during the planning period to communicate these incentives. The County will make every effort to maximize the use of federal and state funding appropriate to the development of affordable

housing for those with special needs and assist developers in application processes and market studies necessary to the acquisition of funding.

Responsibility: *Planning Department, Building Division*

Objective: *Facilitate the development of at least 10 units of rental assisted housing that promotes self-sufficiency and long-term independent living.*

Time Frame: *2024-2029. Conduct developer outreach at least once during the planning period. Provide technical assistance and implement incentives as developers come forward and request assistance. Apply for funding at least annually.*

Geographic Targeting: Areas of higher opportunity in the County.

Funding Sources: *General Fund, appropriate state and federal funds*

HE-4.E **Special Needs Households Flexibility in Development Standards**: The County will work with housing providers to ensure special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households with children, persons with physical disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The County will seek to meet these special housing needs through a combination of regulatory incentives or amendments to the zoning standards, new housing construction programs, and supportive services programs when adequately justified as needed by the developer. The County will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the county, state, and federal governments. In addition, as appropriate, the County will apply for or support others' applications for funding under state and federal programs designated specifically for special needs groups. Specific to large households, the County will work with developers to target subsidies and programs to encourage the inclusion of three- and four-bedroom units in affordable rental projects to reduce displacement risk and increase housing mobility throughout the County.

Responsibility: *Planning Department, Board of Supervisors*

Objective: *Meet special needs, seek funding for special needs groups and if demonstrated necessary by the developer, provide flexible development standards for at least four affordable housing projects. Assist in the development of at least five units with at least three bedrooms.*

Time Frame: *2024–2029, annually reach out to housing providers, apply for funding as NOFAs are released.*

Funding Source: *Federal Housing Opportunities for Persons with AIDS, California Child Care Facility Financing Program, and other state and federal programs designated specifically for special needs groups.*

HE-4.F **Special Needs Households including Veterans:** The County will provide financial assistance, as budget allows, on an annual basis for the County Veterans Services in order to process claims and referrals for all veterans. These claims and/or referrals may assist veterans that are low income household(s), female-headed households, mentally and/or physically disabled, a senior and/or homeless. This protected class of people may struggle in a day to day work environment, and/or to pay their bills while finding secure and stable shelter for themselves and their family members.

Responsibility:	*Board of Supervisors and Tehama County Veterans Services Office*
Objective:	*Secure at least 1 additional staff member and additional resources at the Tehama County Veterans Services Office to aid the Veterans Service Officer with Federal and State mandated program requirements and deliverables.*
Time Frame:	*Annually budget for staff needed to meet Federal and State claims and referral missions.*
Funding Source:	*Tehama County General Fund Budget*

HE-4.G **Zoning Code Amendments:** The County will amend the Zoning Code as follows:

- Allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the State's definition of family
- Permit low-barrier navigation centers, defined as low-barrier, temporary, service-enriched shelters to help homeless individuals and families quickly obtain permanent housing by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing (Government Code Section 65662; AB 101).
- Amend the County's Density Bonus to comply with California Government Code Section 65915, as revised.
- Review existing development and managerial standards for emergency shelters to ensure compliance with State law. Review and revise parking standards for emergency shelters to allow sufficient parking to accommodate all staff working in the emergency shelter, provided standards do not require more parking for emergency shelters than for other residential or commercial uses in the same zone, in compliance with Government Code Section 65583 (a)(4). Additionally, comply with the requirements under AB 2339 and amend the definition of emergency shelter to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care.
- Explicitly allow SRO units in the R-3 and R-4 zones and develop a procedure and development standards to encourage and facilitate the development of SROs.
- Amend the Zoning code to comply with Health and Safety Code Sections 17021.5, 17021.6 and 17021.8.
- Adopt a formal procedure to process reasonable accommodations to ensure individuals with disabilities have equal access to housing.

Responsibility: *Board of Supervisors and Tehama County Veterans Services Office*

Objective: *Facilitate the development of shelter services to serve at least 64 homeless community members. Facilitate the development of 15 units affordable housing through the density bonus to increase mobility opportunities; encourage density bonus units in higher-opportunity communities such as the Los Molinos, Bend, Mineral, Paynes Creek, and Lake California areas and unincorporated areas north of Red Bluff.*

Time Frame: *Complete zoning code amendment within one year of Housing Element adoption.*

Funding Source: *Tehama County General Fund Budget*

HE-4.H **Fair Housing:** To affirmatively further fair housing, the County will undertake the following actions during the planning period:

- Continue to make housing referrals for affordable housing and tenant/landlord issues to HUD as well as the California Department of Fair Employment and Housing (DFEH) and Legal Services of Northern California (LSNC).
- Continue to provide translation services upon request on an ongoing basis for Planning Commission and Board of Supervisor meetings and materials and continue to offer accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the State, regardless of membership or perceived membership in a protected class.
- Establish a page on the County website by June 2026 ~~has a page~~ devoted to fair housing and tenant/landlord resources. Include links to the California Tenant Landlord Handbook (in English and Spanish), the Federal Department of Housing and Urban Development (HUD) Fair Housing Handbook, HUD's fair housing webpage, and local legal clinics Continue to post on the County's website tenant/landlord information, information on affordable housing projects and programs available in the county, and a copy of the Housing Element. Review materials for needed updates and update annually as necessary.
- Actively recruit residents from lower-income communities and multilingual residents from the Hispanic or Latino and Native American communities by June 2027 to serve or participate on boards, committees, and other local government bodies and conduct additional public input outreach in low-resource areas when generating plans related to investment.

Responsibility: *Planning Department*

Objective: *Connect at least 25 residents with fair-housing resources during the planning. Recruit at least 2 residents from lower-income communities, Hispanic or Latino, and/or Native American communities to decision-making bodies ~~within the planning period.~~ by June 2027.*

Time Frame: *See individual bullet points for timing.*

Geographic Targeting: Countywide

Funding Source: *Tehama County General Fund Budget; State and Federal funds as available*

HE-4.I **Access to Resources and Place-Based Revitalization:** To address fair housing issues identified in the Assessment of Fair Housing related to access to resources and facilitate place-based strategies, the County will implement the following:

- Identify and pursue funding to construct bicycle and pedestrian facilities identified in the Tehama County Active Transportation Plan, including the safe travel-way that will connect Los Molinos Elementary School with Los Molinos High School. Review funding opportunities on an annual basis and apply at least twice during the planning period.
- Identify and pursue funding to minimize negative effects to drinking water for County residents due to agricultural operations and solid waste exposure in the county. Review funding opportunities on an annual basis an apply at least twice during the planning period. When applicable, partner with the Tehama County Flood Control and Water Conservation District to conduct outreach about programs.
- The County will partner with the Tehama County Air Pollution Control District to conduct outreach related to Air District grant programs for residents and multifamily housing buildings at least twice during the planning period, and as new programs are launched.
- Identify and pursue funding for infrastructure or subsidies that would access to broadband and cell phone signal, particularly for lower-income communities, as identified in the Broadband Planning and Feasibility Study. Review funding opportunities on an annual basis and apply at least twice during the planning period.
- Meet annually with the Tehama County Transportation Commission to identify gaps in transportation services and opportunities to increase access to vocational training for adults and youth and enrichment activities for children, particularly in lower-income areas such as Gerber, Proberta, Vina, Richfield, and unincorporated areas around Red Bluff and Corning.
- Meet with school district representatives by June ~~2025~~ 2026 to analyze whether housing security poses a barrier to student achievement. Work with the school district to assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers to facilitate positive learning environments countywide. As affordable projects are completed, require developers to coordinate with the school district to conduct marketing to district households (not including projects that are exclusive to senior residents) with the goal of connecting at least 5 district households with affordable housing opportunities. If housing availability or affordability is determined to be a barrier to teacher recruitment or retention, the County will work with the district and partner jurisdictions to identify a strategy for funding teacher housing grants or otherwise making housing available at prices affordable to district teachers and apply for or support relevant funding

applications at least once during the planning period. Coordinate with any similar efforts occurring in Red Bluff and Corning to ensure students from unincorporated areas who attend schools in these cities also have access to improved educational resources.

- To increase employment opportunities in low-opportunity areas, coordinate with Shasta College and the Red Bluff Tehama Chamber of Commerce to identify opportunities to increase the availability of job training and business development opportunities, particularly in lower-income communities such as Gerber, Proberta, Vina, Richfield, and unincorporated areas around Red Bluff and Corning. Develop a plan by June 2026 and implement within six months, as appropriate.
- To address limited availability of childcare and early childhood education opportunities outside of Red Bluff, Tehama, and Corning, study the feasibility of establishing a program to address childcare needs in the County. The program may include, but is not limited to, providing incentives to provide child care facilities in affordable housing projects. The feasibility study will be completed by December 2026 and will include discussions with Northern California Child Development, Inc. (NCCDI) to determine what is necessary to close resource gap for female-headed households. If a program is determined to be feasible and funding is available, the County will work with stakeholders to establish and implement by December 2027.
- To reduce the potential for disaster-related displacement, the County will coordinate with the Tehama County Fire Marshal's Office, the Tehama-Glenn Fire Safe Council to support outreach efforts related to hazard mitigation and ensure they reach communities with higher concentrations of lower-income households or persons with disabilities. Additionally, in accordance with the 2025 Multi-Jurisdictional Hazard Mitigation Plan, the County will conduct outreach to assist residential care facilities to have staff trained on evacuation procedures and will provide assistance to residents for Provide assistance to residents for flood proofing wellheads in areas of known flood risk. Through these and other outreach and mitigation actions, the County will reach at least 300 households with outreach and assistance activities, targeting lower-income areas and areas with higher concentrations of residents with disabilities.

Responsibility: *Planning Department*

Objective: *See individual bullet points*

Time Frame: *See individual bullet points*

Funding Source: *Tehama County General Fund, State and Federal funds as available*

HE-4.J **Special Needs Households including Extremely Low-Income Households:** The County will provide financial assistance, as budget allows, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households to mitigate the risk of displacement and support housing stability. The County, as noted in Program HE-4.G, will allow and implement development standards to support the development of single-room

occupancy (SRO) units. The County will also expand regulatory incentives for the development of units affordable to extremely low-income households and encourage transitional and supportive housing, and other special housing arrangements to assist in housing for extremely low-income households.

Responsibility: *Board of Supervisors and Planning Department*

Objective: *Assist in the development of at least five units affordable to extremely low-income households.*

Time Frame: *Establish list of incentives by June 2026.*

Funding Source: *Tehama County General Fund Budget*

PROGRAMS – GOAL HE-5: HOUSING CONSERVATION

HE-5.A **Building Inspection/Code Enforcement:** The County will continue to handle complaints on a reactive basis. Efforts will focus on a variety of issues, including property maintenance, abandoned vehicles, and housing conditions to ensure compliance with building and property maintenance codes. The County will also provide information about available rehabilitation programs.

Responsibility: *Building and Safety Department*

Objectives: *Identify substandard housing or housing with code violations and provide information on rehabilitation program to at least 10 eligible households.*

Time Frame: *2024-2029 Ongoing, as violation occur.*

Funding Source: *General Fund and/or CDBG funds*

HE-5.B **Housing Rehabilitation**: The County will work with HCD and HUD to identify funding to establish a Housing Rehabilitation Program, similar to previous programs provided by the County. The County will apply for funding on an annual basis, as available. While the County anticipates to primarily apply for CDBG and HOME funding, other sources of funding will be considered depending on local conditions. The County will also make information available on the County's website and at the public counter.

Responsibility: *Planning Department, Building and Safety Department*

Objectives: *Establish a Housing Rehabilitation Program and assist 10 households with improvements, including at least 4 lower-income households.*

Time Frame: *Establish program and make information available on the County's website by June 2027.*

Funding Source: *State and Federal funding*

PROGRAMS – GOAL HE-6: ADDRESSING CONSTRAINTS

HE-6.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 structural fire protection services, to serve residential development, especially affordable or special needs housing development. In addition, through the Economic Development Program, facilitate the provision of infrastructure, including sewer and water systems to support new industrial and commercial development.

In addition, to comply with SB 1087, the County will forward a copy of the Housing Element to all service providers and continue to grant priority for service to proposed developments that include units affordable to lower-income households.

Responsibility: *Board of Supervisors, Planning Department*

Objectives: *Continue to work with service districts to improve and expand County infrastructure to support existing and future development. Provide at least one infrastructure improvement during the planning period.*

Time Frame: *2024-2029, apply for funding annually, as NOFAs are released. Forward the Housing Element once it is adopted.*

Geographic Targeting: Areas of the County near existing infrastructure or actively pursuing improvement.

Funding Source: *CDBG, USDA funds, and General Funds*

HE-6.B Annexation, Cities (Red Bluff, Corning, and Tehama), Community Service Districts: The County will continue to work with the Cities (Red Bluff, Corning, and Tehama), 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. The County will establish a formal procedure with LAFCo, Cities, and Community Service Districts within the county to extend infrastructure services when a project is proposed near areas with infrastructure.

Responsibility: *Planning Department, LAFCo, Cities and Community Service Districts (CSD)*

Objectives: *Coordinate with Cities and CSDs to facilitate annexations and services in areas that are planned for development.*

Time Frame: *2024-2029, as annexations occur.*

Funding Source: *General Fund, application fees and CSD funds*

HE-6.C **Permit Processing:** Review the County's permit procedures annually to evaluate opportunities to reduce the cost and time of processing housing development permits.

Responsibility: *Planning Department/Building and Safety Department*

Objectives: *Review permitting procedures to ensure streamlined permit process. Facilitate the development of 454 units of housing, including 61 units to accommodate extremely low-income households, 60 units to accommodate very low-income households, and 82 units to accommodate low-income households.*

Time Frame: *2024-2029, review procedures annually*

Funding Source: *General Fund*

HE-6.D **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 physical disabilities and/or developmental disabilities, in areas consistent with existing development policies.

Responsibility: *Planning Department*

Objectives: *Provide expedited processing and/or technical assistance for affordable housing projects. Facilitate the development 61 units to accommodate extremely low-income households, 60 units to accommodate very low-income households, and 82 units to accommodate low-income households.*

Time Frame: *2024-2029. As projects are processed through the Planning Department.*

Funding Source: *General Fund*

HE-6.E Permitting Fees: As appropriate and feasible, supplement permitting fees for new affordable housing developments in the county that are assisted through County programs or in conjunction with other County assistance.

Responsibility: *Planning Department*

Objectives: *Provide fee deferrals for a minimum of two affordable projects.*

Time Frame: *2024–2029. As projects are processed through the Planning Department.*

Funding Source: *Affordable Housing Program Fee*

HE-6.F **General Plan Consistency:** The County will track the status of updating the following elements of the General Plan to comply with State law: Land Use/Fire, Safety/Fire Element, and the Environmental Justice Element. The County will ensure that, as elements of the General Plan are updated, the entirety of the General Plan remains internally consistent.

Responsibility: *Planning Department, Board of Supervisors*

Objectives: *Track the updating of elements of the General Plan. Ensure the Housing Element and other chapters of the General Plan are internally consistent.*

Time Frame: *Annually review the General Plan, and review for internal consistency as elements are updated.*

Funding Source: *General Fund*

PROGRAMS – GOAL HE-7: FAIR HOUSING/EQUAL OPPORTUNITY

HE-7.A Equal Housing Opportunity and Fair Housing Referrals: Continue to make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, on the County website, and at other sources from which the community gathers information. Continue to refer housing discrimination complaints to the appropriate state and federal agencies (HUD or the California Department of Fair Employment and Housing (DFEH)).

Responsibility: *Planning Department/Community Action Agency*

Objectives: *Provide information on housing discrimination at County offices and website, and other public places and where necessary. Refer discrimination cases to DFEH or HUD or other appropriate agencies.*

Time Frame: *Ongoing. Annually update information/outreach materials, as needed~~2024-2029~~. Refer discrimination complaints as they are received.*

Geographic Targeting: Countywide

Funding Source: *General Fund*

PROGRAMS – GOAL HE-8: ENERGY CONSERVATION

HE-8.A Title 24: The County will continue to enforce the provisions of Title 24 of the California Administrative Code, which sets forth mandatory energy standards for new development and requires the adoption of an "energy budget."

Responsibility: *Building and Safety Department*

Objectives: *Enforcement of provisions of Title 24 for new residential development.*

Time Frame: *Ongoing, 2024-2029*

Funding Source: *General Fund*

HE-8.B Weatherization Programs: The County will continue to cooperate with nonprofit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications. The County will consider offering weatherization assistance to lower-income households, to be funded by CDBG and/or HOME funds, if nonprofit resources are determined to be inadequate to satisfy the need. The County will provide information at the Planning Department and on the County's website.

Responsibility:	*Planning Department/Community Action Agency*
Objectives:	*Provide referrals to weatherization programs and consider offering assistance through a rehabilitation program if established. If weatherization assistance is determined to be feasible, provide assistance to at least 20 households during the planning period. If the program is determined to be feasible, conduct program outreach in lower-income areas within the county.*
Time Frame:	*Ongoing, 2024-2029. Post information at the Planning Department and on the County's website by the end of 2019. Review the feasibility of offering weatherization assistance by December 2025 and implement within six months if determined to be feasible.*
Funding Source:	*CDBG and/or HOME funds (if County establishes weatherization program)*

QUANTIFIED OBJECTIVES

Quantified housing objectives are provided in Table 2-1 for the construction of new housing units, the rehabilitation of existing units, and the preservation of affordable and special needs housing units as a result of implementation of the above programs. These objectives, which are for the 2024–2029 planning period, are based on past development trends and the results of the County's programs discussed previously.

During the planning period, the actions identified by the County will assist in the construction of 138 extremely low-income, 60 very low-income, 148 low-income, and 77 moderate-income units. Furthermore, the construction of 174 above moderate-income units is anticipated. 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 affordable to moderate- and above moderate-income residents is expected to be achieved through the construction of low-density multifamily units (e.g., duplexes) and single-family homes.

In addition to new construction units, 70 lower-income housing units should be rehabilitated between 2024 and 2029, while 102 low-income units will be preserved through the Housing Choice Voucher Program. Furthermore, certain actions—the results of which are not shown in this table, such as a first-time homebuyer program—may help create homeownership opportunities for lower-income families.

TABLE 2-1
SUMMARY OF QUANTIFIED OBJECTIVES FOR UNINCORPORATED TEHAMA COUNTY

Income Group	New Construction	Rehabilitation	Preservation	Total
Extremely Low Income	63	15	60	138
Very Low	60	5	7	60
Low	180	50	102	148
Moderate	100	15	30	77
Above Moderate	125	25	30	174

*Note: * Extremely low-income group was determined using 50 percent of the very low-income group.*

3. Background Report

BACKGROUND REPORT

HOUSING NEEDS ASSESSMENT

This section analyzes the demographic, household, income, employment, and housing stock characteristics for the unincorporated area of Tehama County. This information is used to determine existing and future housing needs in the county. 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.

POPULATION

According to the California Department of Finance (DOF), the estimated population of unincorporated Tehama County was 42,440 in 2020. The population increased by approximately 0.5 percent between 2010 and 2020 but decreased from 2020 to 2023 by 1.5 percent. **Table 3-1** shows the population trends in unincorporated Tehama County from 1970 to 2020.

The unincorporated portion of the county, while growing in population, has experienced a steadily declining growth rate over the past quarter century. Part of this is explained by a significant decline in net migration to the county. Net migration is based mainly on the abundance or lack of jobs in an area. The decline in net migration occurred during a time of economic recession in California, which may partially explain the decline.

TABLE 3-1
POPULATION GROWTH TRENDS, UNINCORPORATED TEHAMA COUNTY

Year	Population	Numerical Change	Percentage Change
1970	17,951	—	
1980	24,288	6,337	35.3%
1990	30,991	6,703	27.6%
2000	35,719	4,728	15.3%
2010	41,306	5,587	1.0%
2020	42,440	1,134	0.5%
2023	41,414	-1,026	-1.5%

Sources: 1. US Census Bureau Decennial Census 1970 to 2020

A typical first step in determining the amount of housing needed by a jurisdiction is to develop a projection of the future population of that jurisdiction. **Table 3-2** shows the projected population for Tehama County, both overall and for the unincorporated areas. These projections are based on interim county population estimates prepared by the DOF.

TABLE 3-2
POPULATION PROJECTIONS

Year	County Population	Unincorporated Population
2013	63,772	41,538
2018	77,457	51,462
2029	91,677	63,385

Source: DOF 2013; Tehama County 2009–2029 General Plan EIR, Table 4.11-3

Population by Age

The age distribution of the county's population is shown in **Table -3**. Compared with the state as a whole, the population of Tehama County is older. The median age in the county was 40 in 2021, while the median age in the state was 37. Approximately 22.9 percent of the county's population is 19 years old or younger, compared with 25.5 percent of the state's population. However, the proportion of county residents aged 65 and over is greater than that of the state (23.2 percent versus 14.3 percent).

Generally, persons aged 25 to 44 are considered to be in the family-forming age group. This age group represents just 20.2 percent of the population in the unincorporated area of Tehama County, compared to 28.6 percent of the population in the state. As illustrated by **Table 3-3,** the greatest decrease in population occurred in the number of people between 45 and 54. This anomaly may be due to significant global events, which occurred during this current housing element cycle due to the Covid 19 pandemic, which temporarily changed social behavior in Tehama County and may have attributed to this portion of the labor force moving. However, the trend, which will continue to fluctuate is based on the baby boomer generation as they continue to age. Increases occurred in the population of people over 65. While life expectancy rates have dropped in California from 81.4 in 2019 to 79 in 2020 (CDC), the babyboom generation still maintains a large percentage of the demographic population in Tehama County. A major factor that contributes to this phenomenon is the attraction of the county to persons of retirement age, mainly through its rural character, lower housing costs, and availability of services for seniors.

TABLE 3-3
POPULATION BY AGE, UNINCORPORATED TEHAMA COUNTY

Age Group	2017		2021		Percentage Change, 2017-2021
	Number	Percentage of Population	Number	Percentage of Population	
Under 5 Years	2,077	5.0%	2,165	5.1%	4.2%
5–9 Years	2,233	5.4%	2,221	5.3%	-0.5%
10–14 Years	2,883	7.0%	3,040	7.3%	5.5%
15–19 Years	2,785	6.8%	2,180	5.2%	21.7%
20–24 Years	2,024	4.9%	2,031	4.8%	0.4%
25–34 Years	4,180	10.1%	4,450	10.5%	6.5%
35–44 Years	4,263	10.4%	4,135	9.7%	-3.0%
45–54 Years	6,018	14.6%	5,557	13.1%	-7.7%

Age Group	2017		2021		Percentage Change, 2017-2021
	Number	Percentage of Population	Number	Percentage of Population	
55–59 Years	3,179	7.7%	2,970	7.1%	-6.6%
60–64 Years	3,033	7.4%	3,655	8.7%	20.5%
65–74 Years	5,020	12.2%	5,669	13.5%	12.9%
75–84 Years	2,436	5.9%	3,083	7.3%	26.6%
Over 85 Years	1,063	2.6%	993	2.4%	-6.6%

Source: ACT 2013-2017, ACS 5Y2021 DP05 data

Population by Race and Ethnicity

The County of Tehama is a community with a predominately white population, as indicated by statistics from the 2018 to 2022 ACS data. Caucasians constitute approximately 74.5 percent of the total population within the county, which is comparable, yet slightly higher than that of other rural communities in the region. However, due to the manner in which the census was conducted, the county's Hispanic (or Latino) population has been included under the Caucasian and other ethnic groups in the census.

The major ethnic groups in the County of Tehama have remained relatively stable as a percentage of the county's total population and reflect the state's rural averages. The Black, Asian/Pacific Islander, and American Indian/Alaskan Native populations have slightly declined as a percentage of the overall population within Tehama in recent years. The ethnic breakdown in the county in 2022 is detailed in **Table 3-4.**

TABLE 3-4
RACE AND ETHNICITY

Ethnic Group	Total Population	Percent of Total Population
White	48,781	74.5%
Black or African American	626	1.0%
American Indian and Alaskan Native	911	1.4%
Asian	1,236	1.9%
Native Hawaiian/Other Pacific Islander	28	<1%
Some other race	4,530	6.9%
Two or more races	9,372	14.3%
Hispanic	**17,585**	**26.9%**
Total	**65,484**	

Source: 2018-2022 ACS, Table B02001.

EMPLOYMENT

Table 3-5 shows the unemployment rate in Tehama County over the past five years. Historically, the county unemployment rate has been higher than that of the state overall. This is a pattern typical of rural counties in which agriculture has a predominant role in the economy. For example, in 2023, the county's unemployment rate was 2.2 percent higher than the state's unemployment rate of 4.2 percent.

TABLE 3-5
AVERAGE ANNUAL EMPLOYMENT, TEHAMA COUNTY

Year	Employed	Unemployed	Unemployment Rate
2019	24,156	1,448	5.7%
2020	23,386	2,338	9.1%
2021	23,773	1,843	7.2%
2022	24,513	1,248	4.9%
2023	24,060	1,653	6.4%

Source: California Employment Development Department April, 2023

Table 3-6 shows employment in the unincorporated area of Tehama County by industry. According to the American Community Survey (ACS) 5 Year 2020 Table S2405, the largest number of persons employed in Tehama County worked in the Educational, Health and Social Services sector, with 3,940 persons or 23.6 percent of the workforce. The second and fourth largest employers, respectively, were the Retail Trade sector (2,128 persons – 12.8 percent) and the manufacturing sector (1,390 persons – 8.3 percent). Agriculture and forestry, which historically have been the mainstays of the county economy, still employ a significant number of workers and moved from the 7th largest sector to the 3rd largest sector (1,438 persons – 8.6 percent) replacing Art, Entertainment, and recreation, and accommodation and food services.

Even though **Table 3-6** illustrates an increase of over 300 people to the Agriculture, forestry, fishing and hunting, and mining. Overall, the local rural character of Tehama County is shifting the economy from basic industries, such as agriculture and lumber, to a more service-based economy as retail trade is still number two even with the covid pandemic affecting the service industry. The manufacturing sector has started to decline leaving the largest numerical increase in employment since 2016 to Educational, health and social services, with an increase of 677 persons, followed by Transportation and warehousing with 457 persons. Transportation and warehousing experienced the largest percentage increase in employment, with a 49.4 percent increase. A 30 percent increase was seen in other services.

The largest numerical decrease in employment since 2016 occurred in the Arts, entertainment and recreation, and accommodation and food services, with a decrease in 391 employed persons, followed by manufacturing, with a loss of 270 employees. The greatest percentage decreases in employment since 2016 occurred in the wholesale trade sector (-32.7 percent) and Finance, insurance, real estate, and rental and leasing (-27.9 percent). Despite recent losses in these sectors only account for 18.7 percent of all employed persons in Tehama County.

TABLE 3-6
EMPLOYMENT BY INDUSTRY, UNINCORPORATED TEHAMA COUNTY

Industry Type	2016		2020		Percentage Change
	Number*	Percentage	Number*	Percentage	
Agriculture, forestry, fishing, hunting and mining	1,133	7.2%	1,438	8.6%	26.9%
Construction	1,270	8.1%	1,347	8.1%	6.1%
Manufacturing	1,660	10.6%	1,390	8.3%	-16.3%
Wholesale trade	349	2.2%	235	1.4%	-32.7%
Retail trade	2,159	13.8%	2,128	12.8%	-1.4%
Transportation and warehousing, and utilities	925	5.9%	1,382	8.3%	49.4%
Information	185	1.2%	163	1.0%	-11.9%
Finance, insurance, real estate, and rental and leasing	667	4.3%	481	2.9%	-27.9%
Professional, scientific, management, administrative	1,239	7.9%	1,158	6.9%	-6.5%
Educational, health and social services	3,263	20.8%	3,940	23.6%	20.8%
Arts, entertainment and recreation services	1,405	9.0%	1,014	6.1%	-27.8%
Other services	596	3.8%	777	4.7%	30.0%
Public administration	824	5.3%	1,228	7.3%	49.0%
Total	**15,675**	**100.0%**	**16,681**	**100.0%**	**6.4%**

Source: ACS 2012-2016;DP-03 and ACS 5Y2020; Table S2405

** Employed persons 16 years of age and older.*

Table 3-7 shows the major employers, those that have more than 100 employees, in Tehama County, as recorded by the California Employment Development Department. The major employers represent a range of industries. The private sector is heavily represented in the listing, with only two of the largest employers in the county in the public sector (Cal Fire and Tehama County). Some of the largest employers are located in Corning, and include Sierra Pacific Industries, Bell-Carter Olive Company, and Rolling Hills Casino.

TABLE 3-7
TEHAMA COUNTY MAJOR EMPLOYERS

Employer Name	Location	Industry
Bell-Carter Olive Co.	Corning	Olives (wholesale)
Cal Fire	Red Bluff	Fire Departments
Country Market	Corning	Grocers-Retail

Employer Name	Location	Industry
Forestry & Fire Protection (CAL FIRE)	Red Bluff	Government–Forestry Services
Home Depot	Red Bluff	Home Centers
I-5 RV Park at Rolling Hills Casino	Corning	Casinos
Pactiv	Red Bluff	Packaging Materials
Petro Stopping Center	Corning	Truck Stops & Plazas
Precision Towing	Red Bluff	Wrecker Service
Raley's	Red Bluff	Grocers-Retail
Red Bluff Nursing Centers	Red Bluff	Convalescent Homes
Red Bluff Union High School	Red Bluff	Schools
Sierra Pacific Industries	Corning	Millwork (manufacturers)
Sierra Pacific Industries	Red Bluff	Lumber–Manufacturers
Sierra Pacific Windows	Red Bluff	Windows
St. Elizabeth Community Hospital	Red Bluff	Hospitals
Tehama County Sherrif/Records & Coroner	Red Bluff	Government Offices– County
Tehama County Department of Education	Red Bluff	Government Offices– County
Tehama County Health Svc	Red Bluff	County Government– Public Health Programs
Tehama County Health Svc Agency	Red Bluff	Government Offices– County
Tehama County Mental Health	Red Bluff	Government Offices– County
Tehama County Social Svc Dept.	Red Bluff	County Government– Social/Human Resources
Wal-Mart Distribution Center	Red Bluff	Distribution Centers (wholesale)
Wal-Mart	Red Bluff	Department Stores

Source: California Employment Development Department 2023

HOUSEHOLD CHARACTERISTICS

Household Growth

As of January 1, 2023, there were 18,290 households in the unincorporated portion of Tehama County. **Table 3-8** shows the household growth trends in the county from 1980 to 2023. As depicted, the growth in the number of households in the unincorporated portion of the county has been steady in recent years, although the Covid-19 Pandemic impacted the growth trend causing a decline between 2018 and January 2023 based on the Department of Finance's formula and data presented here.

TABLE 3-8
HOUSEHOLD GROWTH TRENDS, UNINCORPORATED TEHAMA COUNTY

Year	Households	Numerical Change	Percentage Change
1980	8,893	—	—
1990	11,493	2,600	29.3%
2000	13,303	1,810	15.8%
2010	18,049	4,746	12.3%
2023	18,290	169	0.9%

Sources: US Census Bureau; California Department of Finance Table E-5; Updated January 2023
Estimated from California Department of Finance figures for population and persons per household.

Household Type

A summary of unincorporated Tehama County household characteristics is provided in **Table 3-9.** According to the 2020 and 2021 American Community Survey's, the majority of households in unincorporated Tehama County are family households (68.6 percent). Family households decreased between 2016 and 2021. Non-family households decreased by 1.2 percent between 2016 and 2021, with persons living alone increasing by 5.4 percent. Households with individuals 65 years of age or older decreased between 2016 and 2021, while households with persons under 18 increased by 10.6% for the same period of time.

TABLE 3-9
HOUSEHOLD CHARACTERISTICS, UNINCORPORATED TEHAMA COUNTY

Household Type	2016		2020		Percentage Change
	Number	Percentage	Number	Percentage	
Total Households	**16,133**	**100.0%**	**15,892**	**100%**	**-1.5%**
Female-Headed Householders	1,388	8.6%	1,661	15%	19.7%
Female householder, with children	855	5.3%	668	6%	-2.2%
Female householder, no children	533	3.3%	993	9%	86.3%
Family Households*	11,554	71.6%	10,905	68.6%	-5.6%
Non-Family Households*	4,579	28.4%	4,522	28.5%	-1.2%
Householder living alone*	3,377	NA	3,558	NA	5.4%
Households with Individuals <18 years old*	4,429	NA	4,898	NA	10.6%
Households with Individuals >65 years old*	4,999	NA	4,396	NA	-12.1%

*Source: ACS 2012-2016 (B17012), ACS 5YR2020 (B17012) and * ACS5Yr2021-Table S2501(No Statistical Percentage of total or does not equal 100% due to different Table Household total B17012 verses S2501).*
Note: NA- reflects the different statistical total as the Households are subcategories of Family/Non-Family/Other in ACS 5yr 2021-Tables S2501.

Households by Tenure

As is shown in **Table 3-10**, a majority of households in unincorporated Tehama County are owner occupied (78.8 percent in 2020). Proportionally, the ownership tenure rate for the county increased slightly between 2016 and 2020 (4.3 percent in 4 years).

TABLE 3-10
HOUSEHOLDS BY TENURE, UNINCORPORATED TEHAMA COUNTY

Tenure	2016		2020		Percentage Change, 2016-2020
	Number	Percentage	Number	Percentage	
Owner	12,013	78.2%	12,530	78.8%	4.3%
Renter	3,348	21.8%	3,362	21.2%	0.04%
Total	**15,361**	**100.0%**	**15,892**	**100.0%**	**3.2%**

Source: ACS 2012-2016 (B17012) and ACS 5Yr2020 Table B25003

Households by Size

Table 3-11 shows the breakdown of household sizes by tenure. Two to four-person households constitute the largest percentage of owner-occupied units, as well as rental units. However, the percentage of two- to four-person owner-occupied units is about triple that of the next largest percentage of owner-occupied units by household size (one- person). In contrast, among renter-occupied units Two- to four-person households only account for about 1.75 times that of the next largest percentage of renter-occupied units by household size (one- person). Another item of note is that while a majority of households of five persons or more are in owner-occupied units (1,236), the percentage of such households in renter-occupied units is higher at 13 percent.

The average household size for the unincorporated area of Tehama County, as of 2023, according to the DOF, was 2.54 persons per household.

TABLE 3-11
HOUSEHOLD SIZE BY TENURE, UNINCORPORATED TEHAMA COUNTY, 2020

Household Size	Owner Occupied	Percentage of Owner Occupied	Renter Occupied	Percentage of Renter Occupied
1 person	2,878	22.9%	1,061	31.6%
2–4 persons	8,416	67.2%	1,861	55.4%
5+ persons	1,236	9.9%	440	13.0%
Total	**12,530**	**100.0%**	**3,362**	**100.0%**

Source: ACS 5Yr2020-Table B25009

Overcrowded Households

The US Census Bureau defines overcrowding as a situation in which more than one person occupies a housing unit per room, excluding kitchens and bathrooms. Units with 1.5 persons per room or more are considered severely overcrowded and indicate a significant housing need.

Table 3-12 shows the number of overcrowded households in unincorporated Tehama County. As shown in the table, overcrowding is not a housing problem in the county, in terms of percentage of total households. According to the 2020 ACS, there were a total of 776 overcrowded households, representing only 4.9 percent of the total households. Of these 776 households, 238 (1.5 percent) were severely overcrowded. Therefore, there is no need to construct larger houses in the unincorporated area of Tehama County or maintain a program in the Housing Element to address overcrowding.

TABLE 3-12
OVERCROWDED HOUSEHOLDS 2020

Households	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Total Households	12,530	78.8%	3,362	21.2%	15,892	100.0%
Total Overcrowded Households	627	3.9%	149	<1%	776	4.9%
1–1.5 Persons per Room (Overcrowded)	439	2.8%	99	<1%	538	3.4%
1.5 or More Persons per Room (Severely Overcrowded)	188	1.2%	50	<1%	238	1.5%

Source: ACS 5yr2020, Table B25014

Household Income

According to the ACS 5Yr2020, the median household income for Tehama County was $52,901 even though the unincorporated area income for $100,000 dollars or more went up over 50% . This was a decrease for the county as a whole of approximately 9.9 percent from the 2017 median household income of $58,732. When compared with California as a whole, the county's 2020 median household income is significantly less than the state's at $78,672, which is down 18.1 percent from the 2017 statewide median household income of $96,104.

Table 3-13 shows the household incomes in unincorporated Tehama County. The number of households earning less than $10,000 increased by 8.6 percent between 2017 and 2020, while households earning over $100,000 increased by 51.3 percent during the same period. In 2017, 12.3 percent of the households in the unincorporated county earned between $75,000 and $100,000 annually. By 2020, this proportion had increased to 12.7 percent. One factor in the shift to higher income could be the increase in employment in sectors that have jobs paying higher wages, most notably the transportation, warehousing and utilities sector (see **Table 3-6**), but more likely it is the continued shift of retirees out of the bay area, which has been pick-up over the past 5 years (See **Table. 3-3**).

TABLE 3-13
HOUSEHOLD INCOME, UNINCORPORATED TEHAMA COUNTY

Annual Income	2017		2020		Percentage Change
	Number	Percentage	Number	Percentage	
Less than $10,000	824	5,4%	892	5.6%	8.6%
$10,000–$14,999	846	5.5%	1,167	7.3%	3.8%
$15,000–$24,999	2,143	13.9%	1,467	9.2%	-31.5%
$25,000–$34,999	1,639	10.6%	1,426	9.0%	-13.0%
$35,000–$49,999	2,293	14.9%	1,824	11.5%	-20.5%
$50,000–$74,999	2,816	18.3%	2,633	16.6%	-6.5%
$75,000–$99,999	1,900	12.3%	2,025	12.7%	6.6%
$100,000 or more	2,947	19.1%	4,458	28.1%	51.3%
Median Income*	**$58,732**		**$52,901**		**-9.9%**

** For county overall, including incorporated areas. Source: US Census Bureau ACS 2013–2017 and ACS 5Yr2020-Table DP03 (Total Households in 2020-15,892).*

State Income Limits

For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by the California Department of Housing and Community Development (HCD). For Tehama County, the area median income (AMI) for a household of four in 2023 was $83,800.

- Extremely Low Income — Up to 30% of AMI
- Very Low Income — 31%–50% of AMI
- Low Income — 51%–80% of AMI
- Moderate Income — 81%–120% of AMI
- Above Moderate Income — Above 120% of AMI

Table 3-14 shows the maximum annual income level for each income group adjusted for household size for Tehama County. The maximum annual income data is used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

TABLE 3-14
MAXIMUM HOUSEHOLD INCOME LEVEL BY HOUSEHOLD SIZE, TEHAMA COUNTY, 2018

Household Size	Income Level Category			
	Extremely Low	Very Low	Low	Moderate
1-Person	$17,350	$28,900	$46,200	$70,400
2-Person	$19,800	$33,000	$52,800	$80,450
3-Person	$24,860	$37,150	$59,400	$90,500
4-Person	$30,000	$41,250	$65,950	$100,550
5-Person	$35,140	$44,550	$71,250	$108,600
6-Person	$40,280	$47,850	$76,550	$116,650

Source: HUD/HCD 2023

Households Overpaying

State and federal housing law defines overpayment as a household paying more than 30 percent of gross income for housing expenses. Housing overpayment is especially problematic for lower-income households that have limited resources for other living expenses.

According to 2017-2021 CHAS data~~According to the September 9, 2022 HUD released updated CHAS data base~~, there were 8,090 households overpaying for housing, representing 33.0 percent of all households in Tehama County. Among these households, 17.6 percent were owner households, and 15.4 percent were renter households. This overpayment rate is 2.2 percent higher for owner households compared to renter households.~~an estimated 8,110 households (51.6 percent) were overpaying for housing in 2019. Of those households, 6,336 were lower-income households. Table 3-15 provides additional overpayment data by income level.~~

As shown in Table 3-15, there were 11,625 lower income households in Tehama County. Of those 6,780 were overpaying for housing (27.6 percent). When looking at lower income households overpaying by tenure, there were 3,480 renter households (51.3 percent) and 3,300 owner occupied households (47.7 percent). Looking at extremely low income households, t~~T~~here were 3,760 extremely low-income (ELI) households, representing 15.3 percent of the total households in Tehama County. Of those households, 75 percent (2,795 households) were overpaying for housing. When looking at ELI households overpaying by tenure, 56 percent were renter occupied, and 44 percent were owner occupied. **Table 15** illustrates households overpaying by income groups and housing tenure in Tehama County.

Typically, lower-income households, especially those categorized as extremely low and very low, experience a higher percentage of housing problems (including cost burden) than do higher-income households with an exception in rental households, which due to the aging housing stock would not be uncommon.

TABLE 3-15

HOUSEHOLDS ~~BY INCOME CATEGORY PAYING IN EXCESS OF 30% OF INCOME FOR HOUSING COST (OVERPAYMENT BY INCOME CATEGORY~~OVERPAYING BY TENURE, TEHAMA COUNTY (2017-2021)~~)~~

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	**24,550**	**100.0%**
Total Renter households	**8,055**	**32.8%**
Total Owner households	**16,495**	**67.2%**
Total lower income (0-80% of HAMFI) households	11,625	47.4%
Lower-income renters (0-80%)	5,300	21.6%
Lower-income owners (0-80%)	6,325	25.8%
Total extremely low-income (0-30% of HAMFI) households	3,760	15.3%
Extremely low-income renters (0-30%)	2,150	57.2%
Extremely low-income owners (0-30%)	1,610	42.8%
Lower-income households paying more than 50%	3,815	15.5%
Lower-income renter HH severely overpaying	2,005	52.6%
Lower income owner HH severely overpaying	1,810	47.4%
Extremely Low Income (0-30%) households paying more than 50%	2,450	10.0%

Total Households Characteristics	Number	Percent of Total Households
ELI Renter HH severely overpaying	1,360	55.5%
ELI Owner HH severely overpaying	1,090	44.5%
Income between 30%-50%	3,575	14.6%
Income between 50% -80%	4,290	17.5%
Lower income households paying more than 30%	6,780	27.6%
Lower income renter HH overpaying	3,480	51.3%
Lower income owner HH overpaying	3,300	48.7%
Extremely Low Income (0-30%) households paying more than 30%	2,795	11.4%
ELI Renter HH overpaying	1,570	56.2%
ELI Owner HH overpaying	1,225	43.8%
Total Households Overpaying	8,090	33.0%
Total Renter Households Overpaying	3,775	46.7%
Total Owner Households Overpaying	4,315	53.3%

~~Household Type~~	~~Extremely Low~~	~~Very Low~~	~~Low~~	~~Moderate & Above Moderate~~	~~Total~~	~~Total Lower Income~~
~~Householders paying more than 30% of gross income~~						
~~Overpaying owner and renter households~~	~~1,081~~	~~1,491~~	~~1,251~~	~~1,647~~	~~5,470~~	~~3,823~~
~~Percentage of overpaying owners and~~	~~6.9%~~	~~9.5%~~	~~8.0%~~	~~10.5%~~	~~34.7%~~	~~24.3%~~
~~Householders paying more than 50% of gross income~~						
~~Overpaying owner and renter households~~	~~910~~	~~900~~	~~375~~	~~455~~	~~2,640~~	~~2,185~~
~~Percentage of overpaying owners and renter households~~	~~5.8%~~	~~5.7%~~	~~2.4%~~	~~2.9%~~	~~16.8%~~	~~13.9%~~
~~Total Households~~	~~1,560~~	~~2,315~~	~~2,461~~	~~9,366~~	~~15,702~~	~~6,336~~

~~Source: Tehama County Data Package June 2023 7th Cycle HCD~~Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2017-2021.
Note: Data may exhibit slight variations due to sampling variability.

Extremely Low-Income Households

Extremely low income is defined as households earning less than 30 percent of area median income. According to the 2023 state income limits produced by HCD, the area median household income in the county was $83,800 for a household of four. For extremely low-income households, this results in an income of $30,000 or less for a four-person household, or $17,350 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 or disability insurance, are considered extremely low-income households.

Existing Needs (Housing Problems)

~~In~~ According to the 2021-2021 CHAS ~~2023 ACS~~ data, ~~2019,~~ there ~~are~~ were approximately 3,760 ~~1,5602,385~~ extremely low-income households resided in ~~the unincorporated area of~~ the county, representing ~~149~~.6 ~~9~~ 15.3 percent of the total households (~~15,702~~24,550). As indicated in **Table 3-16** below, 2,970 households (12.1 percent of total households) faced housing problems ~~most extremely low-income households are homeowners. More than two thirds (74.44 percent) of extremely low-income households faced housing problems~~ (defined as cost burden greater than 30 percent of income and/or overcrowding and/or without complete kitchen or plumbing facilities). Among extremely low-income households, 79.0 percent of total extremely low-income households had at least one housing problem, with 46.0 percent of these households being renter-occupied and 33.0 percent owner-occupied.

TABLE 3-16
HOUSING PROBLEMS FOR ALL HOUSEHOLDS

	~~Total Renters~~	~~Total Owners~~	~~Total Households~~
~~Household income ≤30% MFI~~	~~1,030~~	~~1,255~~	~~2,285~~
~~Percentage with at least 1 housing problem~~	~~73.3%~~	~~75.3%~~	~~74.4%~~
~~Percentage with cost burden >30%~~	~~70.0%~~	~~73.1%~~	~~71.7%~~
~~Household income >30% to ≤50% MFI~~	~~776~~	~~1,940~~	~~2,716~~
~~Percentage with at least 1 housing problem~~	~~83.2%~~	~~64.7%~~	~~70.0%~~
~~Percentage with cost burden >30%~~	~~80.0%~~	~~59.1%~~	~~65.1%~~
~~Household income >50% to ≤80% MFI~~	~~730~~	~~1,835~~	~~2,005~~
~~Percentage with at least 1 housing problem~~	~~51.5%~~	~~45.9%~~	~~60.8%~~
~~Percentage with cost burden >30%~~	~~48.1%~~	~~42.1%~~	~~56.0%~~

Household Type	Renters	Percent of total households	Owners	Percent of total households	Total	Percent of total households
Household income ≤30% MFI	**2,150**	**8.8%**	**1,610**	**6.6%**	**3,760**	**15.3%**
Household at least 1 housing problem~~ housing problem~~	1,730	7.0%	1,240	5.1%	2,970	12.1%
Household income >30% to ≤50% MFI	**1,610**	**6.6%**	**1,965**	**8.0%**	**3,575**	**14.6%**
Household at least 1 housing problem~~Household with at least 1 housing~~	1,050	4.3%	1,230	5.0%	2,280	9.3%
Household income >50% to ≤80% MFI	**1,540**	**6.3%**	**2,750**	**11.2%**	**4,290**	**17.5%**
Household at least 1 housing problem	940	3.8%	1,160	4.7%	2,100	8.6%

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data, ~~2015~~2017~~-2019~~2021~~, >80% to 100% MFI are not represented due to consistency with the housing needs targets (Low Income) in order to maintain a consistent analysis between Table 3-15 and 3-16~~.

HOUSING STOCK CHARACTERISTICS

Housing Units by Type

Table 3-17 illustrates the type of housing in the unincorporated portion of Tehama County in 2018 and 2023. According to the DOF, there were 18,628 housing units in the unincorporated portion of the county in 2018 and 18,290 housing units in unincorporated Tehama County in 2023. As depicted, the growth in the number of households in the unincorporated portion of the county has been steady in the previous decades, however the Covid-19 Pandemic impacted the growth trend causing a decline between 2018 and 2023 based on the Department of Finance's formula and data presented here.

As indicated by **Table 3-17**, as of 2023, the majority of housing units in unincorporated Tehama County are single-family detached residences, representing approximately 71.8 percent of all housing units. Single-family detached units experienced the greatest increase between 2018 and 2023 (929 units), while five or more units, Mobile homes and others all other categories decreased with Mobilome/other units decreasing the most to 4,498.

TABLE 3-17
HOUSING UNITS BY TYPE, UNINCORPORATED TEHAMA COUNTY

Housing Unit Type	2013		2023		Change	
	Number	Percentage	Number	Percentage	Number	Percentage
Single-family, detached	12,163	65.3%	13,092	71.8%	929	7.6%
Single-family, attached	280	1.5%	305	1.7%	25	8.9%
2–4 units	260	1.4%	289	1.6%	29	11.2%
5 or more units	204	1.1%	45	1.1%	-159	-22.1%
Mobile homes, other	5,721	30.7%	4,498	23.8%	-1,374	-24.0%
Total	**18,628**	**100%**	**18,229***	**100%**	**-399**	**-2.1%**

*Source: DOF-E-5 Population and Housing 2018 and Tehama County Data Package June 2023 7th Cycle HCD; *These numbers reflect an anomaly, as the county records do not show 399 units of housing being demolished and/or a complete void of housing permits being issued for the five year period.*

Vacancy Rate

The vacancy rate is an indicator of the general availability of housing. It also reflects how well available units meet the current housing market demand. A low vacancy rate suggests that households may have difficulty finding housing within their price range; a high vacancy rate may indicate a mismatch between household characteristics and the type of available units, or an oversupply of housing units. The availability of vacant housing units provides households with choices on different unit types to accommodate changing needs (e.g., single persons, newly married couples, and elderly households typically need smaller units than households with school-age children). A low vacancy rate may contribute to higher market rents and prices and may limit the choices of households in finding adequate housing. It may also be related to overcrowding, as discussed earlier.

According to the California Department of Finance Table E-5 dated January 2023, Tehama County had a vacancy rate of 11.6 percent overall. According to the 2021 ACS one year, the rental unit vacancy rate was 4.6 percent, and it was 7 percent for owner occupied (for sale units). An acceptable vacancy rate for owner-occupied housing is 1.5 percent, and a vacancy rate of 5 percent is acceptable for rental units. Overall Tehama County's vacancy rate is higher but when looking at rental vacancy rates, and owner occupied (for sale units) the numbers are within an appropriate range.

Age of Housing Stock

Table 3-18 shows the age of the housing stock in unincorporated Tehama County. The largest percentage of the unincorporated county's housing stock, 17.7 percent (3,248 units), was built between 1980 and 1989. Approximately 69.4 percent of the county's housing stock was built since 1969. The 1980-1989 period coincides with a significant increase in population experienced by the county during that decade.

TABLE 3-18
HOUSING UNITS BY YEAR BUILT, UNINCORPORATED TEHAMA COUNTY

Year Built	Number	Percentage	Accumulated Percentage
1939 or earlier	1,200	6.6%	6.6%
1940 to 1949	338	1.8%	8.4%
1950 to 1959	1,643	9.0%	17.4%
1960 to 1969	2,411	13.2%	30.6%
1970 to 1979	2,622	14.3%	44.9%
1980 to 1989	3,248	17.7%	62.6%
1990 to 1999	2,877	15.7%	78.3%
2000 to 2009	2,967	16.2%	94.5%
2010 to 2019	1004	5.5%	100%
Total	**18,310**	**100.0%**	**—**

Source: US Census Bureau ACS 2021;DP04

Condition of Housing Stock

Substandard housing indices, without physical inspection, can generally be judged as overcrowding, units lacking facilities such as plumbing or kitchens, and units constructed before 1950 that have not had significant maintenance. Overcrowding conditions were discussed previously in this section (**Table 3-11**). **Table 3-19** shows the number of housing units by tenure in unincorporated Tehama County that lacked telephone service, plumbing, and kitchens in 2021. As shown in the table, tenure makes relatively little difference in the existence of potentially substandard conditions. Some housing units may have more than one of these substandard conditions, but the number of such units is unknown.

TABLE 3-19
UNITS LACKING TELEPHONE, PLUMBING, AND KITCHENS, TEHAMA COUNTY

	Owner Occupied	Renter Occupied	Total
Lacking complete plumbing facilities	13	3	16
Lacking complete kitchen facilities	16	5	21
No telephone service available	204	53	257

Source: US Census Bureau ACS 2021; DP05

HCD indicates that housing that is more than 30 years old is potentially in need of upgrades or rehabilitation. As shown in **Table 3-18,** 11,462 housing units were built before 1989 in the unincorporated areas of Tehama County, or approximately 62.6 percent of the total units. The County's Building Department estimates that consistent with the age of the housing stock, approximately 60 percent (6,877 units)~~is~~ of the units are in need of some type of rehabilitation. However, this rehabilitation could range from needing a new roof, to more aesthetics or weatherization needs such as replacing older single pained windows. When looking at building permit information regarding substandard and/or dwellings in need of rehabilitation due to life, health and safety issues there were 21 code enforcement cases that resulted in property owners obtaining building permits. Based on this minimal number it is safe to assume

that approximately 10-15 percent of the housing stock may be in need of some type of substantial rehabilitation.

Housing conditions in the unincorporated area of Tehama County can very based on the tenure of the structure as well as the location. For instance, structures located in FEMA flood hazard areas, regardless of their age are more likely to need some form of repair or enhanced maintenance at some point in their tenure due to unpredictable weather events. Therefore, as maintenance and repairs are a property owner responsibility, the number of structures within the unincorporated areas of Tehama County that are in need of rehabilitation may exceed the annual permits granted by the Tehama County Building Department for rehabilitations. ~~The request for a Building Permit regarding substandard and/or dwellings in need of rehabilitation due to Life, Health and Safety issues are often a result of Code enforcement action. For 2023 there were 21 code enforcement cases that resulted in property owners obtaining building permits. Building Permit requests for repairs/rehabilitations within Tehama County by property owners are accounted for annually with in Tehama County's Annual Housing Element progress report, which is submitted to the State Department of Housing and Community Development on an annual basis.~~

Housing Costs

Recent sales data in **Table 3-20** shows median home prices for different areas of Tehama County by zip code in 2019 and 2024. As illustrated in the table, single-family home prices have started to increase. The Corning area has had the largest increase in median sales price with an increase of over 52 percent between 2019 and 2024. As of 2023, the Red Bluff Zip code nudged out Los Molinos for the highest median price at $450,950.

It should be noted that the prices given in **Table 3-20** are median prices and that homes in these local communities sell at a range of prices. Also, median sales prices as recorded by Trulia.com vary from month to month, so **Table 3-20** should be regarded as a "snapshot" of the Tehama County home market at a particular point in time.

TABLE 3-20
2023 MEDIAN SALES PRICE FOR SINGLE-FAMILY HOMES IN SELECTED COUNTY COMMUNITIES

Area by Zip Code	Median Sales Price (Mar. 2019)	Median Sales Price (April 2023)
Cottonwood (96022)	$216,500	$429,900
Red Bluff/Antelope (96080)	$179,000	$450,950
Gerber/Las Flores (96035)	$75,000	$399,000
Corning/Rancho Tehama (96021)	$209,500	$260,000
Los Molinos (96055)	$267,545	$449,000

Source: Trulia.com 2019; Trulia.com 2023

Based on a review of the Red Bluff Daily News, Craigslist, Trulia, Zillow, and Hotpads advertisements, the following are samples of rental rates for specific housing types in Tehama County in April of 2023:

- One-bedroom apartment: $750-$1,175 (Red Bluff)
- Two-bedroom apartment: $1300 (Red Bluff)
- Studio apartment: $ 1,000 -$1,075 (Red Bluff)

- One-bedroom duplex: $1,000 (Red Bluff)
- Two-bedroom duplex: $975-$1,195 (Red Bluff)
- Two-bedroom fourplex: $995 (Red Bluff)
- Two-bedroom house: $1,250-$1,600 (Corning and Red Bluff)
- Three-bedroom house: $1,650-–$2,000 (Red Bluff and Los Molinos)
- One-bedroom mobile home: $750 (Red Bluff)
- Two-bedroom mobile home: $1,200 (Red Bluff)

Housing Affordability

The ability of households to obtain housing that is affordable on their incomes—whether purchasing a home or renting a unit—is an issue of significant concern in California. Increased demand for housing, coupled with lagging housing production, has led to increases in both housing and rental costs. This has made housing less affordable to households in California, particularly lower-income households. One result of this is that California has one of the lowest homeownership rates in the nation based Q4 2022, with only 55.3 percent of households in the state owning homes.

Housing affordability problems are more acute in the major metropolitan areas of California than in the non-metropolitan areas. Nevertheless, housing and rental costs in Tehama County have increased significantly. While this increase has several causes, one is the relative affordability of housing in the county as compared with the metropolitan areas of the state. This, plus the rural character and the perceived better quality of life in the county, has encouraged many people to sell their high-dollar-value homes in the metropolitan areas and purchase new homes in Tehama County with the proceeds from their sales. The purchases from these “equity refugees” reduce the number of available homes in the county, thus driving up home prices and making it more difficult for local residents to purchase homes of their own.

As previously described, housing is considered affordable if a household pays no more than 30 percent of its monthly income for monthly housing costs. **Table 3-21** illustrates affordable monthly rents for households of very low, low, and moderate income, using the 30 percent standard and HCD’s maximum income levels in these categories (see **Table 3-12** in Section One of the Background Report). Given that the county’s median monthly rent was $1,195 as of 2023, this table indicates that rent is not affordable for extremely low- or very low-income households but is affordable for most low-income households. Moreover, this does not take into consideration issues such as housing quality and overcrowding.

Table 3-21 also shows the affordable home sales price for households of very low, low, and moderate income, again using the 30 percent standard. While the median homes sales price is lower than in much of the state, at $429,900, low-income and moderate-income households in Tehama County could not access a property with a residence at the median housing cost; taxes and Insurance plus utilities would cost $2,721 a month assuming 5 percent interest rate and 10 percent down payment.

TABLE 3-21
HOUSING AFFORDABILITY

Income Group	HCD Income Limits		Monthly Housing Costs		Maximum Affordable Price	
	Max. Annual Income	Affordable Total Monthly Payment	Utilities[1]	Taxes and Insurance (for homeowners) [2]	Ownership[3]	Monthly Rental[4]
Extremely Low						
One Person	$17,350	$434	$117	$64	$52,400	$317
Two Person	$19,800	$495	$142	$71	$58,300	$353
Three Person	$24,860	$622	$167	$92	$75,200	$455
Four Person	$30,000	$750	$192	$113	$92,200	$558
Very Low						
One Person	$28,900	$723	$117	$123	$100,000	$606
Two Person	$33,000	$825	$142	$138	$112,800	$683
Three Person	$37,150	$929	$167	$154	$125,800	$762
Four Person	$41,250	1,031	$192	$170	$138,600	$839
Low						
One Person	$46,200	$1,155	$117	$210	$171,400	$1,038
Two Person	$52,800	$1,320	$142	$238	$194,500	$1,178
Three Person	$59,400	$1,485	$167	$266	$217,600	$1,318
Four Person	$65,950	$1,649	$192	$295	$240,600	$1,457
Moderate						
One Person	$70,400	$1,760	$117	$309	$252,800	$1,643
Two Person	$80,450	$2,011	$142	$353	$287,600	$1,869
Three Person	$90,500	$2,262	$167	$395	$322,300	$2,095
Four Person	$100,550	$2,514	$192	$438	$357,300	$2,349

Source: 2023 State Income Limits (HCD provided)

Notes:

1. Monthly utility costs are assumed as $117 per person and $25 for each additional person; source: Livingcost.org July 19, 2023- California (Note. Source breakdown of utility cost per each additional person after the single person cost estimate for a four-person family was actually 21 dollars, but for consistency purposes the county decided to use the previous amount of 25 dollars for each person after the single rate estimate.)

2. Monthly Taxes and Insurance cost based on values derived from Zillow Mortgage Calculator; Zip Code 96080

3. Total affordable mortgage based on a 10% down payment, an annual 5% interest rate, 30-year mortgage, and monthly payment equal to 30% of income (after utilities, taxes and insurance).

4. Monthly affordable rent based on 30% of income less estimated utilities costs.

As with rental housing, issues such as housing quality and overcrowding are not considered. The general perception of "affordable housing" tends to be negative in character. Many people have concerns about the location of housing considered affordable to lower-income households. One image people have is that affordable housing attracts undesirable residents who would contribute to the degradation of the community. In fact, the definition of affordable housing is that housing should cost a household no more than 30 percent of its income. Also, the definitions of very low and low income are based on the median income of the area being considered. Therefore, a household with a certain income may be considered low income in an area where the cost of living is high but would be considered

moderate or above moderate in a lower-cost area. Moreover, the entry-level income of many professions may qualify those employed as having a lower-household income. Also, households with retirees may also be lower-income households, particularly those relying on relatively fixed incomes and living alone.

Table 3-22 lists various occupations and their monthly incomes. These incomes are then compared to the median rent and the estimated monthly mortgage payment on the median priced home in Tehama County. The listed occupations should not be considered a representative sample of employment in the county, but they encompass a fairly broad range. The table provides a gauge as to the affordability of housing in the county for selected occupations, particularly those earning an entry-level wage. Since most people earning entry-level wages are more likely to rent than to buy a home, entry-level wages are compared to the median rent, while mean monthly wages are compared to the mortgage payment for a median-priced house. As can be seen in **Table 3-22,** individual households earning near minimum wage would have a more difficult time finding affordable housing.

Overall, housing costs in the county, as with the state have surpassed income and wage growth leading to less affordable housing in California over the past 5 years, unless you account for having two incomes in the same household which would make homeownership more affordable. As indicated in the Background Report section of this document, most families have two parents able to work. However, those single parent families with only one wage earner will find housing at the median level property challenging to secure. However, in some occupations, renting would be more affordable than homeownership, even if the mean monthly income is earned.

TABLE 3-22
INCOME AND HOUSING AFFORDABILITY, TEHAMA COUNTY

Occupation	Entry-Level Monthly Income[1]	Housing Allocation [2]	Median Rent	Monthly Rent Surplus (Deficit)	Mean Monthly Income[3]	Housing Allocation [2]	Monthly Mortgage Payment [4]	Monthly Mortgage Surplus (Deficit)
Retired couple on Social Security	$3,090	$927	$1,195	-$268	$3,090	$927	$2,721	-$1,794
Minimum wage couple (full time)	$3,813	$1,144	$1,195	-$51	$3,813	$1,144	$2,721	-$1,577
Elementary school teacher	$4,171	$1,251	$1,195	$56	$6,252	$1,876	$2,721	-$1,603
Secondary school teacher	$4,171*	$1,251	$1,195	$56	$6,252*	$1,876	$2,721	-$1,603
Home health aide	$1,843	$553	$1,195	-$642	$2,162	$649	$2,721	-$2,072
Registered nurse	$3,449	$1,035	$1,195	-$160	$4,429	$1,329	$2,721	-$1,392
Firefighter	$3,426	$1,028	$1,195	-$167	$4,555	$1,367	$2,721	-$1,354
Police officer	$4,553	$1,365	$1,195	$170	$7,063	$2,119	$2,721	-$602
Janitor	$1,843	$553	$1,195	-$642	$2,674	$802	$2,721	-$1,919
Retail salesperson	$1,821	$546	$1,195	-$649	$2,313	$694	$2,721	-$2,027

Occupation	Entry-Level Monthly Income[1]	Housing Allocation [2]	Median Rent	Monthly Rent Surplus (Deficit)	Mean Monthly Income[3]	Housing Allocation [2]	Monthly Mortgage Payment [4]	Monthly Mortgage Surplus (Deficit)
First line supervisor, retail sales	$1,898	$569	$1,195	-$626	$2,822	$847	$2,721	-$1,874
Secretary	$2,242	$673	$1,195	-$522	$3,225	$968	$2,721	-$1,753
Farmworker (crop)	$1,812	$544	$1,195	-$651	$2,075	$623	$2,721	-$2,098
Construction laborer	$2,140	$642	$1,195	-$553	$3,771	$1,131	$2,721	-$1,590
Automotive mechanic	$2,132	$640	$1,195	-$555	$3,458	$1,037	$2,721	-$1,684
Maintenance/repair worker	$2,086	$626	$1,195	-$569	$3,347	$1,004	$2,721	-$1,717
Carpenter	$2,725	$818	$1,195	-$373	$4,192	$1,258	$2,721	-$1,463
Computer programmer	$5,066	$1,520	$1,195	$325	$8,704	$2,611	$2,721	-$110
General/operations manager	$3,487	$1,046	$1,195	-$149	$8,336	$2,501	$2,721	$220
Civil engineer	$3,972	$1,192	$1,195	-$3	$7,226	$2,168	$2,721	-$565

Sources: California Employment Development Department Q1 2018 (No Change reviewed July 2023); Social Security Administration 2023 Average Payment at age 65; Red Bluff Daily News, Craigslist, Trulia, Zillow, and Hotpads advertisements (May 2023)

[1] Based on 40-hour work week for four weeks (160 hours) at entry-level hourly wage, unless otherwise noted.

[2] Assumes 30% of annual income is allocated to housing costs.

[3] Based on 40-hour work week for four weeks (160 hours) at mean hourly wage, unless otherwise noted.

[4] Based on 30-year fixed loan with a 5% interest rate and 10% down payment on Tehama County median price home ($429,900).

** Estimated Monthly Income from Occupation (Elementary School Teacher).*

Units At- Risk of Converting to Market Rate

State law requires that all housing elements include information regarding the potential conversion of existing, assisted housing developments to market rents during the next 10 years (California Government Code Section 65583). This requirement 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 2019 to 2029. This housing is considered at risk of losing its affordability controls and converting to market-rate housing.

There is one project, Sherwood Manor Apartments, located in unincorporated Tehama County. This project includes 35 units affordable to seniors. Sherwood Manor Apartments has an expiration of 2068 and is not at-risk of converting to market rate.

Although no housing units within the unincorporated county currently are considered at risk, this situation may change as time passes. Eventually, the County may have to consider options on preserving affordable units. Efforts by the County to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, nonprofit entities would need to

be made aware of the future possibilities of units becoming at risk. Groups with whom the County has an ongoing association are the logical entities for future participation. A list of potential organizational preservation resources (Entities Interested in California's First Right of Refusal Program) is provided below.

Qualified Entities

TABLE 3-23
FIRST RIGHT OF REFUSAL PROGRAM ENTITIES (QUALIFIED)

Organization	Address	Phone Number
Christian Church Homes of Northern California, Inc.	303 Hegenberger Road, Ste. 201 Oakland, CA 94621	(510) 632-6712
Community Housing Improvement Program, Inc.	1001 Willow St. Chico, CA 95928	(530) 891-6931
Eskaton Properties Inc.	5105 Manzanita Ave. Carmichael, CA 95608	(916) 334-0810
Mercy Housing Corp.	2512 River Plaza Drive, Ste. 200 Sacramento, CA 95833	(916) 414-4400

Source: Cal. Department of Housing and Community Development. HCD does not evaluate or attest to any entity's qualifications.

SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally and physically disabled persons, large family households, female-headed households, veterans, 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 aged 65 years or older. Seniors may have special housing needs resulting primarily from physical disabilities and limitations, fixed income, and health care costs. Additionally, senior households also have other needs in order to preserve their independence, including protective services to maintain their health and safety, in-home support services to perform activities of daily living, and conservators to assist with financial affairs.

Table 3-24 shows the number of seniors living in unincorporated Tehama County. According to the 2021 American Community Survey, seniors accounted for 23.1 percent of the total population in the unincorporated county. The senior population in the United States is primarily comprised of the Baby boomer generation, which has steadily increased between 1990 and 2021. However, as the baby boomer population continues to age it has begun to decrease.

TABLE 3-24
SENIOR POPULATION, UNINCORPORATED TEHAMA COUNTY

Year	Population	Numerical Change	Percentage Change
1980	5,833	—	—
1990	8,340	2,507	43.0%
2000	8,923	583	7.0%
2010	10,102	1,179	13.2%
2017	8,519	1,583	15.7%
2021	9,745	1,226	14.4%

Source: 2023 HCD Data Package Table 3 ACS 20215yr (DP05)

Table 3-25 illustrates the breakdown of householder age groups by tenure. According to the 2020 American Community Survey, approximately 5,705 senior householders (over 65 years old) reside in unincorporated Tehama County, which is approximately 35.9 percent of the total households. Of these senior households, 577 were renters (10.1 percent of all senior households). This indicates a strong ownership trend among seniors.

TABLE 3-25
ESTIMATED HOUSEHOLDERS BY TENURE BY AGE UNINCORPORATED TEHAMA COUNTY

Householder Age	Owners	Renters	Total
55–59 years	1,158	146	1,304
60–64 years	1,735	375	2,110
65–74 years	2,902	287	3,189
75–84 years	1,666	270	1,936
85 plus years	560	20	580
Total	**12,530**	**3,362**	**15,892**

Source: 2023 HCD Data Package Table 10 ACS 20205yr (B25007)

Table 3-26 lists the licensed residential care facilities for seniors in unincorporated Tehama County. Other residential care facilities are available in the cities of Red Bluff and Corning, as well as residential developments that specifically serve senior citizens. In addition, several mobile home parks in the county allow only residents who are 55 years of age or older.

TABLE 3-26
RESIDENTIAL CARE FACILITIES FOR THE ELDERLY, UNINCORPORATED TEHAMA COUNTY

Facility Name	Address	Capacity
All About Seniors-Walnut Street	1155 Walnut Street, Red Bluff	15 beds
Aloha House	13765 Lisa Way, Red Bluff	6 beds
Adobe Residential	21492 Adobe Rd, Red Bluff	6 beds
Aquino Shady Oaks Rest Home	70 Gilmore Road, Red Bluff	22 beds
Emeritus At Lassen House	705 Luther Road, Red Bluff	86 beds
By the River Living	1095 Lakeside Dr, Red Bluff	6 beds

Olive City Care Home	423 Walnut Street, Corning	9 beds
PRS-Southpointe Retreat	1340 Southpointe, Red Bluff	6 beds
Rehg's Chateau Assisted Living	15535 China Rapids Drive, Red Bluff	2 beds
Rose Care Home	25168 Rose Street, Los Molinos	6 beds
Vintage Rose Inn	130 Gurnsey Avenue, Red Bluff	6 beds
Total		**170 beds**

Sources: California Department of Social Services and Community Care Licensing Division; California Registry (2023)

The senior population has fluctuated over the years and remains a significant part of the county's total population. Many seniors face challenges related to healthcare access, affordable housing, transportation, and social support services. The following are resources available to support and meet the housing needs of senior households:

- The Tehama County Social Services Department offers essential public assistance programs, including CalFresh for food security, Medi-Cal and Covered California for health coverage, and CalWORKs for temporary cash aid and supportive services, including housing assistance. Additionally, they provide aid to refugees, non-citizens, and victims of trafficking or severe crimes through various cash assistance programs such as Refugee Cash Assistance, Trafficking and Crime Victims Assistance Program, and Cash Assistance Program for Immigrants, aiming to uplift vulnerable populations and promote community well-being. Tehama County Health and Human Services also offers General Assistance/General Relief cash aid loans for adults without minor dependents.

- The Tehama County Healthy Connections Program offers balanced and nutritious meals to seniors in Tehama County from Monday to Friday at the Red Bluff Community Center. For seniors aged 60 or older who are unable to drive, home delivery is also available.

- Tehama County provides transportation services for seniors through Partnership Transportation Services, ensuring they have reliable access to medical care and essential appointments. Non-Medical Transportation (NMT) offers transportation by car, bus, train, or taxi for seniors needing assistance in getting to medical appointments. This service helps ensure that individuals without personal transportation can access healthcare without difficulty. For seniors requiring specialized transportation, Non-Emergency Medical Transportation (NEMT) is available for those who need wheelchair-accessible vans, gurneys, or medical observation during transport. This service is designed to accommodate individuals with mobility limitations or medical conditions that require additional support while traveling.

The County is incorporating Programs HE-4.C, HE-4.E, and HE-4.F to address the needs of senior households.

Persons with Disabilities

Table 3-27 illustrates the population of persons with disabilities who may require housing with special features such as wheelchair ramps, special doorbells, roll-in showers, high-set toilets, or other adaptive

devices or medical equipment. The majority of the population with disabilities is in the working age group (17 to 64).

Persons with disabilities have special housing needs because of employment and income challenges; the need for accessible, affordable, and appropriate housing; and higher healthcare costs associated with a disability. A disability is defined by the US Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently.

Living arrangements of disabled persons depend on severity of disability. Many people with disabilities live in their own home in an independent situation or with other family members. The US Census collects data for several categories of disability. The ACS defines six aspects of disability: hearing, vision, cognitive, ambulatory, self-care, and independent living.

- Hearing difficulty: Deafness or serious difficulty hearing.
- Vision difficulty: Blindness or serious difficulty seeing even when wearing glasses.
- Cognitive difficulty: Serious difficulty concentrating, remembering, or making decisions due to a physical, mental, or emotional condition.
- Ambulatory difficulty: Serious difficulty walking or climbing stairs.
- Self-care difficulty: Difficulty dressing or bathing (Activities of Daily Living [ADL]).
- Independent living difficulty: Difficulty doing errands alone, such as visiting a doctor's office or shopping due to a physical, mental, or emotional condition.

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 (e.g., lowered countertops, grab bars, adjustable showerheads) and special sensory devices including smoke alarms and flashing lights.

According to the 2013-2017 American Community Survey, a total of 5,626 persons in unincorporated Tehama County had a disability, approximately 23.7 percent of the total population (**Table 3-27**). Approximately 61.3 percent of the number of disabled persons was age 65 and over. Approximately 30.6 percent of persons aged 17 to 64 who had a disability, or 4.9 percent of all persons with disabilities, were unemployed.

TABLE 3-27
PERSONS WITH DISABILITIES,
UNINCORPORATED TEHAMA COUNTY

Disability Category	Number	Percentage
Persons Age 5–17 with a Disability	250	<1%
Age 18-34 with a Disability	1,844	4.4%
Age 35–64, with a Disability	3,260	7.8%
Persons Age 65 Plus with a Disability	3,643	8.7%
Total Persons with a Disability	8,997	21.4%
Total Population in Unincorporated Area	42,080	100.0%

Source: ACS 2021 5Yr.;Table S1810

The American Community Survey lists six types of disabilities for this survey period: hearing, vision, cognitive, ambulatory, self-care, independent living. **Table 3-28** provides more detail on the disabilities recorded for residents of unincorporated Tehama County. There were 926 persons between 5-64 years of age with a self-care limitation. Approximately 53.3 percent of the persons with a self-care disability were seniors.

TABLE 3-28
PERSONS WITH DISABILITIES BY DISABILITY TYPE, UNINCORPORATED TEHAMA COUNTY

Disability by Type	Number	Percentage
Total Disabilities Tallied	20,118	**100.0%**
Total Disabilities for Ages 5–64	**12,191**	**60.6%**
Hearing disability	1,298	*10.7%*
Vision disability	*2,698*	*22.1%*
Cognitive disability	*2,488*	*20.4%*
Ambulatory disability	*2,252*	*18.5%*
Self-care disability	*926*	*7.6%*
Independent disability	*2,529*	*20.7%*
Total Disabilities for Ages 65 and Over	**7,927**	**39.4%**
Hearing disability	*1,671*	*21.1%*
Vision disability	*1,121*	*14.1%*
Cognitive disability	*677*	*8.5%*
Ambulatory disability	*1,973*	*24.9%*
Self-care disability	*1,055*	*13.3%*
Independent disability	*1,430*	*18.1%*

Source: ACS 2021 5Yr.;Table S1810
Percentages may not add to exact totals due to rounding.

Housing for Persons with Disabilities

As part of a governmental constraints analysis, housing elements must analyze constraints upon the development, maintenance, and improvement of housing for persons with disabilities.

In accordance with state law, the County must allow group facilities for six persons or fewer in any area zoned for residential use and may not require licensed residential care facilities for six or fewer individuals to obtain conditional use permits or variances that are not required of other family dwellings. Consequently, group care facilities, classified as "intermediate care facility/developmentally disabled" facilities for six and fewer individuals, are allowed by right in all residential zones; they are treated for permitting purposes in the same way as one-family dwelling units (Tehama County Code of Ordinances 17.08.013).

Residential care facilities serving more than six persons are permitted by right in R-3 and R-4 and upon securing a conditional use permit in all other residential districts (likewise as "rest homes" or "sanitariums"). No special design or permitting standards have been established for residential care facilities other than those required by state law. Use permits for residential care facilities of seven or more persons may have conditions attached that would make the facility more compatible with surrounding land uses.

To ensure compliance with State law, the County has included **Program HE 4.G** to allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the State's definition of family.

Table 3-29 lists the facilities located in Tehama County. There are 25 licensed adult residential facilities in all of Tehama County that provide accommodations for persons with disabilities. The majority of these facilities are located in Red Bluff and Corning.

TABLE 3-29
FACILITIES FOR ADULT DISABLED, UNINCORPORATED TEHAMA COUNTY

Facility Name	Address	Capacity
Adobe Residential	21492 Adobe Rd., Red Bluff	6 beds
Adobe Residential Gilmore	85 Gilmore Rd., Red Bluff	4 beds
Casa Serenity, LLC	100 Orchard Way, Red Bluff	16 beds
Coffman Home II	280 Agua Verde Rd., Red Bluff	2 beds
Gilmore Ranch Home	22030 Gilmore Ranch Rd., Red Bluff	4 beds
Holliday Homes Larkspur	1215 Larkspur Ln., Red Bluff	4 beds
Imagine	25347 Lee St., Los Molinos	6 beds
Inspired Residential Walker Ranch	12810 Walker Way, Red Bluff	6 beds
Liberty	22891 Oak View Dr., Red Bluff	4 beds
Lyford Family Home	1880 Aloha St., Red Bluff	1 bed
Mason's Residence	125 Trent Ln., Red Bluff	4 beds
Mason's Residence II	820 Otis Ct., Red Bluff	6 beds
Mason's Residence III	60 Sherman Dr., Red Bluff	5 beds
North Valley Services – Lucknow Home	592 Lucknow Ave., Red Bluff	3 beds

Facility Name	Address	Capacity
North Valley Services – McCoy Home	16993 McCoy Rd., Cottonwood	4 beds
North Valley Services-Oak Creek	18850 Oak Creek Ct. Cottonwood	4 beds
North Valley Services – Rawson Home	10770 Rawson Rd., Red Bluff	4 beds
North Valley Services – Specialized Res. Services	20064 Live Oak Rd., Red Bluff	3 beds
Northern Oaks	14119 Baker Rd., Red Bluff	6 beds
PRS-Baker House	14062 Baker Rd., Red Bluff	6 beds
PRS – Mary Lane	200 Mary Ln., Red Bluff	6 beds
PRS-Sherman House	75 Sherman Dr., Red Bluff	6 beds
PRS – Walbridge House	2035 Walbridge, Red Bluff	6 beds
PRS Wilder House	12875 Wilder Rd., Red Bluff	4 beds
Sail House, Inc.	21125 Luther Rd., Red Bluff	23 beds
Total		**143 beds**

Source: California Department of Social Services, Community Care Licensing Division 2023

Obtaining affordable housing for the mentally ill and the physically and developmentally disabled, particularly housing that meets the changing needs of these populations, is challenging. Among disabled and mentally ill individuals living independently, there is a significant need for modestly sized, safe, and easily maintained dwelling units.

Persons with Developmental Disabilities (Senate Bill 812)

Senate Bill (SB) 812, which took effect January 2011, amended State housing element law to require an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes intellectual disabilities, cerebral palsy, epilepsy, and autism. Many developmentally disabled persons are able to live and work normally. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

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 provides community-based services to approximately 330,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Far Northern Regional Center is one of 21 regional centers charged by the State of California to provide 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.

The following information (**Table 3-30**) from the Far Northern Regional Center provides a closer look at the disabled population.

TABLE 3-30
DEVELOPMENTALLY DISABLED RESIDENTS, BY AGE

Zip Code	0–17 Years	18+ Years	Total
96021	136	93	229
96035	22	19	41
96055	23	28	51
96059	<11	<11	>0
96075	<11	<11	>0
96080	225	325	550
96090	<11	0	>0
Tehama County	406	465	871

Source: California Department Developmental Services Quarterly Data, 2021

There are a number of housing types appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, 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 considerations that are important in serving this needs 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, 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.D** indicates that the County will provide assistance to prospective developers to identify specific sites and permit requirements and to facilitate neighborhood and public hearings. Further assistance will be provided in the form of reduced and/or deferred fees, technical assistance, and expedited permit and planning timelines. **Program HE-4.E** requires the County to make every effort to maximize the use of federal and state funding appropriate to the development of affordable housing for those with special needs and assist developers in application processes and market studies necessary to the acquisition of funding.

Large Families

Large households are defined as households with more than five people. 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 people 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 or five 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 4.2 percent of the households. **Table 3-31** shows household sizes by tenure. Approximately 5.6 percent of the renter households in the county had five or more people in 2021. In unincorporated Tehama County, approximately 94.5 percent of all housing units had two or more bedrooms and 10.4 percent had four or more bedrooms (ACS 2021 DP04). This indicates that the county generally does not have a significant lack of housing for larger families—a conclusion supported by the relatively low incidence of overcrowding (see **Table 3-12**). However, as previously noted, adequate rental housing for larger families is a concern.

TABLE 3-31
HOUSEHOLD SIZE BY TENURE
UNINCORPORATED TEHAMA COUNTY – 2021

Tenure	1–4 Persons		5+ Persons		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner	11,315	94.1%%	716	5.9%	12,031	78.3%
Renter	3,139	94.4%	187	5.6%	3,326	21.7%
Total	**14,454**	**94.1%**	**903**	**11.5%**	**15,357**	**100.0%**

Source: 2021 ACS, B25009

Female-Headed Households

Female-headed households are households with a female parent and children under the age of 18, but no male parent present. These households generally have living expenses that take up a larger share of income than is generally the case in two-parent households. Moreover, female-headed households tend to have a lower income level on average. Therefore, finding affordable, decent, and safe housing is often more difficult for female-headed households. Additionally, female-headed households are often the households most in need of child care, job training, and rehabilitation programs.

The American Community Survey provides data on the total number of households with a female head, the number of those with children, and the number with incomes below the poverty level. **Table 3-32** presents information on female-headed households in unincorporated Tehama County. The data includes all female heads of households; those without children may be supporting parents, or a single parent may be supporting an adult child or relative. Female-headed households comprise just 15 percent of the total households in unincorporated Tehama County, but account for 5 percent of families that are below the poverty level.

Veterans

A Veteran is defined as a person who served in the active military, naval, or air service and who was discharged or released under conditions other than dishonorable. A veteran can be in a low-income household, a Female-headed households, mentally and/or physically disabled, a senior and/or homeless. This protected class of people may struggle in a day to day work environment, and/or to pay their bills while finding secure and stable shelter for themselves and their family members. For this reason, the Federal Government along with State Agencies have established and defined resources for their special needs. Among these resources and institutions is the Department of Veterans Affairs, which was signed into law by President Ronald Reagan on October 25, 1988; before that the Veterans Administration was cobbled together consolidating three veterans benefit programs on July 21, 1930 through an executive Order (No. 5398) signed by President Herbert Hoover. However, veterans benefits and programs can be traced back to the 1600's and the pilgrims. Furthermore, On June 6, 1939, Governor Culbert Olson signed AB 1270 into law, which permitted Boards of Supervisors to "appoint, prescribe the qualifications of and fix the compensation of an officer to be termed 'county service officer.'" The bill furthermore stated that, "It shall be the duty of the county service officer to administer the aid provided for in this chapter, to investigate all claims, applications or requests for aid made pursuant to the terms of this chapter, and to perform any other such services as may be detailed to him for performance by the board of supervisors."

County Veterans Service Officers (CVSOs) are county employees whose job it is to assist veterans, service members, and their families within the county to obtain their earned federal veterans' benefits. The services they provide are 100% free to veterans and their families. While the mission of the CVSO is to assist the county's veterans in obtaining their earned benefits from the U.S. Department of Veterans Affairs (VA), they also connect veterans to other state and county benefits.

In FY 2021-22, California's CVSOs assisted veterans to obtain about $425 million in VA claims, which are paid directly to the veteran, usually for the rest of their life. VA healthcare is also a key benefit for veterans. VA benefits are unique to each veteran's service and are therefore complex to qualify for, hence the need for the assistance of a trained CVSO and Veterans Service Representatives (VSRs).

The Tehama County VSO has provided data on the number of veterans in Tehama County, which is estimated to be over 5,900 people making up 9.3 percent of the total county population in 2023. While a large portion of the County VSO's time is spent on claims, non-claim services are increasing and also include: Referrals to Housing, Employment Resources, Social Services, Nations Finest, P.A.T.H (Poor And The Homeless), and the County Assessor's Office. For this reason, this housing element will need to address funding and resources for this household group with special needs. Therefore, Tehama County shall utilize, federal, state and county fiscal resources to enhance the VSO's service capabilities in order to address the needs of veterans in Tehama County that cross over multiple special needs categories, see program HE-4.F-Special Needs Households including Veterans in the 2024-2029 Housing Element.

Applying for Social Security and other federal benefits is a simple, uncomplicated process. The opposite is true of veterans' benefits. Without professional assistance, many veterans lose benefits they have earned by their service — often thousands of dollars a year in eligible funding and housing programs, such as the VA Home Loan Program, Home Improvement and Structural Alterations (HISA), Specially Adapted Housing Grants (SAH), Temporary Residence Adaptation Grant (TRA), VA Special Housing Adaptation Grant (SHA) along with other forms of state level housing assistance. Unlike other federal benefits, veterans' benefits are extremely individualized and must be applied for, otherwise benefits are lost. They depend on a wide variety of factors — when and where you served, if you served in combat or served during a

congressionally approved war-time period, the cause and severity of a disability, and other individual factors, such as homelessness.

TABLE 3-32
FEMALE-HEADED HOUSEHOLDS, UNINCORPORATED TEHAMA COUNTY – 2020

Householder Type	Number	Percentage
Total Female-Headed Households	1,661	15%
Female Heads with Own Children	668	6%
Female Heads without Children	993	9%
Total Households	11,135	100.0%
Female-Headed Households Under the Poverty Level	533	5%
Total Families Under the Poverty Level	**1,241**	**11%**

Source: 2020 5YrACS, B17012

Farmworkers

Agricultural workers earn their primary income through permanent or seasonal agricultural labor. According to the ACS 5Y2020; Table S2405, 8.6 percent of all employed persons in unincorporated Tehama County worked in the farming, forestry, fishing and hunting, and mining industries (see **Table 3-5**).

According to the 20222~~17~~ US Department of Agriculture (USDA) Census of Agriculture, there were 2,222 ~~2,740~~ farmworkers in Tehama County (**Table 3-33**). This represents a 18.9 percent decrease from the 2017 Census of Agriculture figure of 2,740 farmworkers and a 54.7 percent decrease from the 2012 figure of 4,905 farmworkers.~~This represents a 44.1 percent decrease from the 2012 Census of the Agriculture figure of 4,905 farmworkers. The total number of farms decreased between 2012 and 2017. In 2012 there were 1,743 farms in the county, while in 2017 this number decreased to 1,479. This trend continues with the total acreage in farmland decreasing during this time by 2,870 acres, from 616,521 acres in 2012 to 613,651 acres in 2017. The total number of farms which hired workers in the county also decreased from 537 in 2012 to 398 in 2017.~~ While farmland acreage declined from 616,521 acres in 2012 to 613,651 acres in 2017, it increased to 627,913 acres by 2022. Similarly, the total number of workers in farms with 10 or more employees decreased from 694 in 2012 to 467 in 2017 but then rose to 1,375 in 2022.

In part, this is explained by the local Olive farmers and industry being replaced by foreign produce. Historically, the Corning area benefited from the local the supply of olives and olive related products that were shipped to localized refiners and packagers, however, a trend has developed over that past 5 years leading to the outsourcing of olives for the local refiners and packagers to process. More and more of the olives appear to be imported from outside of California, which are then shipped to the ports and moved to corning processers for refining and packaging.

Another factor may be that the Census of Agriculture defines a "farm" as any place from which $1,000 or more of agricultural products were produced and sold during the census year. This definition would likely include small farms that would have little need for farmworkers. A third factor may be the increased mechanization of agriculture, which reduces the number of workers needed for farm operations. Most of the farmworkers in Tehama County were employed by farms that employed the workers for less than 150 days. In 2022, ~~These farms account for approximately 2.8 percent of all farms in the county and employ 49.02 percent of the farmworkers~~a. Approximately 1,~~343~~ 354 farmworkers worked fewer than 150 days in a year, while~~.~~ ~~There were 900~~ 868 farmworkers ~~who were known to~~were employed ~~work~~for more than

150 days. These indicators suggest that farmworkers need housing that is not exclusively located near work on farms but that can accommodate work at other locations.

As shown in **Table 3-33**, the number of farmworkers who worked 150 days or more decreased~~–~~ by approximately 3.6 percent between 2017 and 2022~~by approximately 25.12 percent between 2012 and 2017~~, a decrease of approximately 0.72 ~~5.02~~ percent annually. In contrast, the number of laborers working fewer than 150 days increased by 0.8 percent annually during the same period. Housing needs for farmworkers working 150 days or more are considered more urgent, since these workers will stay in the county longer. Given the overall trend in farmworker employment in the county, this decrease in growth is expected to continue.

TABLE 3-33
NUMBER OF FARMWORKERS, TEHAMA COUNTY

	2012	2017	2022
Total Farms	**1,743**	**1,479**	**1,154**
Total Acreage in Farmland	**616,521**	**613,651**	**627,913**
Hired Farm Labor			
Farms	537	398	319
Workers	4,905	2,740	2,222
Farms with 10 Workers or More			
Farms	32	17	40
Workers	694	467	1,375
Laborers Working 150 Days or More			
Farms		110	178
Workers	246	~~900~~	
	1,202	900	868
Laborers Working Fewer Than 150 Days			
Farms	80	42	222
Workers	2,861	1,343	1,354

Source: USDA Census of Farmworkers, 2012 and 2017; Tables 7 and 8

The Tehama County Zoning Code allows farm labor housing in all agriculture zoning districts—AG-1, AG-2, AG-3, and AG-4—without a conditional use permit. Under California Health and Safety Code Section 17021.5, subdivision (b), housing for six or fewer farmworkers shall be considered a residential land use and shall not require a conditional use permit, zoning variance, or other zoning ordinance if such actions are not required for a family dwelling of the same type in the same zone. Additionally, California Health and Safety Code Section 17021.6, subdivision (b), states that employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use and shall not require a conditional use permit, zoning variance, or other zoning ordinance if such actions are not required for any other agricultural activity in the same zone. Such farmworker housing units for six or fewer employees or 36 beds designed for use by a single- family household are specifically allowed through Tehama County Code Section 17.08.012.

In summary, the number of farmworkers in Tehama County is decreasing as shown by comparing data from 2022 to 2017. As noted in further detail on page 2-11, Program HE-4.A commits to applying for funding and providing technical assistance to assist in the development of at least 2 farmworker housing projects for 50 units total. These additional units anticipated during the planning period, in conjunction

with existing employee housing units as listed on page 4-33 and the declining farmworker population in Tehama County, demonstrate that **Program HE-4.A** and others listed in the "Housing Programs" section can close the existing need gap.

Families and Individuals in Need of Emergency Shelter

California law requires that housing elements estimate the need for emergency shelter for homeless persons. Individuals and families in need of emergency shelter have the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due in part to both the diversity and complexity of the factors that lead to homelessness and need for shelter. Another factor in the difficulty in providing for housing needs of this group is community opposition to the siting of facilities that serve homeless clients.

According to the 2023 point-in-time homelessness count, there were 304 individuals homeless in Tehama County. On the date of the survey, 19 individuals stayed in an emergency shelter, 38 in transitional housing, and 247 on the street or outside. (The count was taken on January 30, 2023 when the Empower Tehama's Domestic Violence Emergency Shelter was open.) If only those in emergency shelters and transitional housing are counted, then only 19 percent of the local homeless population was sheltered on the date of the survey. While the total number of individuals identified in Tehama County's 2023 point in time homeless survey went down by approximately 14 percent so did the number of individuals that were sheltered; since the information in the County's point in time count does not differentiate between locations, such as city or unincorporated areas, this is about the same percentage as the statewide average individuals sheltered. Most homeless are located in cities due to the access to services, and with Tehama County Homeless numbers down, it appears that the current efforts to ameliorate the problems of homeless individuals in Tehama County are having an effect. However, the number of homeless may vary with the seasons, with more transient homeless persons passing through Tehama County during the warmer times of the year than in winter. Also, events such as natural disasters and fires may increase the number of people needing emergency shelter at any given time. The county's first year-round emergency shelter serving people experiencing homelessness, PATH Plaza Navigation Center, opened on May 1, 2024. PATH Plaza's services include a 64-bed overnight shelter and comprehensive day shelter services, including meals, a clothing closet, pet food, mail services, and case management services. The development of this project was a collaborative effort between the County of Tehama and cities of Red Bluff, Corning, and Tehama, the Tehama County Continuum of Care (Tehama CoC), and Poor and the Homeless Tehama County Coalitions (PATH), who serves as the project's operation and primary service provider. PATH Plaza's opening has increased Tehama County's shelter capacity to allow between 36 and 45 percent of the countywide homeless population to be sheltered on any given night, depending on household configuration.

An indicator of potential homelessness is the number of individuals and households that live below the poverty level. Many of these individuals and households are potentially at risk of becoming homeless, and a few may already be in that condition. **Table 3-34** shows the percentage of those in poverty by household type for the unincorporated county. Overall, the unincorporated county has a similar percentage of individuals and families living in poverty compared to the state, and a slightly higher percentage of female-headed households living in poverty.

TABLE 3-34
HOUSEHOLDS BELOW POVERTY LEVELS,
UNINCORPORATED TEHAMA COUNTY

Household Type	County	State
Individuals	12.0%	12.3%
Families	11.0%	9.0%
Female-Headed Households	5.0%	4.0%

Source: 2021 1yrACS; Table S1701 and 2020 5Yr;Table B17012

AB 2011/AB1743/AB2094/AB2653/AB2097.

The Planning and Zoning Law authorizes a development proponent to submit an application for a multifamily housing development that is subject to a streamlined, ministerial approval process and not subject to a conditional use permit if the development satisfies specified objective planning standards. These respective bills create the Affordable Housing streamline application objective standards for developers that meet specific criteria, while clarifying multifamily housing opportunities in local jurisdiction including those being located within a zone where office, retail, or parking are a principally permitted use, and would make the development a use by right and subject to one of 2 streamlined, ministerial review processes.

Traditional planning concepts define housing permitted in zoning districts designated for office, retail, or parking that are a principally permitted use as "mixed-use". Mixed use concepts date back hundreds of years and are efficient and effective development patterns that reduce urban sprawl and promote climate friendly and sustainable transportation systems. These land use practices typically revolve around a central business district with concentric or block shaped rings that extend outward and from high density urban areas, which allows their transportation systems to rely more on mass transit and less on automobiles. Mass transit systems allow more goods and people to be moved efficiently, thereby reducing an individual's greenhouse gas footprint.

Tehama County complies with the Assembly Bills noted above, as mixed use is permitted by right in C-1 Neighborhood Commercial, and C-2; General Commercial. Furthermore, the Tehama County Planning Department has a streamlined permit process policy that only requires a Plot Plan to be signed off for permitted-by-right developments, which verifies use(s) and building setbacks. This form is submitted to the Building Department along with the contractor/owner developer information necessary to process the permit in accordance with state law, which requires labor information such as proof of Workers Compensation Insurance etc. Other policies and programs are available, which supplement and/or support the Planning Departments affordable housing goals as indicated below:

The programs listed below are provided by Tehama County and its partner agencies to assist with short-term emergency needs for shelter, as well as rental and mortgage assistance to either prevent homelessness or to assist tenants with rents at units throughout the county, including market-rate units:

- Section 8 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. Tehama County has contracted with the Plumas County Community Development Commission for the delivery and administration of this program, which is funded by HUD. The program pays the difference between what the household can afford (i.e., 30 percent of its income) the fair market rent for the region, which is established by HUD. The vouchers are portable and may

be used at any rental complex that accepts them. The contracted program operated by Plumas County currently provides vouchers to 61 low-income families in Tehama County. Once a family is eligible for placement on the waiting list, it can expect to wait up to two years before receiving assistance.

- Community Services Block Grant (CSBG). Tehama County Community Action Agency (TCCAA) administers these funds from the California Department of Community Services and Development. A portion of the funding from this grant is used to provide housing and utility deposits to assist households in need through the Housing Deposit Assistance Program. In addition to internal programs, TCCAA also contracts with a local nonprofit agency, the Poor and the Homeless (PATH), who administers Tehama County's winter shelter.
- Emergency Food and Shelter Program. Tehama County Community Action Agency administers these funds from the Federal Emergency Management Agency (FEMA). Funding from this grant is used to provide emergency food and shelter to households in need. The County received approximately $25,956 in 2023; 70% was dispersed for emergency housing and utilities and 30% for emergency food.
- Housing Support Program. CalWORKs Housing Support Program (HSP) is a rapid rehousing with progressive engagement program which is administered by Tehama County Community Action Agency. HSP serves Welfare to Work eligible families who are currently homeless and are experiencing multiple barriers preventing them from becoming housed. The purpose of HSP is to assist families with becoming stably housed, in accordance with the Housing First Model, while providing financial assistance, practical support/case management, and connection to resources. HSP has the capacity to assist clients with rent & utility deposits, monthly rent, and other costs preventing families from either obtaining or remaining in housing.
- Home Safe Program. Adult Protective Services (APS) Home Safe Program is a homeless prevention program which will be administered by Tehama County Community Action Agency. The Home Safe Program will serve APS clients who are victims of abuse and are either at risk of losing their housing or are recently homeless. Home Safe will begin serving clients in July 2019.
- Homeless Assistance Program. Administered by the Tehama County Department of Social Services, Cash Aid Assistance is a Temporary Assistance for Needy Families (TANF) program, called California Work Opportunity and Responsibility for Kids (CalWORKs). The purpose of Cash Aid Assistance is to provide financially for children who lack financial support and care and to promote and encourage work to enable families to become self-sufficient. Eligible households receiving CalWORKs through the Tehama County Department of Social Services may receive funds for emergency shelter costs or the deposit for permanent housing. Funding is limited to a percentage of the household's monthly public assistance grant and is a one-time per rolling year benefit.
- PATH. Located in Red Bluff, Poor and the Homeless Tehama County Coalition (PATH) is a non-profit organization that provides serves to people experiencing homelessness in Tehama County. Through the PATH Plaza Navigation Center in Red Bluff, PATH offers overnight shelter and day shelter services, which include meals, a clothing closet, pet food, mail services, showers, laundry services, case management and resource navigation. PATH's Street Outreach Services provides mobile assistance with basic needs and connections to supportive services, including housing services, to unsheltered individuals throughout the county. PATH also operated a comprehensive transitional housing program, with accommodations for single men, single women and families with children, as well as a rapid rehousing program that assist households experiencing homelessness with obtaining and retaining permanent housing through provision of targeted

supportive services and intensive case management paired with financial assistance with move-in costs like security deposits and utility deposits and time-limited rental assistance,

- Tehama County Probation Sportsman's Lodge, provides 24 hotel rooms for individuals exiting jail, along with wrap-around supportive services. The facility helps individuals build self-sufficiency and transition back into the community. These beds are not counted as part of the CoC for HUD applications and reporting because they are not dedicated to homeless individuals, and it is not a "housing-first" project by the HUD definition (e.g. they require sobriety in order to participate). However, this facility is critical in preventing homelessness and houses many individuals who would otherwise become homeless.
- No Place Like Home Program (NPLH). This is a new statewide funding program that will allocate funds to counties and housing developers for the development of permanent supportive housing that assists homeless persons with mental illness.

Outside of County agencies, the main provider of services to homeless persons is PATH, a nonprofit organization that provides year-round emergency shelter for homeless persons. PATH estimated that it provides services for 25 to 40 persons per night during the times the shelter is open and serves between 200 and 300 unduplicated individual each winter PATH also operates a transitional housing facility for men. Pathways, PATH's transitional housing program for men, can accommodate up to 6 men, and provides housing and supportive services designed to help them find work and permanent housing. PATH's transitional housing program for women and children can accommodate up to 12 individuals, including children. PATH's Rapid Rehousing Program provides short- to medium-term flexible financial assistance related to obtaining permanent housing to individuals and families experiencing homelessness in conjunction with case management services designed to increase their likelihood of retaining permanent housing. This program maintains a caseload of approximately 8 to 10 households at a time, and the average length of time a household stays on the caseload is between 12 and 18 months.

Another agency that provides emergency shelter is Empower Tehama. This nonprofit operates a shelter for victims of intimate partner violence and their children who are homeless due to victimization. The shelter, located in Red Bluff but serving all of Tehama County, consists of 3 family rooms, each with the capacity to shelter a family with 4 to 8 members, and a dorm-style room for up to 3 single women. In 2018, Empower Tehama opened a transitional housing facility co-located on-site with its Business Center and Domestic Violence drop-in center. This program houses survivors and their children for between 6 and 24 months as they transition from emergency shelter to permanent housing in the community. Empower Tehama also operates a Rapid Rehousing-like program for survivors of domestic violence called Domestic Violence Housing First (DVHF). DVHF provides short- to medium-term flexible financial assistance related to obtaining permanent housing to households homeless due to domestic violence in conjunction with case management services designed to increase their likelihood of retaining permanent housing and traditional victim support services.

In compliance with SB 2 (2007), the Tehama County Zoning Code clearly states that "transient lodging" "lodging houses," includes emergency shelters and transitional housing. As indicated in **Table 2-6** Permitted Uses, R-3/R-4 and C-1/C-2 Zoning Districts allow Emergency Shelters as a permitted "by right".

The County's undeveloped R-3 Neighborhood Apartment zoned land includes 12 vacant parcels ranging in size from approximately .29 to 1.25 acres for a total of 5.15 acres. These sites are located along Lakeside Dr. and Center Ave. within the City of Red Bluff's Sphere of Influence (SOI) and adjacent to the City's core.

This area is located within 1.25 miles of County health services and has direct access to City supportive Services including transit.

The County's undeveloped R-4 General Apartment zoned land includes 6 vacant parcels ranging in size from approximately .40 to 10 acres for a total of 47.34 acres. These sites are located primarily along Baker Rd. within the City of Red Bluff's Sphere of Influence (SOI) and adjacent to the City's western service area. This area is located within 1.79 miles of County health services and has direct access to City supportive Services including transit.

The County's undeveloped C-1/C-2 Neighborhood and General Commercial zoned land includes 477 parcels ranging in size from about .14 acre to approximately 46.18 acres for a total of 965.87 acres. These sites are located along major City and County Corridors adjacent in multiple community's dispersed throughout the county; from Cottonwood, Lake California and Manton in the north to Paskenta, Corning and Vina in the south, from Rancho Tehama in the west thru Proberta/Gerber, Los Molinos to the Tehama/Plumas County line along State Route 36 in the East. These parcels are located near and far from health services that are located in the City of Red Bluff and City of Corning, but they all have direct access to City supportive Services through public transit.

Residential care homes for seven or more persons are allowed in the General Commercial zone districts with a use permit, while residential care homes for six or fewer persons are allowed in all residential zone districts. There is currently one shelter serving people experiencing homelessness in Tehama County, located within the PATH Plaza Navigation Center. Currently, area churches provide shelter for the homeless. No homeless shelters have been proposed in the unincorporated area of the county and until services and infrastructure are available, such a project would be extremely costly.

4. FAIR HOUSING ASSESSMENT

FAIR HOUSING ASSESSMENT

INTRODUCTION

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics."

California Government Code Section 65583(10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. This section is organized by fair housing topics. Strategies to address the identified issues are included throughout the section. Through discussions with housing service providers, fair housing advocates, and this AFH, Tehama County identified factors that contribute to fair housing issues. These contributing factors are in **Table 4-4, Factors Contributing to Fair Housing Issues**, with associated actions to meaningfully affirmatively further fair housing.

This section also includes an analysis of the Housing Element's sites inventory compared with fair housing factors. The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the distribution of projected units by income category and access to high resource areas and other fair housing indicators compared to countywide patterns to understand how the projected locations of units will affirmatively further fair housing.

LOCAL HISTORY

Tehama County is in the northern Sacramento Valley, nestled between Sacramento and the Oregon border. Early settlement in the county occurred primarily through Mexican land grants with approximately 31,379 acres awarded in a total of seven land grants.[1] These land grants were distributed throughout present-day Tehama County, including areas formerly known as Rancho de los Saucos, Rancho de los Flores, and Rancho Barranca Colorada. Early settlements also occurred outside of land grants and purchasing land; William C. Moon, Ezekiel Merritt, and Henry L. Ford settled in an area south of Thomes Creek and west of the Sacramento River, in what is now known as the town of Corning. Prior to the establishment of the county, many settlers were drawn to the area in the 1840s by the discovery of gold, triggering an influx in migration to the West. The Gold Rush played a significant role in the county's early development, which was officially established as a county in 1856, encompassing parts of surrounding counties, including Butte, Colusa, and Shasta Counties.[2]

[1] California State Lands Commission. 1982. *Grants of Land in California Made by Spanish or Mexican Authorities.* https://www.slc.ca.gov/land-types/grants-of-land-in-california-made-by-spanish-or-mexican-authorities/.

[2] Tehama County Resource Conservation District. 2006. "Section 2, General History." *Tehama West Watershed Assessment.* https://www.tehamacountyrcd.org/files/b38080c49/Tehama+West+Watershed+Assessment.pdf.

The land presently known as Tehama County was originally inhabited and populated by the Nomlaki tribe, split between two divisions, the River Nomlaki and the Hill Nomlaki. The Nomlaki lived off of the land; primarily consuming vegetation, such as acorns, grass seeds, and tubers, and meats, such as deer, elk, rabbit, and fish. The tribe was selective when it came to altering the land; they are believed to be the first to practice controlled forest burning in the area. When the Nomlaki first had contact with settlers in the latter part of the nineteenth century, it was believed that they had a population of 2,000 people divided into groups ranging from 25 to 200 residents. There is little to no record of contact or that settlers went through the Nomlaki territory in the first half of the nineteenth century; however, that does not exclude the probability that there were interactions between the Nomlaki and settlers, and that they were unaffected by their presence. By 1851, as the boom of the area not yet declared Tehama County flourished, some settlers expressed a desire for segregation between the Indigenous population and the White population through the creation of a reservation, while others wanted to keep the indigenous population to subject them to degrading labor. Using the Nomlaki for cheap labor was in demand for the over-farmed and over-grazed area. [3]

In the mid-1800s, steamboats were a prominent mode of transportation for delivering essential supplies for mining camps, with Tehama being the head of river navigation and the City of Red Bluff being the primary location. Although the Sacramento River was an essential transportation zone for the northern part of the state, its inconsistent nature made it difficult and unreliable. Different environmental factors, such as sand bars, shallow seasonal depths, and snags, made the river accessible for only eight months of the year. A railway soon came to Tehama County, with the completion of the Central Pacific Railroad in 1872 in Red Bluff. The railroad played a crucial role in the early stages of development in the county, particularly for infrastructure and storage facilities along the tracks to store agricultural goods being transported out of the area. As settlement in Tehama County progressed, it became largely based on small communities throughout the county's boundaries, including cities like Corning and Red Bluff. These communities economically developed through agricultural resources, including orchards, farming, cropland, and livestock production. Water has historically and presently played a key deciding factor in settlement and land use in Tehama County. Irrigation played a significant role in the intensification of development in the county, the first irrigation system being in Rancho Bosque, a Mexican land grant area, followed by creating irrigation ditches in the mid 1800s, becoming a common irrigation method to retrieve water for irrigation purposes. The growing livestock industry played a key role in the development of stock ponds and reservoirs in the county designed to hold water year-round, with as many as 554 stock ponds by 1954. In 1935, the Central Valley project authorized the construction of the Shasta Dam, completed in 1945, which became a significant water source for the county. The development of the Sacramento Canal Unit, completed in 1965, is 110.9 miles with eight different canal reaches completed by 1980. It has a capacity of 2,530 cubic feet per second and is a crucial source of water for irrigation purposes. The county also has access to the Corning Canal, a 21-mile-long canal completed in 1959 with a capacity of 500 cubic feet per second.[4]

[3] Walter Goldschmidt. 1951. *Nomlaki Ethnography.* https://digitalassets.lib.berkeley.edu/anthpubs/ucb/text/ucp042-005.pdf.

[4] Tehama County Resource Conservation District. 2006. "Section 2, General History." *Tehama West Watershed Assessment.* https://www.tehamacountyrcd.org/files/b38080c49/Tehama+West+Watershed+Assessment.pdf.

ZONING AND LAND USE PATTERNS

The majority of land in the unincorporated county is zoned for agricultural uses. Small areas of land zoned for residential or planned development uses are clustered in the Rancho Tehama area, along the Interstate (I-) 5 corridor south of Red Bluff and in Los Molinos, Gerber, Proberta, Dairyville, Lake California, Manton, Vina, Mineral, and in the areas immediately surrounding Red Bluff and Corning. A collection of larger areas zoned for planned development uses are also in the section of I-5 north of Red Bluff and just east of this corridor. There are few areas zoned for higher-density residential uses in the unincorporated county. No residentially zoned areas in the unincorporated county are proximate to industrial land uses and are primarily surrounded by agricultural uses. However, some agricultural uses have the potential to produce negative environmental impacts.

OPPORTUNITY, SEGREGATION, AND DISPLACEMENT

TCAC Opportunity Area Designation

Since 2017, the California Tax Credit Allocation Committee (TCAC) and California Department of Housing and Community Development (HCD) have developed annual maps of access to resources such as high-paying job opportunities; proficient schools; safe and clean neighborhoods; and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. This effort has been dubbed “opportunity mapping” and is available to all jurisdictions to assess access to opportunities in their community.

The TCAC/HCD Opportunity Maps can help to identify areas in the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for Housing Element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The TCAC/HCD Opportunity Maps use a regional index score to determine categorization as high, moderate, and low resource. Census tract and neighborhood boundaries don’t exactly align with County boundaries, so some areas discussed may cover both incorporated and unincorporated communities.

Areas designated as “highest resource” are the highest-scoring census tracts in the region, falling in the 0 to 20th percentile. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and education attainment. Census tracts designated “high resource” score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic opportunities, and education attainment. “Moderate resource” areas are in the 41st to 70th percentile, and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic opportunities, and education attainment; or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment). Low-resource areas score above the 70th percentile and indicate a lack of access to positive outcomes and poor access to opportunities. The final designation is “high segregation and poverty.” These are census tracts that have an overrepresentation

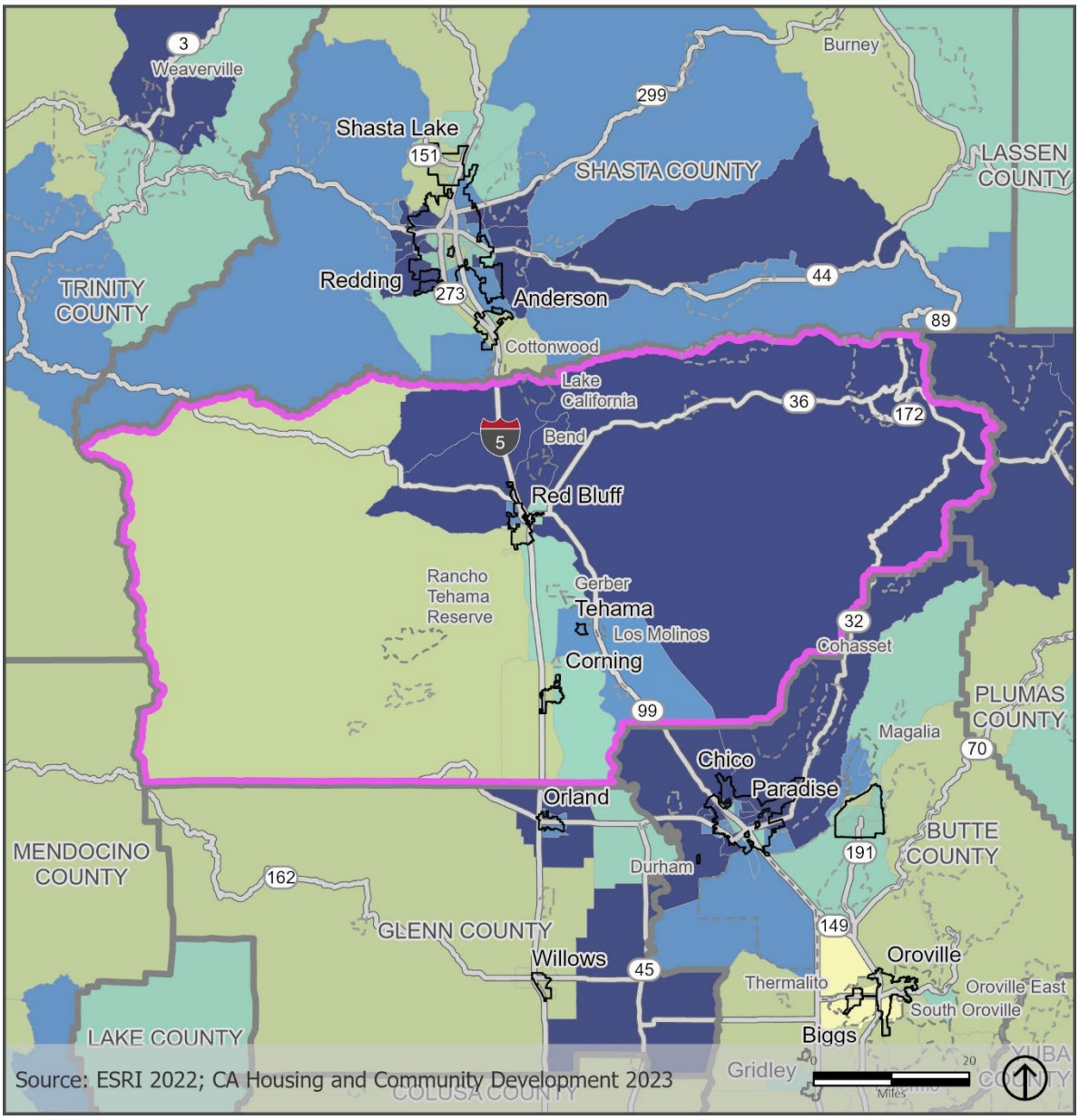
of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line ($30,000 annually for a family of four in 2023).

As seen in **Figure 4-1, TCAC/HCD Opportunity Areas, 2023**, the two census tracts on the southwest side of the county, including the unincorporated communities of Paskenta, Flournoy, and Rancho Tehama Reserve and the west side of Corning, are considered low resource areas by this analysis. The south side of Red Bluff also falls into this category. Many census tracts in adjacent counties are also considered low resource areas, including the south side of Trinity County, the majority of Glenn County, and the north and northeast areas of Mendocino County. To the north, parts of Anderson, Redding, and Shasta Lake are also low resource areas, as is the unincorporated community of Lakehead. Each of these areas tends to have less positive scores in the economic domain sub-analysis of the TCAC/HCD assessment, which suggests that these factors likely play a significant role in the low resource designations that were assigned to these areas. The economic domain assessment considers factors such as levels of education among adults, poverty levels, proximity to jobs and employment levels, and median home values.

The east side of Corning is considered a moderate resource area in the 2023 TCAC/HCD analysis, as are several unincorporated communities in the Sacramento River valley, including Proberta, Las Flores, Gerber, and Richfield. The northeast side of Red Bluff is also considered a moderate resource area. Regionally, the unincorporated community of Hamilton City and the surrounding area is also a moderate-resource area, as are parts of Chico, the town of Paradise, and the unincorporated communities of Butte Valley and Stirling City in Butte County. In Shasta County, parts of Redding are moderate resource areas, as are the unincorporated communities of Mountain Gate and Happy Valley and part of the City of Anderson.

Several census tracts in the north and northeast areas of the county are considered areas of highest resource. These include the unincorporated communities of Mineral, Manton, Paynes Creek, Dales, Lake California, and Bend, and the area immediately north and northwest of Red Bluff, including the far northern edge of the city boundary. The north side of Red Bluff is considered a high resource area, as are the unincorporated communities of Los Molinos and Vina and all of Tehama City. Regionally, census tracts on the north side of Plumas County and the north side of Butte County are also considered to be highest resource areas. In Shasta County, many census tracts that include unincorporated areas are considered high or highest resource areas, including the tracts that include Shingletown, Round Mountain, French Gulch, Cottonwood, and Platina. While the majority of these areas have resource designations that appear to be heavily influenced by more positive economic domain scores, that relationship is weaker at the regional level, particularly in Shasta County, where economic domain scores are also less positive but resource designations are higher. More positive environmental ratings may play a more significant role in this area.

Figure 4-1, TCAC/HCD Opportunity Areas, 2023



Areas of High Segregation and Poverty

As previously discussed, areas designated by TCAC as being areas of "high segregation and poverty" (HS&P) are census tracts with an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line ($30,000 annually for a family of four in 2023). There are no HS&P areas in Tehama County. Regionally, the only area of HS&P in an adjacent county is in Butte County, in Oroville and areas to the northwest of Oroville.

Racially Concentrated Areas of Affluence

Where the HS&P areas reflect concentrations of poverty, HCD has developed an alternative metric focused on areas of Racially Concentrated Areas of Affluence (RCAAs). An RCAA is defined as a tract in which the percentage of a population tract that identifies as White is 1.25 times higher than the percentage that identifies as White in the entire Council of Governments (COG) region (also called the Location Quotient), and where the median income is at least 1.5 times greater than the COG area median income (AMI). There are no RCAAs in Tehama County, its cities, or in the surrounding counties.

Income and Poverty

The majority of the census tracts in Tehama County have median household incomes as of the 2017-2021 ACS that are below $90,100; the statewide median household income in 2021 was $84,097. The county's highest median income ($105,951) is found in the census tract that includes the northernmost section of Red Bluff, the unincorporated area to the northwest of Red Bluff, and the unincorporated community of Bend. The remaining cities and many unincorporated communities in the central parts of Tehama County have median household incomes under $55,000, including Corning, the majority of Red Bluff, Tehama City, Los Molinos, Proverta, Las Flores, Gerber, Vina, and the majority of Richfield. The county's lowest median household incomes are in the tracts that include south and central Red Bluff ($35,446 and $36,625, respectively). The census tracts at the far east and west sides of the county, as well as the tract just to the west of Corning, have median household incomes that are less than the statewide median but higher than $55,000.

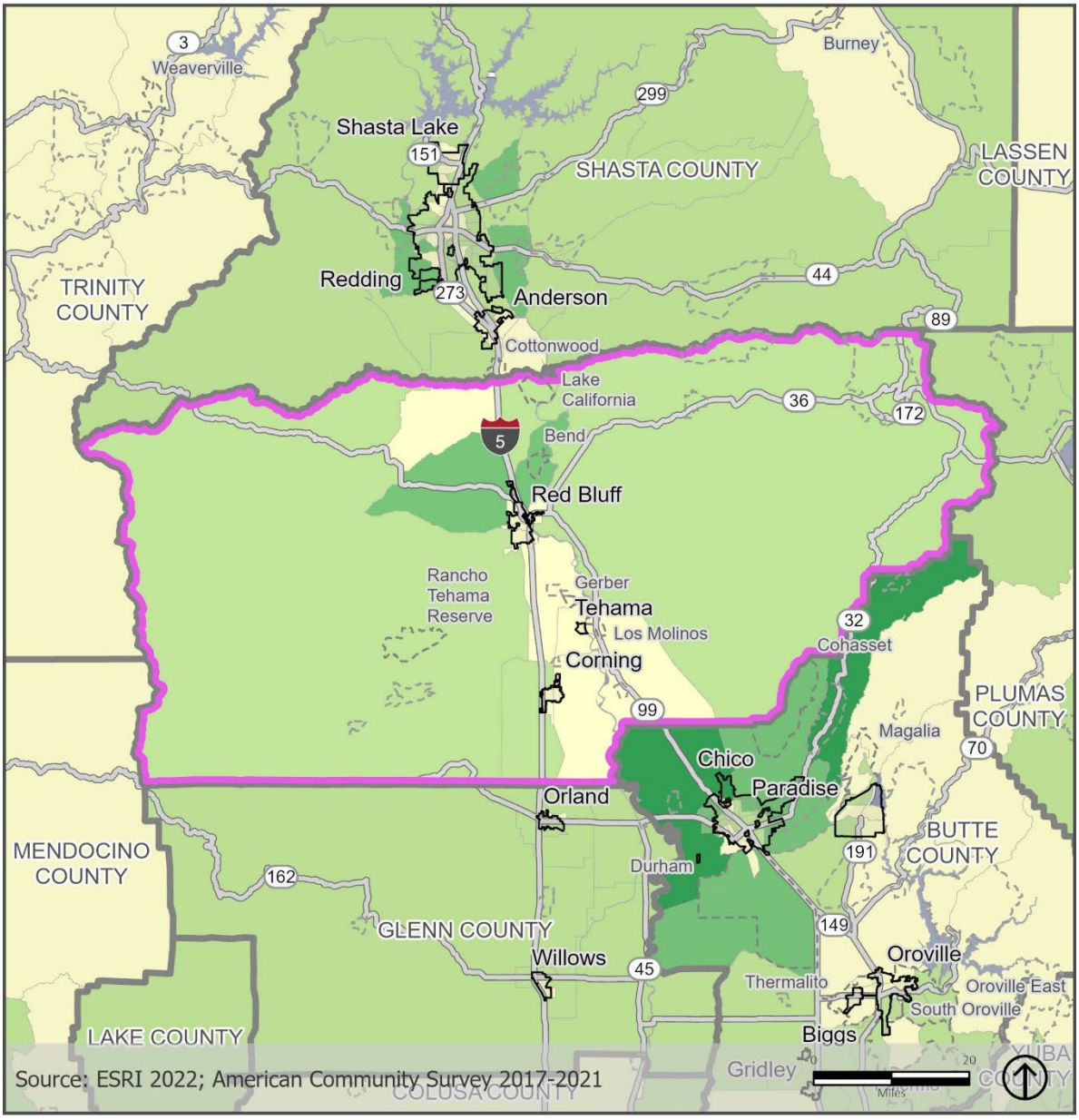
These low incomes are typical for much of the surrounding region. As shown in **Figure 4-2, Median Household Incomes, 2021,** most census tracts in the region have median household incomes below the statewide median. Exceptions to this pattern are in unincorporated areas surrounding Redding and Chico. The census tracts in Butte County, which include the communities of Forest Ranch and Nord, have the area's highest incomes at $136,551 and $128,704, respectively. Though median incomes have increased statewide since the 2010-2014 ACS, spatial distributions of lower incomes have been relatively consistent over this time period.

Spatial patterns of the concentration of residents with incomes below the poverty line tend to follow the same distribution in the county that median household incomes do, with some exceptions (see **Figure 4-3, Incomes Below Poverty Line, 2021**). In the majority of census tracts in the county, one quarter or fewer of residents have incomes below the poverty line, with most having poverty rates below 15 percent. The lowest concentration of poverty is in the higher-income census tract that includes Bend and north Red Bluff, as well as the unincorporated area northwest of Red Bluff (4.8 percent of the population). Poverty tends to be more highly concentrated in Tehama County's communities in the Sacramento River valley, which is similar to median household income patterns previously discussed. In the area to the west of Corning, almost one-third of residents (31.0 percent) have incomes below the poverty line.

Regionally, many adjacent communities in Mendocino and Trinity County have poverty rates between 25 and 30 percent, while many communities near Redding and Chico have poverty rates at or below 10 percent. However, these cities and nearby cities, such as Anderson, tend to have pockets of higher concentrations of poverty, as high as 33.0 percent in central Redding or 44.8 percent of residents in central Chico.

The County has included several implementation programs in the Housing Element that will assist extremely low-income households to access affordable housing, especially in higher-resource areas. Through **Program HE-1-A**, the County will use a variety of incentives to promote affordable housing or to promote a range of housing types, including zoning and land use controls, flexible development standards, technical assistance, and expedited processing. Through **Program HE-2-A,** the County will work with developers as well as with state, federal, and nonprofit agencies to obtain available sources of funding for the development of affordable housing units.

Figure 4-2, Median Household Incomes, 2021



County Boundary

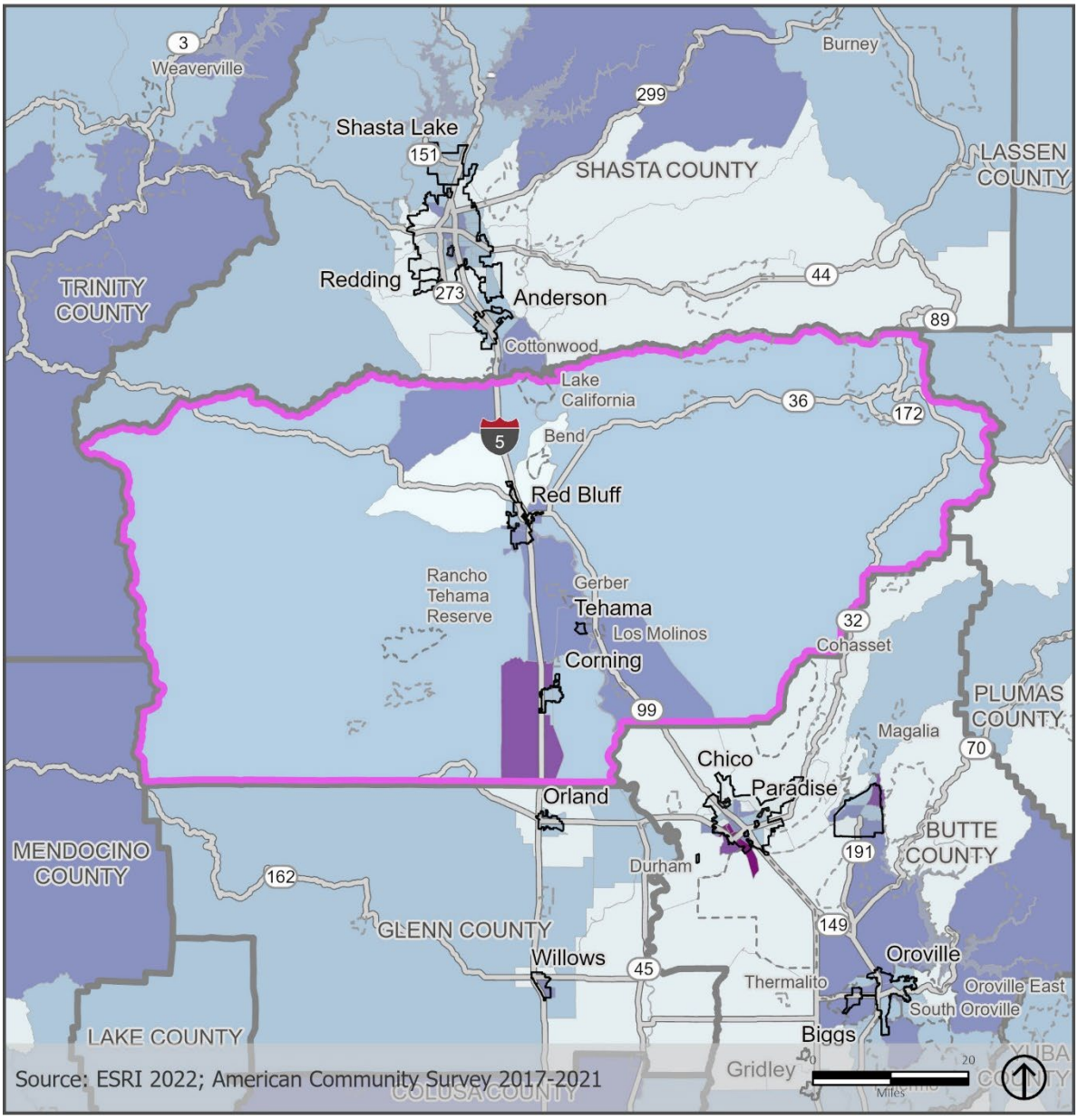
City Boundary

Census Designated Place Boundary

Median Household Income in past 12 months (inflation-adjusted dollars to last year of 5-year range)

- Less than $55,000
- $55,000 - $90,100
- $90,100 - $120,000
- $120,000 - $175,000
- Greater than $175,000

Figure 4-3, Incomes Below Poverty Line, 2021



County Boundary

City Boundary

Census Designated Place Boundary

Percent of Population whose income in the past 12 months is below poverty level

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%

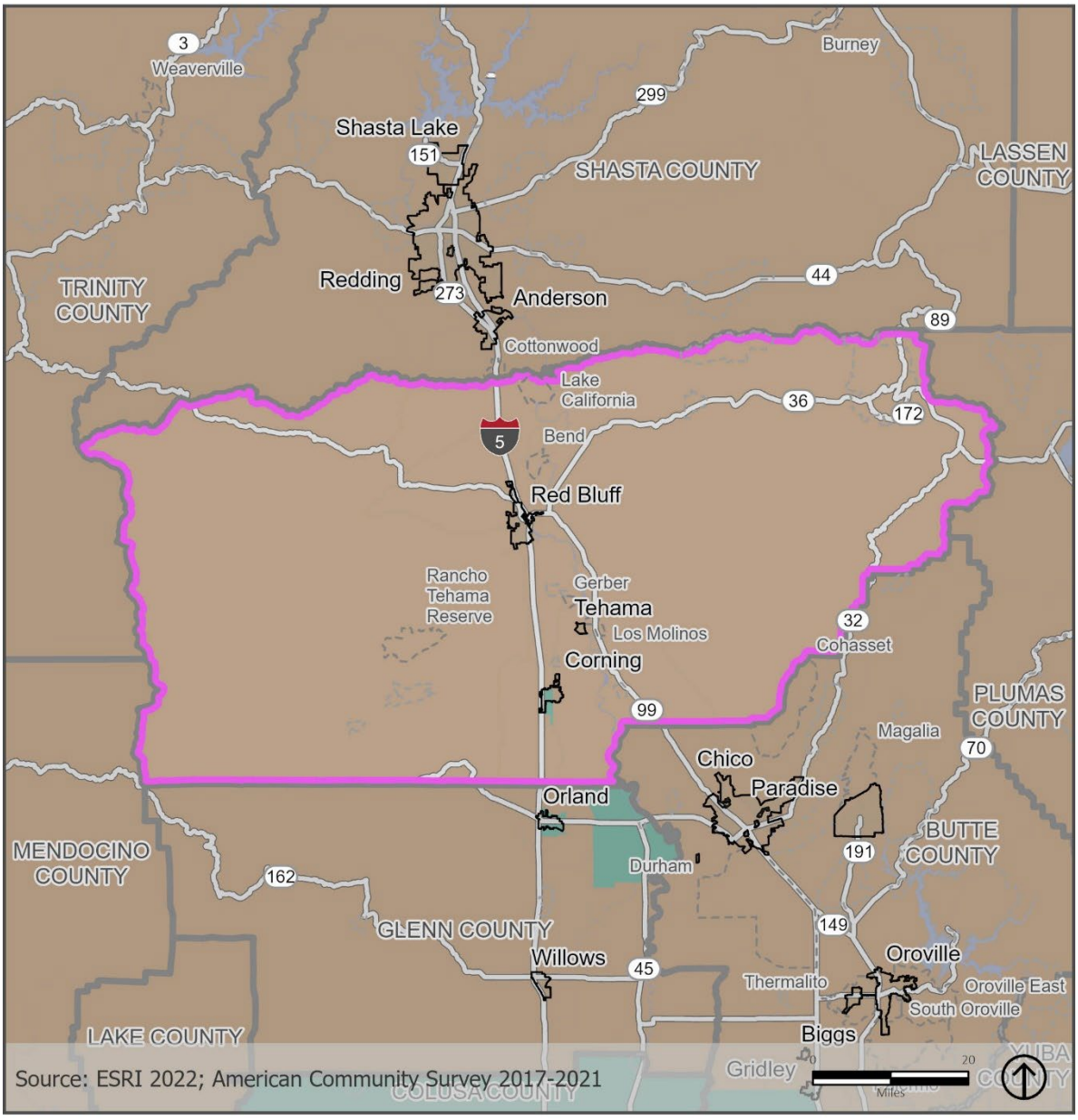
Race

Across Tehama County, White, non-Hispanic or Latino residents are the predominant population, with varying levels of predominance (see **Figure 4-4, Predominant Population**). The only exception within Tehama County is the census tract that includes the west side of Corning, which is predominantly Hispanic or Latino. Regionally, this is also true across much of the adjacent counties, with exceptions in the city of Orland and the census tract in Glenn County that includes the unincorporated community of Hamilton City. Both of these areas are predominantly Hispanic or Latino.

However, according to an analysis completed by UC Berkeley's Othering and Belonging Institute in 2020, several census tracts in Tehama County are considered racially integrated, including the tracts that include Los Molinos, Tehama City, Proberta, Flournoy, Rancho Tehama Reserve, and central Red Bluff. The rest of the County's census tracts were either evaluated as having low to medium segregation or were not assigned a value due to lack of data for the census tract.

Regionally, most census tracts that were evaluated as part of this study were designated as having low to medium segregation. Adjacent census tracts to the southwest in Mendocino County were designated as having high segregation of people of color (POC). The census tract surrounding Orland and a collection of tracts in Chico were determined to be racially integrated.

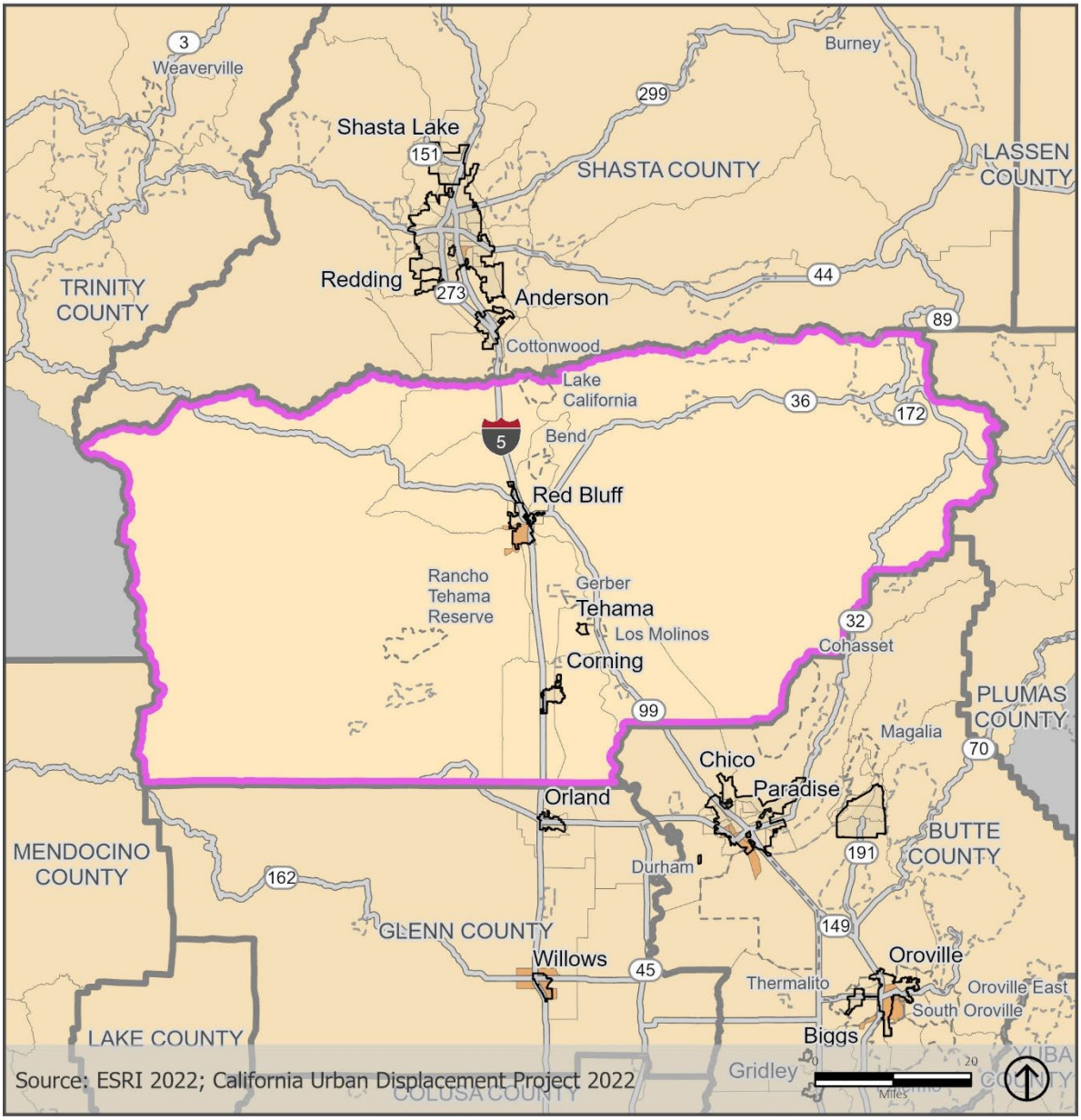
Figure 4-4, Predominant Population



Communities Vulnerable to Displacement

Unincorporated areas in the county are not considered to be areas at high risk for displacement in spite of lower income levels. In a 2022 analysis performed by UC Berkeley's Urban Displacement project, all but one census tract in Tehama County was determined to be a lower displacement risk area (see **Figure 4-5, Displacement Risk**). The census tract containing the southern half of Red Bluff was the only tract that was designated as being an area at risk of displacement, which may be strongly influenced by conditions in Red Bluff rather than indicative of displacement patterns in the unincorporated county. Regional patterns are similar, with the few census tracts at risk of displacement in the cities of Redding, Chico, and Willows.

Figure 4-5, Displacement Risk



County Boundary

City Boundary

Census Designated Place Boundary

Overall Displacement Risk

- Low Data Quality
- Lower Displacement Risk
- At Risk of Displacement
- 1 Income Group Displacement
- 2 Income Groups Displacement

Sites Analysis: Opportunity, Segregation, and Displacement

Sites identified to meet the RHNA are clustered in two areas of the county, as identified in **Figure 4-6, RHNA Sites and Census Tracts**. As is shown in **Table 4-1, RHNA Sites by Census Tract**, one cluster of sites is in the Lake California area (Census Tract 2.01), which includes primarily above moderate-income sites with a small number of moderate-income sites. This area was not identified as an RCAA. The second cluster is in two census tracts (Census Tracts 5 and 6) around the edges of Red Bluff on the northwest and east sides of the city. These two tracts include all of the lower-income sites and the remaining moderate and above moderate-income sites. None of these tracts was identified as an area of high segregation and poverty, and none were identified by the Othering and Belonging Institute as having low to medium segregation, though Tract 2.01 was not evaluated by the study.

Census Tract 2.01 was designated a highest-resource area by TCAC and has one of the county's higher median income levels ($88,318). It is estimated that by identifying capacity for 81.0 percent of moderate-income units in this census tract, moderate-income households will have increased mobility to live in highest-resource areas. While some above moderate-income unit capacity was also identified in this area, only 35.5 percent of the above moderate-income unit capacity ~~were~~ was identified in this tract, so it is not expected to create a concentration of affluence.

The majority of lower-income unit capacity (98.6 percent) was identified in Census Tract 5. This tract was designated a high-resource area by TCAC, though it has a relatively low median household income ($50,996). Though lower-income unit capacity is concentrated in Census Tract 5, it ~~It~~ is expected that identifying sites in a high-opportunity area in close proximity to Red Bluff will create housing mobility opportunities for lower-income households and will not exacerbate or create a concentration of poverty. Additionally, 64.5 percent of above moderate-income unit capacity was identified in this census tract. Because this is a lower-income area, the development of housing for above moderate-income households is not expected to create a concentration of affluence, but instead will balance income levels in the census tract.

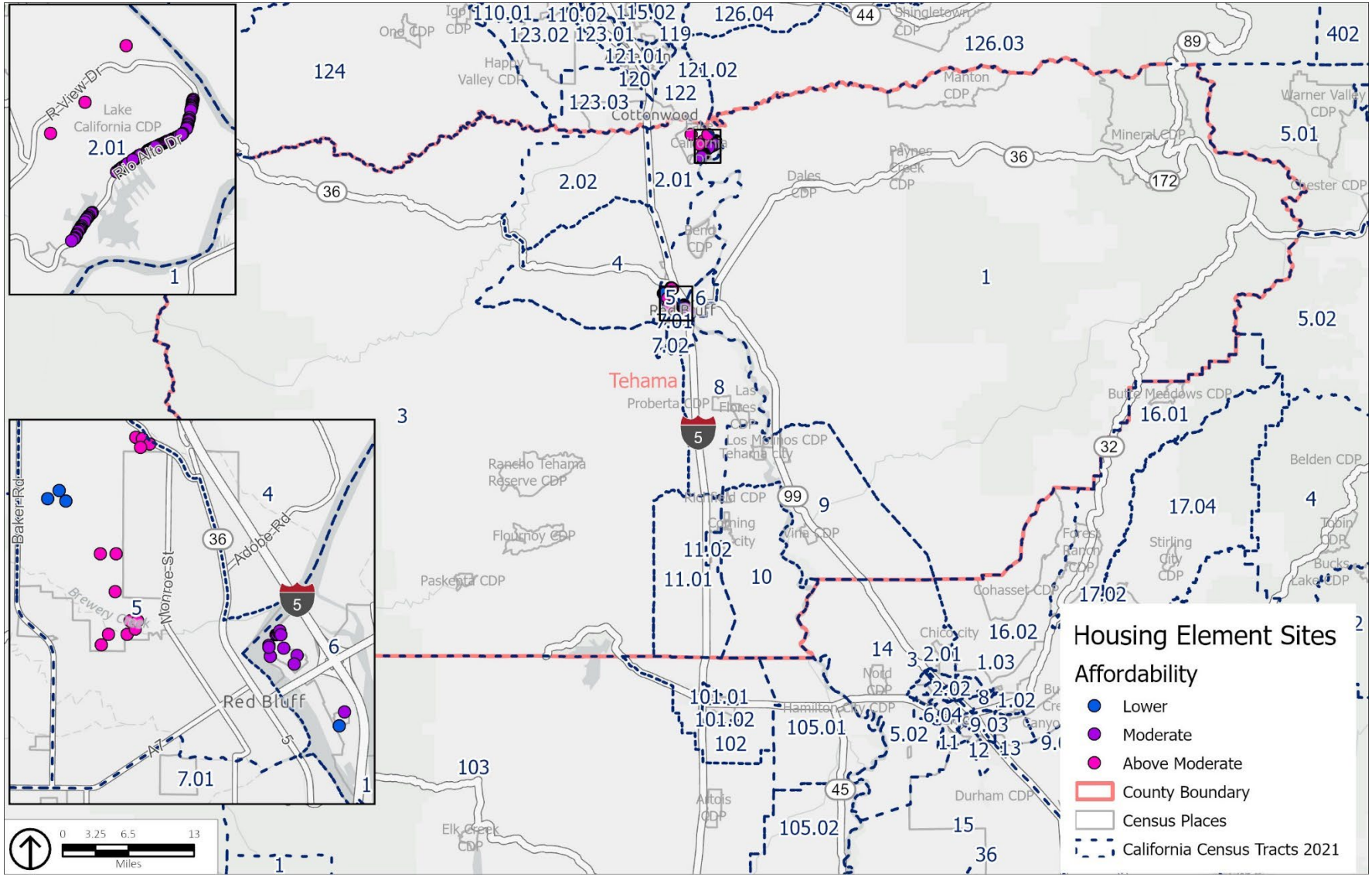
A small number of sites were identified in Census Tract 6, including 1.4 percent of lower-income unit capacity and 19.0 percent of moderate-income unit capacity. This tract was designated a moderate-resource area and has a relatively low median household income of $46,411. While a small amount of lower-income unit capacity was identified in this area, the majority of sites in this census tract were identified as accommodating moderate-income housing development (19.0 percent of moderate-income unit capacity in the inventory). The inclusion of lower-income unit capacity in this census tract is therefore not expected to exacerbate any concentration of poverty, but instead to promote a small amount of additional investment in affordable housing in a low-income area. Additionally, the identification of moderate-income unit capacity in this area is expected to facilitate a more income-integrated area.

TABLE 4-1
RHNA SITES BY CENSUS TRACT

Tract	Lower Income		Moderate Income		Above Moderate Income	
	Units	Percentage of Low Income Unit Capacity ~~Income Level~~	Units	Percentage of Moderate Income Unit Capacity ~~Income Level~~	Units	Percentage of Above Moderate Income Unit Capacity~~Income Level~~
Census Tract 2.01	0	0.0%	68	81.0%	65	35.5%
Census Tract 5	215	98.6%	0	0.0%	118	64.5%
Census Tract 6	3	1.4%	16	19.0%	0	0.0%

Sources: Tehama County, 2024; U.S. Census, 2021

Figure 4-6, RHNA Sites and Census Tracts



Source: Tehama County, 2024; US Census, 2021

ACCESS TO RESOURCES: EDUCATION, ECONOMIC, TRANSPORTATION, AND ENVIRONMENT

Education

Education outcomes across the county are starkly divided between the southwest and northeast sides of the county. According to the 2023 TCAC/HCD analysis of education outcomes, census tracts that include Flournoy, Rancho Tehama Reserve, Proberta, Las Flores, Gerber, and the west side of Corning have scores in the least-positive quintile countywide, while the tracts that include the east side of Corning, Richfield, and the south side of Red Bluff are in the second-lowest quintile. In contrast, the unincorporated communities of Mineral, Manton, Paynes Creek, Dales, and Bend are in census tracts in the second-most positive quintile, and the communities of Lake California, Vina, Los Molinos, and the City of Tehama City are all in the most positive quintile.

Schools are assigned by geography, though Reeds Creek Elementary School in Red Bluff is a higher-demand school. Private or charter options are located in cities rather than the unincorporated county. As is shown in **Table 4-2, School Performance**, many schools in the county have student performance scores on standardized tests that are below standards for the grade. Vina Elementary is one exception, with students in the school performing above the State standards in both English Language Arts and Math. Evergreen Middle School in Cottonwood and Lassen View Elementary in Los Molinos also have English Language Arts scores that are above the standard. Some schools do not report this data, typically because of low enrollment numbers; for example, Plum Valley Elementary had an enrollment of 19 students in 2023, and so did not report standardized test scores for that year. Across the county, many schools have high percentages of students that are considered socioeconomically disadvantaged, and many schools in Flournoy, Los Molinos, and Corning have high percentages of students that are English Language Learners, which can influence student performance on standardized tests. There are no organizations that provide services like tutoring that could help to improve educational outcomes within the unincorporated county.

No higher education opportunities, including vocational opportunities, are available within the unincorporated county, though Shasta College has a campus within the City of Red Bluff. There have not been any past or current local efforts to improve access to education opportunities within the unincorporated county.

TABLE 4-2
SCHOOL PERFORMANCE

School Name	Location	English Language Arts (Points Above or Below Standard)	Math (Points Above or Below Standard)	Chronic Absence	Suspension Rate	Socio-Economic Disadvantage	Foster Youth	English Learners
Woodson Elementary	Corning	-86.3	-99.2	20.2%	4.4%	90.4%	0.7%	43.1%
West Street Elementary	Corning	-80.1	-85.3	25.2%	0.9%	90.1%	0.6%	38.6%
Olive View Elementary	Corning	-65	-72.3	18.3%	1.8%	89.2%	0.4%	47.3%
Maywood Middle	Corning	-74.2	-104	17.3%	10.8%	87.8%	0.7%	35.3%
Rancho Tehama Elementary	Corning	-120	-84.6	39.4%	3.7%	100.0%	2.2%	34.4%
Columbia Academy	Corning	n/a	n/a	54.4%	48.3%	81.8%	18.2%	9.1%
Corning Independent Study	Corning	n/a	n/a	n/a	0.0%	64.3%	0.0%	14.3%
Centennial Continuation High	Corning	-187.4	-206.4	n/a	24.4%	86.1%	2.5%	31.6%
Corning High	Corning	-38.5	-136.7	n/a	8.7%	76.9%	1.1%	26.9%
Kirkwood Elementary	Corning	-35.4	-25.3	2.9%	2.8%	45.1%	0.0%	5.9%
Richfield Elementary	Corning	0	-27.1	4.9%	0.0%	43.3%	0.0%	27.7%
Evergreen Community Day School (K-5)	Cottonwood	n/a	n/a	n/a	n/a	100.0%	0.0%	0.0%
Evergreen Community Day School (5-8)	Cottonwood	n/a	n/a	n/a	n/a	80.0%	0.0%	0.0%
Evergreen Institute of Excellence	Cottonwood	-31	-86.6	0.0%	0.0%	54.8%	0.0%	0.7%
Evergreen Elementary	Cottonwood	-9.9	-0.5	26.0%	0.4%	59.2%	1.9%	5.5%
Evergreen Middle	Cottonwood	+7	-16.9	25.3%	8.8%	56.5%	1.5%	4.8%

School Name	Location	English Language Arts (Points Above or Below Standard)	Math (Points Above or Below Standard)	Chronic Absence	Suspension Rate	Socio-Economic Disadvantage	Foster Youth	English Learners
Flournoy Elementary	Flournoy	-35.9	-107.5	18.4%	0.0%	60.0%	0.0%	8.9%
Gerber Elementary	Gerber	-74.9	-110	24.8%	2.5%	83.7%	0.0%	35.1%
Lassen View Elementary	Los Molinos	+8.9	-0.7	12.8%	0.0%	48.6%	0.8%	4.7%
Los Molinos High	Los Molinos	-7.5	-85.2	n/a	5.4%	66.7%	0.5%	10.8%
Los Molinos Elementary	Los Molinos	-33.2	-53.4	26.4%	3.1%	81.8%	0.8%	33.9%
Plum Valley Elementary	Paynes Creek	n/a	n/a	n/a	0.0%	94.7%	5.3%	10.5%
Tehama Oaks High	Red Bluff	n/a	n/a	n/a	0.0%	100.0%	12.5%	12.5%
Lincoln Street	Red Bluff	-58.7	-97.9	6.8%	0.0%	77.5%	1.4%	7.0%
Tehama eLearning Academy	Red Bluff	-55.2	-165.4	26.9%	0.0%	75.9%	0.9%	1.7%
Antelope Elementary	Red Bluff	-9	-16.8	21.8%	0.0%	58.8%	1.3%	6.1%
Lassen-Antelope Volcanic Academy (LAVA)	Red Bluff	-30.5	-100.8	3.7%	0.0%	75.5%	0.0%	0.0%
Berrendos Middle	Red Bluff	-6.5	-23.8	20.8%	15.4%	57.4%	0.4%	2.0%
Bend Elementary	Red Bluff	-6.1	-25.9	17.0%	2.0%	53.1%	0.0%	6.1%
Bidwell Elementary	Red Bluff	-49.3	-64.7	29.9%	3.3%	76.2%	0.5%	6.0%
Jackson Heights Elementary	Red Bluff	-53.5	-55.2	33.3%	7.2%	82.6%	0.7%	14.6%
Vista Preparatory Academy	Red Bluff	-68.8	-124.8	33.7%	16.0%	83.8%	1.1%	14.0%
William M. Metteer Elementary	Red Bluff	-70	-82.3	22.9%	3.3%	88.1%	0.9%	22.2%
Red Bluff Community Day	Red Bluff	n/a	n/a	n/a	36.4%	100.0%	0.0%	0.0%

School Name	Location	English Language Arts (Points Above or Below Standard)	Math (Points Above or Below Standard)	Chronic Absence	Suspension Rate	Socio-Economic Disadvantage	Foster Youth	English Learners
Salisbury High (Continuation)	Red Bluff	-125	-219.7	n/a	5.8%	79.1%	0.0%	15.5%
Red Bluff High	Red Bluff	-15.3	-80.8	n/a	4.6%	66.1%	0.9%	5.1%
Reeds Creek Elementary	Red Bluff	-7.7	-58.2	10.9%	0.5%	58.0%	1.7%	0.6%
Vina Elementary	Vina	+16.7	+28	20.2%	0.0%	63.6%	0.0%	15.2%

Source: California Schools Dashboard, 2023

Note: Chronic absenteeism is measured only for schools and districts with students in K-8 grades and refers to the percentage of students who were absent for 10 percent or more of instructional days.

Employment Opportunities

The rural nature of Tehama County's unincorporated area can create economic challenges due to limited access to employment opportunities. While 8.6 percent of residents of the unincorporated county work in agriculture, forestry, fishing, hunting, and mining, the largest share of employment is in the educational, health, and social services sector (23.6 percent of workers), followed by retail trade (12.8 percent of workers). These jobs are most frequently performed in-person, so residents in more remote communities may experience a greater challenge in accessing jobs in these fields. Additionally, agricultural jobs may have lower salaries than positions in education, health, and social services. According to the Economic Domain indicator of the TCAC/HCD Opportunity Areas analysis, the more remote areas of the west side of the county have the least positive economic outcomes, with scores in the lowest quintile. This includes the Rancho Tehama Reserve, Paskenta, and Flournoy areas. This index is based on measures of poverty, levels of adult education, employment levels, proximity to jobs, and median home values.

However, the rural western areas of the county are not the only lower-scoring areas of the unincorporated county. The census tract that includes Tehama City, Los Molinos, and Vina also has an economic domain score in the least positive decile. As previously discussed, these areas have some of the lowest incomes in the region, which may play a major role in their scores in the economic domain index. Corning, which has a relatively low median household income, has an economic domain score in the second-lowest quintile, which may be related to closer proximity to employment opportunities in the city. Similarly, the census tract that includes the unincorporated community of Las Flores has a score in the second-highest quintile despite having a median household income of $47,127. This may indicate higher employment levels facilitated by its proximity to employment opportunities in both Corning and Red Bluff. The census tract that includes the communities of Paynes Creek, Manton, Dales, and Mineral has moderate economic domain scores in the middle quintile with moderately low median household incomes, which may be influenced by the limited number of jobs in the area.

Areas with higher economic domain scores tend to follow similar patterns to income, with some exceptions. The census tract that includes the northern edge of Red Bluff, the community of Bend, and the area to the northwest of Red Bluff has both the county's highest median household income and an economic domain score in the top quintile. Similarly, the census tract that includes Lake California has one of the county's highest median household incomes with an economic domain score in the second-highest quintile; this may be influenced by a higher percentage of retirees in this area. In contrast, the census tract that includes part of the Hooker community, just south of Cottonwood, has a relatively low median household income of $48,327 but an economic domain score in the second-highest quintile. This may be related to the area's proximity to job opportunities in both Red Bluff and Shasta County, as well as to agricultural employment opportunities in the immediate area.

Major employers in the area include Crain Shelling, Walmart Distribution, Tehama County, Sierra Pacific, Anderson & Sons. Residents that work outside the county typically commute to Shasta County, Butte County, or the City of Chico. There are no new areas of development within the unincorporated area of the county, nor are there any areas of commercial or industrial uses that have fallen out of use in the recent past. There are no known economic development programs or initiatives planned or in place in the unincorporated county that are expected to influence the jobs landscape in the next ten years.

All the areas in the unincorporated area of Tehama County have trouble with cell signal access. In 2023, the County completed a Broadband Planning and Feasibility Study, which identified that many areas of the unincorporated county do not have access to internet service that is fast enough to allow for full digital

participation. Across Tehama County, 14.2 percent of households were considered to be unserved by sufficient broadband access, and 6.7 percent were considered to be underserved, where only basic, low-speed service was available. The analysis considered this rate to be moderately high.

Regionally, communities in the Chico area and parts of Plumas County around Lake Almanor that have higher incomes also have higher scores on the economic domain index. Much of the area of Trinity County that is adjacent to Tehama County, which has median household income of $35,379, also has an economic domain score in the lowest quintile. Much of the area around Redding has both higher incomes and higher economic domain scores, while more rural areas of Shasta and Plumas Counties that are farther from areas with seasonal tourist economies tend to have lower economic domain scores that correlate with lower median household incomes.

Through Program HE-6.A, the County will facilitate the provision of infrastructure, including sewer and water systems to support new industrial and commercial development. Additionally, as part of the Economic Development chapter of the General Plan, the County has included Policy ED-3.1 and its associated implementation measures to recruit industries that provide above-average wages to employees.

Transportation Mobility

Tehama County has a relatively low level of transit connectivity as measured by the Center for Neighborhood Technology's AllTransit Score system. The index scores the percentage of commuters who use transit, the number of transit trips taken per week, the number of jobs that are available within a 30-minute trip, and the number of routes available. The index is evaluated on a 10-point scale, where scores of 10 indicate the maximum amount of transit connectivity. As is shown in **Table 4-3**, AllTransit Score, Tehama County's overall score, which is inclusive of the cities, is slightly higher than those of Trinity County and Tehama City, while the cities of Red Bluff and Corning have higher transit connectivity rates, as local transit service is focused on these urban areas.

TABLE 4-3
ALLTRANSIT SCORE

Jurisdiction	AllTransit Score
Tehama County	1.0
Tehama City	0.8
Red Bluff	2.5
Corning	1.5
Trinity County	0.9

Source: AllTransit, Center for Neighborhood Technology. Accessed March 2024.

Tehama Rural Area eXpress (TRAX), governed by the Tehama County Transportation Commission, provides public transportation service for the residents of Tehama County, including the cities of Corning, Red Bluff, and Tehama, as well as the unincorporated communities along Highway 99E and Highway 99W. According to the 2019 Regional Transportation Plan adopted in 2020, 61 percent of Tehama County residents live within three-quarter miles of a transit route. TRAX services include local fixed routes within Red Bluff. Routes include Routes 1 and 2, bi-directional routes that serve Red Bluff and its surrounding communities (Routes 3A and 3B), and a local Corning Route (Route 5). Route 1 runs weekdays from 7 a.m.

to 5:55 p.m., completing 11 runs daily, while on Saturday, there is an abbreviated Route 1 service that begins service at 9 a.m. and ends at 3:55 p.m. Route 3A operates nine runs weekdays from 7:10 a.m. to 6:40 p.m., which begins by passing through Red Bluff before continuing south through Dairyville and Los Molinos, then heads back north through Gerber and Proberta. Similarly, Route 3B completes nine runs each weekday from 6:20 a.m. to 5:25 p.m., heading towards Proberta after leaving Red Bluff. On Saturday, Route 3A runs six times from 8:20 a.m. to 3:20 p.m., and Route 3B completes six runs between 8:40 a.m. and 3:40 p.m. Route 5 operates solely in Corning, running seven weekly runs between 7 a.m. and 5 p.m. The route navigates through Corning and stops at significant commercial, social, and residential sites, including the Senior Center, Garden Apartments, and City Hall. The route runs south to Rolling Hills Casino and north to Spring Mountain Apartments, providing residents with access to various facilities throughout the City of Corning.

Additionally, there are two intercity routes connecting to more distant communities, Rancho Tehama Express and Glenn-Tehama Connection. The Rancho Tehama Express provides transportation between Red Bluff and the community of Rancho Tehama Reserve in the western region of the county. It operates two roundtrips on Wednesdays and Fridays from 8:40 a.m. to 4:40 p.m. The Glenn-Tehama Connection, on the other hand, runs from Red Bluff to Corning and continues south to the City of Orland in Glenn County. This route operates on weekdays from 6:05 a.m. to 6:40 p.m., completing six roundtrips daily. On Saturdays, Route 6 operates from Red Bluff south through Corning and to Rolling Hills Casino, completing four roundtrips daily from 8:30 a.m. to 3:30 p.m.

TRAX also provides a dial-a-ride transit service called ParaTRAX for seniors 55 years and older and persons with disabilities. ParaTRAX operates Monday through Saturday. Many individuals aged 65 and older choose to use their senior passes and ride TRAX for free. In addition, the Medical Transportation Service (METS) is a transportation program that employs volunteer drivers to transport eligible residents to and from medical appointments. It serves residents of Tehama who need alternative transportation options. METS transports residents within Tehama County and to Shasta, Glenn, and Butte Counties. Volunteer drivers are reimbursed for mileage at a rate determined by the Internal Revenue Service.

There are very limited independent bicycle facilities currently available. Tehama County has been putting efforts into planning and constructing multiuse trails, bicycle lanes, and other facilities; however, there is still a need to connect infrastructure to ensure pedestrian and bicyclist safety throughout the county, including the Cities of Red Bluff, Corning, Tehama, the community of Los Molinos, and the community of Lake California. As described in the 2019 Tehama County Active Transportation Plan, Los Molinos currently has three existing bike routes. These include Class II lanes that span approximately one mile along Highway 99, four blocks on Grant Street, and one block on Sherwood Boulevard. A Safe Route to School (SRTS) project recently implemented bike lanes on Grant Street between Highway 99 and Los Molinos High School. The County also received another SRTS grant from the State to construct a safe travel-way for pedestrians and students walking and biking, which has not yet been constructed. This route will connect Los Molinos Elementary School to Los Molinos High School along Stanford Avenue.

The 2020 Tehama County Regional Transportation Plan indicates that 74 percent of total collisions and 93 percent of fatal collisions occurred in unincorporated communities. In particular, the unincorporated communities of Probert, Richfield, Las Flores, Los Molinos, and Gerber, between Interstate 5 and Highway 99, have a significantly high collision rate, including fatal collisions and involvement with bicycles and pedestrians compared to other communities in the county.

A combination of road and bridge projects have been completed and more are planned in the coming years. The County performed a pavement condition survey in 2022 of roads in the unincorporated county. Road surface quality varies throughout the county and low volume rural areas also have gravel roads. Conditions vary between gravel, chip sealed and paved. The quality of surface varies significantly. The incorporated cities of Red Bluff and Corning have street lights and traffic lights. There are street and traffic lights on the State Highway System in the unincorporated areas of the County. Some neighborhood areas in the unincorporated County have sidewalks.

Within the Transportation and Circulation Element of the County's 2020 General Plan, the County has included policies such as Policy CIR-4.1 and its associated implementation measures, through which the County will work towards developing a comprehensive and safe system of bicycle and pedestrian facilities. Additionally, as part of Policy CIR-4.2 and its associated implementation measures, the County will encourage and support the construction and improvement of bicycle lanes and pedestrian paths as part of the SRTS program. The County will provide convenient and accessible transit facilities through Policy CIR-5.1 and its associated implementation measures and will work to expand the number of public transit stops and locations throughout the county as part of Policy CIR-5.2 and its associated implementation measures.

Environmental and Health Outcomes

According to Version 3.0 of the Healthy Places Index (HPI) developed by the Public Health Alliance of Southern California, the majority of census tracts are in the lower two quartiles of its ranking system, indicating conditions associated with less positive health outcomes. The census tract that includes the City of Red Bluff is the only exception within the county, ranking in the 52.7th percentile when compared to other census tracts in the state. Regionally, most census tracts in unincorporated areas in surrounding counties are also within the bottom two quartiles, with some tracts in the cities of Redding, Susanville, and Chico ranked in the top two quartiles. Social, economic, and neighborhood design factors play a significant role in the HPI evaluation. While Tehama County's "Clean Environment" scores are consistently within the top quartile compared to other census tracts in the state, both in the unincorporated area and within cities, low enrollment in both high school and preschool, low employment levels, high levels of poverty, and moderate levels of housing cost burden contribute to low rankings in this analysis. Other factors that play a role in the county's low rankings include lack of park access and limited access to commercial areas, but these characteristics are not unusual for rural areas. None of the census tracts in Tehama County are considered a Disadvantaged Community under Senate Bill (SB) 535, which is based on having a CalEnviroScreen score in the 75th percentile or higher.

The CalEnviroScreen environmental health evaluation system, which also combines social and environmental conditions to evaluate environmental conditions and their potential effects on health outcomes, generally agrees with the trends identified by the HPI (see **Figure 4-7, CalEnviroScreen Scores**), but identifies several pollution factors that could be considered areas of concern. On the census tract covering much of the west side of the unincorporated county, including Rancho Tehama Reserve and the Paskenta, Flournoy, and Henleyville communities, solid waste pollution, drinking water contaminants, and pesticides were the three top areas of environmental concern. In the central area of the county, the tract that includes the communities of Gerber-Los Flores and Proberta, pesticides were the area of greatest concern by a wide margin. On the far east side of the unincorporated county (including the communities of Mineral, Paynes Creek, and Manton), where CalEnviroScreen scores are also moderate, solid waste is also the biggest environmental challenge, followed by pesticides and impaired water bodies.

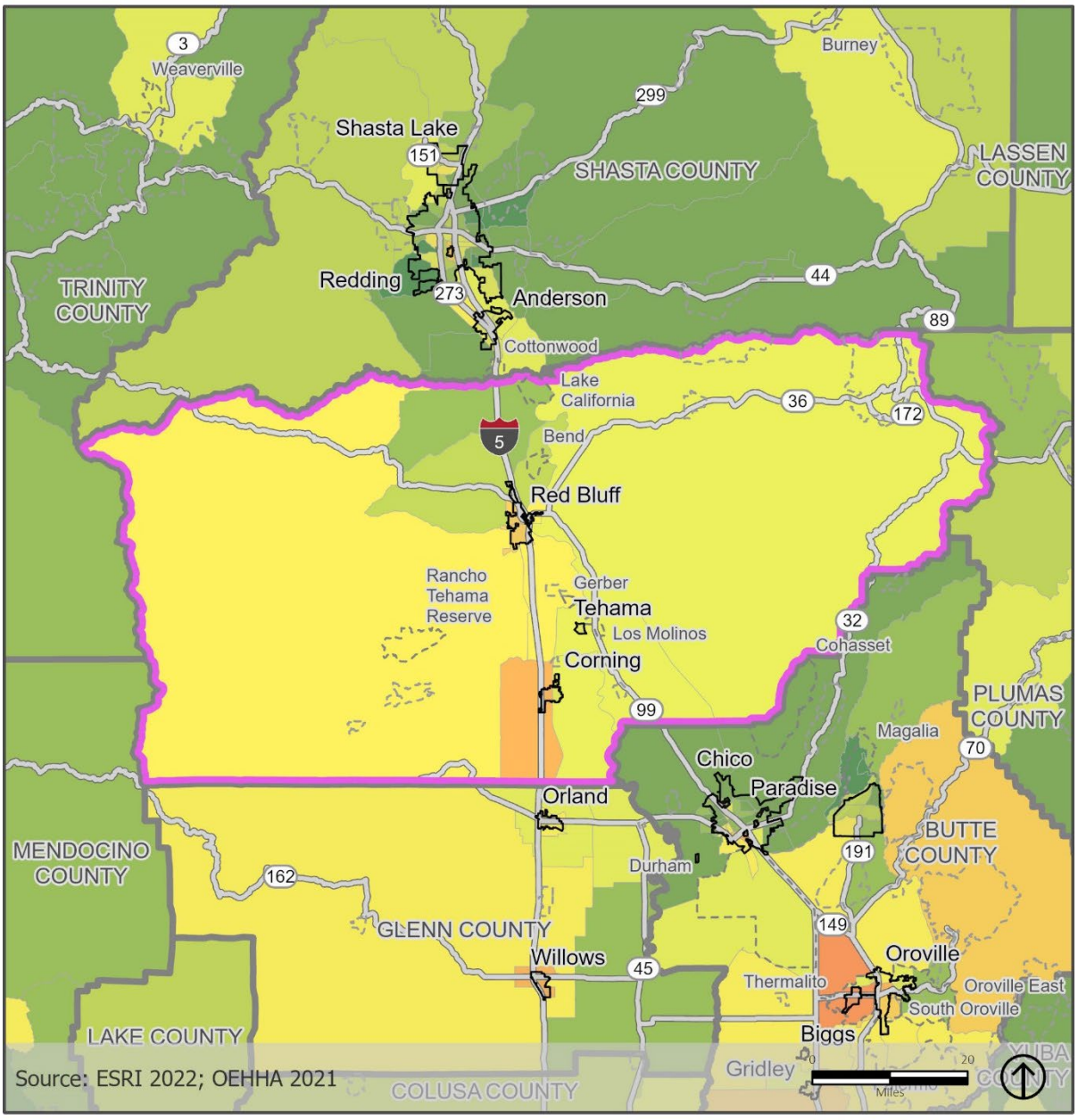
The areas that include the north tip of Red Bluff, Bend, and Lake California have the most positive CalEnviroScreen scores in the county. In Bend and areas northwest of Red Bluff, pesticides and ozone are two areas of environmental concern. Nearer to the county line, in the census tract that includes Lake California, environmental concerns are similar. In both of these areas, pollution exposures represent a relatively low area of concern in the CalEnviroScreen score overall.

In the tract that includes the west side of Corning and the Paskenta Rancheria, which has the least positive CalEnviroScreen score in the county, groundwater threats are the most significant area of environmental concern, followed by cleanup sites from harmful chemicals and hazardous waste. Hazardous waste concerns are less typical in the rest of Tehama County. On Corning's east side, pesticides are an area of significant concern, with groundwater threats and impaired water bodies identified as areas of moderate concern. Two tracts in central Red Bluff also had similar scores, with proximity to solid waste, cleanup sites, and ozone exposure representing the environmental issues of the greatest concern.

There are no differences between communities with respect to access to shopping and healthy foods, as residents of all areas of the unincorporated areas of the county need to travel to the cities to shop. There have not been any public safety reports related to environmental resources or their related infrastructure (e.g., water quality, sewer, circulation). There are no known major sources of pollution in the area, nor are there places where residential development should be avoided due to environmental conditions, or where existing environmental conditions are negatively effecting residents. As a rural community, Tehama County residents have ample access to open spaces.

Regionally, CalEnviroScreen scores tend to be moderate to positive in rural and unincorporated areas, while central cities may have census tracts with more negative scores. This includes a small area of central Redding. In Butte County, the Thermalito area is the only census tract in the region that is considered a Disadvantaged Community under SB 535, and population characteristics are more negatively scored factor in this ranking, rather than environmental concerns.

Figure 4-7, CalEnviroScreen Scores



Sites Analysis: Education, Economic, Transportation, and Environment

The majority of Tehama County's schools have standardized test scores below State standards, so identifying sites that are in universally high-performing school areas would prove challenging. Students in census tract 2.01 are in the Evergreen Union Elementary District and attend Red Bluff High School. Evergreen Elementary is among the higher-performing elementary schools in the county, as is Evergreen Middle Sschool, though like many schools in the county, more than half of the students in this area are considered socioeconomically disadvantaged. Both schools have rates of chronic absenteeism around 25 percent. Red Bluff High School has a relatively low suspension rate and English Language Arts (ELA) scores relatively close to the State standard. It is not estimated that the identification of 81.0 percent of moderate-income unit capacity and 35.5 percent of above moderate-income RHNA unit capacity in this area will negatively reinforce patterns of lack of access to higher-performing schools for students in moderate-income households.

Students living in the area where housing development sites were identified in Tract 5 attend Bidwell Elementary and Jackson Heights Elementary, with all of the sites in this tract where 98.6 percent of lower-income units were identified in the Jackson Heights Elementary catchment area and 64.5 percent of above-moderate unit capacity is split between the two schools. Both schools have ELA and math scores between 49 and 65 points below the State standard and rates of chronic absenteeism above 25 percent. Middle school students attend Vista Preparatory Academy, which has standardized test scores in both math and ELA that are significantly below the State standard, including the lowest math scores of any non-continuation or alternative education program in the county. Students in this area attend Red Bluff High School. As previously discussed, Red Bluff High School has low standardized test scores in math but ELA scores that are close to the State standard, as well as a relatively low suspension rate. The identification of the majority of lower-income unit capacity in this area therefore concentrates lower-income unit capacity in an area with lower-performing schools. However, very few schools identified in the County or incorporated cities are high-performing schools, as identified **Table 4-2**, Additionally, because the lower-income unit capacity was identified in close proximity to Red Bluff, students in these areas may have shorter trips to school than their peers in more rural areas and will likely have closer access to services such as tutoring and after-school programming.

Students in the area of Tract 6 where RHNA unit capacity was identified are divided between two school districts. Students in the northern cluster of moderate-income sites attend elementary schools from the Antelope Elementary School District and Berrendos Middle School, while students in the small number of sites to the south in this tract attend Jackson Heights Elementary and Vista Preparatory Academy, both previously discussed. Antelope Elementary School is the closest elementary school in this district to the RHNA sites. Antelope Elementary and Berrendos have ELA and math scores below the State standards, but relatively close to the standard compared to other schools in Tehama County. As with many other schools in the county, rates of chronic absenteeism are above 20 percent at both schools. Students in both sections of Tract 6 attend Red Bluff High School. Students in this area will have similar access to any tutoring and after-school programming in Red Bluff as were discussed for students in Tract 5.

As part of Program HE-4.I, the County will meet with school district representatives to analyze whether housing security poses a barrier to student achievement. If housing availability or affordability is determined to be a barrier to teacher recruitment or retention, the County will work with the district and partner jurisdictions to identify a strategy for funding teacher housing grants or otherwise making housing available at prices affordable to district teachers and apply for or support relevant funding applications at least once during the planning period. Additionally, through this program the County will require

developers to coordinate with the school district to conduct marketing to district households As affordable projects are completed. The County will coordinate with any similar efforts occurring in Red Bluff and Corning to ensure students from unincorporated areas who attend schools in these cities also have access to improved educational resources.

The future development of sites in close proximity to the I-5 corridor, and particularly around Red Bluff, will put residents of all income levels in close proximity to economic opportunities in Red Bluff (Tracts 2.01, 5, and 6) and Redding (Tract 2.01). Sites in Tract 5, which includes the majority of lower-income and above moderate-income site capacity, are ~~,~~ in a tract with one of the county's highest-scoring areas in the TCAC's economic domain assessment. Sites in Tract 2.01, which includes the majority of the moderate-income site capacity, are in a moderately high-scoring area per TCAC's economic domain assessment, and are roughly equidistant from both Red Bluff and Redding, both of which are economic centers for the region. For the small percentage of unit capacity in Tract 6, while the census tract has only a moderate score per the TCAC economic domain assessment, the sites are in close proximity to Red Bluff, and so residents of future housing that may be developed in that area will have access to the economic opportunities available in and around the city.

Transit access is not available to the sites identified to accommodate moderate- and above moderate-income unit capacity in the Lake California area (Tract 2.01). In Tract 5, only a small number of sites are within 0.5 miles of a transit stop, though for residents willing to travel more than 0.5 miles to reach a stop, transit is more accessible in the area surrounding Red Bluff than it is in most areas of the county. In Tract 6, where 1.4 percent of lower-income unit capacity and 19.0 percent of moderate-income unit capacity was identified, all of the unit capacity is near to transit, with only two sites located just beyond the 0.5 radius from the nearest transit stop. Though transit access may be a challenge for future residents of housing developed on sites identified to meet the RHNA, the limited availability of transit countywide means that most potential sites in the county would have equally limited transit access.

Though environmental conditions in the county are not severely negative and there are no Disadvantaged Areas in the county under SB 535, some areas of the county around both Red Bluff and Corning experience exposure to certain negative environmental factors. Tract 5, where the majority of lower-income and above moderate-income unit capacity was identified, has a CalEnviroScreen score that is among the more negative scores in the county. The presence of chemical cleanup sites and groundwater threats are among the biggest areas of concern in this area. However, both lower-income and above moderate-income sites were identified in this area, indicating that the RHNA inventory does not place a disproportionate burden on lower-income households. Tract 6, where a small number of lower-income and moderate-income unit capacity was identified, has a moderate CalEnviroScreen score, with pesticides the highest area of concern. This is the case in many areas with a significant agricultural economic base. The CalEnviroScreen assessment also identified moderate concern about drinking water quality and lead from older housing, though lead paint will not be an issue in any newly constructed housing on these sites. Tract 2.01, where the majority of moderate-income unit capacity was identified, has one of the most positive CalEnviroScreen scores in the county, though there are some moderate concerns about ozone and pesticide exposure in this area as well due to the presence of highways and agricultural operations in the area.

SPECIAL HOUSING NEEDS

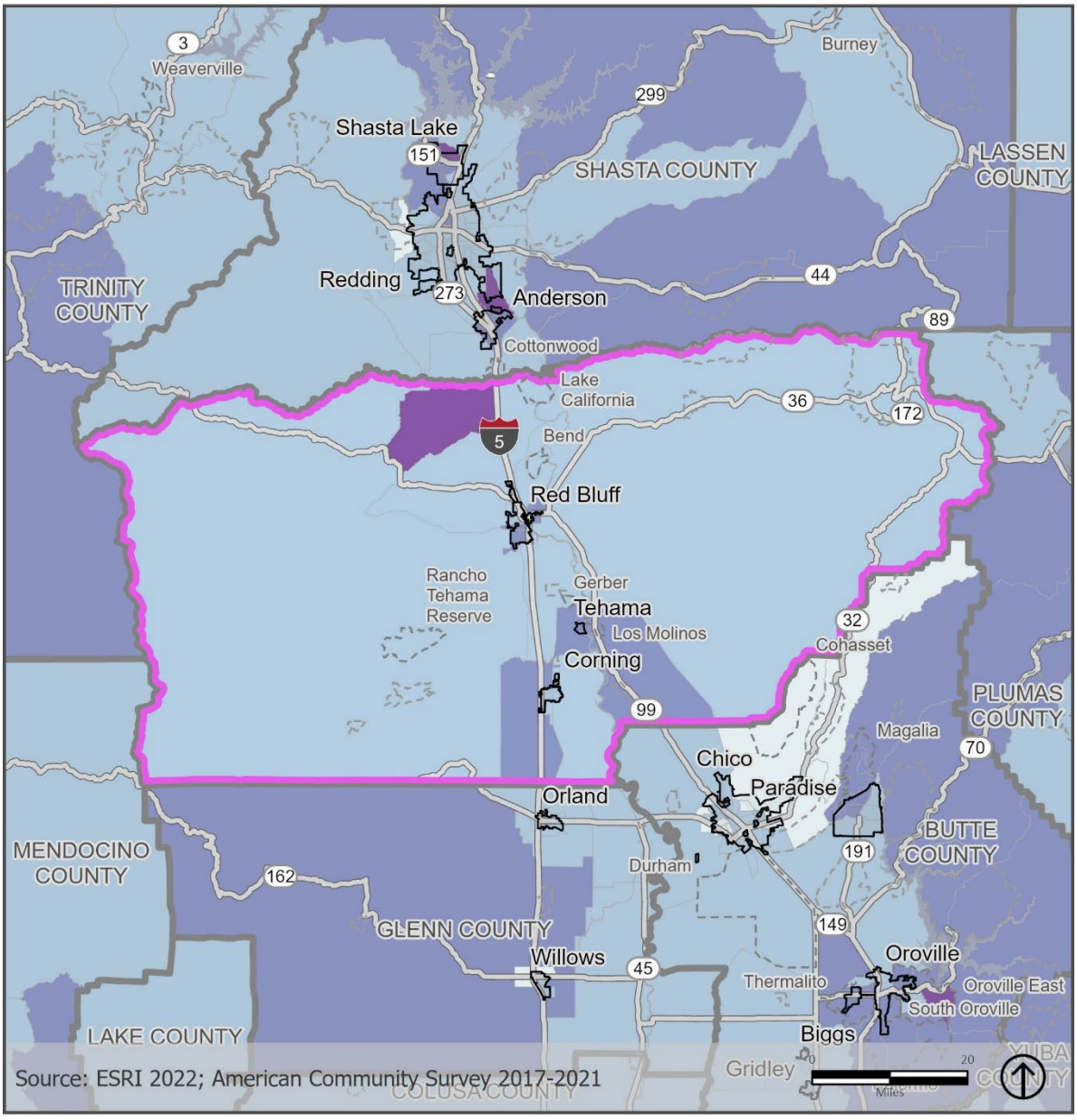
Persons with a Disability

According to the 2017-2021 ACS, approximately 19 percent of Tehama County residents live with at least one disability. This countywide figure has not changed since 2014, at which time 19 percent of county residents also lived with at least one disability. Most census tracts in Tehama County see rates of disability between 10 and 20 percent. However, several census tracts see rates of disability above 20 percent, notably in two low-resource tracts immediately west of the City of Corning (23 percent) and in the southern half of the City of Red Bluff (27 percent), extending out past the City boundary into unincorporated Tehama County (see **Figure 4-8, Persons with a Disability**). The census tract with the highest rate of residents living with a disability (33 percent) is found in unincorporated Tehama County bounded by Cottonwood Census-designated place (CDP) to the northeast, I-5 to the east, Basler Road to the south, and Bowman Road to the west. This highest-resource tract is sparsely populated by 3,409 residents, nearly 27 percent of whom are over the age of 65, higher than the countywide rate of 20 percent. The disproportionate older population in this tract may potentially account for a relatively higher rate of disability. The spatial distribution of residents living with disabilities in unincorporated Tehama County has remained relatively consistent between 2014 and 2021, except for the large, low-resource tract that covers most of the western portion of the county, including Paskenta, Flournoy, and the Rancho Tehama Reserve. This tract had a rate of 25 percent in 2014, which lowered to 16 percent in 2021. The tract includes a geographically large area with a relatively low overall population, which, in combination with shifting tract boundaries between survey years, may account for this change. Rates of residents living with one or more disabilities in unincorporated Tehama County are consistent with other low-density rural and semi-rural areas in neighboring counties.

There are no concentrations of group homes or residential care facilities in the county, as they are distributed throughout the county. There have been permits issued for construction of ramp or other accessibility modifications to homes in the county, but they were not concentrated in any area. There have been no requests for reasonable accommodation made during the last planning period.

The County has included **Program HE-4.C** in the Housing Element to annually review its codes, ordinances, and standards to determine whether there are constraints on the development, maintenance, and improvement of housing intended for seniors and to remove such constraints, if their removal would not jeopardize the health and safety of the residents. This program can also assist residents with disabilities where those groups overlap. Through **Program HE-4.D**, the County will make every effort to maximize the use of federal and state funding appropriate to the development of affordable housing for those with special needs and assist developers in application processes and market studies necessary to the acquisition of funding. As part of **Program HE-4.E**, the County will work with housing providers to ensure special housing needs and the needs of lower-income households are addressed, including for persons with physical disabilities and developmental disabilities. Through a combination of regulatory incentives or amendments to the zoning standards, new housing construction programs, and supportive services programs when adequately justified as needed by the developer. Additionally, the County will provide financial assistance, as budget allows, on an annual basis for the County Veterans Services to process claims and referrals for all veterans as part of **Program HE-4.F**.

Figure 4-8, Persons with a Disability



Family Status

The percentage of children living in married-couple households is generally high in Tehama County, with rates in most tracts ranging between 66 and 100 percent. Three census tracts comprising the northern half of the City of Red Bluff see relatively lower rates of 51 percent, 40 percent, and 37 percent. These tracts are found in high, moderate, and low-resource TCAC designated areas, respectively.

Due to their reliance on one income, and compounded by gender-based pay disparity, female-headed single-parent households tend to face disproportionately greater housing insecurity in comparison with other household types. While the percentage of children living in female-headed single-parent households is generally low county-wide (12 percent), relatively higher rates are found in tracts that include more densely populated areas and low-resource areas, including the areas in and around the Cities of Corning and Red Bluff (see **Figure 4-9,** Percentage of Children in Female-Headed Households). Two census tracts, one low resource and one moderate resource, encompass the City of Corning and extend into substantial areas of unincorporated Tehama County, and see rates of 25 and 23.5 percent, respectively. It is likely that this data primarily reflects residents living in the City of Corning rather than the unincorporated areas. The four census tracts with the highest rates of children living in female-headed, single-parent households are found in and around the City of Red Bluff, in the city's low-resource south side (28 percent), high-resource northwest side (35 percent), low-resource central area (40 percent), and moderate-resource northeast side (49 percent). Each of these tracts extend beyond the city boundary into unincorporated Tehama County, though greater population density in the jurisdiction boundaries makes it likely that statistics for these tracts primarily reflect living conditions for residents of the incorporated areas. As in other counties in the region, rates of single-parent households, and single-parent female-headed households, are higher in more densely populated urban areas and in low-resource areas. Rates of this household type in unincorporated Tehama County are consistent with other low-density rural and semi-rural areas in neighboring counties. There are no concentrations of larger or smaller homes within the county, there are different sized homes located throughout the county, so no area is more or less likely to have housing available that would suit larger families.

State Preschool programs are available in Red Bluff and Corning as well as in the unincorporated community of Gerber. These programs are free to income-qualifying families. Head Start and Early Head Start programming in Tehama County is provided by Northern California Child Development, Inc (NCCDI). According to NCCDI's 2024 Community Assessment, between 2019 and 2021 Tehama County has seen a decrease of 7 percentage points in the percent of children under 12 with parents in the labor force for whom a licensed childcare space is available, from 31 percent in 2019 to 24 percent in 2021, which may be due to pandemic-related reductions in class sizes [5]. Head Start and Early Head Start programs are located in the cities of Red Bluff, Tehama, and Corning.

[5] Northern California Child Development, Inc. *Community Assessment Update.* (2024). https://www.nccdi.com/uploads/4/1/8/2/41820821/ca_update_2024_final.pdf

Figure 4-9, Percentage of Children in Female-Headed Households

County Boundary

City Boundary

Census Designated Place Boundary

Percent of Children in Female Householder, No Spouse/Partner Present Households

- Less than 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- 80% - 100%

Farmworkers

As of the 2022 United States Department of Agriculture (USDA) Census of Agriculture, approximately 2,222 farmworkers were employed in the county, with only ~~900~~ 868 of those farmworkers working 150 days or more. This number has decreased since the 2012 USDA Census of Agriculture, with the amount of land available for farms also decreasing. As of April 2024, there were 55 sites in Tehama County registered with the State to provide employee housing. The largest site on the State's permit search tool listed 200 employees served, though most did not list a number of employees served. Many of these facilities are in the Los Molinos, Corning, and Red Bluff areas, with others in Vina, Flournoy, Gerber, Cottonwood, and Paynes Creek. The distribution of these sites suggests that farmworker housing is available throughout the most populous areas of the county as well as smaller agricultural hubs.

Through Program HE-4.A, the County will apply for and/or support applications for farmworker housing and work with interested nonprofit housing developers to identify and pursue available funding for affordable farmworker housing; additionally, the County will assist in the development of farmworker housing in the form of reduced development standards where feasible.

Sites Analysis: Special Housing Needs

The majority of communities in Tehama County do not have a concentration of residents with disabilities. All of the unit capacity identified in tracts 2.01 or 5, which constitutes the majority of lower-, moderate-, and above moderate-income unit capacity identified to meet the RHNA, is in an area where fewer than 15 percent of residents report disabilities. The development of affordable housing on sites identified in Tract 5 has the potential to serve community members with disabilities without exacerbating any high concentration of disabled residents. Though Tract 6 has a slightly higher concentration, at 26 percent of residents reporting a disability, the relatively small percentage of the RHNA unit capacity that was identified in this area is not expected to significantly influence conditions in the area.

Tract 2.01 does not have a high concentration of children living in female-headed households, but the identification of 81.0 percent of moderate-income unit capacity in this area can create housing mobility opportunity for moderate-income households with children in a high resource area. Though Tracts 5 and 6 have higher concentrations of children living in female-headed households (34.8 and 49.3 percent of children, respectively), this is not unusual for census tracts in close proximity to jobs and services. Though the development of affordable housing in the area surrounding Red Bluff may increase the concentration of children living in female-headed households in this area, this new housing capacity can also serve female-headed households already living in the area that may struggle to find affordable housing near employment opportunities.

The future development of affordable housing on sites identified near Red Bluff also has the potential to serve farmworker communities that are in this area.

HOUSING INSTABILITY, HOMELESSNESS, AND HOUSING CONDITIONS

Percentage of Households Experiencing Overcrowding

Overcrowded units, as defined by the US Census Bureau, have 1.01 to 1.5 persons per room, while units considered to be severely overcrowded have more than 1.5 persons per room. Residents living in overcrowded conditions experience a reduced quality of life, added difficulties in accessing public services, and structural conditions that contribute to housing deterioration. Rates of overcrowding in

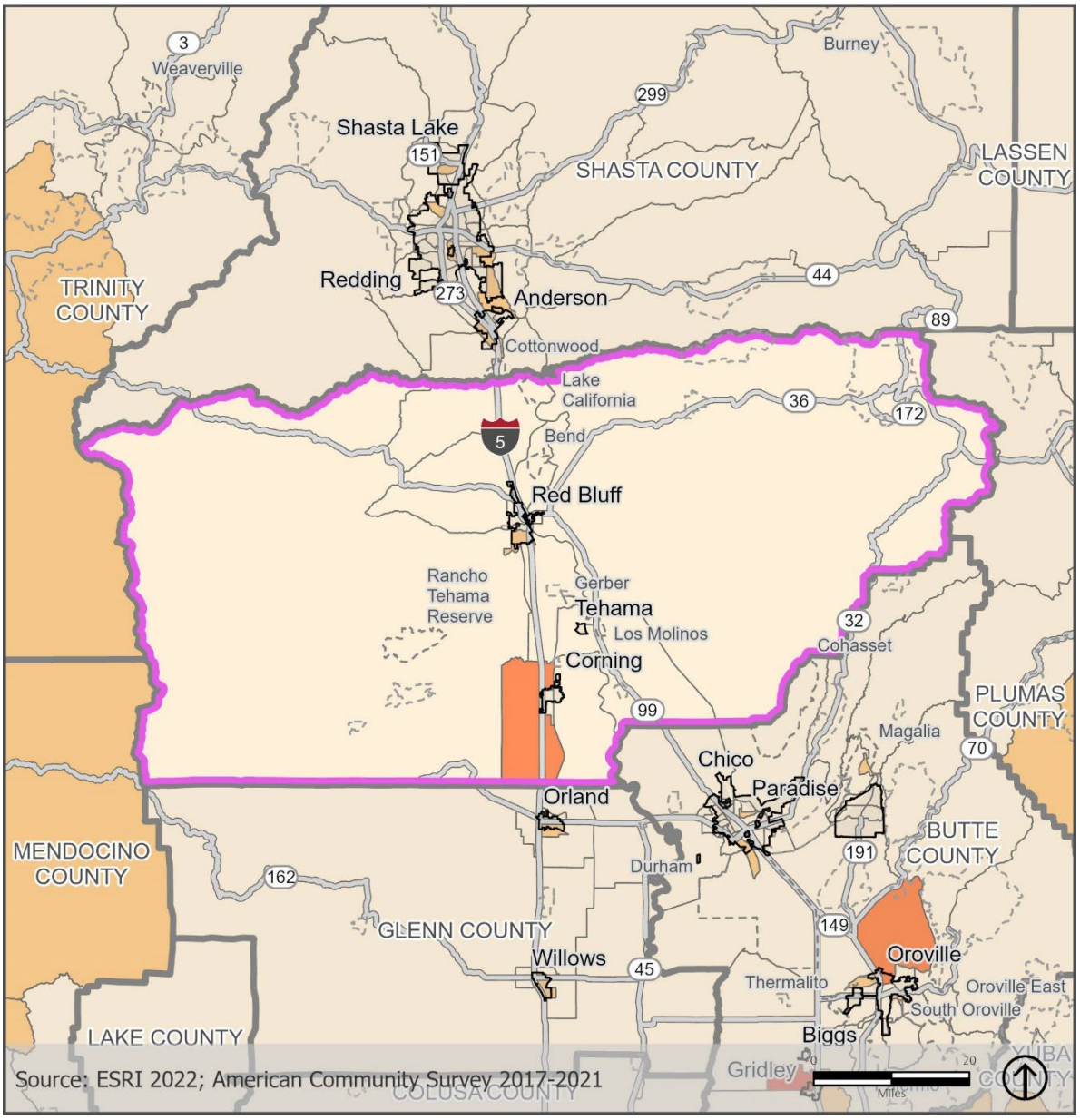
unincorporated Tehama County are generally low; tracts that do not intersect with incorporated jurisdictions all see rates of less than 5 percent (see **Figure 4-10, Rates of Overcrowding**). There are no unincorporated communities that are known to have higher rates of household overcrowding, such as "doubling-up" families in one house. Tracts with overcrowding rates of 5 percent or more are found in low-resource areas around and including the south side of the City of Red Bluff (5.5 percent) and immediately west of the City of Corning (11.4 percent), the latter encompassing the Paskenta Rancheria, home to the Paskenta Band of Nomlaki Indians. Nationally, Native Americans living on tribal lands face some of the worst housing conditions in the United States, including overcrowding; nearly 16 percent of households on tribal lands nationwide live in overcrowded conditions, compared to 2 percent nationally, a pattern consistent with data on overcrowding in unincorporated Tehama County's tribal lands.[6] However, it is also worth noting that the Native American population in Tehama County is relatively small and in some cases, local data had margins of error higher than the total count, so these statistics may require additional research to verify.

The spatial distribution of severely overcrowded units in unincorporated Tehama County is consistent with the distribution of overcrowded units; only two tracts see rates of 5 percent or more, one of which is the same low-resource tract encompassing two small sections of the City of Corning found west of I-5, as well as the Paskenta Rancheria (6.5 percent). The other area with a relatively higher rate of severe overcrowding (5 percent) is adjacent to the first, located immediately to the east of the Paskenta Rancheria. This moderate-resource tract is bounded by Kirkwood Road to the west and the Sacramento River to the east and includes the eastern half of the City of Corning. Incorporated areas generally see higher population densities and are subsequently subject to higher rates of overcrowding. Additionally, these two tracts are among Tehama County's more diverse areas. While a majority of residents in Tehama County identify as "White alone, not Hispanic or Latino" (66 percent), the second-largest demographic are residents who identify as having Hispanic or Latino origin (26 percent). Residents of these two census tracts with elevated rates of severe overcrowding identify as having Hispanic or Latino origin at rates of 43 percent and 45 percent, respectively. These are the most diverse tracts in the unincorporated county; the most diverse tract in the county overall (49 percent) primarily encompasses the incorporated City of Corning, on its west side. The spatial distribution and demographic trend of residents living in overcrowded conditions in unincorporated Tehama County is consistent with other low-density rural and semi-rural areas in the region.

Through **Program HE-1.A**, the County will use a variety of incentives to promote affordable housing or to promote a range of housing types, including zoning and land use controls, flexible development standards, technical assistance, and expedited processing, which will help to support the development of larger housing that can accommodate larger family sizes.

[6] National Low Income Housing Coalition. 2022, September 20. "Housing Needs on Native American Tribal Lands." via https://nlihc.org/explore-issues/policy-priorities/native-american-housing.

Figure 4-10, Rates of Overcrowding



Percentage of Renters Overpaying for Housing

Housing represents a significant percentage of the total cost of living for many households in California. Households spending more than 30 percent of their gross income on housing costs are considered to be overpaying, or "cost burdened." Overpayment is disproportionately experienced by renters in low-income households and low-resource areas.

As is the case across the region and the state, households in unincorporated Tehama County face elevated rates of overpayment. Both rent and sales prices have increased considerably in the unincorporated county since the last Housing Element Update. However, there are no differences in the degree of rent or price changes between unincorporated communities. Income is considerably less than the rental and sales prices. There are no patterns of evictions or foreclosures between unincorporated communities. In Tehama County, the census tracts with the highest rates of renters overpaying for housing are all found in and around the Cities of Red Bluff and Corning, in census tracts that include both incorporated and unincorporated areas (see **Figure 4-11, Renters Overpaying for Housing**). Due to relatively higher population densities in incorporated areas, it is likely that statistics on these tracts represent conditions in incorporated areas, even where they extend into unincorporated Tehama County. The tract with the highest rate (64 percent) is found in the northwest section of Red Bluff, in a high-resource area that also sees relatively higher rates of single-parent, female-headed households, consistent with other findings on adverse housing conditions for this household type, as previously described. While most residents of unincorporated Tehama County see rates of overpayment ranging between 20 and 40 percent, tracts along the I-5 corridor see rates between 40 and 60 percent, reflecting higher development and population density in these areas, including the Cities of Corning, Tehama, and Red Bluff, and several CDPs, including Vina, Richfield, Los Molinos, Las Flores, Gerber, Proberta, and Lake California.

Tehama County has similar or lower rates of renter overpayment when compared to neighboring areas outside the county. Notably, one of the tracts in the greater region that sees the highest rate of overpayment is found in Butte County, immediately outside of and adjacent to the Tehama County line along its southeastern edge. In this tract, 100 percent of households (72 out of 72 total) spend more than 30 percent of their gross household income on rent. Rates of overpayment are similarly high in the vicinity of the City of Chico and the Town of Paradise, and in the Butte Valley CDP, all in nearby sections of Butte County.

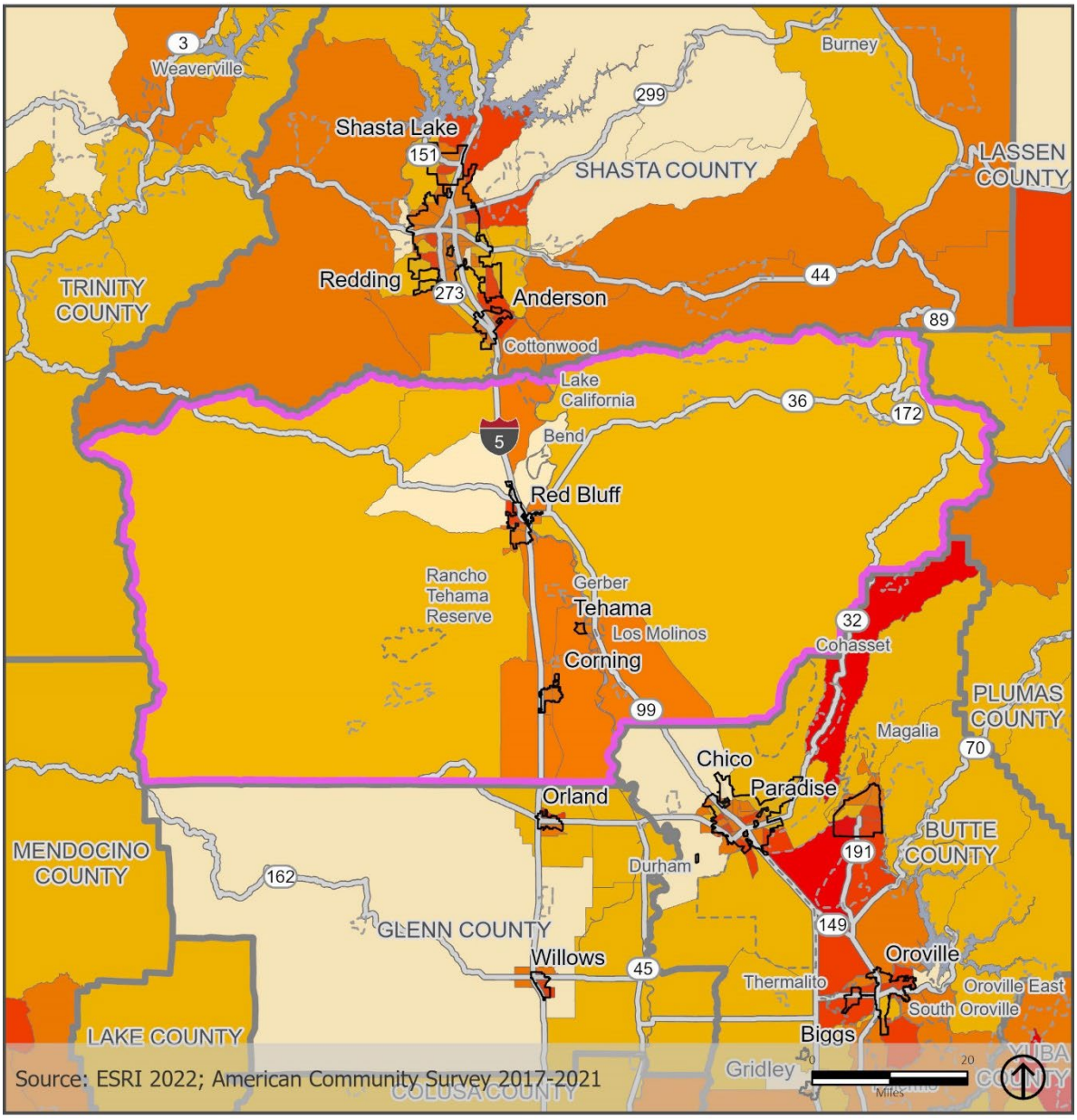
Housing Choice Vouchers

No Housing Choice Vouchers (HCVs) are in use in the west side of the county or in the census tracts that cover Vina, Los Molinos, Proberta, Las Flores, Tehama City, and the east side of Corning. Five percent of renter households or fewer use HCVs on the east side of the county, including in the communities of Paynes Creek, Manton, and Mineral, as well as in each of the census tracts that include the west side of Corning and the west side of Red Bluff. The three census tracts that include east and south Red Bluff have rates of HCV usage at 15 percent or lower. These are relatively low percentages, and it is typical for HCV usage to be centered around higher-population areas. This is also true in Shasta County, where the highest concentrations of HCV usage are concentrated in the vicinity of Redding and Anderson, and in Butte County, where the greatest concentrations of HCV usage are found in and around Chico and Oroville.

Through **Program HE-1.A**, the County will use a variety of incentives to promote affordable housing or to promote a range of housing types, including zoning and land use controls, flexible development standards, technical assistance, and expedited processing, which will help to support the development of more affordable rental housing. Through **Program HE-2.A**, the County will work with developers as well as with

state, federal, and nonprofit agencies to obtain available sources of funding for the development of affordable housing units.

Figure 4-11, Renters Overpaying for Housing



County Boundary

City Boundary

Census Designated Place Boundary

Percent of Renter Households for whom Gross Rent (Contract Rent Plus Tenant-Paid Utilities) is 30.0 Percent or More of Household Income

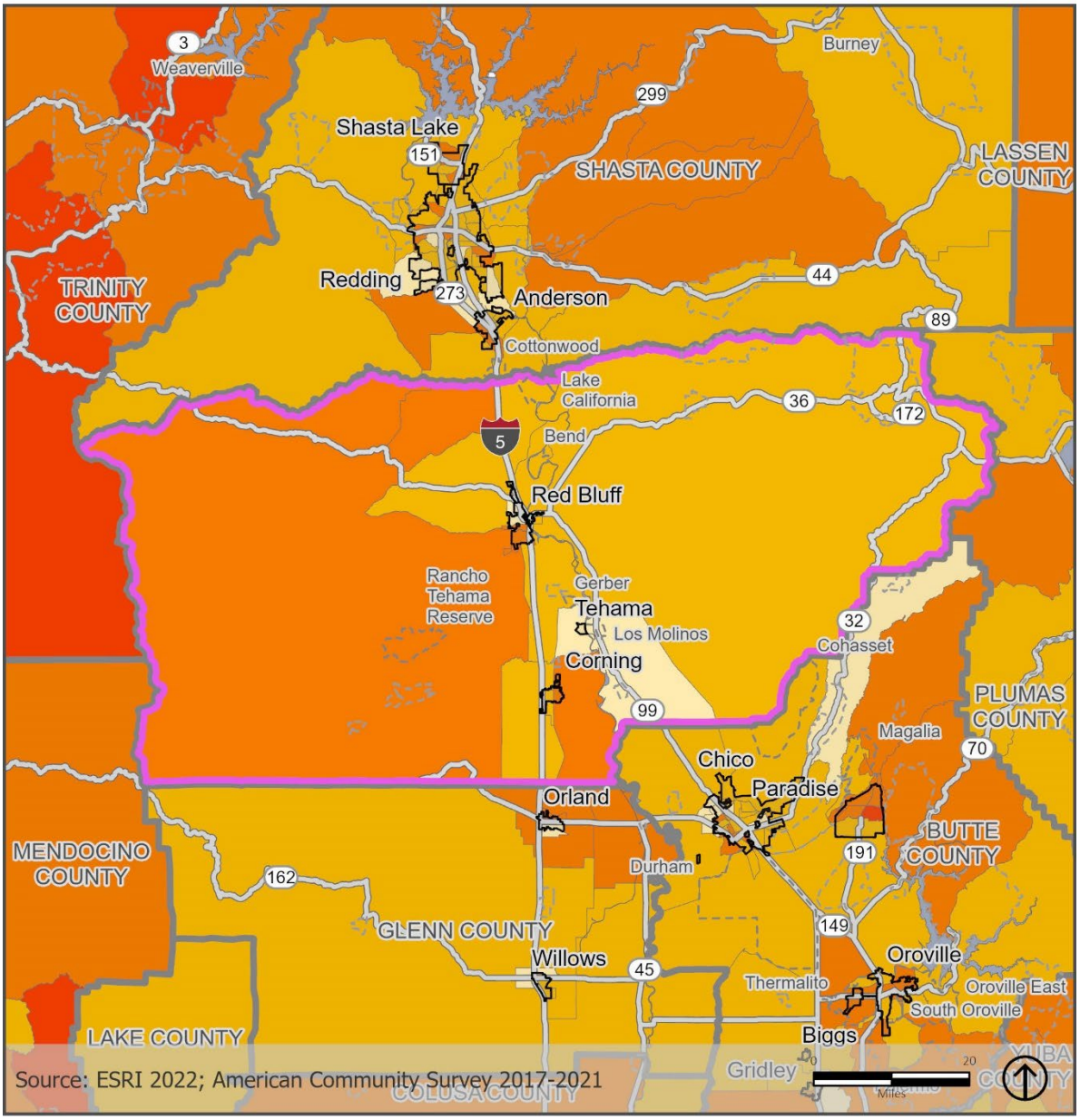
- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

Percentage of Homeowners Overpaying for Housing

Like renters, many low- to moderate-income homeowners across California spend more than 30 percent of their gross household income on housing costs and so are "cost burdened," putting families at elevated risk of foreclosure, preventing owners from making needed repairs, and impacting local economies by diverting money to housing expenses that might otherwise be spent at local businesses. The percentage of owner households (with mortgages) with monthly housing expenses greater than 30 percent of household income ranges between 15 and 54 percent by census tract, across Tehama County. Three census tracts see rates of cost-burdened homeowners higher than 50 percent, found on the low-resource south side of the City of Red Bluff (54 percent), a small portion of which extends into unincorporated Tehama County (see **Figure 4-12, Homeowners Overpaying for Housing**). The next highest rate (52 percent) is in a tract entirely in unincorporated Tehama County bounded by Cottonwood CDP to the northeast, I-5 to the east, Basier Road to the south, and Bowman Road to the west. As previously described, this highest-resource tract is sparsely populated by 3,409 residents, nearly 27 percent of whom are over the age of 65, and 33 percent of whom live with one or more disability. Senior residents on fixed incomes are vulnerable to fluctuation in housing and repair costs and are at elevated risk of displacement. The third tract is immediately east of the City of Corning, and includes the east side of the city (51 percent), in an area where residents face several other housing-related issues, as described elsewhere in this section.

Through **Program HE-1.A**, the County will use a variety of incentives to promote affordable housing or to promote a range of housing types, including zoning and land use controls, flexible development standards, technical assistance, and expedited processing, which will help to support the development of more affordable ownership housing. Through **Program HE-2.A**, the County will work with developers as well as with state, federal, and nonprofit agencies to obtain available sources of funding for the development of affordable housing units.

Figure 4-12, Homeowners Overpaying for Housing



Homelessness

According to the 2023 Point-in-Time Count, there were 304 total homeless residents in 233 households in the county. Because the majority of services are in cities, homeless residents tend to be concentrated in these areas as well. However, the County has partnered with the City of Red Bluff to address the needs of homeless community members through the recent development of a coordinated homeless shelter on the south side of downtown Red Bluff. Homeless community members tend to congregate within city limits rather than in places in the unincorporated county. There are no County programs to provide emergency rental assistance to residents at risk of displacement or homelessness.

Through **Program HE-4.8**, the County will provide financial assistance, as budget allows, on an annual basis for homeless assistance programs and shelters.

Housing Conditions

The county has very few areas with any meaningful concentration of units that lack complete plumbing or a complete kitchen. In the westernmost tract of the county, which includes the Flournoy, Paskenta, and Rancho Tehama areas, just over 5 percent of housing units lack a complete kitchen, and approximately 3.5 percent of housing units lack complete plumbing. This area has the highest concentration of substandard housing units in the county. However, because more than half of all housing units in the county are more than 30 years old, more homes may need rehabilitation or upgrades for safety or accessibility. The County has identified that homes in Federal Emergency Management Agency (FEMA) floodplains, including homes in the Sacramento River corridor, may be in greater need for rehabilitation than those that are outside of flood areas.

There are no known areas of the County with more or less units that are currently in need of rehabilitation and replacement, nor are there differences in housing conditions based on unit types (single family, multifamily, mobile or manufactured home. There are no known areas where current physical conditions of housing suggest a high need for rehabilitation for safety or accessibility reasons. There are no types of housing that are known to be not widely available.

There have been high rates of code enforcement complaints in Rancho Tehama, the unincorporated area around Corning, the unincorporated area of Red Bluff, and in the unincorporated community of Cottonwood. These complaints were approximately equally divided between public nuisance complaints and code enforcement actions related to building without permits.

The County has included **Program HE-5.A** to handle code enforcement complaints on a reactive basis, focusing on issues including property maintenance, abandoned vehicles, and housing conditions to ensure compliance with building and property maintenance codes. The County will also provide information about available rehabilitation programs. Through **Program HE-8.B**, the County will continue to cooperate with nonprofit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications, and will consider offering weatherization assistance to lower-income households if nonprofit resources are determined to be inadequate to satisfy local need.

Site Analysis: Housing Instability, Homelessness, and Housing Conditions

There are few areas in the county with notable concentrations of overcrowding, and none of the sites identified are in these areas. While this will prevent an overconcentration of lower-income households who may be experiencing overcrowding, it may not alleviate conditions in areas that are experiencing

overcrowding. However, it is expected that the development of affordable housing in the areas identified would create housing mobility opportunities for lower-income households in primarily higher-opportunity areas.

All of the unit capacity identified on sites to meet the RHNA is in areas with moderate to high levels of renter overpayment and low to moderate areas of homeowner overpayment. It is estimated that the development of affordable housing in Tract 5, which has a relatively high concentration of renters experiencing cost burden, may allow community members in this area to find affordable housing without needing to leave the community where they currently live. Similarly, the development of moderate-income housing in the Lake California area (Tract 2.01), which has a moderate level of homeowner overpayment, may create new opportunities for moderate-income homeowners living in this area to find more affordable housing than their current home without needing to leave their community.

DISASTER-DRIVEN DISPLACEMENT

Large sections of Tehama County's unincorporated area is in a Very High Fire Hazard Severity Zone (FHSZ), particularly to the northwest and northeast of Red Bluff, including a small section of the northwest corner of Red Bluff (see **Figure 4-13, Fire Hazard Areas**). The Rancho Tehama Reserve is also in the Very High FHSZ. Areas in the very high fire hazard severity zone include many lower-income and higher-poverty areas as well as areas with moderate concentrations of persons with disabilities, but also some of the unincorporated county's highest-income areas and areas with low concentrations of disabled residents. The areas of the county with the highest concentration of children in female-headed households are not within very high fire hazard severity zones. However, it is not unusual for much of this area to be in the Very High FHSZ, as much of Shasta County, along with scattered areas of Plumas, Glenn, and Butte Counties, are in these zones. Areas southwest and southeast of Red Bluff are mostly in the Moderate or High FHSZ, including the Paskenta, Flournoy, and Henleyville areas. However, the Sacramento River corridor, including the communities of Dairyville, Los Molinos, Proberta, and Gerber-Las Flores, are not in Fire Hazard Severity zones of any level, nor are the cities of Corning or Tehama City, or most of the City of Red Bluff.

Small sections of the unincorporated county are in FEMA's 1 percent flood zone, particularly along the Sacramento River and its tributaries (see **Figure 4-14, FEMA Flood Zones**). Areas in this flood zone are primarily close to the river and include the City of Tehama and areas on the east side of Red Bluff, along with the unincorporated community of Los Molinos. Several areas in this flood zone have lower median incomes and higher concentrations of residents with income below the poverty level, as well as moderate concentrations of people with disabilities. The majority of the area in the communities of Dairyville, Proberta, and Gerber-Las Flores are not in this flood zone. Regionally, this pattern is true along other parts of the Sacramento River, including large sections of Anderson and Redding to the north, and the communities of Butte City, Princeton, and Colusa to the south.

Due to the nature of hazards in Tehama County, identifying areas for housing development that are neither in a floodplain nor a fire hazard area is challenging. However, the majority of lower-income sites are not in a high or very high fire hazard area and are not in a 1-percent annual chance flood hazard area. A small number of above moderate-income sites in Tract 5 are on the edge of a very high fire hazard area on the outskirts of Red Bluff, and the moderate and lower-income sites in Tract 6 are in a 1-percent floodplain area. Sites in Tract 2.01 are either in a high or very high fire hazard severity area or in a 1-percent FEMA flood hazard area.

In the past five years, there have not been any local disaster events that have led to displacement of residents. No areas of the unincorporated have a higher percentage of housing with higher susceptibility to environmental damage due to building age or design. Defensible space inspections are performed by CalFire. There are no other environmental hazard mitigation programs available in the unincorporated county. However, the County is in the process of Multi-Jurisdiction Hazard Mitigation Plan Update. Home hazard mitigation information is available on the County's website in both English and Spanish including information on State and non-profit programs to help plan for and mitigate risks.

Through **Program HE-6-.A**, the County will 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 structural fire protection services, to serve residential development, especially affordable or special-needs housing development. Additionally, as part of Program HE 4.I, the County will coordinate with the Tehama County Fire Marshal's Office, the Tehama-Glenn Fire Safe Council to support outreach efforts related to hazard mitigation and ensure they reach communities with higher concentrations of lower-income households or persons with disabilities. Additionally, in accordance with the 2025 Multi-Jurisdictional Hazard Mitigation Plan, the County will conduct outreach to assist residential care facilities to have staff trained on evacuation procedures and will provide assistance to residents for Provide assistance to residents for flood proofing wellheads in areas of known flood risk.

Figure 4-13, Fire Hazard Areas

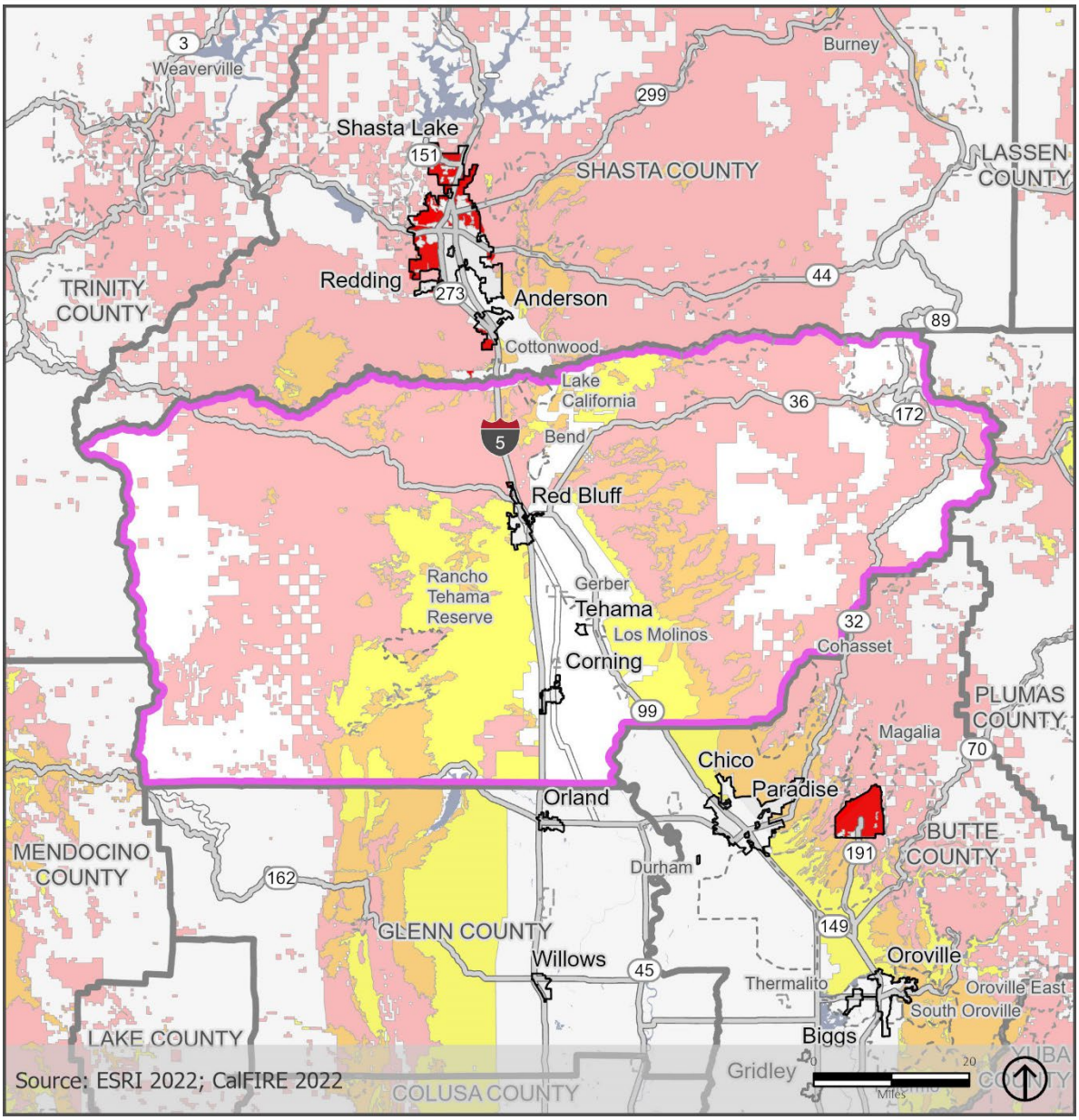
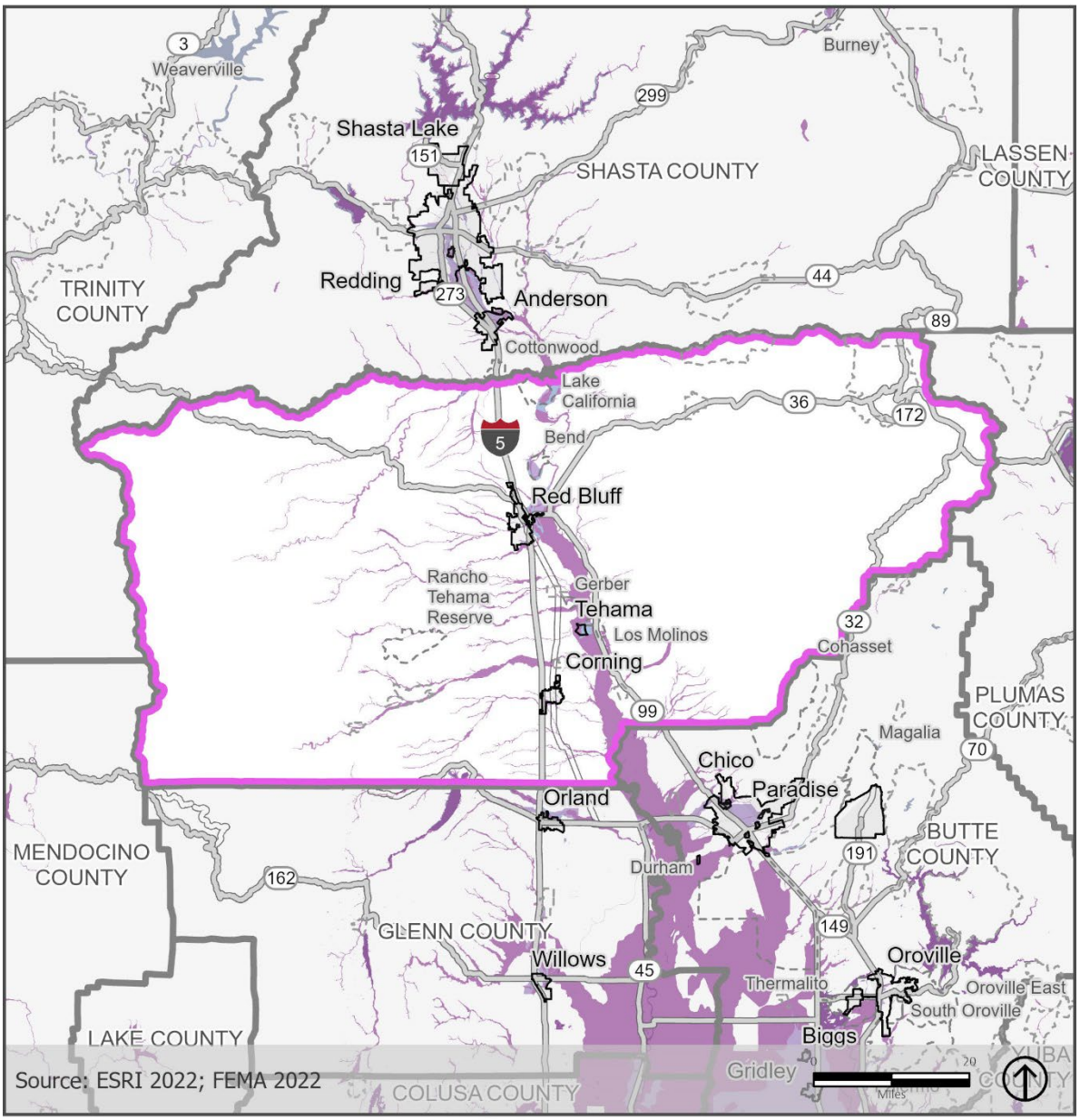


Figure 4-14, FEMA Flood Zones



FAIR HOUSING OUTREACH AND ENFORCEMENT

Between 2013 and 2022, there were a total of 20 fair housing inquiries made in Tehama County according to the United States Department of Housing and Urban Development's (~~ousing anHouHUD's~~HUD's) Fair Housing and Employment Office. Of these, 12 were in Red Bluff and 3 were in Corning. Of the five in unincorporated county areas, three were in Los Molinos and there were one each in the communities of Rancho Tehama and Vina. Of the five inquiries in the unincorporated county, only one was submitted with a basis. One inquiry was made in Los Molinos on a disability basis. One complaint was pursued to a case basis in Los Molinos. The complaint was on a family status basis. Complaints are referred to either HUD or the California Department of Fair Employment and Housing (DFEH) as they are received. Legal Services of Northern California (LSNC) also provides legal aid services to residents of Tehama County.

Through **Program HE-7.A**, the County will continue to make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, on the County website, and at other sources from which the community gathers information and will continue to refer housing discrimination complaints to the appropriate state and federal agencies (HUD or DFEH).

Compliance with Fair Housing Laws

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to become in compliance. Tehama County enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with State law, and referral of fair housing complaints to appropriate agencies. The following identifies how the County complies with fair housing laws:

- **Density Bonus Law (Government Code Section 65915).** The County has included **Program HE-4.G** to amend the density bonus ordinance to allow up to a 50.0 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0 percent for projects that are completely affordable, in compliance with State law.
- **No-Net-Loss (Government Code Section 65863).** The County has identified a surplus of sites available to meet the Regional Housing Needs Assessment allocation. In total, the County's surplus unit capacity is 4~~3~~1, composed of 17~~5~~ lower-income units, 15~~7~~ moderate-income units, and 9 above moderate-income units.
- **Housing Accountability Act (Government Code Section 65589.5).** The County does not condition the approval of housing development projects for very low-, low-, or moderate-income households or emergency shelters unless specified written findings are made. Further, the County currently allows emergency shelters by right, without limitations, in the R-3, R-4, C-1, and C-2 zoning districts.
- **Senate Bill 35 (Government Code Section 65913.4).** The County will comply with SB 35 by establishing a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects by December 2024 (**Program HE-2.D)**.
- **Senate Bill 330 (Government Code Section 65589.5).** The County complies with SB 330, relying on regulations for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective General Plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report (EIR) or 60 days after adoption of a mitigated

negative declaration (MND) or an environmental report for an affordable housing project. The County adopted a compliant SB 330 application that is available on the County's website.

- **California Fair Employment and Housing Act and Federal Fair Housing Act.** The County provides protections to residents through referrals to legal assistance organizations.
- **Review Processes (Government Code Section 65008).** The County reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to, residential sites subject to Assembly Bill (AB) 1397.
- **Assembly Bill 686 (Government Code Section 8899.50).** The County has completed this Assessment of Fair Housing and identified programs to address identified fair housing issues in **Table 4-4, Factors Contributing to Fair Housing Issues**.
- **Equal Access (Government Code Section 11135 et seq.).** The County provides translation services for all public meetings and materials and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the State, regardless of membership or perceived membership in a protected class.

LOCAL DATA AND KNOWLEDGE

As noted in the discussion above and in HCD's AFFH Data Viewer 3.0, Tehama County has large portions of the county noted as "Racially Integrated", with more rural portions of the county falling into the "Low-Medium Segregation" category. The county is predominantly White, with areas in the southern portion of the county (adjacent to Corning) being nearly split between White and Latino. While there are portions of the county that are lower-income than others, this is not atypical for some of the more rural areas of the state. Agriculture is the main economic engine in the region and agricultural worker wages are amongst the lowest across all sectors.

The largest concentration of persons with disabilities is located in the City of Red Bluff, and not in the unincorporated county. Areas of the unincorporated county with higher concentrations of persons with disabilities are located in the eastern portion of the county as well as the census tract in the northern portion of the county. However, none of these areas exceed 30 percent of the population with a disability. The unincorporated county does not have any concentrations of affordable housing, group homes, or residential care facilities as these services are located within the incorporated communities of Red Bluff, Corning, and Tehama. As noted on page 4-29, there have been no requests for reasonable accommodation and there is no immediate need for accessibility improvements outside of actions to enhance services overall in the county.

Given the size of the county, access to schools can be challenging for certain communities. This may mean that while elementary schools are relatively accessible, as children grow older, families must travel further to access middle schools and high schools. However, as noted in the Corning Union High School website, there are several bus routes to assist in transporting students from more rural areas of the county into educational institutions. According to GreatSchools.org, schools in Corning and Red Bluff are relatively the same as far as educational outcomes, while smaller school districts throughout the unincorporated county appear to achieve slightly higher educational outcomes.

While there are some pockets of overpayment throughout the county, primarily overpayment by renters, it is likely that this data is highly effected by the small number of renters in these regions. Areas near or

in the incorporated cities of Red Bluff and Corning do not experience such sever renter overpayment, signaling the overpayment in the unincorporated county is skewed by such fewer units.

Most economic opportunities are located closer to the incorporated cities of Red Bluff and Corning, with several of the largest employers being state, county, and local governments, school districts, and large retailers such as Home Depot and Grocery Outlet.

The Resource Conservation District of Tehama County (RCDTC) offers no-cost defensible space assistance to residence within Tehama County's State Responsibility Area (SRA), Local Responsibility Area (LRA), and Wildland-Urban Interface (WUI) zones. This program assists homeowners by providing no-cost labor and contractor services to improve defensible space around homes. This hazard mitigation program is available and accepting applications.

CONTRIBUTING FACTORS

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the County identified factors that contribute to fair housing issues, as shown in **Table 4-4, Factors Contributing to Fair Housing Issues**. While there are several strategies identified to address the fair housing issues, the most pressing issues are the concentration of lower-income households in the northeast area, which may reflect barriers to housing mobility opportunities, and disproportionate housing need for renters. Prioritized contributing factors are **bolded** in **Table 4-4** and associated actions to meaningfully affirmatively further fair housing related to these factors are ***bold and italicized***. Additional programs to affirmatively further fair housing are included in **Section 2, Housing Programs**.

TABLE 4-4:
FACTORS CONTRIBUTING TO FAIR HOUSING ISSUES

AFH Identified Fair Housing Issue	**Contributing Factor**	**Priority**
Housing overpayment, particularly among renters	Low incomes in many areas of the county Limited affordable housing opportunities	High
Homes in need of rehabilitation for safety or accessibility	Older homes Lower-income households that may have difficulty paying for repairs	High
Low school performance	High rates of students in disadvantaged economic conditions	Moderate
Pollution exposure	Presence of agricultural operations Presence of highways near residential areas	Low
Potential for fire or flood hazard displacement	Residential areas near high or very high fire hazard severity zones Residential areas near the Sacramento River	Moderate
Limited accessibility for non-drivers	Limited transit access outside of Red Bluff and Corning Long distances to access resources in more rural areas Limited bicycle and pedestrian infrastructure	Low

5. HOUSING RESOURCES AND SITES ANALYSIS

HOUSING RESOURCES AND SITES ANALYSIS

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.

EXISTING AND PROJECTED HOUSING NEEDS

Tehama County's future housing needs are based on population and employment growth projections over the 2024-2029 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 HCD. For areas with no council of governments, HCD determines housing market areas and defines the regional housing need for cities and counties within these areas (Government Code Section 65584(b)).

HCD developed the RHNA for unincorporated Tehama County and the cities of Red Bluff, Corning, and Tehama. It allocates to the cities and unincorporated areas of the county their "fair share" of the projected housing need, based on household income groupings over the five-year planning period for the Housing Element of each specific jurisdiction. The RHNA also identifies and quantifies the existing housing needs for each jurisdiction. The quantification is based on a planning period from June 30, 2024 to June 30, 2029.

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 5-1** provides the adjusted RHNA target for the 2024-2029 projection period (also referred to as "basic construction needs") for each of the five household income groups for unincorporated Tehama County.

TABLE 5-1
TEHAMA COUNTY RHNA ALLOCATION

Income Group	Allocation	Percentage
Very Low	121	26.7%
Low	82	18.1%
Moderate	77	17.0%
Above Moderate	174	38.3%
Total	***454***	**100.0%**

Note: The extremely low-income RHNA is 50 percent of the very low-income RHNA.

To calculate the projected housing needs for extremely low-income households, the County assumed that 50 percent of its very low-income regional housing need constitutes extremely low-income households. As a result, from the very low-income need of 60 units, Tehama County has a projected need of 61 units for extremely low-income households.

LAND INVENTORY

Identification of Available Land and Sites and Realistic Capacity

Table 5-2 presents a summary of vacant residential land in the unincorporated area of the county. The information was developed through a GIS analysis utilizing information provided by the County Assessor's Office combined with an overlay of county zoning information. The "Potential Units" category represents the total number of units that could be built at the typical density for the land use. The "Realistic Units" category assumes a 50 percent reduction to estimate the number of units that realistically could be built on the available vacant land based on historical county residential densities. Multifamily housing development in the unincorporated county has been limited in recent years. One two-unit development was permitted in 2023 in the Cottonwood area, on a parcel that is zoned R-2. This zoning designation permits up to a two-family dwelling. Therefore, this site was developed with the maximum number of units that could be developed on the parcel. However, the County has assumed a 50 percent reduction to reflect the typically lower density of the unincorporated county areas.

As shown in **Table 5-2,** the county has an adequate supply of residential land to accommodate its share of the regional housing need.

Infrastructure Capacity

As previously indicated, water in unincorporated Tehama County is provided by wells or small private water systems in rural areas. The majority of the unincorporated area of Tehama County is served by individual septic systems. The development of multifamily housing would require the construction of a large-capacity septic system or advanced wastewater system. However, multifamily is not a typical housing type in unincorporated Tehama County. Single family residential provides an affordable housing option to all income groups, and therefore this is not considered a constraint to the development of the unit capacity estimated in **Table 5-2**.

Sites Identified in Previous Housing Element

Pursuant to California Government Code Section 65583.2(c), a nonvacant site identified in the previous planning period and a vacant site identified in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA unless the site is subject to an action in the Housing Element that requires rezoning within three years of the beginning of the planning period that will allow residential use by right for housing developments with at least 20 percent units affordable to lower-income households. There is one vacant parcel (024-030-19-1) in the inventory (Table 5-2) that was identified in the last two Housing Element cycles. See program 3.A.

~~**Table 5-2** lists the "Realistic Units" for the possible environmental and/or physical constraints to these lands by reducing the potential number of units. While there may be some environmental or physical constraints on a portion of available vacant land, there is adequate land available to meet Tehama County's RHNA goal.~~

TABLE 5-2
VACANT SITES CAPACITY, UNINCORPORATED TEHAMA COUNTY

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District	GPLU
Lower Income Capacity						
024-030-19-1*	10	16	160	80	R-4	UR
024-030-25-1	7.66	16	122	61	R-4	UR
024-030-26-1	9.3	16	148	74	R-4	UR
~~041-253-01-1~~	~~0.4~~	~~16~~	~~6~~	~~3~~	~~R-4~~	~~UR~~
Total	***267.936***		***4306***	***2158***		
Moderate Income Capacity						
041-253-01-1	0.4	16	6	3	R-4	UR
102-010-07-1	0.35	8	2	1	R-3	SR
102-010-08-1	0.35	8	2	1	R-3	SR
102-010-09-1	0.35	8	2	1	R-3	SR
102-010-10-1	0.35	8	2	1	R-3	SR
102-020-01-1	0.35	8	2	1	R-3	SR
102-020-02-1	0.35	8	2	1	R-3	SR
102-020-03-1	0.35	8	2	1	R-3	SR
102-020-04-1	0.35	8	2	1	R-3	SR
102-020-09-1	0.35	8	2	1	R-3	SR
102-020-10-1	0.35	8	2	1	R-3	SR
102-020-11-1	0.35	8	2	1	R-3	SR
102-020-13-1	0.35	8	2	1	R-3	SR
102-020-14-1	0.35	8	2	1	R-3	SR
102-020-15-1	0.35	8	2	1	R-3	SR
102-020-16-1	0.35	8	2	1	R-3	SR
102-020-20-1	0.35	8	2	1	R-3	SR
102-030-01-1	0.35	8	2	1	R-3	SR
102-030-03-1	0.35	8	2	1	R-3	SR
102-030-04-1	0.35	8	2	1	R-3	SR
102-030-06-1	0.35	8	2	1	R-3	SR
102-030-07-1	0.35	8	2	1	R-3	SR
102-030-08-1	0.35	8	2	1	R-3	SR
102-030-09-1	0.35	8	2	1	R-3	SR
102-030-10-1	0.35	8	2	1	R-3	SR
102-030-12-1	0.35	8	2	1	R-3	SR
102-030-14-1	0.35	8	2	1	R-3	SR
102-030-15-1	0.35	8	2	1	R-3	SR
102-030-16-1	0.35	8	2	1	R-3	SR
102-030-17-1	0.35	8	2	1	R-3	SR
102-030-19-1	0.35	8	2	1	R-3	SR
102-040-01-1	0.35	8	2	1	R-3	SR

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District	GPLU
102-040-02-1	0.35	8	2	1	R-3	SR
102-040-03-1	0.35	8	2	1	R-3	SR
102-040-05-1	0.35	8	2	1	R-3	SR
102-040-06-1	0.35	8	2	1	R-3	SR
102-040-10-1	0.35	8	2	1	R-3	SR
102-030-12-1	0.35	8	2	1	R-3	SR
102-030-14-1	0.35	8	2	1	R-3	SR
102-030-15-1	0.35	8	2	1	R-3	SR
102-030-16-1	0.35	8	2	1	R-3	SR
102-030-17-1	0.35	8	2	1	R-3	SR
102-030-19-1	0.35	8	2	1	R-3	SR
102-040-01-1	0.35	8	2	1	R-3	SR
102-040-02-1	0.35	8	2	1	R-3	SR
102-040-03-1	0.35	8	2	1	R-3	SR
102-040-05-1	0.35	8	2	1	R-3	SR
102-040-06-1	0.35	8	2	1	R-3	SR
102-040-10-1	0.35	8	2	1	R-3	SR
102-040-11-1	0.35	8	2	1	R-3	SR
102-040-12-1	0.35	8	2	1	R-3	SR
102-040-13-1	0.35	8	2	1	R-3	SR
102-040-14-1	0.35	8	2	1	R-3	SR
102-040-15-1	0.35	8	2	1	R-3	SR
102-040-16-1	0.35	8	2	1	R-3	SR
102-051-02-1	0.35	8	2	1	R-3	SR
102-051-04-1	0.35	8	2	1	R-3	SR
102-051-05-1	0.35	8	2	1	R-3	SR
102-051-06-1	0.35	8	2	1	R-3	SR
102-051-07-1	0.35	8	2	1	R-3	SR
102-051-09-1	0.35	8	2	1	R-3	SR
102-051-10-1	0.35	8	2	1	R-3	SR
102-051-11-1	0.35	8	2	1	R-3	SR
102-051-15-1	0.35	8	2	1	R-3	SR
102-080-01-1	0.35	8	2	1	R-3	SP/SR
102-080-03-1	0.35	8	2	1	R-3	SP/SR
102-080-05-1	0.35	8	2	1	R-3	SP/SR
102-080-06-1	0.35	8	2	1	R-3	SP/SR
102-080-07-1	0.35	8	2	1	R-3	SP/SR
102-080-08-1	0.35	8	2	1	R-3	SP/SR
102-080-10-1	0.35	8	2	1	R-3	SP/SR
102-080-13-1	0.35	8	2	1	R-3	SP/SR
102-080-14-1	0.35	8	2	1	R-3	SP/SR
102-080-15-1	0.35	8	2	1	R-3	SP/SR

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District	GPLU
102-090-01-1	0.35	8	2	1	R-3	SP/SR
102-090-02-1	0.35	8	2	1	R-3	SP/SR
102-090-04-1	0.35	8	2	1	R-3	SP/SR
102-090-05-1	0.35	8	2	1	R-3	SP/SR
102-090-07-1	0.35	8	2	1	R-3	SP/SR
102-090-08-1	0.35	8	2	1	R-3	SP/SR
102-090-10-1	0.35	8	2	1	R-3	SP/SR
041-011-12-1	0.35	8	2	1	R-3	UR
041-011-13-1	0.43	8	3	1	R-3	RS
041-011-14-1	0.38	8	3	1	R-3	UR
041-011-15-1	0.29	8	2	1	R-3	UR
041-011-16-1	1.25	8	10	5	R-3	UR
041-021-05-1	0.35	8	2	1	R-3	UR
041-021-24-1	0.35	8	2	1	R-3	UR
041-021-25-1	0.35	8	2	1	R-3	UR
041-024-04-1	0.35	8	2	1	R-3	UR
041-025-06-1	0.35	8	2	1	R-3	UR
041-032-04-1	0.35	8	2	1	R-3	UR
041-350-09-1	0.35	8	2	1	R-3	UR
Total	***298.395***		***1760***	***874***		
Above Moderate Capacity						
027-040-60-1	3.54	4	14	7	R-1	UR
027-040-61-1	1.89	4	7	3	R-1	UR
027-040-62-1	2.22	4	8	4	R-1	UR
027-040-63-1	6.38	4	25	12	R-1	UR
027-140-06-1	7.92	4	31	15	R-1	UR
027-140-07-1	1.99	4	7	3	R-1	UR
027-140-08-1	1.32	4	5	2	R-1	UR
027-140-31-1	2.61	4	10	5	R-1	UR
027-140-33-1	1.99	4	7	3	R-1	UR
027-410-07-1	7.83	4	31	15	R-1	UR
027-410-41-1	7.83	4	31	15	R-1	UR
027-410-42-1	10	4	40	20	R-1	UR
029-100-55-1	7.29	4	29	14	R-1	UR
041-191-17-1	0.3	4	1	0	R-1	UR
041-240-04-1	0.3	4	1	0	R-1	UR
041-240-20-1	0.3	4	1	0	R-1	UR
041-240-23-0	0.3	4	1	0	R-1	UR
041-240-40-0	0.26	4	1	0	R-1	UR
100-310-01-1	7.65	4	30	15	R-1	SR
100-310-03-1	3.86	4	15	7	R-1	SR

APN	Acres	Density	Maximum Units	Realistic Units	Zoning District	GPLU
100-310-06-1	9.92	4	39	19	R-1	SR
100-310-09-1	12.14	4	48	24	R-1	SR
Total	***97.84***		***382***	***183***		

Source: Tehama County, 2023

** Site was previously used in the 5th and 6th Housing Element cycles to meet the lower income RHNA and is therefore subject to Government Code Section 65583.2(c).*

***Based on a review of previous Housing Elements and Annual Progress Reports, the County has not received any requests for densities below the assumptions in the inventory in any of the zones.*

Note. The Vacant Land Inventory is based on Tehama County's GIS System. The County's GIS System uses a Parcel Layer that is derived from the Tehama County Assessor's Office, which is then formatted and processed through Tehama County Public Works by their contract services with Chico State. This information fluctuates year by year based on Tax Parcel delineation requests, subdivision, parcel mergers and lot line adjustments etc. The sites included do not have any known environmental constraints or constraints related to contaminants, easements, site shape or size, compatibility with designated uses, or other physical conditions that would constrain development.

Accessory Dwelling Units

In addition to identifying vacant land throughout the County, the County has assumed that Accessory Dwelling Units (ADUs) will provide capacity towards meeting a portion of the RHNA. The County conservatively assumed that two ADUs will be built every year over the five year planning period, resulting in 10 ADUs during the 7th Cycle planning period. Based on recent trends for similar sized units, the County estimates that ADU affordability will be distributed equally between lower and moderate-income groups, assuming 5 ADUs per income category.

Accommodating the Regional Housing Need

Table 5-3 compares the County's RHNA to the available capacity. The County has a surplus of 175~~5~~ units available to lower-income households (including extremely low-, very low-, and low-income households), 157~~7~~ units available to moderate-income households, and 9 units available to above-moderate-income households, a total surplus of 43~~3~~1 units.

TABLE 5-3
COMPARISON OF REGIONAL GROWTH NEED AND AVAILABLE CAPACITY

Income Group	2024–2029 RHNA	Vacant Land Capacity	Projected ADUs	Total Capacity	RHNA Surplus
Extremely Low	61	2158	5	220	175
Very Low	60				
Low	82				
Moderate	77	874	5	92	157
Above Moderate	174	183	0	183	9
Total	**454**	**485**	**10**	**495**	**431**

6. HOUSING CONSTRAINTS

ANALYSIS OF GOVERNMENTAL CONSTRAINTS

RESIDENTIAL DEVELOPMENT STANDARDS

The Tehama County 2009–2029 General Plan, a comprehensive update, was approved and adopted by the Tehama County Board of Supervisors, effective March 31, 2009. The General Plan establishes policies and programs that guide new development in the unincorporated areas of the county. The General Plan also designates land uses within the county, including residential development (see **Table 6-1**). The policies and programs pertaining to residential development establish and control the type, location, and density of residential development in the unincorporated areas of the county.

TABLE 6-1
GENERAL PLAN LAND USE DESIGNATIONS

Designation	Land Use Designation	Primary Residential Type	Density
SR	Suburban Residential	single-family detached and semi-detached dwellings with single-family attached, two units, and multi-family attached	4 du/acre
UR	Urban Residential	single-family and multi-family dwelling units	16 du/acre

Source: Tehama County General Plan

The Tehama County Zoning Code adopted March 16, 1983, with subsequent amendments, is the main implementing instrument for the residential development policies set forth in the County General Plan. The Zoning Code lists the permitted land uses within each zone and sets forth development standards with which the permitted land uses must comply. **Table 6-2** lists the primary residential zoning districts in Tehama County.

TABLE 6-2
RESIDENTIAL ZONING DISTRICTS

Designation	District	Primary Residential Type
RE	Residential Estate	Single-family residence
R-1	One-Family Residence	Single-family residence
R-2	Two-Family Residence	Duplex
R-3	Neighborhood Apartment	Four-plex, apartments
R-4	General Apartment	Higher-density residential
PD	Planned Development	Various

Source: Tehama County Zoning Ordinance

Table 6-3 depicts the housing types permitted by each zone allowing residential development, except for the PD 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 PD district is required to obtain a planned development permit, which specifies allowed uses for the land (Tehama County Zoning Code Section 17.38.030).

TABLE 6-3
PERMITTED USES

Housing Types Permitted	RE	R-1	R-2	R-3	R-4	AG (all)	C1/C2	M1/M2
Single-Family Detached	P	P	P	U	U	P[1]		
Duplexes			P	U	U			
Triplexes and Fourplexes				P	P		P[2]	P[2]
Multifamily (5+ units per structure)				P	P		P[2]	P[2]
Mobile Homes/Manufactured Homes	P	P	P	P	P	P		
Mobile Home Park				U	U		U	U
Residential Care Homes (7+ persons)	U	U	U	P	P			
Residential Care Homes (6 or fewer persons)	P	P	P	P[4]	P[4]			
Accessory Dwelling Unit	P	P	P	P	P	P		
Transitional Housing	P[5]	P[5]	P[5]	P[5]	P[5]	P[5]	P[5]	P[5]
Supportive Housing	P[5]	P[5]	P[5]	P[5]	P[5]	P[5]	P[5]	P[5]
Emergency Shelters[6]				P	P		P	
Transient Lodging[7]				P	P		P	
Agricultural Employee Housing (6 or fewer persons)	P	P	P			P		
Agricultural Employee Housing (12 or less units, 36 or less beds)						P		

Source: Tehama County Zoning Code

P – Allowed by right, U – allowed by use permit.

[1] Only a single residential unit allowed when accessory to appropriate agricultural, recreation-related, or commercial operations of the site and is the principal residence of the owner or operator.

[2] Residential uses are allowed when part of a mixed-use building or as an accessory to primary permitted use.

[4] No conditional use permit, zoning variance, or other zoning clearance shall be required of such a residential care facility which is not required of a one-family dwelling in the same zone. Such residential care facilities shall be subject to the same requirements, standards, and restrictions as other one-family dwellings in the same zone.

[5] Transitional housing and supportive housing is considered a residential use of property and is subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

[6] "Emergency shelter" (as defined by Tehama County Code Section 17.04.020) shall mean housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person and in which no individual or household is denied emergency shelter because of an inability to pay.

[7] "Transient lodging" (as defined by Tehama County Code Section 17.04.020) shall mean either a hotel, inn, motel, tourist home, non-membership campground, or other lodging facility for persons staying 30 days or less, or an emergency shelter.

Emergency Shelters

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

Government Code Sections 65582 and 65583(a)(5)) require jurisdictions to identify zones where emergency shelters are permitted without a conditional use permit. Within identified zones, only objective development and management standards may be applied, given that they are designed to encourage and facilitate the development of or conversion to an emergency shelter. The County has not have adopted development or management standards for emergency shelters but has included **Program 4.G** to complete this with in the planning period. At present, emergency shelters are permitted by-right, without discretionary review within the R-3, R-4, C-1/C-2 zone. The C-1/C-2 zone allows residential uses by-right when part of a mixed-use project.

In accordance with Assembly Bill (AB) 2339 (2022), the Housing Element must identify potential sites for emergency shelters within zones that allow residential uses by-right. The following sites may be used for the development of emergency shelters.

The County has sufficient capacity to accommodate a year-round shelter as shown in table 5-2. Sites within the cities SOIs are close to services and transit. ~~identified APN 033-130-031 (7.4 acres in size) and 033-130-030 (4.97 acres in size) within the city of Red Bluff in the M-2 zone as an appropriate site for an emergency shelter. This parcel is close to services and transit.~~ Based on information obtained by the Tehama County Continuum of Care the County has an identified need of 64 persons. Assuming 200 square feet per person, the identified site exceeds the required square footage requirement and therefore meets the requirements of AB 2339. The site is currently vacant, and there are no known conditions that would make the site inappropriate for habitation. In selecting this site, the County considered the site's proximity to the following services, all of which exist within one-quarter mile of the subject property, five minutes walking distance:

- Grenville Rancheria Health Center
- Red Bluff Community Center
- Tehama County Job Training Center
- Express Personnel

A Tehama Rural Area Express (Trax) bus stop (8 Bus Line) is situated on the same block as the parcel within walking distance, with countywide transit available.

Government Code Section 65583(a)(4) (SB 2) requires sufficient parking to accommodate all staff working in the emergency shelter provided that the standards do not require more parking for emergency shelters than other residential or commercial uses in the same zone. **Program 4.G** has been included to establish parking standards for emergency shelters to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii), and to update the definition of emergency shelter.

Low-Barrier Navigation Centers

Government Code Section 65662 requires that the development of Low-Barrier Navigation Centers be developed as a use by right in zones where mixed uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered "low barrier," its operation should incorporate best practices to reduce barriers to entry, which may include, but is not limited to, the following:

- Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth
- Pets
- Ability to store possessions
- Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds

Program 4.G has been included to comply with State law.

Single-Room Occupancy (SRO) Units

Single-room occupancy (SRO) units, consisting of 200 sf to 350 sf in size, can have cooking and sanitary facilities in each unit or have shared cooking and sanitary facilities. They can be a reliable source of rental units for lower income households. SRO units are a form of affordable private housing for lower income individuals, homeless seniors, and persons with disabilities. SRO units can also be conversion of hotel/motel units to longer-term housing but can also be construction of new units. The County defines SRO units as "a room or unit within a lodging house as defined by the Tehama County zoning Code that is usually between 200 to 300 sf and may include a kitchen and/or a bathroom, in addition to a bed." but does not specifically list SROs as a permitted use. To ensure consistency with State law regarding single-room occupancy units, the County has included Program **4.G** to explicitly allow SRO units in the R-3 and R-4 zones.

Furthermore, **Program 4.G** has been included to establish a procedure and development standards to encourage and facilitate the development of SROs in R-3 and R-4 zones.

Employee Housing

Health and Safety Code Section 17021.5 mandates that employee housing for six or fewer persons be treated as a single-family structure and residential use. No conditional use permit, zoning variance, or other zoning clearance shall be required beyond what is required for a single-family dwelling of the same type in the same zone. The County permits employee housing for six or fewer residents by right in the RE, R-1, R-2, AG-1, AG-2, AG-3, and AG-4 zones. However, this use is currently not permitted in the R-3 and R-4 zones, where single-family dwellings are allowed with a use permit

Section 17021.6 requires that employee housing consisting of no more than 36 beds in group quarters or 12 units or less designed for use by a single family or household be treated as an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone. The County permits employee housing with up to 36 beds in group quarters in all agricultural zoning districts, including AG-1, AG-2, AG-3, and AG-4.

The County has included Program, X to review and revise the Zoning Code to comply with Health and Safety Code Sections 17021.5, 17021.6 and 17021.8

Table 6-4 identifies the development standards for each residential zone in the county. For the PD district, the applicable standards are as specified in the use permit, except for parking. The County does not have a maximum density for its zoning districts, although the County General Plan proposes a range of densities for its land use designations, particularly in the urban land use classification, and new policies require that new divisions are to develop at a density of at least 3 units per acre. Also, in the Suburban land use classification, densities may not be less than 1 dwelling unit per 2 acres and not more than 4 dwelling units per acre. A project must satisfy the development standards identified in **Table 6-4**.

Consistent with transparency requirements, (Government Code Section 65940.1 subdivisions (a)(1)(A) and (a)(1)(B)), the County's development standards and fees are available on the County's website.

TABLE 6-4
DEVELOPMENT STANDARDS

Standard	RE	R-1	R-2	R-3	R-4
Density	1 to 4 units/acre	5 units/acre	8 units/acre	8 units/acre	16 units/acre
Setbacks	Front – 20 ft.[1] Side – 6 ft. Rear – 20 ft.	Front – 20 ft. Side – 6 ft. Rear – 20 ft.	Front – 20 ft. Side – 6 ft. Rear – 20 ft.	Front – 20 ft. Side – 6 ft. Rear – 20 ft.	Front – 20 ft. Side – 6 ft. Rear – 20 ft.
Lot Coverage	40%	40%	45%	50%	60%
Minimum Lot Size	10,500 sq. ft.	5,000 sq. ft. 60 ft. lot width	6,000 sq. ft. 60 ft. lot width	6,000 sq. ft. 60 ft. lot width	6,000 sq. ft. 60 ft. lot width
Parking	1 space/du	1 space/du	1 space/du	1 space/du + 1 space/2 guestrooms	1 space/du + 1 space/2 guestrooms
Max. Height	35 ft.	35 ft.	35 ft.	35 ft.	65 ft.

Source: Tehama County, 2024
Note: There is no formally codified minimum unit size requirement; however, the County typically applies a 350 square foot minimum unit size standard.

Typical Densities for Development

The County of Tehama receives requests for various development types throughout the community. For single-family development, it is typical for there to be one housing unit per parcel and most parcel. Most parcels in the County are of a size that is conducive to one unit per parcel.

For single-family subdivisions, the majority of new development applicants over the past few years have developed at maximum density. This has resulted in densities consistent with the density permitted in the zoning code. Multi-family residential development (R-3; Neighborhood Apartment and R-4; General Apartment) have not developed below the required densities permitted in the zoning code. The County of Tehama primarily (99.9% of applications) receives requests for single family residential construction on single family (RE; Residential Estates, R-1; One-family Residence) zoned parcels.

While development could be proposed at densities lower than the assumed capacity on a parcel, this is not typical. Mainly due to the cost of land and overall cost to build in the community. The time for these developments varies depending on the financing mechanism. However, with traditional loans and

financing, which are primarily utilized for the described development above, the typical approval time is 1-2 months from project approval to building permit submittal. The County does not see this as a constraint to development.

Accessory Dwelling Units

The California legislature found and declared that, among other things, allowing accessory dwelling units (ADUs) in single family and multifamily zones provides additional rental housing and are an essential component in addressing housing needs in California. Over the years, ADU law has been revised to improve its effectiveness such as the recent S.B. 1069 changes that took effect on January 1, 2017. S.B. 1069 (Chapter 720, Statutes of 2016) made several changes to address barriers to the development of ADUs and expanded capacity for their development. Staff receives Accessory Dwelling Unit legislative updates for new Bill's, including but not limited to the most recent changes in the statutes enacted by AB2221, SB897, AB68, AB3182, AB345, AB587, AB670, and AB671.

Regarding AB 671- (Gov. Code, § 65583; Health & Safety Code, § 50504.5). The Tehama County Housing Element contains this plan to incentivize and promote the creation of ADU's that can offer affordable rents through the implementation of Housing Element program HE-2.C Accessory Dwelling Units (ADUs). Furthermore, Tehama County supports and upholds the state laws by processing requests for ADU's and JDU's in an expedited manner consistent with state law, and where allowed facilitates conveyance. On average it takes Tehama County Planning Department staff, less than 20 minutes to review a proposal for an ADU and/or JDU, prepare a new address and collect a $101 fee for the processing of the application in compliance with state laws and the local Tehama County code.

Density Bonus

The County's current density bonus ordinance allows for an increase of at least 35 percent over the maximum allowable residential density. The County has included **Program HE-4.G** to amend the density bonus standards to comply with state law.

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. For this reason, The Board of Supervisors adopted an updated fees Schedule on August 7, 2018 due to the increases in the consumer price index over the past 17 years. The fees hadn't been updated since 2001. **Table 6-5** outlines the planning and permit fees for residential development. 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. Even after the recent fee update, Tehama County's fees are still lower than the adjoining counties of Shasta, Butte and Glenn. Processing plot plans and other development applications by the Tehama County Planning Department are done immediately, over the counter, or as expeditiously and statutorily possible. All multi-family zoned parcels (R-3; Neighborhood Apartment and R-4; General Apartment) permit high density development by-right, such as apartments. Planning fees are determined to present no significant potential constraints to development. Fees associated with site improvements are an important component of new residential development costs. Site improvements costs are applied to provide sanitary sewer, water service, and other infrastructure for the project. In addition, the County may require 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., Gerber) have sanitary sewer and water systems, while many places use individual septic systems and private wells.

The County is authorized to impose a development impact fee on new residential construction and manufacture/mobile home installation. While this fee may add to the cost of development, it has been imposed for the purpose of furthering public safety and the protection of property. The County adopted Ordinance No. 2018 on October 25, 2016 imposing Development impact fee on development within the unincorporated areas of the County. The fees take into account income level residential development as follows: Single family residence $2,750 including the Fire protection fee, Manufacture/mobile home $2,582 including the Fire protection fee and Multifamily residential $2,000 including the Fire protection fee. Should additional development fees be considered in the future, such consideration will include calculation of multifamily unit fees using reduced household equivalency ratios as, as demonstrated above. The estimated total fees (including development impact fees) for a typical single-family development (based on 1,200 sf residence and 400 sf garage) is $10,770, and $17,040 for a 4 unit multifamily development (based on 3,000 sf of residential and 600 sf of garage).

TABLE 6-5
PLANNING AND DEVELOPMENT FEES

Fee Category	Fee Amount*
Planning and Application Fees	
Annexation	$2,626
Variance	$3,470
Conditional Use Permit	$2,268*
General Plan Amendment	$6,107
Rezone	$6,096
Improvement Plan Checking Preliminary Review (if requested)	$500
Specific Plan	$6,080
Subdivision	
Certificate of Compliance	$2,179
Lot Line Adjustment	$828
Merger	$828
Tentative Subdivision Map	$1,855 + $110/lot
Tentative Parcel Map	$4,854 + $110/lot
Preliminary Map	$1,563
Environmental	
Environmental Impact Report	$6,070
Initial Study/Negative Declaration	Included in application fee
Initial Study/Mitigated Negative Declaration	Included in application fee
Impact	
School	$3.79 per square foot

*Source: Tehama County Planning Department * Includes both Planning and Public Works fees.*

A variety of development related 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). Several school districts in the county have imposed development impact fees on new residential development, in accordance with state law. Some districts, including the Red Bluff Union Elementary School District, impose the maximum fees allowed by the state, which is $3.79 per square foot for residential development. Another component of project costs involves water and sewer service connection fees in areas where such services are offered. 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.

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 County's General Plan and meet the intent and requirements of the County's Zoning Code. Applications for development permits are made in writing to the County's Planning Department. Applications vary depending on the type of permit being requested. All multi-family zoned parcels (R-3; Neighborhood Apartment and R-4; General Apartment) permit high density development by right. Which means a plot plan and building permit plans are submitted, without a CEQA process because the approval of multifamily development in Tehama County is considered ministerial and CEQA exempt.

Table 6-6 lists typical review times for various planning actions. 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 land division standards. Although application review and approval add time to the development process, the review periods listed in **Table 6-6** are consistent with typical review periods in other jurisdictions. In fact, in some cases the County review period is less than that of other jurisdictions. Moreover, unlike other jurisdictions, the County does not have a design review process that would add more time to project application review. Therefore, development application procedures are not considered a significant constraint on housing development.

TABLE 6-6
TIMELINES FOR APPLICATION AND PERMIT PROCEDURES

Type of Approval or Permit	Typical Processing Time
Building Permit (without other permitting requirements)	14–30 days
Conditional Use Permit	3 months
Zone Change	3–4 months
General Plan Amendment	4–5 months
Tract Maps	3 months
Parcel Maps	100 days
Initial Environmental Study with Negative Declaration	60 days*
Environmental Impact Report	6 months–1 year

Source: Tehama County Planning Department

** Included in review process for other land use actions.*

Larger development projects, such as single-family residential subdivisions may be subject to the California Environmental Quality Act (CEQA). However, Tehama County contains land available and

zoned for multifamily (R-3; Neighborhood Apartment and R-4; General Apartment) high density development by right. As previously stated, this includes a plot plan and building permit plans submitted, without a CEQA process because the approval of multifamily development in Tehama County on high density zoned land is considered ministerial and CEQA exempt. Generally, a projects is subject to CEQA and may require the preparation of an environmental document, such as an environmental impact report (EIR) or negative declaration, before it can be approved. The requirement to prepare an environmental document can substantially lengthen the development review process. If an EIR must be prepared, project approval may be extended up to one year. 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 and comment period for environmental documents and at least one public hearing for certification of the environmental document, which can add time to the process.

Tehama County does not have a formal design review process for any type of residential project. The County Zoning Code does name special combining districts that regulate specific aspects of development. For example, the B combining district allows changes to lot area, and the H combining district imposes special height requirements. ~~However, the requirements for these districts are specified in the Zoning Code, and projects in these combining districts do not require intensive review.~~The B District establishes minimum lot size requirements, indicated by a numerical designation following the "B" symbol, which specifies the required lot area in thousands of square feet. In some cases, an additional number in brackets allows for a reduction in lot size upon the recording of an approved subdivision or parcel map. Where the designation includes a "Z," lot sizes cannot be reduced below the recorded subdivision map requirements. On the other hand, the H District establishes maximum height regulations that override the underlying zoning district's height limits, with the more restrictive regulation prevailing where conflicts arise. In cases where the H District is designated for airport hazard protection (denoted by "AV"), height restrictions apply not only to buildings and structures but also to trees and other natural growth, with measurements based on the elevation of the nearest airport runway. The requirements for these districts are specified in the Zoning Code, and projects in these combining districts do not require intensive review. The County is not relying on these combining districts to meet the RHNA.

As noted above, Tehama County does not have zoning approval findings for residential uses as most uses are permitted "by-right" in which permits are processed ministerially, bypassing CEQA review and other factors that could delay residential development. In addition, there are no design review standards or other additional standards that would affect residential development in Tehama County. The limited deviations, as listed in the paragraph above, apply to very specific, targeted areas of Tehama County that are not being considered to meet the RHNA. Therefore, approval certainty for projects is high given projects have to comply with General Plan and other requirements that are required of all developments.

The 2009–2029 General Plan also identifies several Special Planning Areas. These areas represent a unique policy approach that facilitates higher-density mixed-use development in one region of the county (the North I-5 region) that is well suited to such uses. This objective will be achieved through the application of flexible development standards incorporated into specific plans (and development agreements) developed in consultation with property owners, prospective developers, area residents, and members of the public and other interested persons. Such specific plans may be more restrictive than the General Plan policies as long as they are consistent with the General Plan policies; however, they cannot be less restrictive or inconsistent with the General Plan. The County Board of Supervisors may approve a project and accompanying development agreement in a Special Planning Area which would

not be possible under the standard zoning. In return, the project applicant and the County receive benefits they would not have enjoyed under standard zoning or land development and engineering design standards. The applicant for the specific plan negotiates with the County for a unique zoning district that allows the County to offer more flexibility on some of the more rigid aspects of traditional zoning, such as setbacks, height limitations, lot sizes and location, design, mixed uses, services, and facilities. In return, the County benefits by increasing development quality, community benefits, and environmental protection. Special Planning Areas may have minimum/maximum densities assigned, but actual densities are dependent on the applicant's development plans and the County's negotiated response. The densities assigned to the underlying Special Plan Areas in the General Plan Land Use Element and depicted on the Land Use Map do not represent an actual "by right" land use designation but does provide landowners, residents, and interested parties the minimum/maximum development potential of the property should a specific plan be proposed.

Based on provisions in the County Zoning Code, development review of multifamily residential projects would appear to take a similar length of time to review as single-family residential projects, and in some cases may take a shorter period of time. Unlike some jurisdictions, multifamily buildings with five or more units are allowed by right in the R-3 and R-4 districts, and no use permit is required. In contrast, residential subdivisions are subject to review procedures under the County's Subdivision Ordinance, as well as the map approval procedures set forth by the Subdivision Map Act. Individual multifamily projects may be subject to the CEQA process, as would residential subdivisions.

Locally Adopted Ordinances

The County does not have any locally adopted ordinances such as inclusionary and/or short-term rentals ordinances that would constrain the development of housing.

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 they can be a constraint to housing development if the requirements are excessive. Site improvements are most often placed on a development through the environmental review process as mitigation and as conditions to map approval as outlined in the Subdivision Map Act. Therefore, improvements vary from project to project, depending on the size and nature of the potential impacts.

Tehama County has established land division improvement standards. However, required on- and off-site improvements are minimal for most developments. There are few improvement requirements on small, rural developments. Rural roadway standards are not excessive; typically, no curbs, gutters, and streetlights are required. Individual septic systems are the norm, and traffic impacts are minimal. Larger-scale developments would be required to mitigate their potential environmental impacts. Such developments, due to their higher densities, would typically be required to install urban improvements such as curb and gutter and water systems. These conditions are typical for larger development, and in some cases are required for health and safety reasons. Therefore, they are not considered a significant constraint on housing development. Road improvements for new land divisions are based on the size, number, and use of parcels served. Curb and gutter improvements are required on all streets in areas zoned for commercial, industrial, and multifamily residential use, and where any abutting lots have an area of 20,000 square feet or less. Sidewalks are required in areas zoned for commercial and multifamily residential uses, and in single-family and two-family residential areas where any of the lots contain

10,000 square feet or less. Such areas represent a small portion of overall development in the county. In many cases, an access road already exists but may require some improvement.

Water in unincorporated Tehama County is provided by wells or small private water systems in rural areas. More urbanized areas are served by water districts. There are approximately 66 water systems in Tehama County, ranging in size from 12 connections to thousands. Groundwater is the primary water supply for county residents. The depth of wells varies depending on location (hillside, valley floor) and underlying geology. In some parts of Northern California, the average depth of wells is 200 feet, with an average cost to drill of $19,000 (Date 4-18-23). A complete domestic well system, including drilling, pump, pressure tank, and lines, averages $26,600 (Date 4-18-23). In addition, an inadequate water delivery system led to a moratorium on housing development in the community of Mineral. However, upgrading of this system has been completed. As of March 2025, the County has an active program to provide hauled water to households with wells that have been registered as dry.

As previously indicated, the majority of the unincorporated area of Tehama County is served by individual septic systems. There are three collection and treatment systems in the unincorporated areas of the county: the Rio Alto Water District (Lake California), the Gerber-Las Flores sewer system, and Tehama County Sanitation District No. 1 (Mineral). In addition, sewer infrastructure is generally available to developments located near the urban centers of Red Bluff and Corning, provided the capacity of these systems can handle the additional load. In most cases, a person wishing to subdivide a property must prove septic suitability prior to final subdivision approval. In some parts of Northern California, the average cost of a septic system is $6,500 (Date 4-18-23), including costs for the percolation test.

The R-4 sites identified in **Table 5-2** are all located within County's Urban Residential designation surrounding Red Bluff and within proximity of water and wastewater services offered by the City of Red Bluff. However, development of these sites may require annexation by the City and/or service districts to receive water and wastewater services. If annexation into service districts were to occur, it would go be processed through the County's Local Area Formation Commission (LAFCo). According to the LAFCo Policies, Procedures, and Rules document, annexation of land into a Community Service District requires that the district determine the purpose and area of the annexation, prepare a District Service Plan or Municipal Services Review, and initiate a resolution process. If the district does not initiate a resolution process, proceedings for a change of organization or a reorganization can be initiated by petition. As of March 2025, there are no active LAFCO applications to annex these sites into the service district.

While the use of septic systems is not a constraint on individual single-family housing, it is a potential constraint on higher-density residential development. A high concentration of septic systems in an area has led to groundwater contamination, mainly by nitrates. This situation has occurred in the Antelope area, which led the Regional Water Quality Control Board to demand that action be taken to stop further contamination. Currently, the County is developing funding for the improvement of the sewer and water system in the Antelope area. However, until funding is acquired, upgrading of this system is on hold; however, there is not a moratorium on the issuance of building permits at this time. Specific implementation of the system improvements is unknown at this time. Also, a Water Inventory and Analysis prepared by the Tehama County Flood Control and Water Conservation District indicates there is a significant need for wastewater treatment services in Los Molinos; however, there is no moratorium on the issuance of building permits at this time, nor is there any indication that one will take place.

Overall, for undeveloped new lots, site improvements may account for up to 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 Tehama County vary considerably, but are generally lower than in other parts of California. In some cases, site improvement costs may be higher than one-third the cost of land, but lower in other cases.

Building Codes and 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 special needs group. However, building codes and code enforcement do add to the cost of housing, and excessive requirements can be a constraint to housing development.

The California Residential Code (CRC) is designed to ensure both the structural integrity of all buildings and the safety of their occupants. The Tehama County Building Department uses the State mandated 2016 Title 24 Code of Regulation (Building Code). The County has adopted the 2022 California Building Code Title 24 without any amendment. In addition, the County has adopted the Tehama County Mobile home Code, Chapter 15.28, which is based on California Code of Regulations Title 25, Division 1, Chapter 2, Article 7.

The County Code vests code enforcement duties in a Code Enforcement Officer. The Code Enforcement Officer, upon referral from the Environmental Health, Building and Safety, or Planning departments, is responsible for the initial identification of and contact with persons suspected to be in violation of any provisions of the County that the aforementioned departments administer or enforce. In the past, there has been no systematic enforcement of building codes in the county. Existing units were inspected either when complaints were received by the Building and Safety and Environmental Health Department or when an owner sought a permit for additional construction. Code enforcement in the county is not considered a significant constraint to housing development.

Constraints on Housing for Persons with Disabilities

Under Senate Bill (SB) 520, which became effective January 1, 2002, a housing element is required to analyze potential and actual constraints 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)). Pursuant to SB 520, the County~~'s programs were successful and comply with~~ adopted ~~–~~policies relative to reasonable accommodation and updated the definition of "family" to "one or more persons living together in a dwelling unit." However, the County's municipal code has not yet been amended to incorporate provisions for reasonable accommodation. To comply with state requirements, the County has included **Program 4.G** to amend its zoning code to develop and adopt procedures and processes for reasonable accommodation, including the approval process, findings, and exceptions in zoning and land use. This amendment will also establish the approval body, applicable fees, and time parameters. ~~–~~In accordance with the provisions of SB 520, the following section ~~–~~analyzes constraints on housing for persons with disabilities.

As discussed in Section One of the Background Report, there were 8,997 persons in unincorporated Tehama County who had a disability according to the US Census ACS 2021 5Yr. There were 2,252 persons over the age of 15 who had an ambulatory disability, while another 926 persons had a self-care disability.

Available Facilities

There are 23 facilities that serve adult disabled persons in Tehama County, with a total capacity of 131 beds. **Table 6-7** identifies the residential care facilities in the county. All but two of the facilities are located in Red Bluff or Corning.

The Mental Health Service Act is a California law that provides funding for mental health services in specific categories. The Special Needs Housing Program (SNHP) is a separate category dedicated to building permanent housing for those experiencing severe and persistent mental illness. The County MHSA program is currently planning to fund the development of permanent supportive housing.

TABLE 6-7
CARE FACILITIES

Facility Name	Location	Type	Capacity
Adobe Residential	Red Bluff	Developmentally Disabled	6
Adobe Residential Gilmore	Red Bluff	Developmentally Disabled	4
Casa Serenity, LLC	Red Bluff	Mentally Disabled	16
Coffman Home II	Red Bluff	Developmentally Disabled	2
Gilmore Ranch	Red Bluff	Developmentally Disabled	4
Holliday Homes Larkspur	Red Bluff	Developmentally Disabled	4
Inspired Residential Walker Ranch	Red Bluff	Developmentally Disabled	6
Lyford Family Home	Red Bluff	Developmentally Disabled	1
Mason's Residence II and III	Red Bluff	Developmentally Disabled	11
North Valley Services – Lucknow & McCoy Homes	Red Bluff	Developmentally Disabled	7
North Valley Services – Rawson Home	Red Bluff	Developmentally Disabled	4
North Valley Services – Specialized Res. Services	Red Bluff	Developmentally Disabled	3
North Valley Services- Oak Creek	Cottonwood	Developmentally Disabled	4
Northern Oaks	Red Bluff	Developmentally Disabled	6
PRS (multiple locations)	Red Bluff	Developmentally Disabled	30
Sail House, Inc.	Red Bluff	Mentally Disabled	23
Total:			**131**

Source: California Department of Social Services, Community Care Licensing Division, 2022

Building Codes

The County follows the 2022 CBC. This code contains Chapter 11A &11B, which incorporates provisions of the Americans with Disabilities Act. One provision is that a number of the residential units in new multifamily construction of three or more apartments, or four or more condominiums, must be accessible or adaptable. The County has added no amendments to the CBC that would place constraints on accommodation of persons with disabilities.

CEQA Streamlining

In accordance with Government Code section 65943, the County will provide a determination in writing of application completeness within 30 days of submission. This may be extended once for up to 90 days with the mutual consent of the County and the applicant. In accordance with Public Resources Code sections 21080.1 and 21080.2, the County will determine whether a housing project is exempt from CEQA within 30 days of receiving a complete application. In compliance with Government Code section 65950, the County will approve or disapprove projects within the timelines specified by statute. Projects will be approved or denied within the applicable statutory timeframe:

1. Where an Environmental Impact Report (EIR) is prepared, the County will approve or disapprove the project within 180 days from the date of EIR certification by the lead agency, or within 120 days for a "development project." A "development project" refers to a project that is either entirely residential or a mixed-use development where non-residential uses comprise less than 50 percent of the total square footage and are limited to first-floor neighborhood commercial uses in a building of two or more stories.

2. Where an EIR is prepared for a development project, the County will approve or disapprove the project within 90 days from the date of EIR certification by the lead agency, provided that at least 49 percent of the units are affordable to very low- or low-income households and deed-restricted as affordable for at least 30 years in the case of rental housing. The lead agency must also have received written notice from the project applicant confirming that an application has been made or will be made for an allocation or commitment of financing (e.g., tax credits, bond authority, or other financial assistance from a public or federal agency). This notice must specify the type of financial assistance sought, the application deadline, and confirm that project approval is a prerequisite for funding. The applicant must provide verification that the application for financial assistance has been submitted before the EIR is certified.

3. Where a Negative Declaration is completed and adopted for the development project, the County will approve or disapprove the project within 60 days from the date of adoption by the lead agency.

4. Where a project is determined to be exempt from CEQA, the County will approve or disapprove the project within 60 days from the determination of exemption by the lead agency.

ANALYSIS OF NON- GOVERNMENTAL CONSTRAINTS

ENVIRONMENTAL CONSTRAINTS

The County has no documentation of any environmental constraints that would impede achievement of the probable units identified in **Table 6-2**. Further, the 2009–2029 General Plan EIR did not identify any environmental constraints which would significantly impact the probability for future projects or development to meet the housing densities consistent with the adopted land use classifications. Furthermore, while some land within the County is designated by the California Department of Conservation as “Prime Farmland”, “Farmland of Local Importance”, and “Unique Farmland”, none of these lands are included to meet the RHNA. Furthermore, land identified to meet the RHNA is vacant land without any restrictions based on shape, access, easements, contamination, Williamson Act, airport compatibility, or other factors that could preclude residential development.

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 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 (e.g., streets, sewer lines, water lines) over the maximum number of homes. Based on discussions with the Tehama County Assessor's office the average price for raw, undeveloped land is $15,000 per acre. In general, properties located near developed areas were more expensive than those in less developed areas. The availability of services such as water and sewer were 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 constitute the main component of housing costs. Residential construction costs vary greatly depending on the quality of materials used and the size of the home being constructed.

The construction cost of housing affects the affordability of new housing and may be considered a constraint to affordable housing in Tehama County. A reduction in construction costs can be brought about in several ways. A reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance) may result in lower sales prices. State housing law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to that prescribed by the applicable building codes.

In addition, prefabricated, factory-built housing may provide lower-priced products by reducing labor and material costs. As the number of units built at one time increases, savings in construction costs over the entire development are generally realized as a result of an economy of scale, particularly when combined with density bonus provisions.

Using current pricing sources, the average costs for a newly constructed 2,000-square-foot single-family home (not including land) in Tehama County would be calculated as follows:

Item	**Cost**
Materials	$180,285
Labor	$107,817
Equipment	$6,481
Per Home Costs	**Total $294,583**

Source: Costtobuild.net 2023

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 Tehama 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.

Financing is a significant component of overall housing costs. The prime interest rate in the United States fluctuated slightly for decades leading up to the 1980s. The prime interest rate rose significantly in 1979 and 1980, where the prime interest rate peaked at 21.5 percent in December 1980. At the end of the 1980s, the economy weakened, and the prime interest rate dropped to 8.5 in February 1988. The prime interest rate during the 1990s remained between 6.0 and 10.0 percent. By the early 2000s, however, the interest rates began to drop nationally.

The subprime mortgage crisis that hit in 2007 chilled financial markets and eliminated the opportunity for many first-time homebuyers to secure financing for home purchases as money lending tightened. The crisis triggered a meltdown in the real estate market as housing values tumbled, vexing the efforts of those holding subprime loans to refinance as loan rates adjusted upward. The inability to refinance many of these subprime loans led to a large increase in bank foreclosures and loan defaults. The mortgage market began to loosen up in mid-2008. However, many banks remain cautious about home loans, making it difficult for many lower-income households to get financing.

First-time homebuyers are the group most impacted by financing requirements. Current mortgage interest rates for new home purchases range from 5.5 percent to 8 percent for a fixed-rate 30-year loan. Lower initial rates are available with graduated payment mortgages, adjustable rate mortgages, and buy-down mortgages; however, the subprime crisis has affected the availability of dollars for home mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost of living adjustments, which is a constraint on affordability. Although rates are currently low, they can change significantly and substantially impact the affordability of housing stock.

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Tehama County subject to normal underwriting standards. A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Conventional home loans typically require 5 percent to 20 percent of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development outside of the County's control.

TABLE 6-8
MONTHLY MORTGAGE COSTS

Annual Income	Category	Interest Rate			
		5%	6%	7%	8%
$30,000	House Price Monthly Payment	$92,200 $750	$84,300 $750	$77,300 $750	$71,300 $750
$41,250	House Price Monthly Payment	$138,600 $1,031	$126,700 $1,031	$116,300 $1,031	$107,200 $1,031
$65,950	House Price Monthly Payment	$240,600 $1,649	$220,000 $1,649	$202,000 $1,649	$186,100 $1,649

Source: 2023 State Income Limits

Notes:

1. Monthly utility costs are assumed as $117 per person and $25 for each additional person; source: Livingcost.org July 19, 2023-California (Note. Source breakdown of utility cost per each additional person after the single person cost estimate for a four-person family was actually 21 dollars, but for consistency purposes the county decided to use the previous amount of 25 dollars for each person after the single rate estimate.)

2. Monthly Taxes and Insurance cost based on values derived from Zillow Mortgage Calculator; Zip Code 96080

3. Total affordable mortgage based a 10% down payment, an annual 5% interest rate, 30-year mortgage, and monthly payment equal to 30% of income (after utilities, taxes and insurance).

4. Monthly affordable rent based on 30% of income less estimated utilities costs.

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 to local developers who have been active in constructing and rehabilitating affordable housing in Tehama County and neighboring counties.

Financial Resources

Table 6-9 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. The following financial resources have been used by the County for affordable housing activities or other activities that support residential development such as infrastructure improvements.

Community Development Block Grant Funds

The US Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program provides funds for community development and housing activities and is administered by HCD. Examples of such activities include acquisition of housing or land, rehabilitation of housing, homebuyer assistance and public facility, and of infrastructure improvements, among others. The County has successfully competed for and received CDBG funds from the state. Most of the funds have been used for infrastructure and public facilities projects. The County has funded a housing rehabilitation loan program with CDBG funds and has received $400,000 in HOME funds for qualifying projects.

Section 8 Rental Assistance

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. Tehama County has contracted with Plumas County for delivery and the administration of this program, which is funded by HUD. The program pays the difference between what the household can afford (i.e., 30 percent of its income) and the fair market rent for the region, which is established by HUD. The vouchers are portable and may be used at any rental complex that accepts them. The contracted program operated by Plumas County currently provides vouchers to 61 low-income families in Tehama County.

TABLE 6-9
SUMMARY OF FINANCIAL RESOURCES FOR HOUSING

Program Name	Description
Federal Programs	
Community Development Block Grant (CDBG) Program	Federal block grant program administered and awarded by the California Department of Housing and Community Development (HCD) on behalf of the US Department of Housing and Urban Development (HUD) through an annual competitive process to cities and counties. Funds may be used for affordable housing acquisition, rehabilitation, construction, homebuyer assistance, community facilities, community services, and infrastructure improvements, among other uses that assist low-income persons.
Emergency Solutions Grants (ESG) Program	Federal block grant program administered and awarded by HCD on behalf of HUD. While ESG does still fund emergency shelter, and in some cases, transitional housing, it prioritizes funding for program that offer Rapid Rehousing, a service model designed to assist households experiencing homelessness access permanent housing through offering time-limited rental assistance paired with case management and other supportive services.
Housing for Persons with AIDS (HOPWA) Program	HOPWA makes grants to local communities, states, and nonprofit organizations for projects that benefit low-income persons medically diagnosed with HIV/AIDS and their families. HOPWA funding provides housing assistance and related supportive services.
HUD Continuum of Care grants	Continuum grants fund outreach and assessment programs and provide transitional and permanent housing for the homeless.
HOME Investment Partnership Act (HOME) Funds	Federal block grant program for affordable housing activities administered and awarded by the state on behalf of HUD through an annual competitive process to cities, counties, and private nonprofit housing development agencies.
HUD Section 8 Rental Assistance Program	Provides project-based rental assistance or subsidies in connection with the development of newly constructed or substantially rehabilitated privately owned rental housing financed with any type of construction or permanent financing.
HUD Section 8 Housing Choice Voucher Program	HUD Section 8 Voucher program provides very low-income tenants with a voucher to be used in rental housing of the tenant's choosing.
HUD Section 202 – Supportive Housing for the Elderly Program	Provides funding for construction, rehabilitation, or acquisition of supportive housing for very low-income elderly persons and provides rent subsidies for the projects to help make them affordable.
HUD Section 203(k) – Rehabilitation Mortgage Insurance Program	Provides in the mortgage the funds to rehabilitate and repair single-family housing.
HUD Section 207 – Mortgage Insurance for Manufactured Home Parks Program	Insures mortgage loans to facilitate the construction or substantial rehabilitation of multifamily manufactured home parks.
HUD Section 221(d)(3) and 221(d)(4)	Insures loans for construction or substantial rehabilitation of multifamily rental, cooperative, and single-room occupancy housing.

Program Name	Description
HUD Section 811 – Supportive Housing for Persons with Disabilities	Provides funding to nonprofits to develop rental housing for persons with disabilities and provides rent subsidies for the projects to help make them affordable.
HUD Self-help Homeownership Opportunity Program (SHOP)	Provides funds for nonprofits to purchase home sites and develop or improve the infrastructure needed for sweat equity affordable homeownership programs.
Low Income Housing Tax Credit (LIHTC) Program	Provides federal and state income tax credit based on the cost of acquiring, rehabilitating, or constructing low-income housing.
Mortgage Credit Certificate (MCC) Program	MCCs can be used by lower-income first-time homebuyers to reduce their federal income tax by a portion of their mortgage interest.
USDA RHS Direct Loan Program and Loan Guarantee Program (Section 502)	Provides low-interest loans to lower-income households. Also guarantees loans made by private sector lenders.
USDA RHS Home Repair Loan and Grant Program (Section 504)	Provides loans and grants for renovation including accessibility improvements for persons with disabilities.
USDA RHS Farm Labor Housing Program (Section 514)	Provides loans for the construction, improvement, or repair of housing for farm laborers.
USDA RHS Rural Rental Housing – Direct Loans (Section 515)	Provides direct loans to developers of affordable rural multifamily rental housing and may be used for new construction or rehabilitation.
USDA RHS Farmworker Housing Grants (Section 516)	Provides grants for farmworker housing.
USDA RHS Rural Housing Site Loans (Sections 523 and 524)	Provide financing for the purchase and development of affordable housing sites in rural areas for low/moderate-income families.
USDA RHS Housing Preservation Grant Program (Section 533)	Provides grants to nonprofit organizations, local governments, and Native American tribes to renovate existing low-income multifamily rental units.
USDA RHS Rural Rental Housing Guaranteed Loan Program (Section 538)	Provides funding construction of multifamily housing units to be occupied by low-income families.
State Programs	
Accessibility Grants for Renters	Grants by HCD to local agencies to fund accessibility improvements for disabled renters.

Program Name	Description
California Homebuyer's Down payment Assistance Program (CHDAP)	Provides deferred down payment assistance loans for first-time moderate-income homebuyers.
CalHome Program	Provides grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans and offers direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions.
CDLAC Tax-Exempt Housing Revenue Bonds	Local agencies can issue tax-exempt housing revenue bonds to assist developers of multifamily rental housing units, acquire land and construct new projects, or purchase and rehabilitate existing units. Reduced interest rate paid by developers for production of affordable rental housing for low- and very low-income households.
CHFA Affordable Housing Partnership Program (AHPP)	Provides below-market-rate mortgages to qualified low-income, first-time homebuyers who also receive direct financial assistance from their local government, such as down payment assistance or closing cost assistance.
CHFA Homeownership Program	Program offers single-family low-interest homeownership loans requiring as little as 3% down payment to first-time low- and moderate-income buyers to purchase new or existing housing.
CHFA 100% Loan Program (CHAP)	Provides 100% of the financing needs of eligible first-time homebuyers by providing a below market interest rate first mortgage combined with a 3% "silent second" mortgage to purchase newly constructed or existing (resale) housing.
CHFA Self-Help Builder Assistance Program	Offers an opportunity to households with limited down payment resources to obtain homeownership. The borrower's labor represents the down payment.
CTCAC Tax Credit Program	Through a competitive process, awards tax credits to local agencies or nonprofits for the development of affordable rental housing.
Joe Serna, Jr. Farmworker Housing Grant (JSJFWHG) Program	Finances new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower-income households.
Local Housing Trust Fund	Provides matching grants to local agencies that operate local housing trust funds.
Manufactured Housing Opportunity & Revitalization Program (MORE)	Finances the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.
Multi-Family Housing Program (MHP)	Provides low-interest loans for construction, rehabilitation, and preservation of permanent and transitional rental housing for lower-income households.
Preservation Interim Repositioning Program	Provides a short-term loan to an organization for preservation of "at-risk" subsidized developments.

Program Name	Description
Preservation Opportunity Program	Provides supplemental financing for "at-risk" subsidized rental developments receiving bond financing from CalHFA.
Proposition 84 Office of Migrant Services	Uses general obligation bonds to fund new construction or conversion and rehabilitation of existing facilities for migrant housing.
Local Programs	
Redevelopment Set-Aside Funds	20% of tax-increment funds must be set aside for affordable housing activities.
Multi-Family Mortgage Revenue Bonds	Bonds may be issued and used to fund programs for construction and rehabilitation of affordable multifamily housing.
Private Resources	
Federal Home Loan Bank Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction, and/or rehabilitation of owner-occupied housing or lower- and moderate-income households and/or to finance the purchase, construction, or rehabilitation of rental housing.
Federal National Mortgage Association (Fannie Mae) Programs	Provides low down payment mortgage to help first-time buyers purchase a home.
California Community Reinvestment Corporation (CCRC)	Provides long-term mortgage and bond financing for new construction, acquisition, and rehabilitation as well as direct equity investment funds to acquire housing at risk of going to market-rate rents.
Low Income Housing Fund	Provides financing for low-income housing at affordable rates and terms.

Sources: HUD, HCD, LISC, USDA, and CCRC, March 2019

Local Housing Resources

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

Community Housing Improvement Program, Inc. (CHIP)

CHIP is a nonprofit housing developer based in Chico. The agency has been involved in the construction of both single-family and multifamily housing for lower-income households throughout the Sacramento Valley and northeastern California region. Single-family developments sponsored by CHIP rely in part on a "sweat equity" program, in which future residents are required to contribute a portion of the construction labor. CHIP has been active in Tehama County.

Self Help Home Improvement Project

The Self Help Home Improvement Project (SHHIP) is a nonprofit organization based in Redding and helps over 30,000 households in Tehama County and neighboring Shasta County. SHHIP assists in the development, repair, and rehabilitation of housing units for lower-income households. USDA Rural Development provides funding for the SHHIP projects. Like CHIP, SHHIP has a sweat equity component in its programs. SHHIP has been involved in several housing projects in Corning. SHHIP also manages a weatherization program for low-income households, which is described later in this section.

Mercy Housing California

Mercy Housing California is a branch of the nationwide nonprofit Mercy Housing System. Based in San Francisco with an office in West Sacramento, Mercy Housing is actively involved in the development, rehabilitation, and management of housing units throughout California. The agency seeks to provide affordable housing to lower-income families, seniors, and people with special needs. Mercy Housing currently manages two senior apartment complexes in Red Bluff: Villa Columba and Mercy Riverside Manor. Villa Columba provides 70 senior affordable units and Mercy Riverside provides 24 senior affordable units.

Northern Valley Catholic Social Service

Northern Valley Catholic Social Service (NVCSS) is a nonprofit agency that provides low-cost or free mental health, housing, vocational, and support services for seniors, families, and children. The agency serves a six-county region in Northern California, which includes Tehama County. Service offices are located in Red Bluff and Corning. NVCSS manages Redwood Gardens, an 11-unit apartment complex in Red Bluff that serves developmentally disabled adults. NVCSS has indicated an interest in pursuing other housing projects in the county.

ENERGY CONSERVATION

Energy-related costs could directly impact the affordability of housing in Tehama County. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an "energy budget." Subsequently, the housing industry must meet these standards and the County is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include:

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

The Pacific Gas and Electric Company (PG&E) provides electricity and natural gas service to Tehama County. PG&E is a privately owned utility whose service area covers most of Northern and Central California. PG&E provides a variety of energy conservation services for residents, as well as energy assistance programs for lower-income households to help them 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) programs. 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 bills. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs. PG&E has also sponsored rebate programs that encourage customers to purchase more energy-efficient appliances and heating and cooling systems.

As mentioned above, SHHIP manages a weatherization program in Tehama County for lower-income households. SHHIP manages this program under contract with PG&E, which also provides the funding. Eligible households may receive attic insulation, caulking, door replacement and weather-stripping, and glass replacement.
The Tehama County General Plan contains numerous goals, policies, and implementation measures that provide for opportunities for energy conservation with respect to residential development. Those goals and policies and their relevance to energy conservation and location within the General Plan are listed below.

- Policy LU-1.5 retains oak woodlands which provides shade and reduces HVAC energy use.
- LU Goals 1, 3, 4, and 8 and relevant policies within each promote compact development by using existing infrastructure to promote transportation energy conservation.
- CIR Goals 4 and 5 and Policy OS 2.4 promote public transportation and non-motorized transportation.
- Policy ED-6.2 promotes agriculture and efficient use of natural resources.
- Goal OS-1 and Policy OS-1.1 promote conservation of water resources.
- Policy OS-2.6 promotes air emissions reductions and energy conservation measures in existing development.

7. Review of Previous Housing Element

REVIEW OF PREVIOUS HOUSING ELEMENT

This section includes an evaluation of the effectiveness, the progress in implementation, and the continued appropriateness of the goals, objectives, and policies of the 2019–2024 Housing 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.

PROGRESS TOWARDS MEETING QUANTIFIED OBJECTIVES

The 2019–2024 Housing Element utilized HCD's January 1, 2019 through June 30, 2024 Regional Housing Needs Allocation Plan. During the 2019–2024 plan period, unincorporated Tehama County was assigned 864 housing units for its share of the Regional Housing Need Allocation (RHNA). **Table 7-1** shows the unincorporated county's share of the RHNA by income category.

TABLE 7-1
REGIONAL HOUSING NEEDS ALLOCATION (2019–2024),
UNINCORPORATED TEHAMA COUNTY

Income Group	Number	Percentage
Extremely Low	93	10.8%
Very Low	92	10.6%
Low	157	18.2%
Moderate	155	17.9%
Above Moderate	367	42.5%
Total	864	100.0%

Source: Tehama County 2019–2024 Housing Element

Table 7-2 provides data on housing construction activity in Tehama County from 2019 through 2023. According to the Tehama County Building Department Online OpenGov Permit program, 107 mobile homes, 36 Accessory Dwelling Units, 228 single-family residences, and one duplex were constructed in the county between 2019 and 2024.

Mobile homes accounted for approximately 28.7 percent of all constructed units in the county from 2019 through 2023. Mobile homes are significant for Tehama County's Regional Housing Needs Allocation Plan, not only for the provision of additional housing units but also as an affordable housing alternative for lower-income households, as they accounted for virtually all of the very low- and low-income housing established in the county.

TABLE 7-2
UNITS CONSTRUCTED 2019 THROUGH 2023

Year	Single family	Multifamily	Mobile Homes	ADU	Total
2019 to 2024	228	1 (Duplex)	107	36	373

Source: Tehama County Building Department Online Permit System OpenGov; December 2023

During the 2019–2024 planning period, housing construction was at its highest point in 2020, due to the lag in building permit finals and Certificates of Occupancy, which slowly accumulated until Covid 19 became a global pandemic isolating people and causing a downturn in building permits. Since 2020, building permit for residential homes started ramping back up again leading to the second highest point in 2022 just as interest rates started to climb, which again created strong head winds for construction that has led to the lowest point in 2023 since the Housing Elements 6th cycle started.

Housing prices vary depending on location in the county. For example, in June 2023 the median sales price for a single-family home in Red Bluff/Antelope area was $450,950 and in Corning/Rancho Tehama the median sales price was $260,000. Based on these median dollar values, there are homes in the county that are affordable to lower-income households. While most of the single-family homes were affordable to moderate- and above moderate-income households, many smaller single-family homes were at prices below the median and offered ownership opportunities to some lower-income households.

EFFORTS TO ADDRESS SPECIAL HOUSING NEEDS

California Government Code Section 65588 requires that local governments review the effectiveness of the Housing Element goals, policies, and related actions to meet the community's special housing needs. As shown in the Review of Previous 2019-2024 Housing Element Programs matrix (**Table 7-3**), the County worked diligently to continuously promote housing for special-needs groups in a variety of ways. Some of these accomplishments are highlighted here:

- Continued to enforce the Uniform Building Code and ensure that Americans with Disability Act (ADA) accessibility was prioritized in construction projects.
- Updated the Zoning Ordinance in 2012 and 2005 to allow accessory dwelling units (ADUs), in accordance with state law.
- Continued to support applications for farmworker housing. The County will also provide assistance in the form of reduced development standards were feasible and will consider, where appropriate, fee reductions and priority processing for farmworker housing.
- The County will provide financial assistance, as budget allows, on an annual basis for homeless assistance programs and shelters, as well as continue to encourage private contributions to local homeless assistance programs.

Cumulatively, these efforts increased the affordable housing supply to meet the needs of lower-income households through Tehama County and increased the availability of suitable land for multifamily development.

PROGRAM BY PROGRAM REVIEW OF THE PREVIOUS HOUSING PROGRAM

Many of the policies in the 2019–2024 Housing Element were successful in meeting their objectives; however, others were not or proved unnecessary. The major factors that impacted the County's ability to achieve the objectives of the past Housing Element related to the County's limited financial resources and a lack of significant high-density residential construction coupled with the limited number of employment opportunities. **Table 7-3** provides a detailed review of the objectives of the 2019–2024 Housing Element and the County's accomplishments.

TABLE 7-3
REVIEW OF PREVIOUS PROGRAMS

Program	Accomplishments	Continue/ Modify/Delete
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, smaller single-family units, and mobile homes/manufactured housing in their development. Use a variety of incentives to promote affordable housing or to promote a range of housing types, including zoning and land use controls, flexible development standards, technical assistance, and expedited processing.	Tehama County continues to promote a range of housing types, zoning and land use controls and flexible development standards for projects processed through Specific Plans (Pursuant to Government Code 65450-65457, Tehama County) but no large multi-unit housing developments have come forward.	Continue in current Program HE-1.A. The County continues to offer incentives to developers and has added geographic targeting.
HE-1.B: Annual Reporting: At least once a year, concurrent with preparation of its proposed budget, the Planning Department will evaluate housing issues and needed programs for the upcoming year. The annual report will also monitor the development capacity needed to accommodate the remaining Regional Housing Need Allocation (RHNA) for lower- income households; the County will identify and zone sufficient sites to accommodate any shortfall. The Planning 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.	The Housing Element Annual Progress Report is completed annually by April 1and submitted to HCD and OPR.	Continue in current HE-1.B. Required per state law.
HE-1.C: Facilitate development on large sites designated for high-density housing by communicating with developers regarding housing opportunities for these sites, providing priority subdivision processing, and utilizing a Master Plan review process to facilitate affordable unit development. Work with land owners and developers to create sites ranging from one to 10 acres in size on larger parcels that are feasible and appropriate for the development of affordable housing.	Staff and county administration continue to work with the real estate brokers of the former Del Web project located in the North I-5 Planning Corridor, along with other potential site developers in the Central I-5 Planning Corridor. While the program did not achieve results in terms of units added, it serves as an important foundation for the 7th Cycle program efforts as relationships were	Modify and continue in current HE-1.C by adding proactive outreach efforts to facilitate development of high-density housing on large sites. ~~.~~

Program	Accomplishments	Continue/ Modify/Delete
	established with local developers.	
Programs – Goal HE-2: Affordable Housing		
HE-2.A: Affordable Housing Development Funding: Work with developers as well as with state, federal, and nonprofit agencies to obtain available sources of funding for the development of affordable housing units. The County will apply for state and federal funding for direct support of low-income housing construction and rehabilitation. A number of state and federal programs provide low-cost financing or subsidies for the production of low- and moderate-income housing. Certain programs require an application and participation by the local public agency, other programs are for use by nonprofit housing corporations and housing authorities, and the remaining programs require application and direct participation by a private developer. The County will determine which programs will be most beneficial for housing production in the county and then directly or indirectly pursue those programs. The County will also prioritize funds for projects that benefit extremely low-income persons or households, when possible. The County will attempt to secure funding for affordable housing programs during the planning period. Programs the County will consider are: State Predevelopment Loan Program/Affordable Housing Innovation Program/Multifamily Housing Program/US Department of Agriculture (USDA) Rural Development, Section 515 Program/USDA Rural Development, Section 523/524 Technical Assistance Grants/Community Development Block Grant Program (CDBG)/Home Investment Partnerships Program (HOME)/CalHOME/US Department of Housing and Urban Development (HUD) Section 202 Program	The County has not received any developer interest but will continue to meet with developers on either an annual or quarterly basis. While the program did not deliver anticipated deliverables, the County has established improved working relationships with regional housing developers and is better equipped to facilitate affordable housing development.	Modify in current HE-2.A to reflect proactive County-led efforts to acquire affordable housing funding. ~~-~~
HE-2.B: At-Risk Affordable Housing: Work with owners and agencies to preserve affordable housing stock. In order to prepare for the	There are currently no restricted affordable housing projects within the unincorporated	Continue in current HE-2.B; no units at-risj in the

Program	Accomplishments	Continue/ Modify/Delete
possibility of conversion in the future, the County will monitor the status of all affordable housing projects and as their funding sources near expiration, will work with the owners to consider options to preserve such units as affordable. The County will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.	areas of the County at risk of converting to market rate. The County will conduct monitoring as project approaches expiration.	next 10 years.
HE-2.C: Single-Room Occupancy Units: Single-Room Occupancy Units: Permit single-room occupancy (SRO) dwelling units within the R-3 and R-4 zoning districts by right and in the C-3 zoning district by conditional use permit. SROs are one housing type appropriate for extremely low-income households.	Completed by Ordinance No. 2104 adopted by the Board of Supervisors on April 28, 2021.	Delete
Programs – Goal HE-3: Adequate Sites		
HE-3.A: Housing and Vacant Land Inventory: Continue to maintain and update the established database of vacant land suitable for residential development to assess the geographical distribution of housing to ensure that housing opportunities are appropriately distributed and to ensure the County has sufficient capacity of residentially zoned land. Include information such as zoning, acreage, major environmental constraints, and the availability of infrastructure. If necessary, consider rezoning parcels if there is an under- or overconcentration of housing in particular areas of the county. Use the information in the inventory to revise the Housing Element as appropriate to ensure adequate residential land is available to meet the County's RHNA targets. In addition, pursuant to Government Code 65583.2(c), the County will rezone sites 024-030-19-1, 078-172-16-1, 102-080-41-1 to allow residential use by- right. This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households.	Vacant Land Inventory developed and adopted August 27, 2019 and By right rezoned completed with the adoption of Ordinance No. 2104 on April 28, 2021 by the Tehama County Board of Supervisors. However, APN: 078-172-16 (0.83 acre) has been determined not to be needed for Tehama County's site inventory due to the adoption of PM No. 20-05, which created three 10 acre or less parcels for High Density Extremely Low/Very Low and Low income housing needs. APN: 078-172-16 is in a flood plain and therefore zoned Natural Resource. Parcel APN: 024-030-019, which exceed eight acres has been designated by right residential development.	Modify and continue. Program HE 3.A revised to address any by-right requirements not previously included.

Program	Accomplishments	Continue/ Modify/Delete
HE-3.B: Mobile/Manufactured Home Unit Opportunities: In an effort to assist with Mobile/Manufactured housing opportunities the County will consider the following: Offer reduced Density/EDU Factors for Mobile/Manufactured Home Units, Give priority to developments or projects that produce mobile/manufactured home units affordable for extremely low-, very low-, and low - income groups, to the fullest extent permitted by the applicable funding source guidelines. This consideration will be applied during applications that trigger fees and/or funding commitments, which will also be based on information the County will provide. Provide in-person assistance at the Planning Department to help interested persons locate suitable sites for the construction of mobile/manufactured home units affordable to extremely low-, very low-, and low - income groups. Place information regarding the County's mobile/manufactured home zoning and building regulations and application process on the County's website.	The Tehama County Planning Department has assisted over 15 developers with their placement of a mobile home on their property in that last reporting cycle (2022). Tehama County remains committed to helping developers of all income levels build successfully in Tehama County. Staff is available through email, phone call and personal counter or office visits 8 hours a day 5 days a week Monday thru Friday.	Continue in current HE-3.B, however, additional County-led efforts are listed including additional incentives, assistance, and monitoring.
HE 3.C: Manufactured Home Unit Opportunities: The County currently developed a cost estimate analysis that validates the affordability of manufactured/mobile homes within the county. Development Impact fee are reduced and will be continued to be reviewed regarding the construction of manufacture/mobile home in the county. County staff currently performs outreach regarding the availability of sites for the construction of manufactured/mobile home including conveying the information at the counter through in-person assistance. Staff will continue these informative practices in an effort to assist 3- households and will continue to promote the opportunity for each property owner to legally construct a manufactured/mobile home on their property as long as it is zone for a residential use. County Staff will continue providing in-person assistance at the Planning Department to help interested person locate suitable sites for the construction of mobile/manufactured	Daily inquiry, ongoing. As of this Annual Report for 2022, eight (8) such very low income housing units have been developed from 2019 to 2021. Over 15 low income housing units have been developed by the placement of Mobilehomes in Tehama County in the 2022 reporting cycle. This program has enjoyed a degree of success and is therefore carried forward into the 7th cycle with minimal changes.	Continue efforts in current HE-3.C as program was successful.

Program	Accomplishments	Continue/ Modify/Delete
home units affordable for extremely low- and very low-income groups.		
HE-3.D: Large Site Split: To ensure sufficient capacity to meet the County's lower income RHNA and promote the development of affordable housing, the County will approve a parcel map that converts APN 024-030-22-1 into 4 parcels. The site currently has split zoning (R-4 of 26.85 acres and R-1 of 10.52 acres) The subdivision will result in 3 parcels remaining R-4 (approximately 9 acres each) and 1 parcel remaining R-1 (approximately 10.52 acres). The new parcels may be developed independently from one another. The resulting R-4 parcels will not exceed 10 acres in size. Additionally, the County will pay all costs associated with the lot split. Should the lot split not occur within 1 year of adoption of the Housing Element, the County will identify and rezone sites to accommodate at least 43 lower- income units pursuant to the requirement of Government Code Section 65583.2, subdivisions (h) and (i).	The Parcel Map for APN:024-030-022 was processed and approved by the County on October 7, 2020 and recorded on December 29, 2020 in Book 14 of Map page 214. This map created three legally separate and developable parcel that are Zoned R-4 for High Density extremely low/very low/low income housing.	Delete. Large lots not assumed in the sites inventory.
Programs – Goal HE-4: Special Needs Housing		
HE-4.A: Farmworker Housing, Incentives and Funding Assistance: The County will apply for and/or support applications for farmworker housing and work with interested nonprofit housing developers to identify and pursue available funding for affordable farmworker housing. The County will also provide assistance in the form of reduced development standards were feasible and will consider, where appropriate, fee reductions and priority processing for farmworker housing.	The County has not received any developer interest but will continue to meet with developers on either an annual or quarterly basis. Once a developer or developers are identified, a coordinated search for applicable NOFAs will be conducted.	Continue in current HE-4.A, however, additional proactive funding and outreach to developer actions added.
HE-4.B: Emergency Shelter: The County will provide financial assistance, as budget allows, on an annual basis for homeless assistance programs and shelters, as well as continue to encourage private contributions to local homeless assistance programs and shelters by providing information from area homeless service	Stakeholder groups identified a location within the City of Red Bluff limits, the first stage of the shelter is funded and the county will continue to provide supportive assistance as applicable. The Shelter project has broken	Continue in current HE-4.B. The shelter is currently operational.

Program	Accomplishments	Continue/ Modify/Delete
providers and the Local Continuum of Care Plan to identify homeless needs and services at the County offices and other public locations.	ground in 2023 with financial assistance from Tehama County's funding programs. As noted in several sections of the Housing Element, this shelter is operational and at any given time, can accommodate up to 40 percent of the County's homeless population (covering incorporated cities and the unincorporated County)	
HE-4.C: Large Household Housing: The County will develop an incentive program for the development of rental housing units with three or more bedrooms. The program may include, but is not limited to, features such as fee reductions, modifications to development standards, and financial incentives. The County will make information about the incentive program available at the County Planning Department, as well as on the County Planning Department website.	The "By Right" Zoning and amendment(s) (Ordinance No. 2104 on April 28, 2021 by the Tehama County Board of Supervisors) have helped development by simplifying costs and development standards, providing the incentives for the development of larger rental housing units. However, the County has not received any applications or interest for Large Household projects. This program is counter productive, housing construction material cost have gone up due to limited supply of materials. More dwellings can be constructed with less materials at standards housing sizes (3 bedroom 2 Bath etc.)	~~Delete~~Modify to actions under Program HE-4.E; specific actions include working with developers to target subsidies, funding, or other programs to encourage the inclusion of 3- and 4-bedroom units in affordable housing projects.
HE-4.D: Senior Housing: The County will review its codes, ordinances, and standards to determine whether there are constraints on the development, maintenance, and improvement of housing intended for seniors and to remove such constraints if their removal would not jeopardize the health and safety of the residents. The review will include an evaluation of the approval process for residential care homes and the removal of any unreasonable constraints to approvals. The County will encourage private developers, nonprofit groups,	Tehama County continues to promote a range of housing types, zoning, land use controls and flexible development standards for projects processed for Senior Housing. Staff has been working with a potential developer on a potential project east of corning, staff will continue to correspond and meet with developers in order to continue to provide supportive	~~Continue~~Modify to current HE-4.C and add actions such as creating a list of incentives.

Program	Accomplishments	Continue/ Modify/Delete
and other interested parties to construct housing projects that serve seniors. As part of this effort, the County will meet with governmental agencies, nonprofit groups, and other agencies that are involved with senior citizens to ensure that the necessary support services for senior residents in Tehama County are provided. Senior housing projects that include on-site support services will be given special consideration by the County.	assistance as applicable. The Planning Department will continue to assist and meet with developers.	
HE-4.E: Project-Based Rental Assisted Housing: The special needs population in the community faces significant barriers to obtaining affordable housing that promotes self-sufficiency and long-term independent living. In order to increase opportunities for special needs populations that include the physically and developmentally disabled, assistance will be provided to prospective developers to identify specific sites, assist with permit requirements, and facilitate neighborhood and public hearings. Further assistance will be provided in the form of reduced and/or deferred fees, technical assistance, and expedited permit and planning timelines. The County will make every effort to maximize the use of federal and state funding appropriate to the development of affordable housing for those with special needs and assist developers in application processes and market studies necessary to the acquisition of funding.	The County has helped interested residential care facility stakeholders to locate their projects in R zones and will continue to assist developers as needed.	~~Continue~~Modify to current HE-4.D and add actions such as proactive outreach.
HE-4.F: Reasonable Accommodation: The County will develop and adopt a procedure for reasonable accommodation in accordance with fair housing and disability laws. This will take the form of an amendment to the County's formal policy documents through a resolutions, and/or the county code as necessary to provide clear rules, policies, procedures, and fees for reasonable accommodation in order to promote equal access to housing. The County will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures. This information will be available through postings and	Ongoing, the County has reasonable accommodations procedures and policies adopted as a whole, not just limited to the Planning Department for helping disabled persons; furthermore, the Planning Department complies with Sate and Federal ADA standards. The definition of a family ""one or more persons living together in a dwelling unit." was adopted with Ordinance No. 2104 on April 28, 2021 by the Tehama	Program accomplished; Delete

Program	Accomplishments	Continue/ Modify/Delete
pamphlets at the County and on the County's website. In addition, the County will update its definition of family to state "one or more persons living together in a dwelling unit.	County Board of Supervisors.	
HE-4.G: Special Needs Households: The County will work with housing providers to ensure special housing needs and the needs of lower-income households are addressed for seniors, large families, female-headed households with children, persons with physical disabilities and developmental disabilities, extremely low-income households, and homeless individuals and families. The County will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The County will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the county, state, and federal governments. In addition, as appropriate, the County will apply for or support others' applications for funding under state and federal programs designated specifically for special needs groups.	The County Public Health Department facilitates low-income housing in the City of Corning with Mental Health funding. The Tehama County Community Action agency obtains funding as well. Tehama County works with these agencies and others as needed to help facilitate housing needs within Tehama County.	~~Continue~~Modified into the current Program HE-4.E. This program consolidates several special housing needs groups and associated actions.
HE-4.H: Assistance for Persons with Developmental Disabilities: Work with the Far North Regional Center to implement an outreach program that informs families in the county about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure and directing people to service information on the County's website.	The County did not have the opportunity to work with the Far North Regional Center to implement an outreach program but ~~will~~ has ~~modif~~modified~~y~~ this program to be proactive in future outreach efforts. ~~.~~	~~Continue~~Deleted and modified. These program actions are now in HE-4.E. ~~.~~
HE-4.I: Supportive Housing: To comply with AB 2162, the County will amend the Zoning Ordinance to allow supportive housing by-	An ordinance addressing AB 2162 was adopted on April 28, 2021 (Ordinance No.	Program accomplished; Delete

Program	Accomplishments	Continue/ Modify/Delete
right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.	2104) by the Tehama County Board of Supervisors.	
Programs – Goal HE-5: Housing Conservation		
HE-5.A: Building Inspection/Code Enforcement: The County will continue to handle complaints on a reactive basis. Efforts will focus on a variety of issues, including property maintenance, abandoned vehicles, and housing conditions to ensure compliance with building and property maintenance codes. The County will also provide information about available rehabilitation programs	The County received 9 code violations during the 2014- 2019 planning period. As violations are reported the County identifies the substandard building and the owner is contacted regarding the need for repair. In some cases the dwellings have been abated, most have not been.	Continue in current HE-5.A; also added a specific Housing Rehabilitation program (Program HE-5.B).
Programs – Goal HE-6: Addressing Constraints		
HE-6.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 structural fire protection services, to serve residential development, especially affordable or special needs housing development. In addition, through the Economic Development Program, facilitate the provision of infrastructure, including sewer and water systems to support new industrial and commercial development. In addition, to comply with SB 1087, the County will forward a copy of the Housing Element to all service providers and continue to grant priority for service to proposed developments that include units affordable to lower-income households.	As NOFAs are released. Tehama County Planning Dept. continues to work with Public Works by providing technical assistance as needed and through the grant/project process. The County has not received requests from service districts or nonprofit organization requesting assistance with applications for grant funding. The County plans to continue this program to continue to work with service districts to improve and expand County infrastructure to support existing and future development.	Continue in current HE-6.A and add several proactive measures.
HE-6.B: Annexation, Cities (Red Bluff, Corning, and Tehama), Community Service Districts: The County will continue to work with the Cities (Red Bluff, Corning, and Tehama), 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.	The County and LAFCo continues to work with cities and community service districts to facilitate annexation and orderly expansion of infrastructure, pursuant to applicable policies, that will support the provision of services to areas that are designated and zoned for housing development. Although	Continue in current HE-6.B and add formal LAFCo action.

Program	Accomplishments	Continue/ Modify/Delete
	opportunities for, and interest in, such annexations, has been applied for, the program remains appropriate and should be continued should the opportunities and interest develop.	
HE-6.C: Permit Processing: Review the County's permit procedures annually to evaluate opportunities to reduce the cost and time of processing housing development permits.	The County annually reviews permit procedures to evaluate opportunities to reduce the cost and time of processing housing development permits. The Permit processing review resulted in several staff meetings that focused on interdepartmental coordination and the ongoing implementation of online information and services.	Continue in current HE-6.C with updated objectives.
HE-6.D: 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 physical disabilities and/or developmental disabilities, in areas consistent with existing development policies.	The County assisted interested residential care facility stakeholders to locate their project in R zones and will continue to assist developers as needed.	Continue in current HE-6.D with updated objectives.
HE-6.E: Permitting Fees: As appropriate and feasible, supplement permitting fees for new affordable housing developments in the county that are assisted through County programs or in conjunction with other County assistance.	As projects are processed through the development and permitting process, staff has provided free technical assistance to resolve permitting obstacles that ultimately resulted in multiple supportive/transitional housing and affordable housing units to be installed near Sale Ln. Red Bluff, Ca. Staff will continue to support affordable housing developments.	Continue in current HE-6.E with updated objectives.

Program	Accomplishments	Continue/ Modify/Delete
HE-6.F: Update Permit Processing and Tracking System: The County is working to improve the permit processing by requesting SB 2 grant funds to acquire more efficient and advanced permit tracking system that will integrate the Building Department and the Planning Department to establish more proficient and accessible tracking for the departments as well as the public.	An Online Building Permit System was obtained in the Spring of 2020 and is available to the public currently due to this programs guidance, the objectives of this program have been achieved and should be removed from the program list.	Delete
Programs – Goal HE-7: Fair Housing/Equal Opportunity		
HE-7.A: Equal Housing Opportunity and Fair Housing Referrals: Continue to make literature available on housing discrimination and fair housing resources at the County offices, community centers, libraries, on the County website, and at other sources from which the community gathers information. Continue to refer housing discrimination complaints to the appropriate state and federal agencies (HUD or the California Department of Fair Employment and Housing (DFEH)).	The County implements this program on an ongoing basis. The County continues to provide fair housing resources at the County offices, community centers, libraries, on the County website. Fair Housing literature and resources are available on-line through the use of computers at County Offices, Libraries etc. Staff will refer discrimination complaints to the appropriate authority as they are received.	Continue in current HE-7.A.
Programs – Goal HE-8: Energy Conservation		
HE-8.A: Title 24: The County will continue to enforce the provisions of Title 24 of the California Administrative Code, which sets forth mandatory energy standards for new development and requires the adoption of an "energy budget."	The County implements this program on an ongoing basis. The Building Department adopted the 2023 CBC for use and enforcement in November 2020.	Continue in current HE-8.A reflecting new requirements.

Program	Accomplishments	Continue/ Modify/Delete
HE-8.B: Weatherization Programs: The County will continue to cooperate with nonprofit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications. The County will consider offering weatherization assistance to lower-income households, to be funded by CDBG and/or HOME funds, if nonprofit resources are determined to be inadequate to satisfy the need.	Weatherization programs and resources are available on-line through the use of computers at County Offices, Libraries etc. Staff fields inquiries regarding these programs and assists interested parties through the dissemination of information and resources. The County implements this program on an ongoing basis and cooperated with SHHIP-Self Help Home Improvement Program non-profit company.	Continue in current HE-8.B with updated objectives.