

LASSEN COUNTY

HOUSING ELEMENT UPDATE

SEVENTH HOUSING ELEMENT CYCLE

2024–2029



TBR, FHA & Appendices
PUBLIC REVIEW DRAFT – JAN 24, 2024



TABLE OF CONTENTS

SECTION 4: TECHNICAL BACKGROUND REPORT	5
4.1 Introduction	5
4.2 Housing Needs Analysis	5
4.2.1 Population Characteristics and Housing Data.....	5
Population Trends.....	5
Housing Cost and Affordability	8
Employment Characteristics	9
Housing Stock Conditions.....	10
At-Risk Assisted Affordable Housing	12
4.2.2 Special Needs Housing Analysis.....	13
Extremely Low-Income Households.....	13
Senior Households.....	14
Persons with Disabilities, including Developmental Disabilities	15
Large Households	17
Farmworker Households	18
Female-Headed Households	19
Individuals Experiencing Homelessness	20
4.3 Housing Resources	22
4.3.1 Financial Resources and Programs.....	22
4.3.2 Local Resources	23
4.3.3 Zoning for a Variety of Housing Types	23
Single-Family Housing.....	23
Multi-Family Housing.....	24
Missing Middle Housing.....	24
Accessory Dwelling Units (ADUs).....	24
Housing for Agricultural Employees	24
Emergency Shelters	25
Transitional and Supportive Housing	25
Residential Care Facilities	25
Mobile Home and Recreational Vehicle Parks.....	25
4.3.4 Opportunities for Energy Conservation in Residential Development.....	25
4.4 Housing Constraints	28
4.4.1 Nongovernmental Constraints.....	28
Land Costs.....	28
Construction Costs.....	29
Availability of Financing.....	29
Environmental Conditions.....	30
Availability of Infrastructure	34
4.4.2 Governmental Constraints.....	36
Local Permit Processing	38
Fees And Other Exactions.....	39



SECTION 4: TECHNICAL BACKGROUND REPORT

Building Codes and Enforcement.....	40
Housing for Individuals with Disabilities.....	40

SECTION 5: FAIR HOUSING ASSESSMENT 42

5.1 Background	42
5.2 Fair Housing Enforcement and Outreach Capacity	42
5.2.1 Compliance with Existing Fair Housing Laws and Regulations	42
5.2.2 Fair Housing Services, Outreach, and Enforcement at a Local Level	43
5.2.3 Complaints, Findings, Lawsuits, Enforcement Actions, Settlements or Judgments Related to Fair Housing and Civil Rights	44
5.2.4 Housing Enforcement and Outreach Capacity: Fair Housing Issues and Contributing Factors	45
5.3 Patterns of Integration and Segregation.....	45
5.3.1 Land Use & Zoning	46
5.3.2 Race and Ethnicity.....	46
5.3.3 Persons with Disabilities.....	49
5.3.4 Familial Status.....	51
5.3.5 Income	53
5.3.6 Poverty	56
5.3.7 Racially & Ethnically Concentrated Areas of Poverty (R/ECAP) and Affluence (RCAA)	57
5.4 Disparities in Access to Opportunity	60
5.4.1 Resource Areas	60
5.4.2 Education.....	61
5.4.3 Access to Healthy Environment.....	65
5.4.4 Transportation.....	66
5.4.5 Economic Development and Job Access	67
5.4.6 Housing the Workforce.....	67
5.5 Disproportionate Housing Needs & Displacement.....	68
5.5.1 Cost Burden and Severe Cost Burden	68
5.5.2 Overcrowding	70
5.5.3 Substandard Housing.....	73
5.5.4 Displacement	77
5.5.5 Homelessness.....	82
5.6 Fair Housing Goals and Priorities Based on Identified Contributing Factors.....	83
5.6.1 Ranking of Contributing Factors	83
5.6.2 Contributing Factors & Housing Program Actions	84
5.6.3 Housing Programs & AFFH Considerations	85
5.7 Fair Housing & Housing Sites	86
5.7.1 Segregation & Integration	86
5.7.2 Racially and Ethnically Concentrated Areas of Poverty.....	86
5.7.3 Disproportionate Housing Needs Including Displacement	86
5.7.4 Disparities in Access to Opportunity	86
5.7.5 Improved and Exacerbated Conditions.....	86



FIGURES

Figure 1 Lassen County Distribution of Population	6
Figure 2 Population by Age in Lassen County	6
Figure 3 Nationwide Annual Average Mortgage Rates	30
Figure 4 Lassen County Seismic Hazard Zones.....	31
Figure 5 FEMA National Flood Hazard Zones.....	32
Figure 6 Lassen County Fire Severity Zones.....	33
Figure 7 Solid Waste & Recycling Service Area Map.....	36
Figure 8 FHEO Cases per 1,000 people by County	45
Figure 9 Lassen County Zoning Map.....	46
Figure 10 Predominant Population, 2017-2021.....	48
Figure 11 Racial Segregation/Integration, 2020.....	49
Figure 12 Population with a Disability in Lassen County and the Greater Region.....	51
Figure 13 Percentage of Children in Single Female-Headed Households, No Spouse Present	52
Figure 14 Percent of Single Adult Householders, 2017-2021	53
Figure 15 Households by Income Group, Lassen County and the Greater Region.....	54
Figure 16 Median Income in Lassen County and the Greater Region	55
Figure 17 Existing Affordable Housing Projects	56
Figure 18 Poverty Status in Lassen County and the Greater Region	57
Figure 19 Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)	58
Figure 20 Racially Concentrated Areas of Affluence.....	59
Figure 21 TCAC/HCD Opportunity Map: High Segregation and Poverty.....	60
Figure 22 TCAC Opportunity Map Composite Score, Lassen County and the Greater Region	61
Figure 23 CalEnviroScreen 4.0 by Census Tract, Lassen County and the Greater Region, 2021	65
Figure 24 Healthy Places Index, 2022	66
Figure 25 Inflow and Outflow of Workers in Lassen County.....	68
Figure 26 Overpayment by Renters.....	69
Figure 27 Overpayment by Homeowners	70
Figure 28 Overcrowded Households in Lassen County and the Greater Region.....	72
Figure 29 Severely Overcrowded Households in Lassen County and the Greater Region.....	73
Figure 30 Housing Units Lacking Complete Plumbing in Lassen County & the Greater Region	75
Figure 31 Housing Units Lacking Kitchen Facilities in Lassen County & the Greater Region..	76
Figure 32 Age of Structures.....	77
Figure 33 Estimated Displacement Risk for All Households.....	78
Figure 34 Displacement Risk for Low-Income Households	79
Figure 35 Displacement Risk for Very Low-Income Households	80
Figure 36 Special Flood Hazard Areas.....	81
Figure 37 Fire Hazard Severity Zones (CalFIRE).....	82
Figure 38 Point-In-Time Count - Emergency Shelter Housing.....	83
Figure 39 Lassen County Housing Element Site and Resource Area	86



TABLES

Table 1 Lassen County Population, 1970-2021.....	5
Table 2 Population by Race/Ethnicity.....	7
Table 3 Households by Tenure	7
Table 4 Median Home Value and Gross Rent, 2010-2021.....	8
Table 5 Households by Level of Cost Burden	8
Table 6 Fair Market Rental Costs.....	9
Table 7 Home Values of Owner-Occupied Units.....	9
Table 8 Employment by Industry	10
Table 9 Year Built of Housing Units	10
Table 10 Vacancy by Type	11
Table 11 Inventory of Assisted Affordable Housing	12
Table 12 Lassen County Household Income Level by Tenure	13
Table 13 Cost Burden and Housing Problems by Tenure	13
Table 14 Senior Households by Tenure.....	14
Table 15 Disability Status by Age Group	15
Table 16 Developmental Disabilities by Age	16
Table 17 Household Size by Tenure.....	18
Table 18 Lassen County Farms and Farmworkers	18
Table 19 Female-Headed Households.....	19
Table 20 Shelter Status of Individuals Experiencing Homelessness in Lassen County	21
Table 21 Land Costs, Susanville.....	28
Table 22 Land Costs, Lassen County.....	29
Table 23 Permit Processing and Decision-Making Authority in Lassen County.....	38
Table 24 Lassen County Planning & Environmental Fees.....	39
Table 25 Population by Race, Lassen County and the Greater Region, 2010-2021	47
Table 26 Hispanic or Latino Origin in Lassen County and the Greater Region, 2010-2021	48
Table 27 Population by Type of Disability in Lassen County, 2021	50
Table 28 Disability Status by Race and Ethnicity in Lassen County, 2021	50
Table 29 Households by Household Income	54
Table 30 Lassen County TCAC Education Scores by Census Tract.....	61
Table 31 Student Demographics in Lassen County School Districts and Charter Schools.....	63
Table 32 Projected Change in Population in Lassen County	67
Table 33 Median Gross Rent	69
Table 34 Occupants Per Room for Households by Race and Ethnicity.....	70
Table 35 Severe Overcrowding for Households by Tenure	71
Table 36 Substandard Housing Issues in Lassen County and the Greater Region	74
Table 37 Fair Housing Issues, Contributing Factors, and Program Actions	84
Table 38 Housing Program Metrics to Affirmatively Further Fair Housing	85



SECTION 4: TECHNICAL BACKGROUND REPORT

4.1 Introduction

Section 4 of the Housing Element, or the Technical Background Report, complies with the statutory obligations outlined in Government Code § 65583. This section includes data sourced from an array of federal, state, regional, and local sources. These data sets collectively provide insights on the housing needs, housing resources, and constraints to housing development in Lassen County. The Technical Background Report supplements the Housing Element Strategy and Sites Inventory and serves as a precursor to the Fair Housing Assessment. Key findings from this section are summarized in Section 1 of the Housing Element.

4.2 Housing Needs Analysis

This section includes the required quantification and analysis of population and employment trends, housing stock, and special housing needs. The information included in this analysis helps guide the Housing Element Strategy found in Section 2.

4.2.1 Population Characteristics and Housing Data

Population Trends

Within Lassen County's unique terrain of the Sierra Nevada and Cascade mountains along with the Great Basin landscape, this rural County has experienced fluctuating population growth over the past five decades. Between 1970 and 1980, Lassen County experienced a population increase of approximately 29%. However, between 1980 and 2000, the population declined to 16,363, 433 residents fewer than 1970 (Table 1). Conversely, there was a significant population increase in the following decade, with the population more than doubling between 2000 and 2010. Since then, the Lassen County population has declined.

Table 1 Lassen County Population, 1970-2021

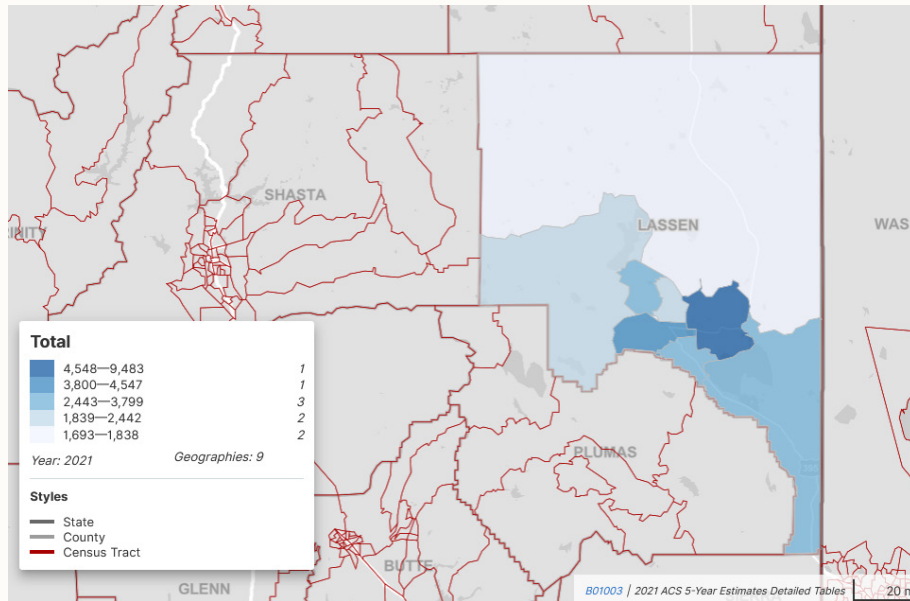
Year	1970	1980	1990	2000	2010	2021
Population	16,796	21,661	20,319	16,363	35,081	32,949
Source: U.S. Census Bureau, American Community Survey 5 Year Estimates Table B01003, 2010, 2021; Population Estimates for California Counties and Cities, 1970-2000						

In 2021, Census Tract 404 was its most populous region consisting of 28.7% of the County's total population. Its second most populous area, Census Tract 403.02, which includes Lassen County's only incorporated city, Susanville, accounts for 13.8% of the total population. Given Susanville amenities and access to resources some residents prefer to reside outside of the metropolitan area in unincorporated regions of the county.



SECTION 4: TECHNICAL BACKGROUND REPORT

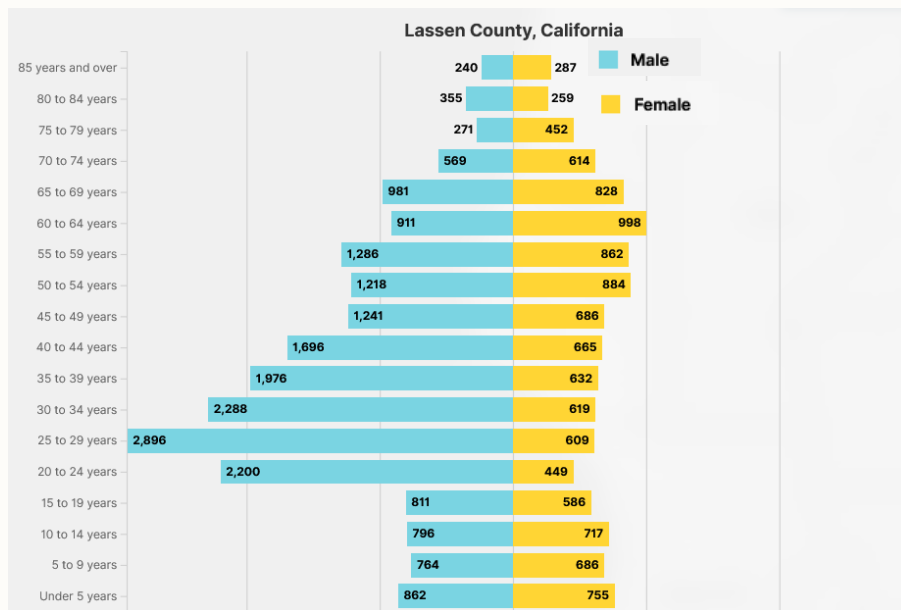
Figure 1 Lassen County Distribution of Population



Source: U.S. Census Bureau American Community Survey 5-Year, Map B01003, 2021

As shown in Figure 2, approximately 42.5% of the population falls within the age range of 20 to 44, 24.5% falls within the 45 to 64 age range, 14.8% falls within the 65 and above age range, 18.1% falls within the 0 to 19 age range. Additionally, approximately 65% of the Lassen County population is male.

Figure 2 Population by Age in Lassen County



Source: U.S. Census Bureau American Community Survey 5-Year Estimates, Table S0101, 2021



SECTION 4: TECHNICAL BACKGROUND REPORT

As of 2021, 64% of the population in Lassen County identifies as White (Non-Hispanic). The second largest ethnic group in the County is Hispanic or Latino and accounts for 20% of the total population. Between 2010 and 2021, the White (Non-Hispanic) population decreased by 10.5% (Table 2). Within that timeframe, the Hispanic or Latino, Native Hawaiian or Other Pacific Islander, and Two or More Races populations slightly increased. This trend is consistent with the statewide pattern in California, where the Hispanic or Latino population has been on the rise. Along with the decline in the White (Non-Hispanic) population, the Black or African American, Asian, and Some Other Race population groups in Lassen County decreased.

Table 2 Population by Race/Ethnicity

Racial or Ethnic Group	2010	2021
Hispanic or Latino	5,974	6,494
White (Non-Hispanic) alone	23,606	21,139
Black or African American alone	2,849	2,748
Native American alone	1,129	750
Asian alone	642	513
Native Hawaiian or Other Pacific Islander alone	201	250
Some other race alone	171	137
Two or More Races	509	918
<i>Source: U.S. Census Bureau, American Community 5-Year Estimates Table B03002, 2010 and 2021</i>		

As shown in Table 3, approximately 70% of households in Lassen County are homeowners. Since 2000, the number and proportion of both owner and renter households has fluctuated slightly. Between 2000 and 2010, both the number and proportion of owner households decreased, while the number and proportion of renter households increased. In contrast, between 2010 and 2021, the number and proportion of renter households decreased while the proportion of owner households increased. Given the population in the County over the last decade, the total number of households in the County has also decreased.

Table 3 Households by Tenure

Tenure	2000		2010		2021	
	Number	Percent	Number	Percent	Number	Percent
Owner	6,552	68%	6,545	64%	6,236	70%
Renter	3,073	32%	3,731	36%	2,674	30%
Total	9,625	100%	10,276	100%	8,910	100%
<i>Source: U.S. Census Bureau, Decennial Census Table H007, 2000; American Community Survey 5-Year Estimates Table B25003, 2010, 2021</i>						



Housing Cost and Affordability

As of 2021, the median household income in Lassen County is \$59,292, more than neighboring Plumas County (\$57,885) and Modoc County (\$51,090). The median household income in 2015 was \$51,555. From 2015 to 2021 the median household income increased by 15%. The median home value increased by 22.2%, outpacing the increase in median household income. Additionally, the median gross rent outpaced the increase in income. From 2015 to 2021, median gross rent in Lassen County increased by 42.5% (Table 4).

Table 4 Median Home Value and Gross Rent, 2010-2021

	2015	2021	2015-2021 Percent Change
Median Home Value	\$172,900	\$211,300	22.2 %
Median Gross Rent	\$680	\$969	7.5 %
Source: U.S. Census Bureau American Community Survey 5-Year Estimates Tables B25077 and B25058, 2010, 2021			

Determining cost burden can be measured by calculating the ratio of housing costs (rent or mortgage, utilities, taxes) to household income. The U.S Department of Housing and Urban Development (HUD) defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. As of 2019, 18.2% of owner-occupied households and 41.3% of renter-occupied households in Lassen County have experienced some level of cost burden (Table 5). Overall, approximately 25.6% of all households in Lassen County experience some level of cost burden. A more in-depth analysis of cost burden within Lassen County can be found in Section 5.5.

Table 5 Households by Level of Cost Burden

	Owner	Renter	Total
Not Cost Burdened	5,125	1,745	6,870
Cost Burdened (30 - 50% of income)	625	640	1,265
Severely Cost Burdened (Over 50% of income)	515	600	1,115
Cost Burden Not Available	10	20	30
Source: HUD, CHAS 5-Year Estimates, 2019			

Fair market rental costs vary by unit type. As shown in Table 6, fair market rents vary from \$623 to \$1,372. Fair market rents are used to establish the payment standards for the Housing Choice Voucher Program.



SECTION 4: TECHNICAL BACKGROUND REPORT

Table 6 Fair Market Rental Costs

Type	Fair Market Rents
Studio	\$623
One-Bedroom	\$712
Two-Bedroom	\$937
Three-Bedroom	\$1,331
Four-Bedroom	\$1,372
Source: 2022 NorCal CoC PIT Report	

In Lassen County 46.7% of owner-occupied units have home values of less than \$200,000 and 41.7% have home values between \$200,000 to \$399,999 (Table 7). In Plumas County, 44% of owner-occupied units have home values between \$200,000 to \$399,999. According to Redfin, a real estate listing application, as of October 2023 the average asking price for a home in Lassen County was \$154,000. In Plumas County, the average asking price for a home is \$189,000.

Table 7 Home Values of Owner-Occupied Units

Home Value	Number	Percent
Less than \$200,000	2,913	46.7%
\$200,000 to \$399,999	2,605	41.7%
\$400,000 to \$499,999	308	4.9%
\$500,000 to \$749,999	309	4.9%
\$750,000 to \$999,999	27	0.43%
\$1,000,000 or Higher	74	1.2%
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates Table B25075, 2021		

Employment Characteristics

Employment trends indicate that the top industry type Lassen County residents work in is public administration (31.1%). Public administration is defined as managing, supervising, and working through and partnering with organizations that regulate and control public policy in all levels of government (local, state, and federal), as well as nonprofit organizations. This can include several of the Lassen County Department offices located in Susanville. Secondly, top industry types include education, health, and social services 20.7%, followed by retail trade 9.8% (Table 8). Additionally, approximately 3,851 individuals who reside in Lassen County are employed in the area. Please see Section 5.4.5 and 5.4.6 for a more in-depth analysis of economic development, job access, and the workforce in Lassen County.



SECTION 4: TECHNICAL BACKGROUND REPORT

Table 8 Employment by Industry

Industry Type	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	464	5.37 %
Education, health, and social services	1,796	20.79%
Retail trade	848	9.82 %
Manufacturing	179	2.07 %
Arts, entertainment, recreation, and services	592	6.85 %
Construction	637	7.37 %
Public administration	2,689	31.13 %
Finance, insurance, real estate, rental and leasing	163	1.89 %
Professional, scientific, management, administration	388	4.49 %
Wholesale trade	131	1.52 %
Other services	279	3.23 %
Transportation, warehousing, and utilities	342	3.96 %
Total	8,639	100 %
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates Table DP03, 2021		

Housing Stock Conditions

As shown in Table 9, the housing stock steadily increased in Lassen County until 2009. Following 2009, there was a significant decrease in the number homes being built. Between 2010 and 2020, 254 housing units have been built.

Table 9 Year Built of Housing Units

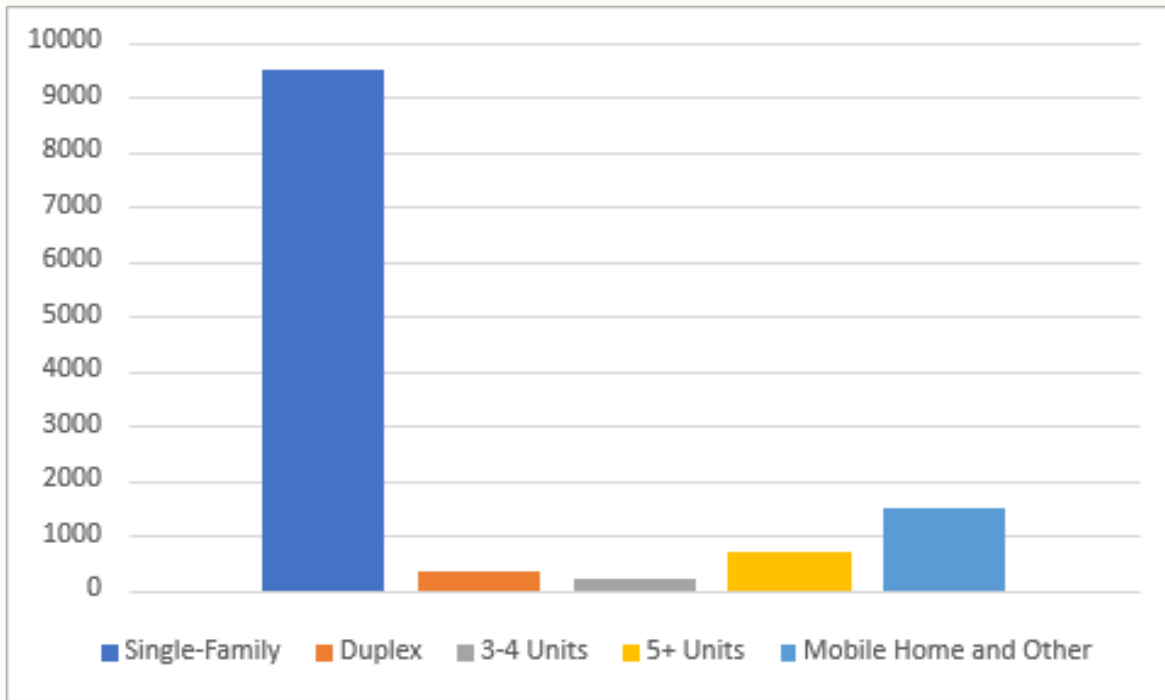
Year Built	Number
Built after 2020	30
Built 2010 through 2019	243
Built 2000 through 2009	1,734
Built 1990 through 1999	1,696
Built 1980 through 1989	1,959
Built 1970 through 1979	2,152
Built 1960 through 1969	1,150
Built 1950 through 1959	1,078
Built 1940 through 1949	1,043
Built 1939 or earlier	1,207
Total	12,273
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates Table B25034, 2021	



SECTION 4: TECHNICAL BACKGROUND REPORT

Approximately 76.4% of the housing stock in Lassen County is single-family homes (Figure 2). Of the remaining 23.6% of the housing stock, 12.3% are mobile homes, boats, recreational vehicles, and vans. Duplexes, triplexes, fourplexes, and housing developments with five or more units make up the remaining housing stock.

Figure 2 Housing Units by Type



Source: U.S. Census Bureau, ACS 5-Year Estimates Table B25024, 2021

An estimated 29% of housing units in Lassen County are vacant or “other vacant”, a category that includes units that are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reason such as a work assignment, military duty, or incarceration (Table 10). Over half (56.9%) of housing units are occupied, and 10.7% are for seasonal, recreational, or occasional use.

Table 10 Vacancy by Type

Type	Number	Percent
Occupied	8,910	56.9 %
Vacant	3,363	21.5 %
For rent	143	0.9 %
Rented, not occupied	18	0.11 %



SECTION 4: TECHNICAL BACKGROUND REPORT

For sale only	222	1.4 %
Sold, not occupied	114	0.7 %
For seasonal, recreational, or occasional use	1,681	10.7 %
For migrant workers	0	0 %
Other vacant	1,185	7.5 %
<i>Source: U.S. Census Bureau, American Community Survey 5-Year Estimates Table B25002 and B25004, 2021</i>		

At-Risk Assisted Affordable Housing

State housing element law requires that all housing elements include information regarding the potential conversion of existing, assisted housing developments to market rents (Government Code 65583). At-risk housing refers to assisted housing developments with affordability restrictions that are set to expire during the planning period. In unincorporated Lassen County, there are a total of 58 affordable housing units, which were originally funded through a combination of tax credits and United States Department of Agriculture (USDA) loans, more specifically, the USDA Section 515 loan (Table 11). Although the Low-Income Housing Tax Credits (also referred to as LIHTC) have since expired, the USDA loans are amortized over 50 years, during which period the affordability restrictions continue to apply. The Feather River Apartments, which offers 34 affordable units, received its loan in 1988, and the Westwood Senior Apartments, which offers 24 affordable units to seniors, received its loan in 1990. Therefore, the soonest estimated affordability end year is 2038. Therefore, there are no existing, affordable housing developments at risk of converting to market-rate.

Table 11 Inventory of Assisted Affordable Housing

Name	Address	Affordable Units	Active Program(s)	Estimated Affordability End Year	Risk Level
Feather River Apartments	100 Delwood St. Westwood, CA 96137	34	USDA Section 515 Loan	2038	-
Westwood Senior Apartments	671315 Finland Dr. Westwood, CA 96137	24	USDA Section 515 Loan	2042	-



4.2.2 Special Needs Housing Analysis

Extremely Low-Income Households

There are an estimated 1,055 extremely low-income (ELI) households in Lassen County, 11.5% of the County's total households. In Lassen, 55% of the ELI households rent and 44.5% own their homes. By comparison, 68.5% of the County's total households are homeowners and 31% rent (Table 12).

Table 12 Lassen County Household Income Level by Tenure

Income Level	Owner-Occupied	Renter-Occupied	Total
0-30% of AMI	470	585	1,055
31-50% of AMI	595	520	1,115
51-80% of AMI	975	675	1,650
81-100% of AMI	730	440	1,170
Greater than 100% AMI	3,520	665	4,185
Total	6,290	2,880	9,170
Source: HUD CHAS 2016-2020			

ELI households are more likely to face some form of housing problems. Housing problems include a lack of complete kitchen facilities, lack of complete plumbing facilities, an overcrowded household, or a cost burdened household. In Lassen County, 55.5% of ELI renters experience housing problems, 57% are cost burdened, and 57.5% are extremely cost burdened (Table 13).

Table 13 Cost Burden and Housing Problems by Tenure

	Renters	Owners	Households
0-30% of AMI	585	470	1,055
Any housing problem	475	380	855
Cost burden > 30%	470	350	820
Cost burden > 50%	345	255	600
31-50% of AMI	520	595	1,115
Any housing problem	365	200	565
Cost burden > 30%	355	200	555
Cost burden > 50%	125	105	230
51-80% of AMI	675	975	1,650
Any housing problem	295	415	710
Cost burden > 30%	225	385	610
Cost burden > 50%	50	165	215
Source: Department of Housing and Urban Development, CHAS			



Programs and Resources

ELI households can benefit from the Housing Choice Voucher Program (formerly known as Section 8) and Low-Rent Public Housing. Through the Housing Choice Voucher Program, ELI households who are issued a voucher are able to choose their own rental unit from a private landlord and the housing authority pays part of ongoing rental costs directly to the landlord. Through Low-Rent Public Housing, ELI households are able to live in designated complexes owned and operated by the Housing Authority and are charged rent that is 30% of the household's income.

Mobile homes, studio apartments, accessory dwelling units (ADU), and single-room occupancy (SRO) units are housing types suitable to meet the needs of ELI households of one- or two-person households. ELI households can currently benefit from mobile homes parks and studio apartments throughout the unincorporated County. However, the Lassen County Code does not list SROs as a use classification, nor does it permit SROs by right in any zone district. Program HE-6 has been included to amend the Lassen County Code to comply with state law and facilitate the development of SROs. Chapter 18.14 of the Lassen County Code also does not list ADUs as a use classification. The County has an interim policy in place that allows ADUs to be considered as a second residence if the second residence is approved through the issuance of a use permit or through issuance of a Certificate of Conditional Use. Program HE-5 has been included to facilitate the development of ADUs in accordance with state law.

Senior Households

Approximately 7.3% of the Lassen County population is aged 65 and older (Figure 2). Senior households have high rates of homeownership in the County, ranging from 78.4% for householders aged 65-74 and 82.6% for householders aged 75 years or older (Table 14).

Table 14 Senior Households by Tenure

Householder Age	Owners	Renters	Total
65-74 years	1,397	385	1,782
75+ years	963	203	1,166
Total	2,360	588	2,948

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates Table B25007, 2021

Programs and Resources

Senior households with current Medi-Cal eligibility in the County are eligible to receive In-Home Supportive Services (IHSS). IHSS is a State and Federally funded program that enables seniors to remain in their home with the aid of a care provider. Additionally, the County has established an adult protective services program that provides 24/7 in-person response to referrals of elder abuse, case management, information and referrals for community resources, provides emergency shelter or in-home protection as resources are available.



SECTION 4: TECHNICAL BACKGROUND REPORT

Senior households who live in more remote areas of Lassen County can benefit from the County's three wellness centers: the Westwood Wellness Center (Westwood), Fort Sage Wellness Center (Herlong), and Big Valley Wellness Center (Bieber). The Wellness Centers offer a variety of information and services to meet the needs of families, seniors and the general public. The focus areas of the centers are to provide wellness services and peer support.

In Lassen County, senior households can also benefit from housing facilities for seniors. There are four senior housing facilities in the County: two affordable senior apartment complexes (Westwood Senior Apartments located in Westwood and Lassen Manor located in Susanville), one 76-bed elderly care facility (Eagle Lake Village Senior Living), and one 96-bed skilled nursing facility (Country Villa River View) located in Susanville. Westwood Senior Apartment is comprised of 24 one-bedroom housing units with eligibility and maximum income restrictions for seniors. Lassen Manor Apartments provides 82 residential units for seniors and persons with disabilities, 39 of which are reserved for low-income seniors. Eagle Lake Village Senior Living offers one-bedroom, studio, and shared accommodations in the form of independent living, assisted living, and memory care. Country Villa Riverview is a fully furnished senior community in Susanville that provides assisted living care to the elderly, as well as memory care.

Senior individuals often have fixed incomes and may have additional special needs related to access or care that require physical improvements to their homes such as the addition of ramps, handrails, lower cupboards and counters, creation of a downstairs bedroom, or the construction of an ADU to allow for multigenerational living. Programs HE-5 and HE-6 have been included to meet the needs of senior households.

Persons with Disabilities, including Developmental Disabilities

According to California Government Code Section 12926, a disability includes, but is not limited to, any physical or mental disability. As of 2021, an estimated 16.9% of Lassen County residents have a disability. Disabilities are most significantly common by 59.6% in age groups 75 years and over (Table 15).

Table 15 Disability Status by Age Group

Age Group	Total Population	With a Disability	No Disability	Percent with a Disability
Total Population	23,240	3,939	19,301	16.9%
Under 5 years:	1,617	15	1,602	0.9%
5 to 17 years:	3,770	251	3,519	6.6%
18 to 34 years:	4,020	324	3,696	8%
35 to 64 years:	9,122	1,494	7,628	16.3%
65 to 74 years:	2,900	775	2,125	26.7%
75 years and over:	1,811	1,080	731	59.6%
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates Table B18101, 2021				



SECTION 4: TECHNICAL BACKGROUND REPORT

The most prevalent types of disabilities in Lassen County are ambulatory difficulties (10.6%), 25.7% of which are aged 65 years and older, and independent living difficulties (10.2%), 17.4% of which are aged 65 years and older¹. Ambulatory difficulties are defined as “having serious difficulty walking or climbing stairs” and independent living difficulties is defined as “because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor’s office or shopping”². Housing needs for these types of disabilities include accessibility retrofits, universally designed housing, community care facilities, supportive living facilities, and in-home care arrangements.

Senate Bill 812 requires the County to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. Developmental disabilities are studied separately from sensory, physical, cognitive, self-care, and independent living limitations because they are often lifelong physical and/or cognitive disabilities. According to the California Department of Developmental Services Consumer County, approximately 132 residents in the zip code 96130 in Lassen County have a developmental disability, 59.8% of whom are aged 18 years and older (Table 16). The 96130 area is comprised of the incorporated city of Susanville, as well as the unincorporated areas of Eagle Lake, Coppervale, Sumway, Emerson Lake, and Lake Leavitt. Overall, the population that has a developmental disability makes up 0.57% of the total population.

Table 16 Developmental Disabilities by Age

Zip Code	0 to 17 years	18+ years	Total
96130	53	79	132
96117	<11	<11	>0
96114	11	15	26
96137	<11	15	>15
96020	<11	16	>16
96109	<11	<11	>0
96136.	<11	<11	>0
95947	<11	<11	>0
<i>Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type, 2017</i>			

Programs and Resources for People with Disabilities

Individuals with disabilities in Lassen County can benefit from a variety of programs and residential facilities. There are four licensed adult residential facilities in the unincorporated area of Lassen County and the city of Susanville that provide accommodation for persons with disabilities: Redwine Family Home, Mountain Jewels Home, Zamora Residence, and Zamora

¹ U.S. Census Bureau American Community Survey Data, Table S1810, 2021

² U.S. Census Bureau Disability Glossary



SECTION 4: TECHNICAL BACKGROUND REPORT

Residence II. Additionally, the Lassen Manor Apartments provides 82 residential units for seniors and individuals with a disability.

Programs that individuals with disabilities can benefit from in the County include: IHSS, Disability Action Center, PG&E Portable Battery Program (PBP), and the Plumas Rural Services ALIVE program. IHSS provides qualifying persons with a disability with assistance to recipients to remain their home with the aid of a caregiver; Disability Action Center serves Northern California Counties by assisting persons with disabilities to achieve and/or maintain their independence and offer information and resources free of cost; PG&E Portable Battery Program provides no-cost backup battery portable batteries for eligible income-qualified customers who have disabilities that rely on medical devices that sustain life; and Plumas Rural Services ALIVE program provides training and support for adults with intellectual and developmental disabilities so that participants are better equipped to hold paying jobs, become involved in community activities, use community resources, increase independent living skills and develop self-advocacy.

The California Department of Developmental Services also provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Far Northern Regional Center in Redding, which serves the Lassen County area, provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

In addition to the current programs and resources available, there is a need for the housing-accessibility modifications to assist individuals with a disability to remain in their homes. Programs he-5, HE-6, and HE-10 have been included in this Housing Element to address those needs.

Large Households

A large household consists of five or more persons residing together under one roof. This may include multiple generations of a family, extended family, multiple families, or other non-related household members. In Lassen County, large households represent 8.4% of total households, 73.5% of large households are owner-occupied (Table 17).



SECTION 4: TECHNICAL BACKGROUND REPORT

Table 17 Household Size by Tenure

Household Size	Owner-Occupied	Renter-Occupied	All Households
1-person	1,407	831	2,238
2-person	3,023	972	3,995
3-person	815	402	1,217
4-person	435	269	704
5 or more-person	556	200	756
Total	6,236	2,674	8,910
Source: U.S. Census Bureau, ACS 5-Year Estimates, Table B25009, 2021			

Programs and Resources for Large Households

Housing units with three or more bedrooms are a form of housing that serves large households. There are approximately 556 large households who are homeowners and 200 large households who are renters in the County. Program HE-5 has been included to encourage and facilitate the development of large housing units with more than 3 bedrooms to meet local housing needs.

Farmworker Households

The Census of Agriculture provides a complete count of farms, farm operators, and farm employees across the United States. According to the Census of Agriculture, there are 77 farms, 152 permanent farmworkers, and 97 seasonal farmworkers in Lassen County (Table 18). Additionally, as shown in Table 8, 5.37% of Lassen County residents are employed by the agriculture, forestry, fishing and hunting, and mining industry.

Table 18 Lassen County Farms and Farmworkers

Type	Number of Farms	Permanent Farmworkers (150 days or more)	Seasonal Farmworkers (less than 150 days)
Farm operations with less than 10 employees	73	Withheld to avoid disclosing data for individual operations.	97
Farm operations with 10 (or more) employees	4	Withheld to avoid disclosing data for individual operations.	0
Total	77	152	97
Source: USDA, National Agricultural Statistics Service, Census of Agriculture			

To better assess the housing conditions and needs of farmworker households, the Lassen County Housing Element used the University of California Merced 2022 Farmworker Health in California study as a key resource. Key data trends from the study revealed that farmworker households earn a lower median household income than Census data reveals (\$25,000 per



year), are more likely to be renters (92%), and experience higher rates of overcrowding and substandard housing conditions.

Programs and Resources for Farmworker Households

Temporary work visas attract farmworkers to the County for six weeks to harvest strawberries in the fall. Employers, such as Sierra Cascade and other large growers, provide temporary housing for these farmworkers during the harvest. Farmworkers with limited English proficiency can also benefit from the County's no-cost language assistance services.

Housing for permanent farmworkers is permitted under the farm labor housing use classifications in the Lassen County Code. Employee housing is another housing type suitable to meet the needs of farmworker households. Employee housing, however, is not a defined use in the Lassen County Code. Additionally, the Employee Housing Act calls for zoning ordinances to treat employee and farm labor housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone. Program HE-4 has been added to ensure compliance with the Employee Housing Act.

Female-Headed Households

Female-headed (FH) households often rely on a single income and can experience increased cost burden due to high living costs and childcare costs. Additionally, lack of resources needed for childcare or job training services may exacerbate housing cost burdens and increase the risk of housing insecurity.

According to the U.S. Census Bureau American Community Survey, there were 1,097 FH family households and 1,303 nonfamily FH households in Lassen County as of 2021. As shown in Table 19, an estimated 550 FH households have children under 18 years and no spouse. Additionally, 272 FH family households with no spouse are under the poverty level, the majority being households with one or two children. In 2021, the median household income for single FH households with children was \$42,115. In comparison, the median household income was \$51,558 for single male-headed households with children and \$80,577 for married couples with children.

Table 19 Female-Headed Households

Household Type	Number	Percent of Total Households
Total Households	8,910	100%
Nonfamily Female Householder	1,303	14.6%
Female-Headed Family Households	1,097	12.3%
FH Households with Children Under 18 (No Spouse)	550	9.1%



SECTION 4: TECHNICAL BACKGROUND REPORT

FH Family Households Under the Poverty Level (No Spouse)	272	3%
No Child(ren)	76	0.8%
1 or 2 Children	153	1.7%
3 or 4 Children	39	0.4%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates Tables B17012, S1903, 2021

Programs and Resources for Female-Headed Households

The best opportunities to assist the housing needs of female-headed households is to increase the availability of affordable multi-family units that are near services. Female-headed households can benefit from most affordable housing programs, including the Housing Choice Voucher Program (formerly known as Section 8) and Low-Rent Public Housing. Through the Housing Choice Voucher Program, female-headed households who are issued a voucher are able to choose their own rental unit from a private landlord and the housing authority pays part of ongoing rental costs directly to the landlord. Through Low-Rent Public Housing, female-headed households are able to live in designated complexes owned and operated by the Housing Authority and are charged rent that is 30% of the household's income.

Other resources available to female-headed households are provided through Lassen Child and Family Resources, Communities United for Children and Families, and Lassen Family Services. Lassen Child and Family Resources offers a variety of information and resources to help ensure that children and families in Lassen County have access to quality childcare and other resources. Resources include childcare referrals, subsidized childcare services, workshops, and other supportive services. Communities United for Children and Families manages two family resource centers that serve southern Lassen County (the Doyle, Herlong, Milford, and Westwood areas). The resource center centers provide food security programs, peer to peer support, employment assistance, and other services. Lassen Family Services provides housing assistance programs, financial assistance, individual counseling and case management, support groups, vocational/educational skills, referrals, and a 24-hour emergency domestic violence and sexual assault shelter.

Low-income FH households may also benefit from mobile homes, missing middle housing types such as duplexes and triplexes, and ADUs/JADUs that allow for long-term. Program HE-5 and HE-11 have been included to facilitate the development of ADUs to meet the housing needs of FH households.

Individuals Experiencing Homelessness

Lassen County is one of seven counties included in the NorCal Continuum of Care (CoC) region's "Point-in-Time" (PIT) survey. The results of the PIT count help quantify the number of



SECTION 4: TECHNICAL BACKGROUND REPORT

homeless households, whether they have shelter, what their needs are, and what factors contribute to making them homeless. The Department of Housing and Community Development (HUD) defines homelessness as any “individual or family who lacks a fixed, regular, and adequate nighttime residence.” In the 2022 NorCal CoC PIT count, 102 individuals experiencing homelessness were identified in Lassen County, 31 of which are unsheltered³. From 2021 to 2022, the homeless population experience an estimated increase of nearly 27.5%. Approximately 16.6% of the homeless population have felony convictions.

Table 20 Shelter Status of Individuals Experiencing Homelessness in Lassen County

Shelter Status	Lassen County		
	2019	2021	2022
Unsheltered	11	N/A*	31
Sheltered	35	80	71
Total	46	80	102
*Due to the COVID-19 Pandemic, the NorCal CoC received an exemption from HUD and did not conduct an unsheltered PIT count in 2021 for safety reasons.			

Source: 2019 NorCal CoC PIT Report; 2021 NorCal CoC PIT Report, 2022 NorCal CoC PIT Report

Programs and Resources for Individuals Experiencing Homelessness

There are a variety of programs and resources available for individuals experiencing homelessness in Lassen County. Crossroads Ministries, a nonprofit organization, provides emergency shelter, transitional housing, homelessness support programs, and food services for men, women, and children in Lassen County. Crossroads operates two men’s shelters, one women’s shelter, and one emergency shelter. The combined capacity of the shelters is 33 beds. Hope Food Pantry is operated by Susanville United Methodist Church and provides the community with a weekly food pantry and Fort Sage Family Resource Center offers emergency food boxes. Additionally, the Lassen County Housing Team serves as a liaison within the system of care, community-based organizations, providers and partner agencies to support placement of individuals and or families into safe, stable housing. More specifically, the Housing Team provides services including, but not limited to rapid rehousing, homelessness prevention, housing navigation, and rental assistance to individuals/households that are homeless or at risk of homelessness and are income eligible.

Transitional housing, supportive housing, emergency shelters, and low-barrier navigation centers (LBNC) are housing types suitable to meet the immediate needs of individuals experiencing homelessness. The Lassen County Code allows emergency shelters, transitional housing, and supportive housing by right in the C-T and C-R zone districts. Emergency shelters are only subject to the same development and management standards that apply to other

³ An unsheltered homeless person/household resides in a place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, or on the street.



allowed uses within the identified zone districts. Assembly Bill 2339 expands the definition of “emergency shelters” to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. Additionally, Assembly Bill 101 requires LBNCs be permitted by right in areas zoned for mixed use and nonresidential zones permitting multifamily if it meets specific requirements. Program HE-4 has been included to bring the County Code into compliance with state law.

As discussed above, 16.6% of the homeless population in the County have felony convictions. To better enable formerly incarcerated individuals who are experiencing homelessness to make the critical transition from homelessness to independent or supportive permanent housing, Program HE-6 has been included in this Housing Element.

4.3 Housing Resources

4.3.1 Financial Resources and Programs

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

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

- Community Development Block Grant
- HOME Investment Partnership Act Funds
- Housing Opportunities for Persons with AIDS (HOPWA)
- Continuum of Care/Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH)
- Homeless Housing, Assistance and Prevention (HHAP)
- Housing Choice Voucher Program
- CalHome
- Low-Income Housing Tax Credits (LIHTC)
- No Place Like Home
- Housing and Disability Advocacy Program (HDAP)
- Homeless Emergency Aid Program (HEAP)
- California Emergency Solutions and Housing (CESH)
- Senate Bill 2 Planning Grants



4.3.2 Local Resources

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

Eskaton, Inc.

Eskaton's services include the development of affordable senior housing, assisted living and housing rehabilitation as well as skilled care, home care services, adult day health care, community information and assistance, and a telephone reassurance program. Eskaton has been active in Lassen County in recent years, particularly in Susanville, where it developed Lassen Manor Apartments. These apartment complexes provide affordable housing to seniors and persons with disabilities in the community.

Community Housing Improvement Program, Inc. (CHIP)

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

Rural Community Assistance Corporation (RCAC)

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

4.3.3 Zoning for a Variety of Housing Types

Single-Family Housing

Single-family housing is permitted in the General Agricultural (A-1), Agricultural Residential (A-2), Agricultural (A-3), Single-Family Residential (R-1), Limited Multiple-Family Residential (R-2), Multiple-Family Residential (R-3), Commercial-Residential (C-R), Commercial-Town Service (C-T), Planned Unit Development (PUD), Planned Community (P-C), Resort (R-S), Exclusive Agricultural (E-A), Upland Conservation (U-C), and Upland Conservation/Resource Management (U-C-2) zone districts and permitted upon issuance of a use permit in the



SECTION 4: TECHNICAL BACKGROUND REPORT

Highway Commercial (C-H), Local Convenience Commercial (C-L), General Commercial (C-G), Retail Business (C-1), General Commercial (C-2), and Industrial (M) zone districts.

Multi-Family Housing

Multi-family housing is permitted under two use classifications: multiple-family dwelling and dwelling groups of up to four units and multiple-family dwelling and dwelling groups of four or more units. Multiple-family dwellings of up to four units are permitted in the R-3, C-R, and PUD zone districts and permitted upon issuance of a use permit in the P-C, M, and Town Service (C-T) zone districts. Multiple-family dwellings of four or more units are permitted in the PUD zone district and are permitted upon issuance of a use permit in the R-3, C-R, C-T, and M zone districts.

Missing Middle Housing

Missing middle housing refers to a variety of housing types that are compatible in scale and form with detached single-family housing, such as duplexes, triplexes, fourplexes, and the like. Missing middle housing provides a range of affordable housing options that help address a variety of housing needs. Duplexes, three-family (triplexes), and four-family dwellings (fourplexes) in one building are permitted by right in the R-2, R-3, C-R, PUD, and P-C zone districts.

Accessory Dwelling Units (ADUs)

Lassen County Code Section 18.108.270 allows for the creation of a “second housing unit” through a use permit and stipulates that ADUs shall not be permitted by right due to the specific scarcity of public water, sewer, and fire services in Lassen County. The County acknowledges, through its interim policy, that the regulations codified in the Lassen County Code are not compliant with current state law. The interim policy is effective until the County Code has been amended to comply with state law and allows second housing units to be considered an accessory dwelling unit if approved through a use permit or through issuance of a Certificate of Conditional Use. Program HE-5 establishes a timeframe in which the County will amend the Lassen County Code to bring it into compliance with ADU law and clarifies that the County shall apply the state standards until a compliant ordinance is adopted, as required by Subdivision (a)(4) of Government Code section 65852.2.

Housing for Agricultural Employees

Housing for agricultural employees is of unique concern and importance across the state. There are a variety of housing types suitable to meet the needs of agricultural employees including, but not limited to, single-family housing, multi-family housing, mobile homes, ADUs, and farmworker housing complexes. Farmworker housing complexes are referred to as “farm labor quarters” in the Lassen County Code. The County Code allows farm labor quarters in all agricultural districts. Farm labor quarters are also allowed by right in the A-1, A-3, and U-C zoning districts. Farm labor quarters are allowed in the A-2 district with a use permit.



Emergency Shelters

Emergency shelters are allowed by right in the C-T and C-R zone districts. Emergency shelters are only subject to the same development and management standards that apply to other allowed uses within the identified zone districts. Pursuant to Assembly Bill 2339, Program HE-4 has been included in this Housing Element to expand the definition of emergency shelters to include other interim interventions and to amend the County Code to include written, objective standards.

The County collaborates with the City of Susanville in the provision of emergency shelter. Additionally, motel vouchers are distributed as a form of emergency shelter for individuals experiencing homelessness in the areas outside of Susanville.

Transitional and Supportive Housing

Transitional and Supportive Housing is permitted by right in the C-R and C-T zone districts. Program HE-4 has been added to allow transitional and supportive housing in all zone districts where residential uses are allowed, as required by state law.

Residential Care Facilities

Residential care facilities are not listed in Chapter 18.14 of the Lassen County Code. Program HE-4 has been added to allow licensed residential care facilities serving six or fewer persons as a permitted use in all zones that allow single-family residential use when they are located within single-family structures.

Mobile Home and Recreational Vehicle Parks

In Lassen County, mobile home parks are permitted upon issuance of a use permit in the A-1, R-1, R-2, R-3, C-T, C-1, C-2, and M zone districts. Additionally, recreational vehicle parks are permitted with a use permit in the A-1, C-H, and R-S zone districts.

4.3.4 Opportunities for Energy Conservation in Residential Development

The following section was prepared in accordance with Government Code 65583(a)(8), which requires that housing elements include an analysis of energy conservation opportunities in residential development.

Energy Code

Energy-related costs have the potential to directly impact the affordability of housing. The 2022 California Title 24 codes encourages efficient electric heat pumps, establishes electric-ready requirements for new homes, expands solar photovoltaic and battery storage standards, and strengthens ventilation standards, among others. Lassen County has adopted the 2022 Building Energy Efficiency Standards (Energy Code), 2022 California Green Building Standards Code, and 2022 Energy Conservation Code and enforces compliance for newly constructed buildings, additions to existing buildings, and alterations to existing buildings.



SECTION 4: TECHNICAL BACKGROUND REPORT

Subsidies and Incentives

Subsidies and incentive programs serve as an opportunity to promote energy conservation. The following subsidies and incentive programs are available in Lassen County:

- Low Income Home Energy Assistance Program (LIHEAP): LIHEAP is a federal initiative that is administered by the Lassen Economic Development Corporation. This program provides services to eligible low-income households to have their homes weatherized to make them more energy efficient.
- Energy Savings Assistance Program: PG&E's Energy Savings Assistance Program offers eligible customers energy-saving improvements at no charge. These improvements can include the repair or replacement of key appliances such as refrigerators, furnaces, and water heaters, along with insulation installation, weatherproofing, energy-efficient lighting, caulking, and low-flow showerhead installation.
- Home Upgrade Program: The Home Upgrade Program offered by PG&E conducts energy assessments performed by participating providers and offers up to \$6,500 in home upgrades (i.e., air conditioning systems, furnaces, water heaters, insulation, windows, and wall heaters) based on the assessment results.
- California Alternate Rates for Energy (CARE): The PG&E 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.
- Family Electric Rate Assistance (FERA) Program: The PG&E FERA program provides an 18 percent monthly discount on electricity to households with three or more people with qualified incomes.
- Relief for Energy Assistance through Community Help (REACH) Program: The PG&E REACH program provides one-time energy assistance to customers who have no other way to pay their energy bill. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and unemployed, who experience hardships and are unable to pay for their necessary energy needs.
- Energy Conservation Assistance Program (ECAP): The ECAP, offered by the Lassen Municipal Utility District (LUMUD), provides rate assistance, with an emphasis on energy conservation, to low-income LMUD customers.
- Residential Energy Efficiency Rebates: LUMUD provides rebates to LMUD customers on a variety of EnergyStar appliances, energy-efficient heating and cooling rebates, solar and energy-efficient water heater rebates, Convectair electric heater rebates, and residential lighting rebates. LMUD also offers a variety of rebates for energy-efficient heating and cooling and lighting to local businesses.



SECTION 4: TECHNICAL BACKGROUND REPORT

- Plumas-Sierra Rural Electric Cooperative (PSREC) Energy Conservation Programs: PSREC, based in Portola in Plumas County, offers several conservation programs to its customers. These include rebates for EnergyStar appliances, energy-efficient heating and cooling, irrigation efficiency, renewable energy, and Marathon water heaters. Also offered are conservation tips and tools as well as budget billing and free energy audits.
- Surprise Valley Electrification Corporation (SVEC) Conservation Programs: SVEC is a rural electric cooperative owned by its members. SVEC provides service to northeastern Lassen County and offers rebates for the purchase of qualifying electric appliances as part of its residential efficiency incentives. SVEC also offers rebates for the purchase of qualifying irrigation parts as part of its irrigation efficiency incentives. It also provides free water heater wraps to any customer with an electric water heater and free compact fluorescent bulbs.

Energy Conservation in New Residential Developments

Lassen County also promotes energy conservation through the County Code. Chapter 16.32 of the Lassen County Code requires energy conservation to be included as part of all future subdivision improvements. Specifically, Section 16.32.160 states: "The design of a subdivision for which a tentative map is required, pursuant to Chapter 16.03 of this title, shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision."



4.4 Housing Constraints

4.4.1 Nongovernmental Constraints

Land Costs

In Lassen County, land costs play a crucial role in shaping the local housing landscape. The price of land is influenced by various factors, including land availability, development density, and market conditions. In the area surrounding Susanville, the average price per acre is \$36,340. Land costs in the area are higher than that of the unincorporated county, as shown in Table 22.

Table 21 Land Costs, Susanville

Location	Status	Price	Acres	Price Per Acre
Address	Sold or For Sale	\$	#	\$
Beverly Dr, Susanville, CA 96130	For Sale	\$89,500	3.0	\$29,833
Hillcrest Rd, Susanville, CA 96130	For Sale	\$89,995	2.07	\$43,475
704-330 Bangham Ln, Susanville, CA 96130	Sold April 2023	\$60,000	1.68	\$35,714
Average Price Per Acre				\$36,340
Source: Zillow, accessed December 2023				

Land costs in the unincorporated County are often lower than that in the area surrounding Susanville due to several factors, primarily related to the availability of infrastructure and access to services. Unlike Susanville, unincorporated counties may lack developed infrastructure such as roads, utilities, and public services. The absence of amenities can contribute to lower land prices as potential buyers consider the costs and challenges of developing the infrastructure themselves. As shown in Table 22, the average cost of land per acre in the unincorporated County is \$9,682. Stakeholders noted that although the affordability of land in the County can offset the cost of development, rents often do not support development projects.



SECTION 4: TECHNICAL BACKGROUND REPORT

Table 22 Land Costs, Lassen County

Location	Status	Price	Acres	Price Per Acre
Address	Sold or For Sale	\$	#	\$
Milford Grade, Milford, CA 96121	For Sale	\$49,500	4.96	\$9,980
Redwine Ln #210, Janesville, CA 96114	For Sale	\$20,000	5	\$4,000
Bumpus Rd, Janesville, CA 96114	For Sale	\$59,000	4	\$14,750
East Hwy, Bieber, CA 96009	Sold November 2022	\$60,000	6	\$10,000
Average Price Per Acre				\$9,682
Source: Zillow, accessed December 2023				

Construction Costs

Construction costs are primarily determined by materials and labor expenses and are included by market demands and changes in material costs. Factors such as the type and quality of unit being built also impact constructions costs. However, regional and national factors play a significant role in driving construction costs and can pose challenges to local housing development. According to Home Builders Digest, hard costs for residential construction typically range from \$140 to \$200 per square foot, lower than that of the majority of California.

Availability of Financing

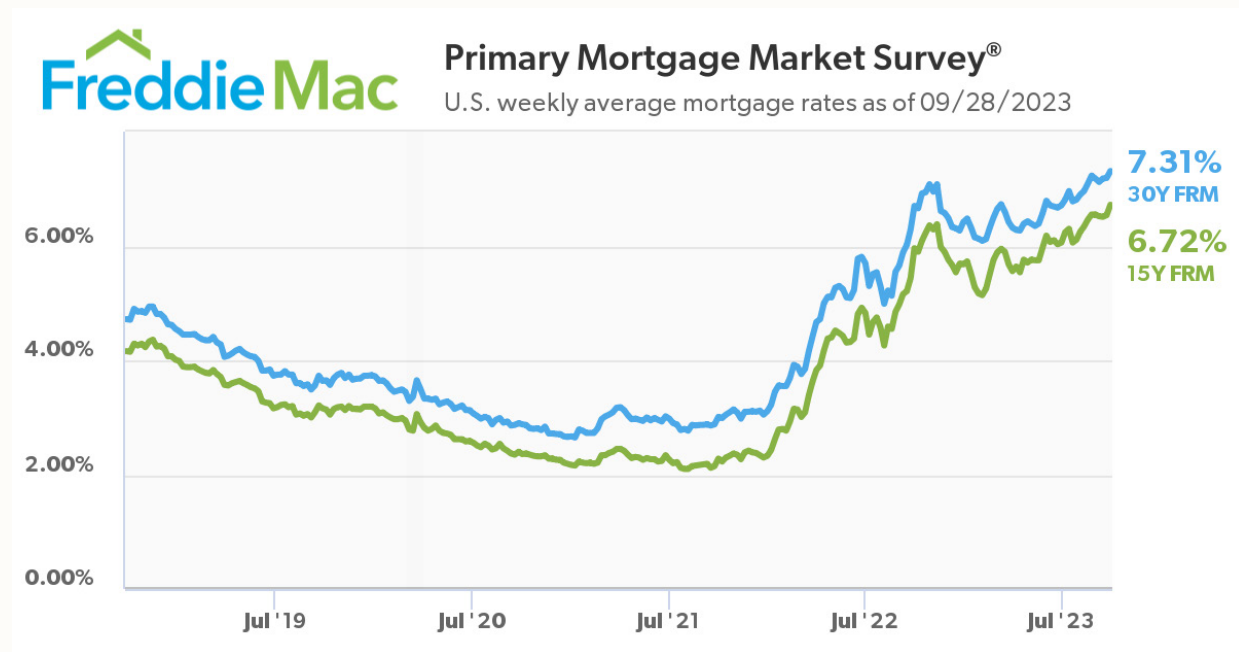
Mortgage interest rates significantly impact housing affordability. Higher rates lead to increased monthly payments and limit the range of affordable housing for buyers. Conversely, lower interest rates result in lower monthly payments and enhance purchasing power. When interest rates rise, the housing market typically responds by reducing prices, while lower interest rates tend to drive housing prices upward. However, there is often a lag, as demonstrated during the COVID-19 pandemic. As of July 2023, the interest rate for a 30-year fixed-rate mortgage is 7.31% (Figure 3).



SECTION 4: TECHNICAL BACKGROUND REPORT

According to the 2021 American Community Survey, the median value of owner-occupied units with a mortgage in Lassen County is \$230,200. In comparison, the median home value in neighboring Plumas County is \$278,00. At the cost and with the current interest of a 30-year fixed-rate mortgage, the monthly mortgage payment of \$1,648 for a home of median value in the County (assuming a 20% down payment).⁴ For a household to not be cost burdened by the monthly mortgage payment, a household would need an annual income of approximately \$65,000 or more.

Figure 3 Nationwide Annual Average Mortgage Rates



Source: Freddie Mac Primary Mortgage Market Survey

Environmental Conditions

Government Code Section 65583.2(b)(4) requires the Housing Element to include an analysis of any existing environmental hazards that may constrain housing development within the jurisdiction. The areas surrounding Lassen County are subject to various seismic, flooding, and fire hazards.

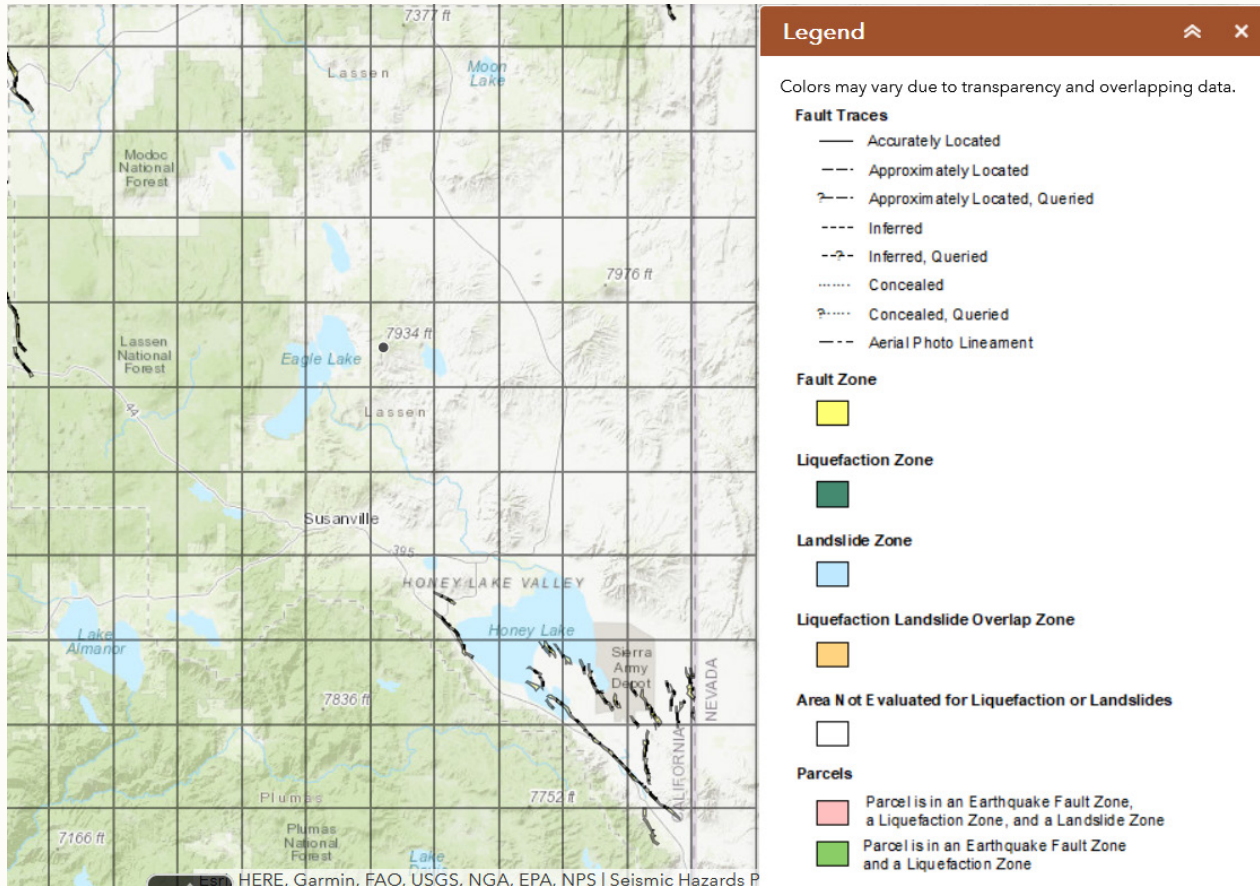
⁴ Fannie Mae Mortgage Calculator



Seismic Hazard Zones

Lassen County is located in a seismically active area. Located approximately 13.4 miles south of Susanville, lies the Standish fault zone. Additionally, approximately 38.6 miles north of Susanville, the Swains Hole fault.

Figure 4 Lassen County Seismic Hazard Zones



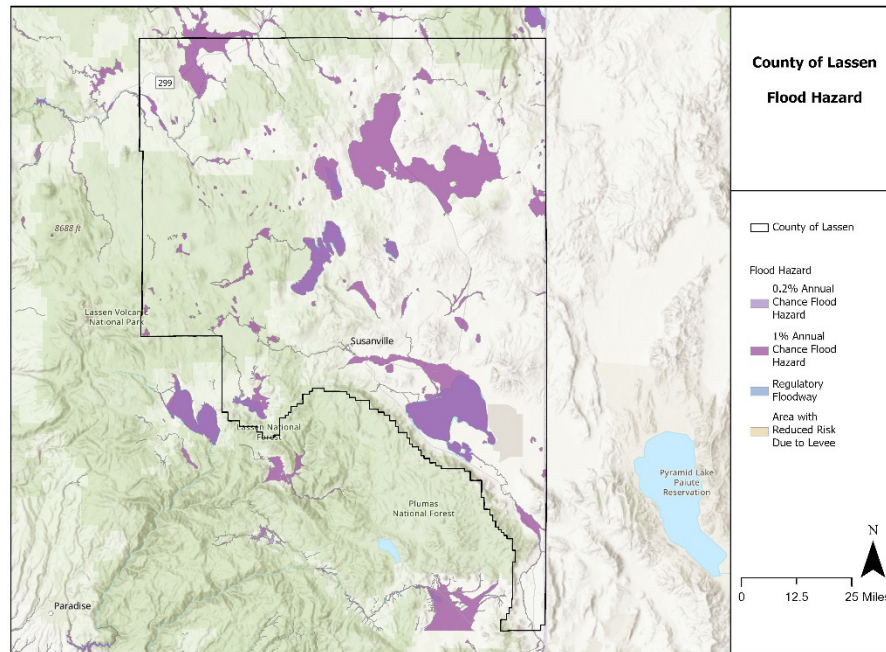
Source: California Department of Conservation



Flood Hazard Zones

Lassen County contains 1% Annual Chance Flood Hazard zones (100-year floodplain) and areas of undetermined flood hazards. These zones are concentrated predominantly within the southern and northern areas of the county, as well within the City of Susanville.

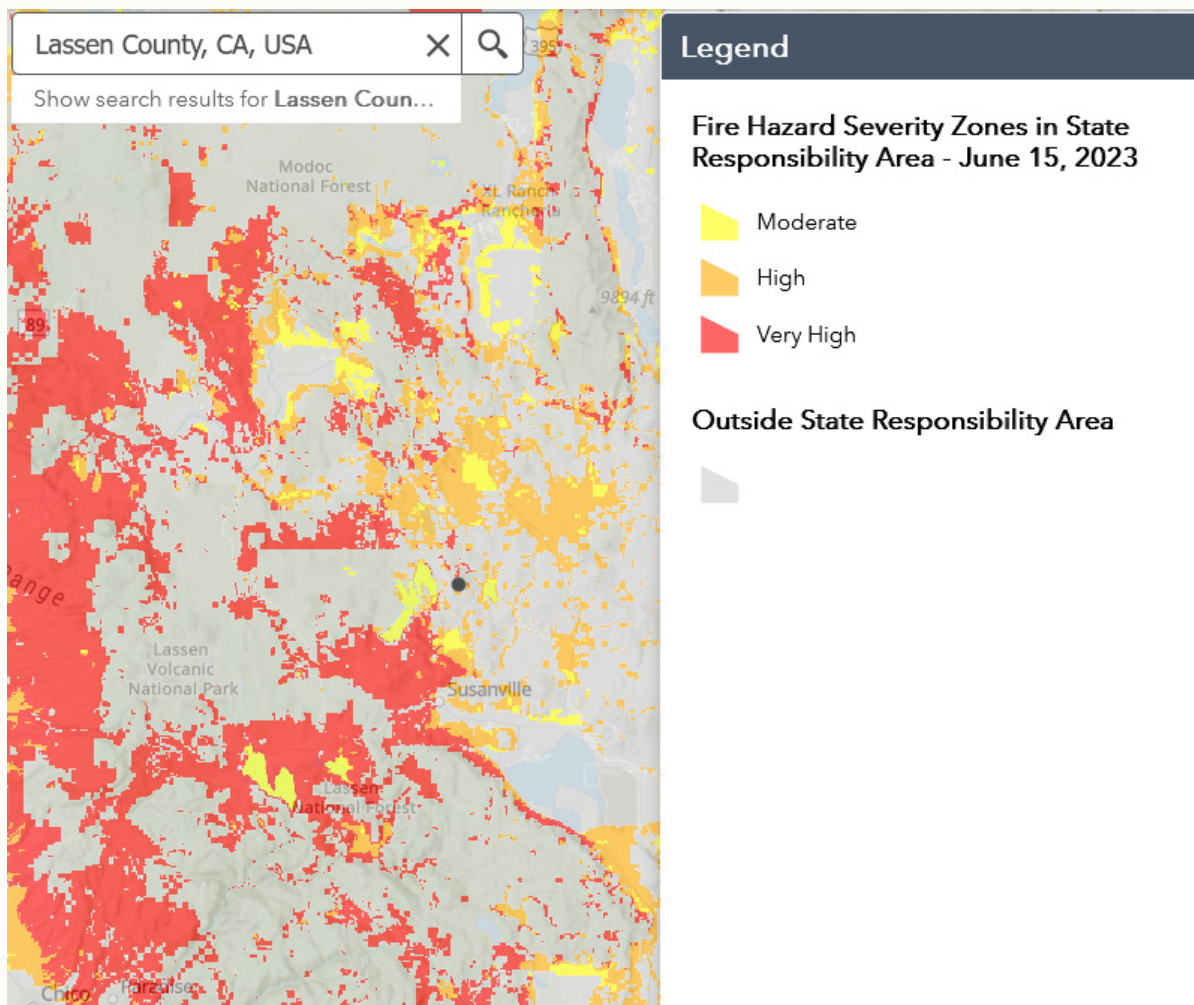
Figure 5 FEMA National Flood Hazard Zones



Fire Severity Zones

Fire Hazard Severity Zones (FHSZ), classify a wildland zone as a Moderate, High, or Very High fire hazard based on the average hazard across the area included in the zone. Lassen County is surrounded by wildland areas. Northern Lassen County is predominantly categorized as a very high fire hazard severity zone and southern Lassen County is predominately categorized as moderate and high fire hazard severity zone. Lassen National Forest is located within northern Lassen County boundaries, both the abundance of naturally stored fire fuel and geography of the terrain can increase the severity of wildfires. Although wildfire hazard areas impact development potential and limit developable areas impact development, these hazard areas do not impact the County's ability to meet its RHNA.

Figure 6 Lassen County Fire Severity Zones



Source: CAL FIRE Fire Hazard Zones Database



Availability of Infrastructure

Energy

Four utilities provide electrical service in Lassen County. The electrical utility serving the most customers is the Lassen Municipal Utility District (LMUD). LMUD is a publicly owned utility created by voters in 1986. It includes 1,933 square miles of service territory, provides electrical service to approximately 10,500 customers in the County, and oversees nine substations. The service area extends across south central Lassen County, including the Susanville area, Eagle Lake, and Westwood. LMUD has implemented public benefits programs, which mainly consist of energy crisis assistance for low-income ratepayers and community projects such as grants for upgrading lighting, insulation, windows, and other conservation measures.

The Plumas-Sierra Rural Electric Cooperative (PSREC), Surprise Valley Electrification Corporation (SVEC), and Pacific Gas and Electric Company (PG&E) also serve the County. PSREC, based in Portola in Plumas County, provides electrical service to southeastern Lassen County, including the community of Herlong. SVEC, based in Modoc County, provides service to northeastern Lassen County, including the communities of Ravendale, Termo, Madeline, Hayden Hill, and much of Big Valley east of Bieber. PG&E is the final energy provider in the County. PG&E serves the area along the western boundary of the county, including the communities of Clear Creek, Little Valley, Pittville, Bieber, and Nubieber.

Water Budget

Big Valley Groundwater Basin (BVGB) spans across 144 square miles, 72% of which is located in Lassen County. Groundwater elevations are available through 16 wells as part of the California Statewide Groundwater Elevation Monitoring Program. According to the 2021 Big Valley Groundwater Sustainability Plan, the historic water budget analysis for the total basin is about 39,300 acre-feet per year (AFY) and a rough estimate of average annual overdraft of 5,000 AFY. The average total basin water budget for 2019-2068 projects an overdraft of 1,000 AFY.

Water System

A majority of the County is served by individual wells. For domestic water, the primary associated cost is drilling of the well. The depth of wells varies depending on location (hillside, valley floor) and underlying geology. In California, the average cost to drill a domestic well is about \$10 to \$65 per foot of depth, depending on the soil and difficulty of terrain. The drilling of a well of average depth in the County would cost approximately \$2,000 to \$13,000⁵. Additional costs are associated with a complete domestic well system, including drilling, pump, pressure tank, and lines.

⁵ HomeServe. Accessed October 2023. <https://www.homeserve.com/en-us/blog/cost-guide/well-drilling/>



Sewer System

The majority of the unincorporated County is not served by a community septic system. Therefore, housing is dependent on individual septic systems. According to cost guides on www.homeadvisor.com, the average cost of a septic system is about \$7,409, generally ranging between \$3,456 to \$11,461⁶.

Low interest loans and grants to construct, refurbish, or replace individual water wells and septic systems are available to qualifying applicants through the Rural Community Assistance Corporation. Loans up to \$15,000 with an interest rate of 1% and a term of up to 20 years are available. An additional grant may be available to cover costs exceeding \$15,000 or for repayment ability.

Solid Waste

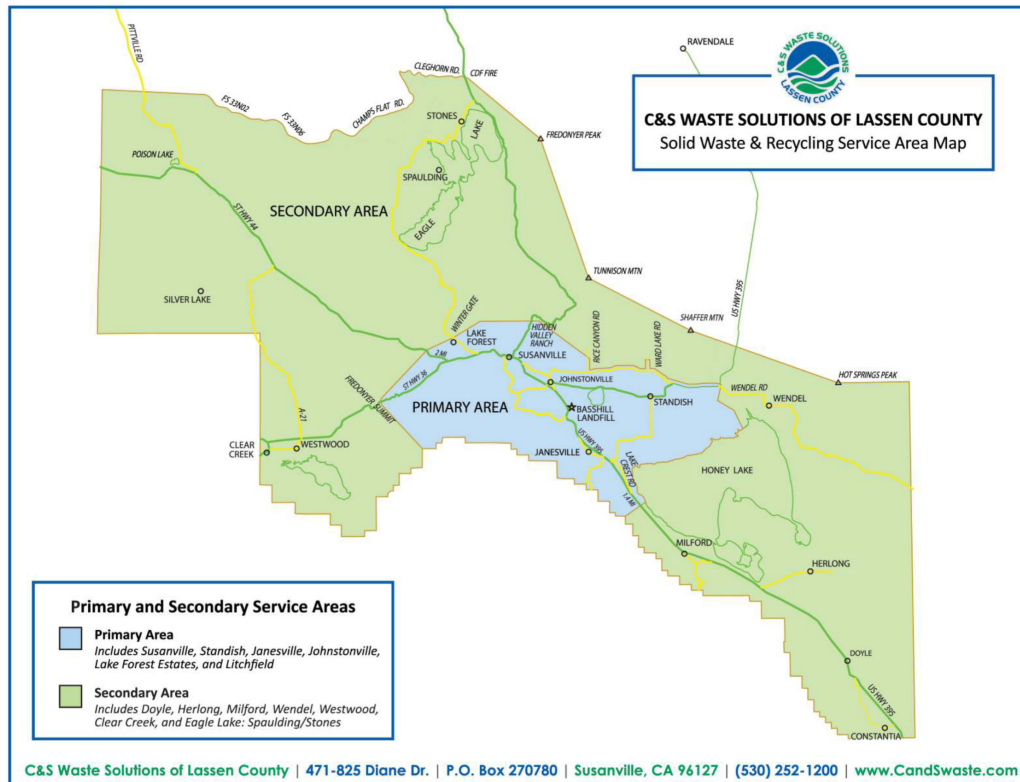
The Lassen County Solid Waste Program is responsible for protecting public health and the environment from the potential adverse health and environmental impacts associated with waste and garbage disposal. As the Local Enforcement Agency, the Lassen County Solid Waste Program reviews permits and regulates solid waste facilities for compliance with state and local regulations.

The Lassen Regional Solid Waste Management Authority (Authority) is a joint powers agency formed in 1998 by and between the City of Susanville and the County of Lassen. The Authority is responsible for all aspects of municipal solid waste management within Lassen County and operates two municipal solid waste landfills and nine transfer stations. Lassen County currently is served by private contractors to perform waste collection services within certain areas. C&S Waste Solutions of Lassen County currently holds the franchise agreement and operates exclusively in the franchised area which includes the areas of Susanville, Doyle, Herlong, Janesville, Milford, Wendel and Westwood.

⁶ HomeAdvisor.com. Accessed October 2023. <https://www.angi.com/articles/what-does-it-cost-install-septic-system.htm>



Figure 7 Solid Waste & Recycling Service Area Map



4.4.2 Governmental Constraints

This section has been prepared in accordance with Government Code § 65583. Governmental requirements such as development standards, development fees, and procedural requirements have the potential to constrain housing development.

Zoning and Land Use

Zoning and land use controls can pose a constraint on the development of housing. The Lassen County Zoning Ordinance (Zoning Ordinance No. 467, adopted January 1984 and as subsequently amended) is the main implementing instrument for residential development policies, which are set forth in the County General Plan and adopted area plans. The zoning regulations establish and control the type, location, and density of residential development in the unincorporated areas of the County. Residential zoning districts include A-2, R-1, R-2, R-3, C-T, C-L, PUD, and P-C. As noted in Section 4.3.3, residential uses are permitted in additional zoning districts. In Lassen County, amendments to the Zoning Ordinance are required to bring it into compliance with state law and remove the lack of clarity surrounding where certain uses are permitted. Programs HE-4, HE-5, HE-6, HE-8, and HE-9 have been included in the Housing Element to ensure the County's adherence with state law and enhance transparency regarding permitted residential uses within specific zoning districts.



SECTION 4: TECHNICAL BACKGROUND REPORT

The County does not have a maximum density for its residential land use designations or zoning districts.

Development Standard	Residential Zoning Districts						
	A-2	R-1	R-2	R-3	C-T	C-R	P-C
Density	-	-	-	-	-	SFR subject to R-1 stnds MFR subject to R-3 stnds	-
Setbacks	F - 20' S - 5-15' R - 20'	F - 20' S - 5-15' R - 20'	F - 20' S - 5-15' R - 20'	F - 20' S - 5-15' R - 20'	F - None ⁵ S - None ⁵ R - 15 ⁶		Subject to stnds in districts where use otherwise permitted
Lot Coverage	35%	35%	35%	60%	-		8,500 sf
Min. Lot Size							35 ⁴
Heigh Max.	35'	25' ¹	25' ¹	45'	25 ²		
1. 35' with design review approval 2. 45' with design review approval 3. 35' for R-1 and R-2 uses 4. 45' for R-3 and C-1 uses 5. 50' min. from the centerline of any public roadway, unless approved by design review and except as required by other regulations 6. 25' min. if adjacent to R district and increase by 1' for each foot over 35' building height.							

Parking Standards

The Lassen County Code codifies residential parking standards in Chapter 18.104. Parking requirements differ by use classification. Single-family, duplex and multiple-family residence dwellings are required to build two parking spaces per dwelling unit. In the case of a housing project where the units are to be occupied exclusively by senior citizens, the parking space requirement is one and one-half spaces per dwelling unit.

If parking standards are excessive, they can pose a constraint to housing development by increasing development costs and reducing land that may otherwise be available for amenities or residential units. Unlike other jurisdictions, the parking requirements for multi-family housing in the County is not determined by the number of bedrooms. Program HE-8 has been included in this Housing Element to remove governmental constraints that may hinder the development of housing.

Site Improvements

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



Local Permit Processing

Streamlined Review

The County currently does not have a process for development projects that qualify for streamlining under the provisions of State law. Program HE-8 has been included in the Housing Element to ensure that eligible development projects with affordable housing components are provided streamlined review and are only subject to objective design standards consistent with State law.

Processing time

Processing times can be considered constraints if there are unnecessary or excessive processing delays. For projects not subject to streamlining, the typical processing times for the various application types are range from three days to six months. Processing times do not form a constraint to development.

Table 23 Permit Processing and Decision-Making Authority in Lassen County

Permit Type	Typical Processing Time	Approval Authority	Appeal Authority
Design Review	3 days for Department approval, 14 days if to ARC and 30-45 days if to PC (See County Code Chapter 18.118)	Department, ARC or PC	Board
Site Plan Permit / Zone Clearance (Ministerial)	Immediate. Done with Building Permit	Department, ARC or PC	Board
Use Permit	2 months if CEQA exempt. 6 months with CEQA	PC	Board
Certificate of Conditional Use	7 days	Department	Board
Variance	3 months	Board	-
General Plan Amendment	6 months	Board	-
Rezone	6 months	Board	-
Environmental Impact Report	6 months	PC or Board (if there are overriding considerations)	Board
Subdivisions	4 months	PC	Board



Fees And Other Exactions

Lassen County imposes various permitting fees for housing development, as indicated in Table 24. These fees are designed to cover the costs associated with processing, evaluating, and ensuring compliance with the relevant regulations. Additionally, the County is legally required to set permit and development fees in amounts that do not exceed and are equal to the cost of providing services associated with these fees. As noted in the table below, the fee schedule notes that some application types are charged a fixed fee, while others are subject to an actual cost basis during the permitting process. Fees are collected before processing and have been identified by stakeholders as a constraint to the development of housing. Program HE-8 has been included in the Housing Element to address this constraint.

Table 24 Lassen County Planning & Environmental Fees

Fee Category	Fee
Planning Fees	
Preliminary Review	\$500
Design Review	\$130
Site Plan Permit / Zone Clearance (Ministerial)	free/included
Use Permit	
Class 1 (Single-family)	\$742
Class 2 (All other residential uses)	\$1,350
Certificate of Conditional Use	\$130
Variance (Zoning)	\$1,350
General Plan Amendment	\$1,750
Rezone	\$1,350
Planned Development	\$1,750
Subdivision (5 or more parcels)	\$1,750 plus \$56 per lot
Parcel Map (4 or fewer parcels)	\$1,600
Lot Line Adjustment/Merger	\$500
Environmental Fees	
Notice of Exemption	\$500
Initial Study	
Class I (Negative Declaration)	\$2,000
Class II (Mitigated Negative Declaration)	\$2,000*
Environmental Impact Report	\$2,619*



*Fees are subject to an additional cost exceeding the application fee if (1) the document is prepared and/or reviewed by County staff; or (2) an administration fee equal to ten percent of the total contract costs if the document is prepared under contract to the County.

Source: Lassen County 2023 Planning Fee Schedule

Building Codes and Enforcement

Building codes play a vital role in ensuring safe and compliant housing while accommodating special needs under laws like the Americans with Disabilities Act (ADA). Building codes do not impose unnecessary restrictions on housing development but rather establish regulations for the design, construction, quality of materials, use and occupancy, location, and maintenance of all buildings and structures and certain equipment. Lassen County enforces the following codes:

- 2022 California Building Code (CBC)
- 2022 California Residential Code (CRC)
- 2022 California Green Building Standards Code (CGBSC)
- 2022 California Mechanical Code (CMC)
- 2022 California Electrical Code (CEC)
- 2022 California Plumbing Code (CPC)
- 2022 California Energy Code
- 2022 California Existing Building Code
- 2022 California Historical Building Code

In addition to the enforcement of building codes at the time of permitting, the County enforces the various regulations after the permitting process through its Code Enforcement Division. The Code Enforcement Division is housed under the Lassen County Planning and Building Services Department and operates under the purview of the building official. The Code Enforcement Division is complaint driven, meaning that the Division receives and responds to citizen complaints and referrals regarding alleged violations of applicable ordinances, codes, and regulations relating to fire, life, health, safety, blight, building, electrical, mechanical, plumbing, public nuisance, welfare, zoning, land use, and other matters of public concern.

Housing for Individuals with Disabilities

To provide exceptions in zoning and land use regulations for the development for individuals with disabilities, the County currently utilizes either a variance or the use permit process, if required, to accommodate requests such as special structures or appurtenances (e.g., access ramps or lifts) needed by persons with physical disabilities. In many cases, the zoning setback and/or fire-safe setback (pursuant to Lassen County Ordinance 502) does not apply. For example, wheelchair ramps (depending on the circumstance) less than 30 inches tall may be



SECTION 4: TECHNICAL BACKGROUND REPORT

allowed to partially extend into the setback. Program HE-10 has been included to remove land use and zoning constraints to the development of housing for individuals with disabilities and provide reasonable accommodation to ensure equal access to housing. A “reasonable accommodation” is a change, exception, or adjustment to a rule, policy, practice, or service that may be necessary for a person with a disability to have an equal opportunity to use and enjoy a dwelling, including public and common use spaces. Program HE-6 has been included in the Housing Element to ensure the County takes an active role in addressing the needs of individuals with disabilities.



SECTION 5: FAIR HOUSING ASSESSMENT

5.1 Background

Assembly Bill 686, also known as the Affirmatively Furthering Fair Housing (AFFH) Act, mandates that state and local agencies proactively address housing disparities related to factors such as race, national origin, color, ancestry, sex, marital status, disability, religion, and other protected characteristics. Housing Element law now requires all Housing Elements submitted after January 1, 2021, to include an Assessment of Fair Housing. Agencies are required to ensure that their policies and programs actively promote fair housing while refraining from any actions that undermine this objective.

In accordance with State law, AFFH entails more than just combating discrimination; it involves taking substantial actions to break down patterns of segregation and foster inclusive communities that remove barriers to opportunity based on protected characteristics. Per HCD Guidance, the Assessment of Fair Housing addresses enforcement and outreach capacity, segregation and integration, disparities in access to opportunity, disproportionate housing needs including displacement, and concentrated areas of poverty and affluence across racial/ethnic groups.

5.2 Fair Housing Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity pertains to the County and local fair housing entities' ability to distribute information related to fair housing and conduct outreach efforts to ensure community members are informed of fair housing laws and rights. Enforcement and outreach capacity also pertains to the ability to address compliance with fair housing laws, such as investigating complaints and obtaining remedies. County staff refers all housing complaints to local fair housing and housing legal support organizations such as Northern California Legal Services and distributes fair housing materials at their offices.

5.2.1 Compliance with Existing Fair Housing Laws and Regulations

Federal and State laws prohibit intentional housing discrimination and any actions or policies which may have a discriminatory effect on persons of a protected class, including race, color, religion, sex, national origin, familial status, and disability. In California, additional laws extend these protections. The Fair Employment and Housing Act (FEHA) and the Unruh Civil Rights Act expand the protections to include marital status, ancestry, sexual orientation, source of income, or any other arbitrary forms of discrimination.

Additional State protections include the following:

- The Ralph Civil Rights Act (California Civil Code Section 51.7) forbids acts of violence or threats of violence because of a person's race, color, religion, ancestry, national



SECTION 5: FAIR HOUSING ASSESSMENT

origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute.

- The Bane Civil Rights Act (California Civil Code Section 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual's constitutional or statutory rights, including a right to equal access to housing.
- California Civil Code Section 1940.3 prohibits landlords from questioning potential residents about their immigration or citizenship status. In addition, this law forbids local jurisdictions from passing laws that direct landlords to make inquiries about a person's citizenship or immigration status.
- The California Tenant Protection Act (AB 1482; California Civil Code 1946.2, 1947.12 and 1946.13) prohibits tenants from being evicted without "just cause," which means that multifamily tenants who have lived in a unit for at least a year may only be evicted for enumerated reasons, such as failure to pay rent, criminal activity, or breach of a material term of the lease. The law also caps rent increases at 5% plus inflation up to a 10% maximum cap.

Both the Federal and State governments have structures in place to process and investigate fair housing complaints. In California, the Department of Fair Employment and Housing (DFEH) maintains the authority to investigate complaints of discrimination related to employment, housing, public accommodations and hate violence. The agency processes complaints online, over the phone and by mail and provides protection and monetary relief to victims of unlawful housing practices. At the federal level, HUD processes, investigates, and enforces any complaints in violation of the Federal Fair Housing Act.

5.2.2 Fair Housing Services, Outreach, and Enforcement at a Local Level

Lassen County serves as the liaison between providers and partner agencies to support placement of individuals and or families into safe, stable housing. The County partners with the following agencies:

- HUD (Department of Housing and Urban Development) Shasta County Regional Office
- DFEH (California Department of Fair Employment and Housing)
- Plumas CDC (Housing Authority)
- Susanville Indian Rancheria Housing Authority
- 2-1-1 Lassen County

The County benefits from local and regional organizations that provide fair housing information, outreach, and enforcement, including their capacity and resources available to them. These organizations include:



SECTION 5: FAIR HOUSING ASSESSMENT

- **Fair Housing Council of Central California (FHCCC)** - FHCCC serves multiple counties and is a professional, non-profit, civil rights organization dedicated to the elimination of discrimination in housing and the expansion of housing opportunities for all persons.
- **Lassen, Plumas, Sierra Community Action Agency (LPSCAA)** - Under a Joint Powers Agreement with Lassen, Plumas, and Sierra Counties, Plumas County Community Development Commission (PCCDC) governs a Tri-County Community Action Agency. LPSCAA provides federal funds to a broad array of community-based organizations in the three counties that specialize in services such as: health, nutrition, childcare and preschool, emergency services (food, shelter, and clothing), youth and family development. The PCCDC also manages public housing for the counties of Plumas, Lassen, Tehama, and Sierra.
- **Department of Fair Employment and Housing (DFEH)** - The California DFEH is a state agency dedicated to enforcing California's civil rights laws. Its mission targets unlawful discrimination in employment, housing, and public accommodations, hate violence, and human trafficking. Victims of discrimination can submit complaints directly to the department. DFEH is also a HUD Fair Housing Assistance Program (FHAP) agency and receives funding from HUD to enforce fair housing laws.

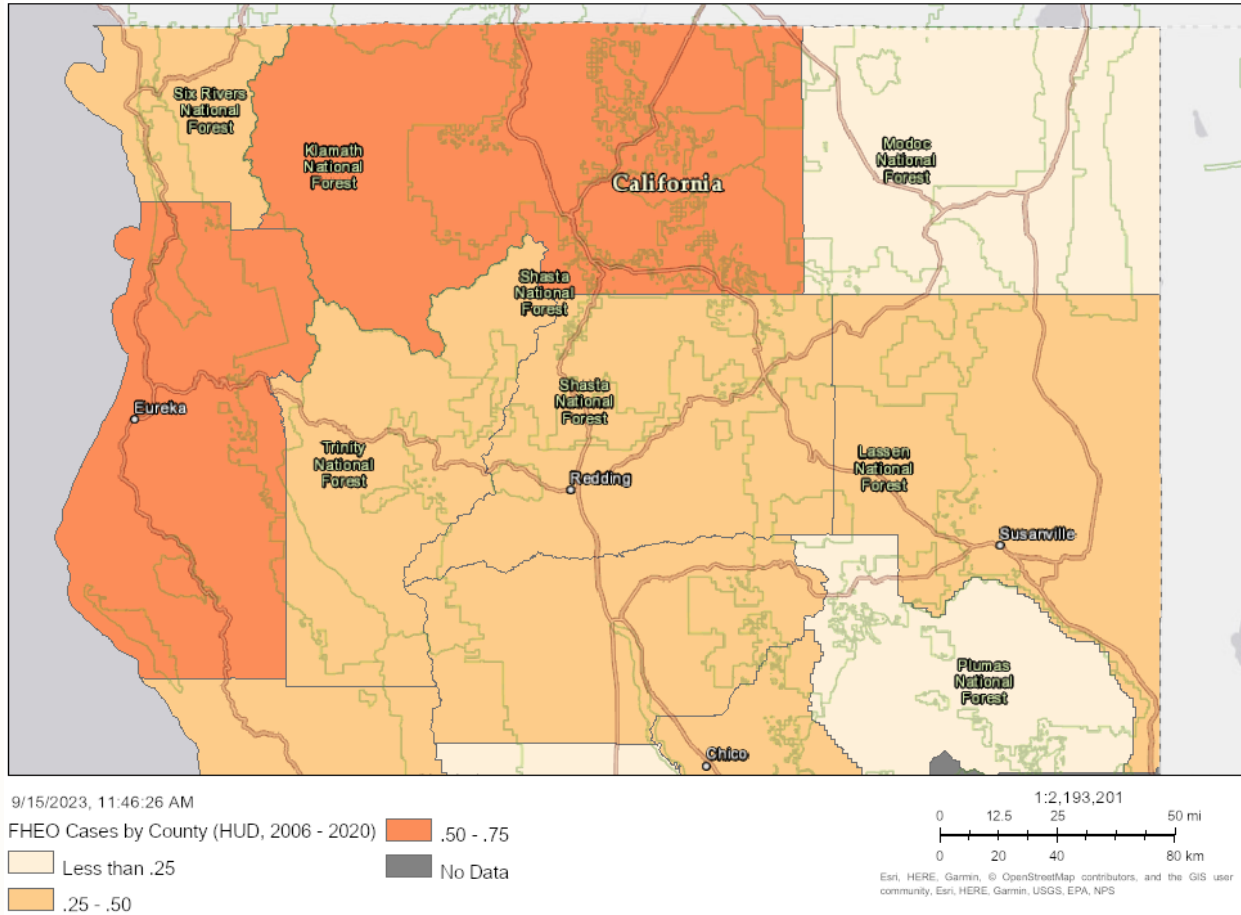
The County houses guiding information regarding tenant/landlord disputes, filing a complaint, habitability standards, and tenant/landlord responsibilities on its website.

5.2.3 Complaints, Findings, Lawsuits, Enforcement Actions, Settlements or Judgments Related to Fair Housing and Civil Rights

Federally, Title VIII fair housing case may be filed based on race, color, national origin, religion, sex, disability, familial status, and retaliation for filing a Fair Housing and Equal Opportunity (FHEO) complaint. Between 2006 and 2020, there were 13 FHEO cases in Lassen County or 0.40 cases per 1,000 people. FHEO cases were filed for various reasons, including with a basis of disability, sex, national origin, retaliation, familial status, white race, and Hispanic origin basis. The most frequently cited basis for these cases was disability (9), followed by retaliation (4) and sex (3). The number of FHEO cases per 1,000 people is lower in Lassen County than in Shasta County and higher than Modoc and Plumas County (Figure 8).



Figure 8 FHEO Cases per 1,000 people by County



5.2.4 Housing Enforcement and Outreach Capacity: Fair Housing Issues and Contributing Factors

The County disseminates information about fair housing both on the County website and in-person at their offices and refers residents to local fair housing and housing legal support organizations.

5.3 Patterns of Integration and Segregation

Residential segregation, whether based on factors such as race, ethnicity, disability, or income, stems from a multitude of housing policies, practices, and procedures—both in the public and private sectors—that have consistently and persistently resulted in adverse consequences. Discrimination in housing, whether overt or covert, carried out through land use policies, shifting housing markets, and investment patterns, as well as disinvestment practices, have hindered fair housing choices and equitable access to opportunities, particularly for communities of color. Despite the longstanding federal mandate established by the Fair Housing Act of 1968 requiring federal agencies and grantees to actively promote the Fair Housing Act’s objectives, historical patterns of segregation endure in California.



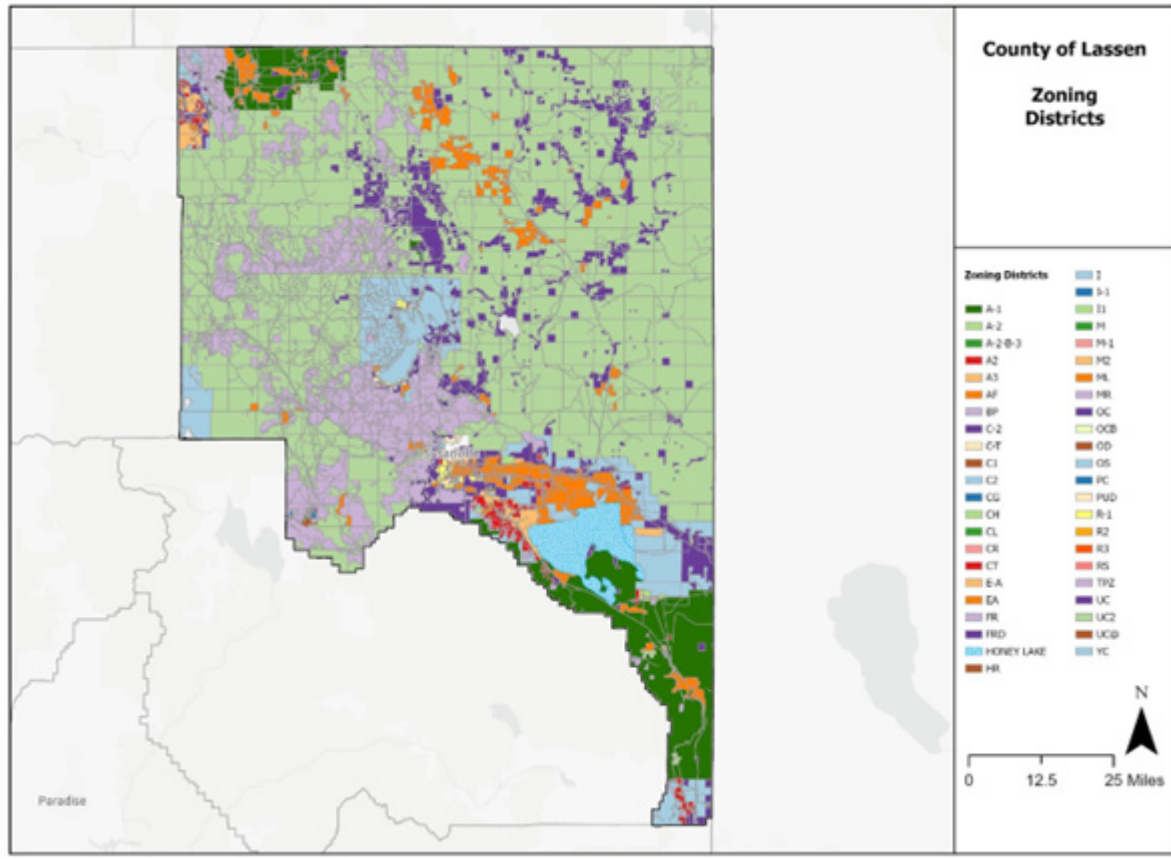
SECTION 5: FAIR HOUSING ASSESSMENT

Housing element law requires that the Assessment of Fair Housing include an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. Integration is the equal distribution of demographic groups within a geographic location or community. This section will assess the extent of racial and income segregation and integration both on the county and broader regional level.

5.3.1 Land Use & Zoning

As shown in Figure 9, Lassen County has forty zoning districts. Residential zoning districts include the R-1, Single-Family Residential District, R-2, Limited Multiple-Family Residential District, and R-3, Multiple-Family Residential District. As discussed in Section 4, residential uses are permitted in additional zoning districts.

Figure 9 Lassen County Zoning Map



5.3.2 Race and Ethnicity

Lassen County's racial and ethnic composition has undergone shifts in the past decade. While the proportion of most racial groups in Lassen County have remained relatively consistent, there have been noteworthy changes in the categories of Two or More Races and Some Other Race (Table 25). Between 2010 and 2021, Lassen County experienced a significant uptick in



SECTION 5: FAIR HOUSING ASSESSMENT

the Two or More Races category and a notable decline in the Some Other Race category. This trend, however, is not unique to Lassen County; it is also evident in the neighboring counties and the state of California. These changes may reflect the improvements and changes in the Census methodology, which now enables a more comprehensive and precise representation of individuals' self-identifications, as well as the increasing acceptance of biracial identities.

In contrast to the broader regional demographic trends, the White population in Lassen County has seen an increase, while it has declined in California and the surrounding counties of Plumas, Modoc, Shasta, and Washoe.

Table 25 Population by Race, Lassen County and the Greater Region, 2010-2021

Race	Lassen County		Plumas County		Modoc County		Shasta County		Washoe County (NV)		California	
	2010 (%)	2021 (%)	2010 (%)	2021 (%)	2010 (%)	2021 (%)	2010 (%)	2021 (%)	2010 (%)	2021 (%)	2010 (%)	2021 (%)
White alone	71.2	75.7	91.7	88.6	88.2	85.0	88.4	83.3	79.9	70.7	61.1	52.1
Black or African American alone	8.5	8.6	1.1	1.7	1.0	2.0	0.8	1.1	2.4	2.4	6.1	5.7
Native American alone	3.7	2.6	2.9	1.9	3.6	3.5	2.3	2.3	1.7	1.3	0.8	0.9
Asian alone	1.9	1.6	0.9	0.7	1.3	0.8	2.5	3.3	5.1	5.4	13.0	14.9
Native Hawaiian or Other Pacific Islander alone	0.6	0.8	0.0	0.1	0.3	0.0	0.2	0.1	0.6	0.7	0.4	0.4
Some Other Race alone	11.8	2.7	0.9	0.8	3.4	5.1	1.7	2.6	7.2	10.1	14.9	15.3
Two or More Races	2.4	8.1	2.3	6.1	2.3	3.6	4.2	7.3	3.1	9.2	3.8	10.7

Source: U.S. Census Bureau, American Community 5-Year Estimates, 2010 and 2021

Between 2010 to 2021, there is a notable trend of increasing Hispanic or Latino populations and decreasing Not Hispanic or Latino populations in both Lassen County and the broader region, including Plumas County, Modoc County, Shasta County, and Washoe County (Table 26). This trend is consistent with the statewide pattern in California, where the Hispanic or Latino population has been on the rise.



SECTION 5: FAIR HOUSING ASSESSMENT

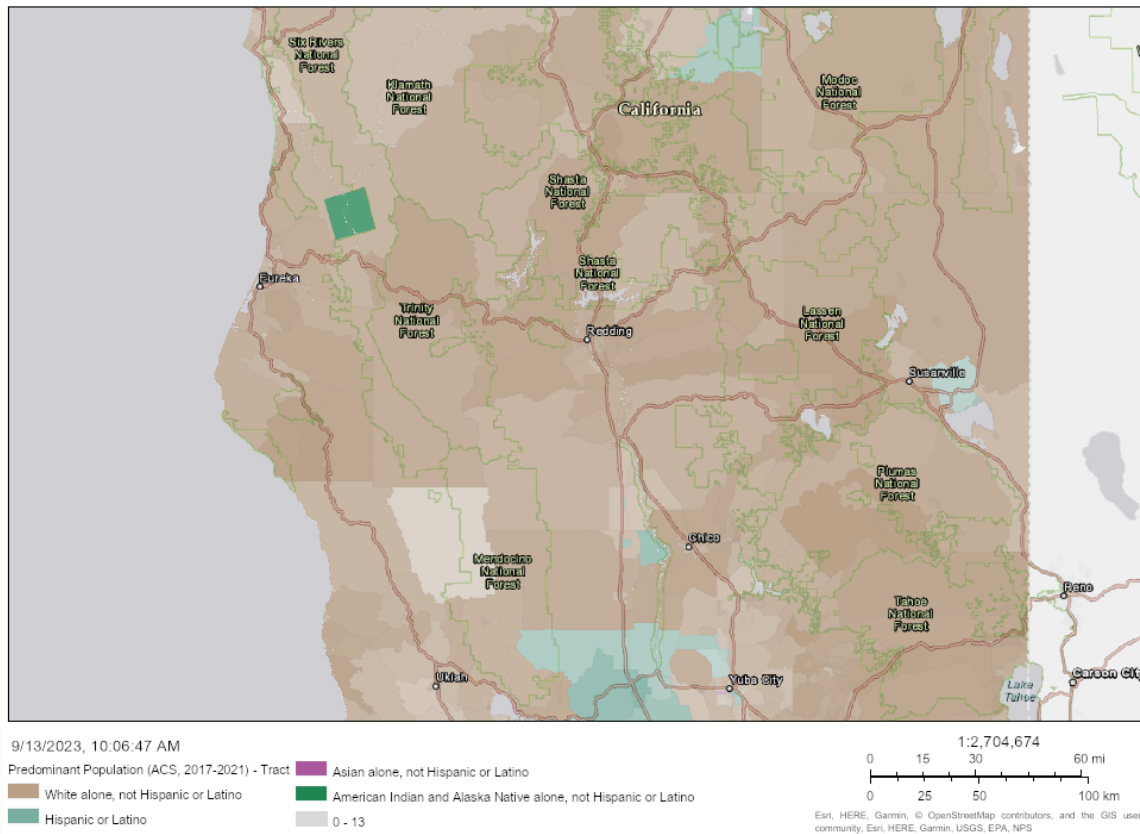
Table 26 Hispanic or Latino Origin in Lassen County and the Greater Region, 2010-2021

	Hispanic or Latino		Not Hispanic or Latino	
	2010 (%)	2021 (%)	2010 (%)	2021 (%)
Lassen County	16.9	19.7	83.1	80.3
Plumas County	7.8	9.6	92.2	90.4
Modoc County	13.1	15.2	86.9	84.8
Shasta County	8.0	10.7	92.0	89.3
Washoe County (NV)	21.5	25.3	78.5	74.7
California	36.7	39.5	63.3	60.5

Source: U.S. Census Bureau, American Community 5-Year Estimates, 2010 and 2021

As illustrated in Figure 10, the predominant population in Lassen County and the surrounding region is White alone, not Hispanic or Latino. In Census Tract 404, located to the east of Susanville, the predominant race/ethnicity is Hispanic or Latino.

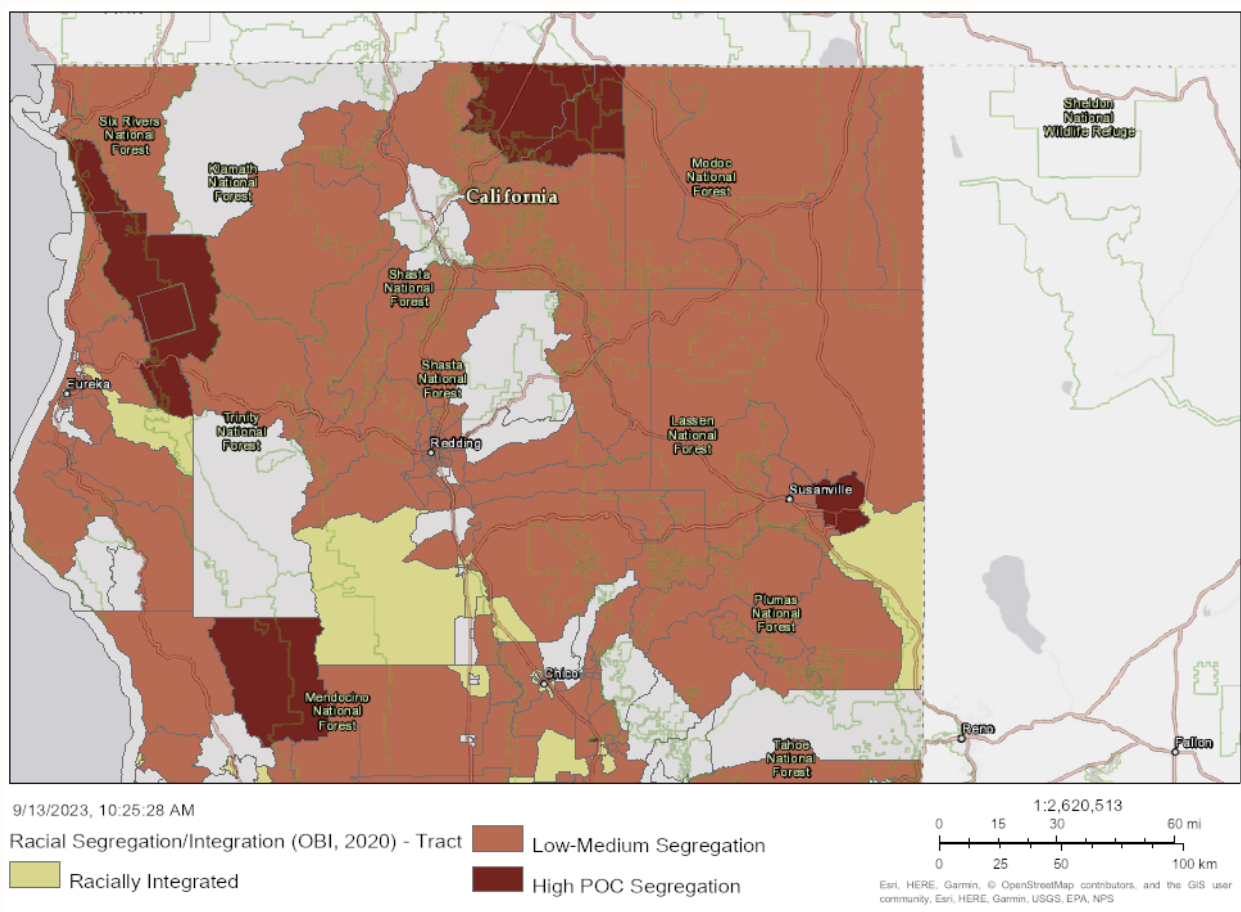
Figure 10 Predominant Population, 2017-2021



SECTION 5: FAIR HOUSING ASSESSMENT

Figure 11 provides a visual representation of Racial Segregation/Integration in the year 2020, utilizing the measures developed by the methodology of the Othering & Belonging Institute. In Census Tract 404 of Lassen County (shown in dark red), a pronounced pattern emerges, with high levels of POC segregation, indicating a concentration of people of color within this particular area. More specifically, this area is made up of 70% non-White population. Conversely, Census Tract 406, shown in yellow, stands out as racially integrated, meaning it is in the bottom third in Divergence Index nationally, with 2) an Entropy score in the top 50% nationally, 3) and at least 20% Black and Latino population. Much like the surrounding areas, the remaining Census Tracts within Lassen County (401, 402, 403.02, 403.03, 403.04, 403.05, and 405) exhibit low to medium levels of segregation.

Figure 11 Racial Segregation/Integration, 2020



5.3.3 Persons with Disabilities

The Americans with Disabilities Act (ADA) describes an individual with a disability as a person who “has a physical or mental impairment that substantially limits one or more major life activities, has a history or record of such an impairment (such as cancer that is in remission), or is perceived by others as having such an impairment (such as a person who has scars from a



SECTION 5: FAIR HOUSING ASSESSMENT

severe burn).” Individuals with disabilities are at greater risk for housing insecurity, homelessness, and institutionalization. According to 2021 American Community Survey data 16.9% of the Lassen County population has a disability (Table 27). The most prevalent type of disability in the County is an ambulatory difficulty, followed by an independent living difficulty, which affects 10.6% and 10.2% of Lassen County residents, respectively.

Table 27 Population by Type of Disability in Lassen County, 2021

Disability	Percentage
With an independent living difficulty	10.2%
With an ambulatory difficulty	10.6%
With a cognitive difficulty	5.6%
With a vision difficulty	2.8%
With a self-care difficulty	5.3%
With a hearing difficulty	5.2%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2021

Overall, Table 28 reveals higher levels in disability rates across different racial and ethnic groups in Lassen County. According to the 2017-2021 American Communities Survey, 30.3% of the Black or African American population and 22.3% of the American Indian and Alaska Native population in Lassen County had some form of disability.

Table 28 Disability Status by Race and Ethnicity in Lassen County, 2021

Race or Ethnicity	Total Population	# with a disability	% with a disability
Total non-institutionalized population	23,240	3,939	16.9%
White alone, not Hispanic or Latino	18,687	3,336	17.9%
Black or African American alone	552	167	30.3%
American Indian and Alaska Native alone	633	141	22.3%
Asian alone	306	28	9.2%
Native Hawaiian and other Pacific Islander alone	246	10	4.1%
Some other race	768	38	4.9%
Two or more races	1,479	163	11.0%
Hispanic or Latino (of any race)	2,026	173	8.5%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2021

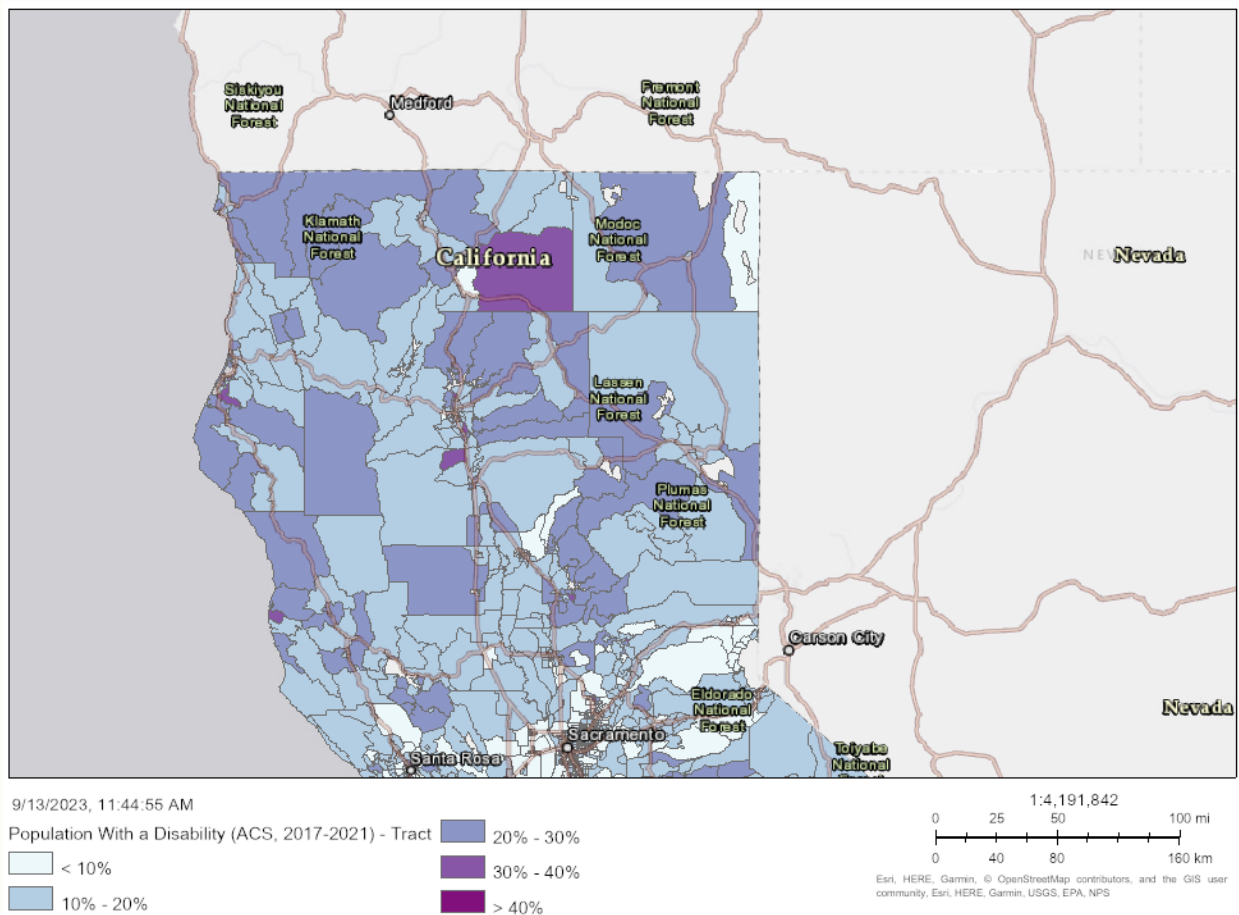
Lassen County exhibits a higher percentage of its population with disabilities, standing at 16.9%, in contrast to the state average of 11.2%. However, Lassen County falls within a relatively close range (within $\pm 3\%$) of the proportion found in the surrounding counties of Plumas,



SECTION 5: FAIR HOUSING ASSESSMENT

Modoc, and Shasta. Figure 12 illustrates the geographical distribution of individuals with disabilities by census tract, using data from the 2017-2021 U.S. Census Bureau American Community Survey. The range in disability rates within these tracts spans from 11.5% (tract 403.05) to 28.2% (tract 402). This range remains consistent when compared to the broader region.

Figure 12 Population with a Disability in Lassen County and the Greater Region



5.3.4 Familial Status

According to data from the 2017-2021 U.S. Census Bureau American Community Survey, the southern portion of Lassen County has a higher share of children in single female-headed households than the rest of the County (Figure 13). Similar to Modoc and Plumas Counties, Lassen County contains one census tract with a percent of children in female-headed household over 40%.



Figure 13 Percentage of Children in Single Female-Headed Households, No Spouse Present

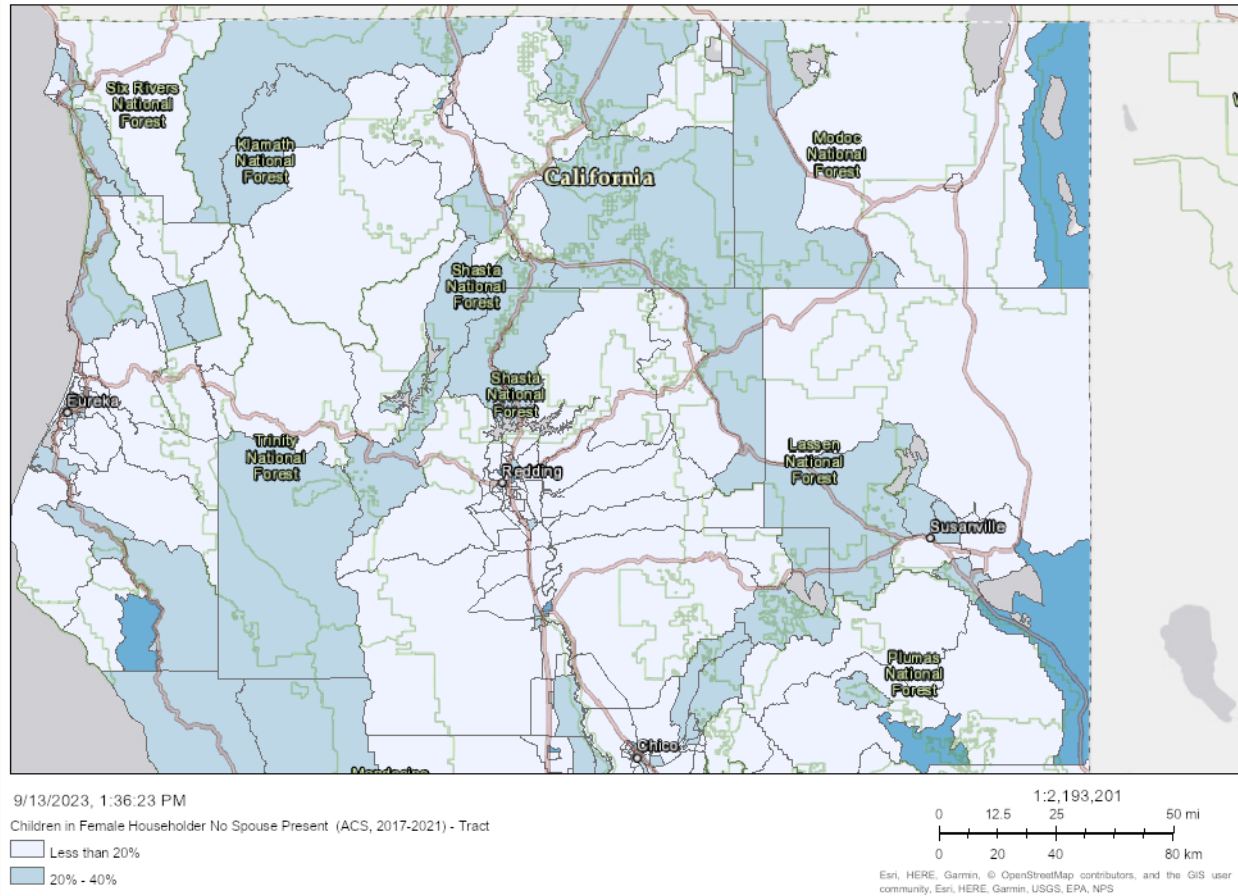
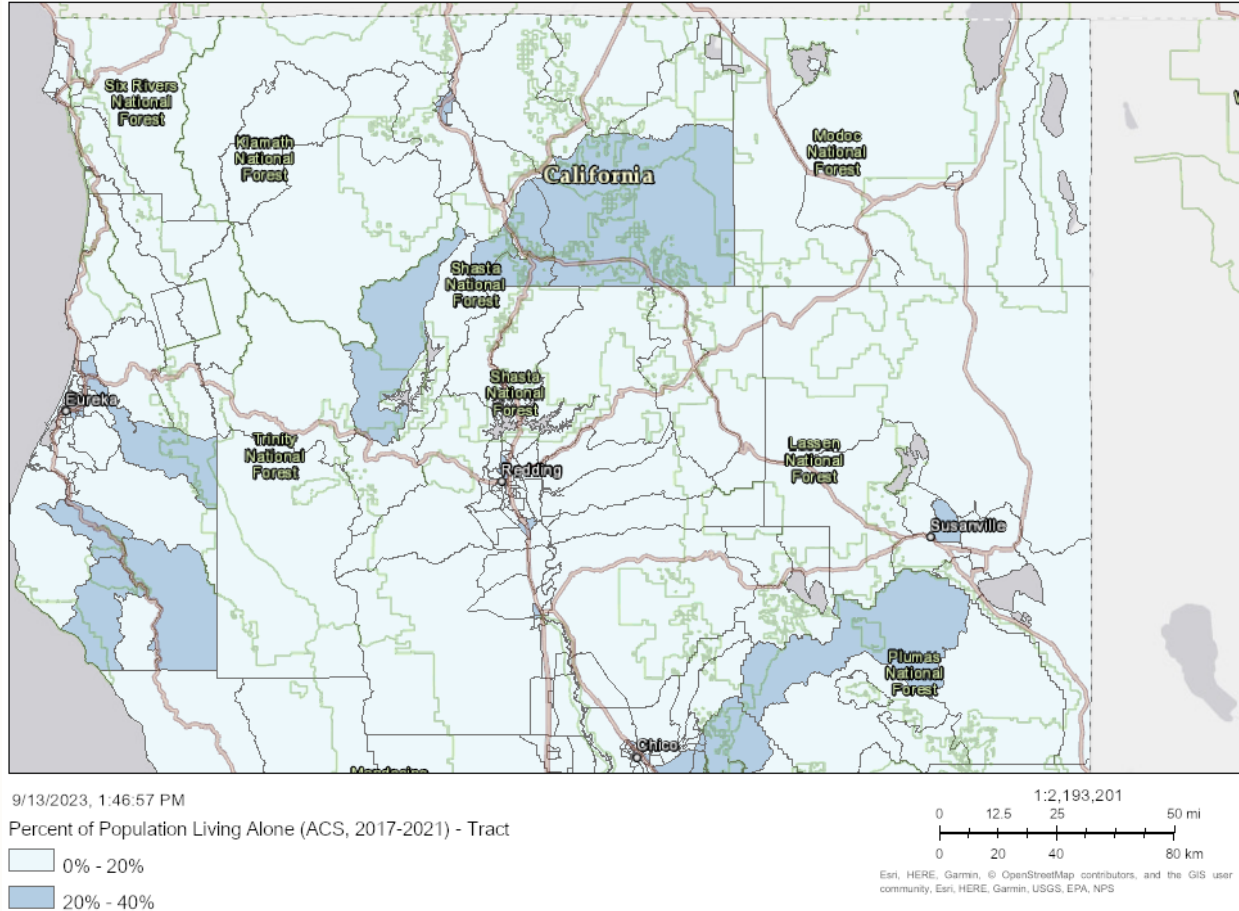


Figure 14 depicts the percent of the population 18 years and over in households living alone. Lassen County, similar to Shasta and Plumas County, has one census tract with a higher concentration of the population living alone. Overall, Lassen County has a similar share of single adult householders when compared the surrounding region.

Figure 14 Percent of Single Adult Householders, 2017-2021



5.3.5 Income

Household income plays a pivotal role in determining one's ability to secure adequate housing. Adequate housing is not merely a matter of shelter over one's head; it encompasses factors such as safety, quality, and affordability. A higher household income often affords individuals and families access to a wider range of housing options and broader opportunities. However, when household income is limited, households may encounter added challenges in finding adequate housing while continuing to meet other essential needs. Although income alone is not a specific criterion for fair housing discrimination, the linkage between household income, household composition, race/ethnicity, and other factors often reveals biases that shed light on fair housing issues.

HUD receives data tabulations from the U.S. Census Bureau American Community Survey. These data tabulations, known as the Comprehensive Housing Affordability Strategy (CHAS), demonstrate the extent of housing problems and housing needs, particularly for low-income households.



SECTION 5: FAIR HOUSING ASSESSMENT

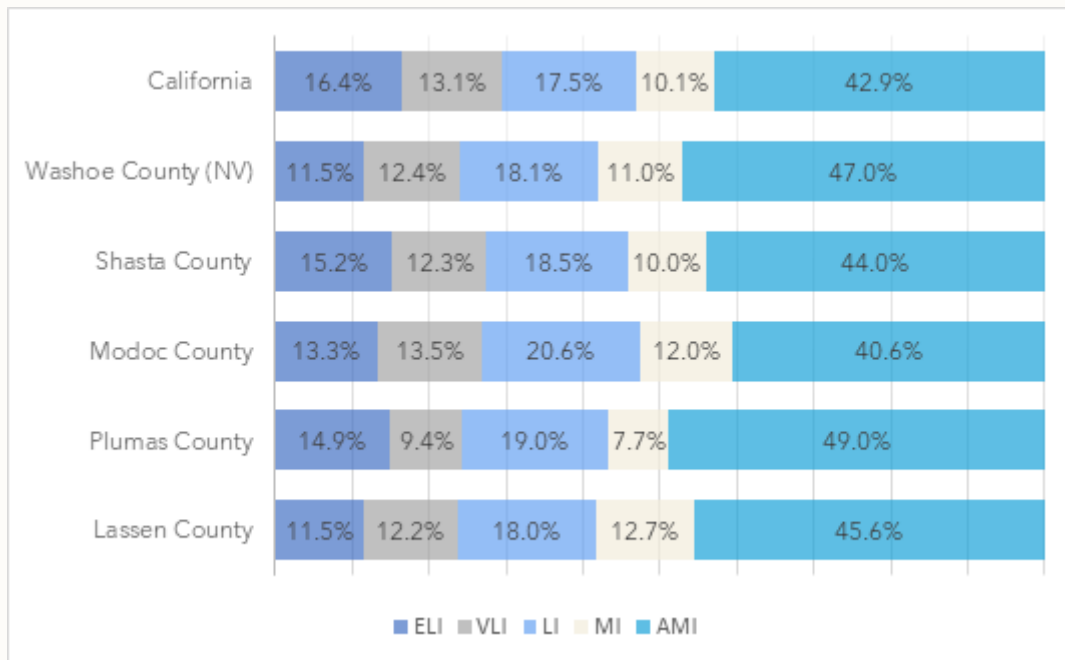
Table 29 Households by Household Income

	≤30% AMI	>30 - ≤50% AMI	>50 - ≤80% AMI	>80 - ≤100% AMI	>100% AMI
Lassen County	1,055	1,115	1,650	1,170	4,185
Plumas County	1,245	780	1,585	640	4,080
Modoc County	480	485	740	430	1,460
Shasta County	10,740	8,690	13,120	7,105	31,195
Washoe County (NV)	21,465	23,125	33,620	20,510	87,390
California	2,149,920	1,709,410	2,292,230	1,328,545	5,623,005

Source: HUD, CHAS, 2016-2020

According to the most recent HUD CHAS data (2016-2020), Lassen County has a smaller proportion of Very Low Income (VLI) and Low Income (LI) households than the surrounding region. Specifically, in Lassen County, 11.5% of households are Very Low Income (VLI) category and 18.0% are Low Income (LI).

Figure 15 Households by Income Group, Lassen County and the Greater Region



Source: HUD, CHAS, 2016-2020

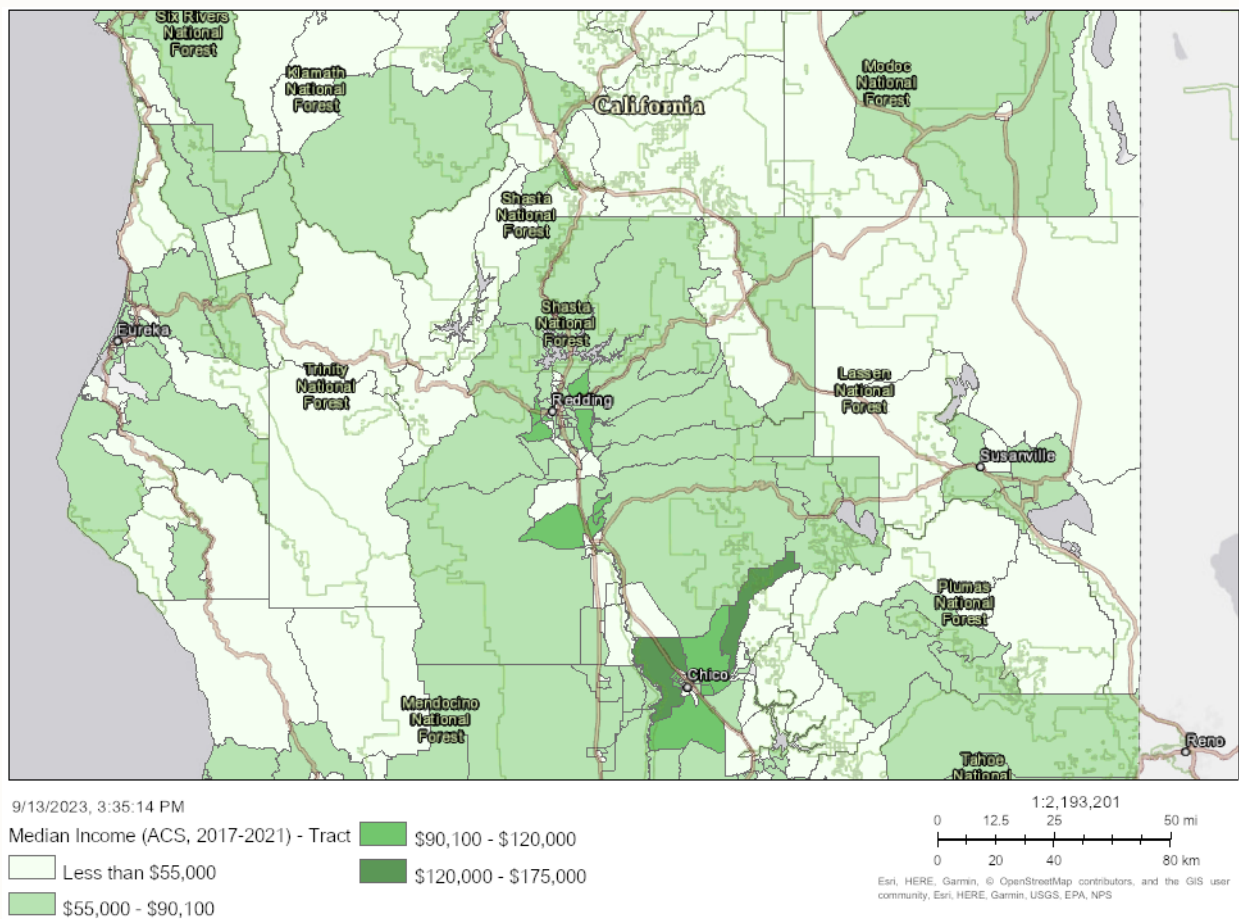


SECTION 5: FAIR HOUSING ASSESSMENT

According to the U.S. Census Bureau American Community Survey (2017-2021), the median household income in Lassen County is \$59,292, lower than that of California (\$84,907), Shasta County (\$61,937), and Washoe County (\$74,292) and higher than Modoc County (\$51,090) and Plumas County (\$57,885).

Figure 16 displays the median income in Lassen County and the surrounding area by census tract. The median income for the census tracts within the County ranges from \$45,417 to \$79,824. The census tracts to the east, south, and west of Susanville have a higher median income than the rest of the County.

Figure 16 Median Income in Lassen County and the Greater Region

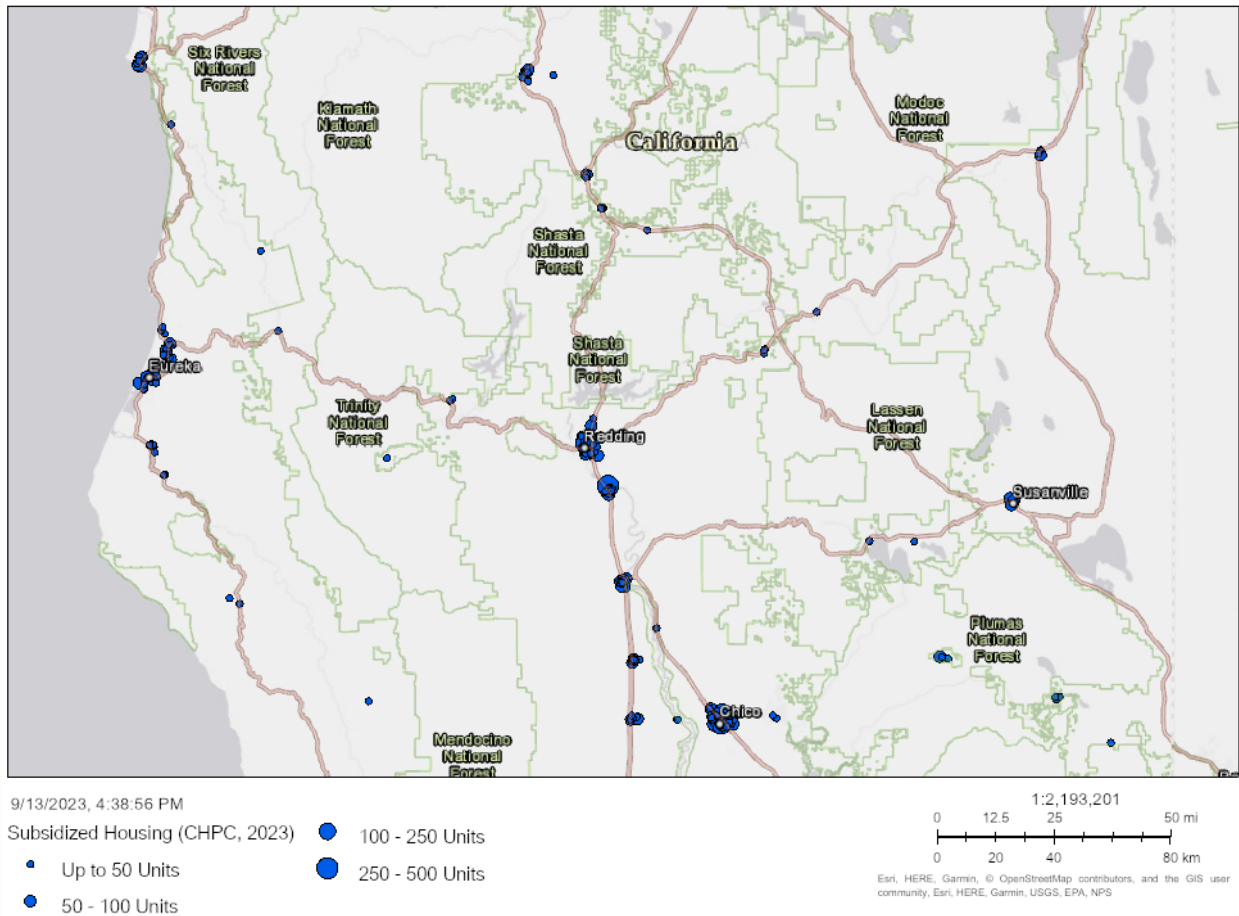


Source: AFFH Data Viewer

There are eight affordable housing projects in Lassen County. Much like the surrounding region, the affordable housing projects are primarily located in towns and cities (Figure 17). In Lassen County, six of the affordable housing projects are located in Susanville and two are in Westwood.



Figure 17 Existing Affordable Housing Projects

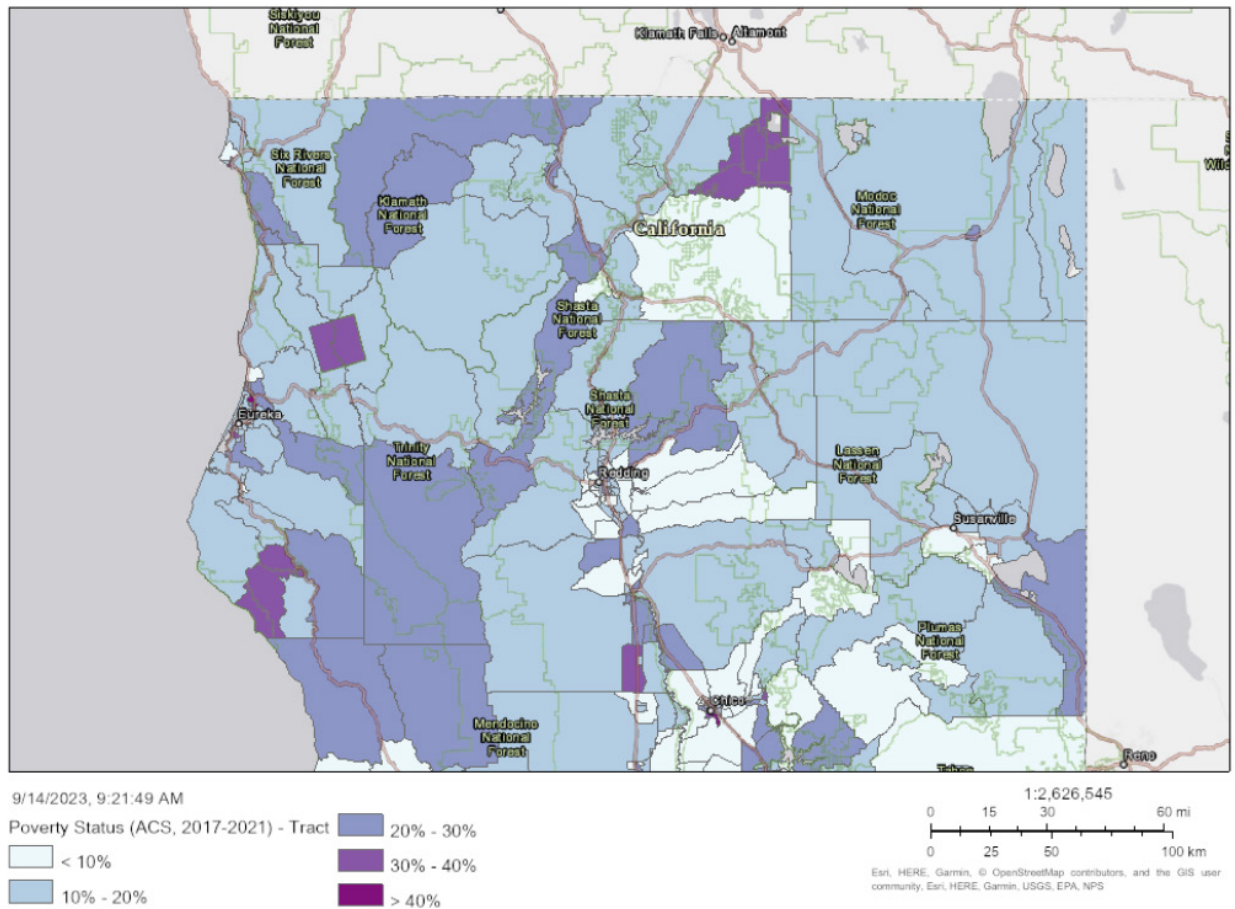


5.3.6 Poverty

Approximately 13.9% of Lassen County residents are below the poverty level, as defined by the U.S. Census Bureau. This rate is less than the neighboring Modoc County (17.3%) and slightly above Shasta County (13.7%), Plumas County (11.9%), and California (12.3%). In Lassen County and the surrounding area, less there is not a concentration of the population below the poverty level of more than 30% (Figure 18). The census tract with the highest concentration of poverty is Census Tract 406 at 25.2%.



Figure 18 Poverty Status in Lassen County and the Greater Region



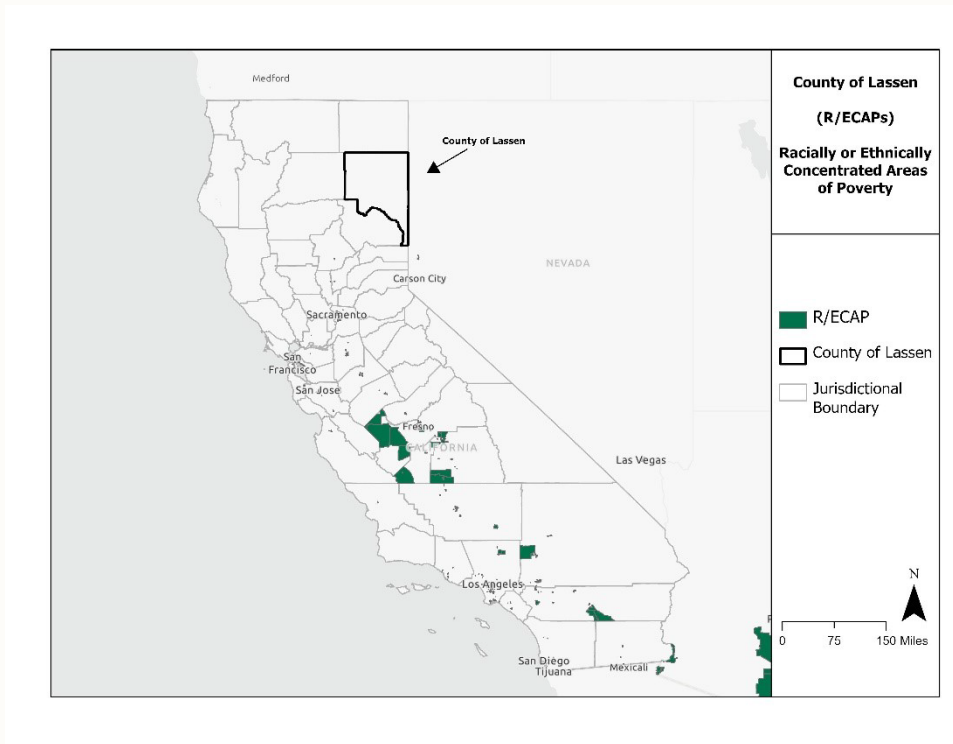
5.3.7 Racially & Ethnically Concentrated Areas of Poverty (R/ECAP) and Affluence (RCAA)

A racially and ethnically concentrated area of poverty (R/ECAP) is characterized by HUD as a region where more than 50.0 percent of the population self-identifies as non-White, and over 40.0 percent of households have incomes below the federal poverty line or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. There are no R/ECAP's in Lassen County (Figure 19).



SECTION 5: FAIR HOUSING ASSESSMENT

Figure 19 Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)



Concentrations of affluence may indicate a fair housing issue. Racially Concentrated Areas of Affluence (RCAAs) were introduced as a complement to HUD's R/ECAP metric, aiming to provide a more comprehensive view of segregation in the United States. As shown in Figure 20, HCD has not identified any RCAAs in Lassen County or the surrounding area.



SECTION 5: FAIR HOUSING ASSESSMENT

Figure 20 Racially Concentrated Areas of Affluence

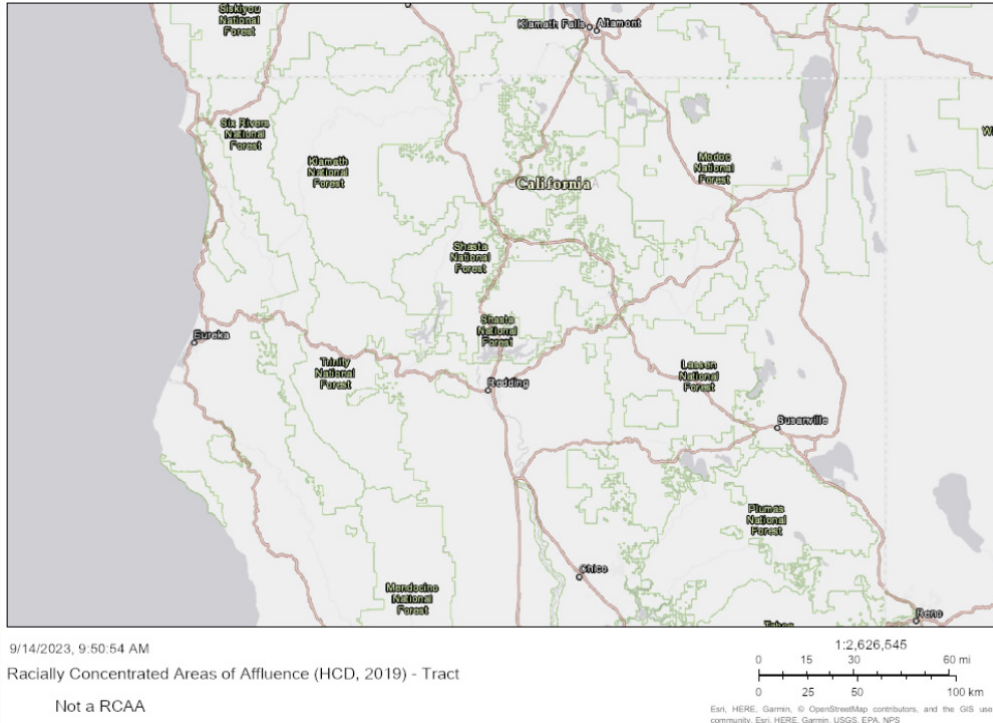
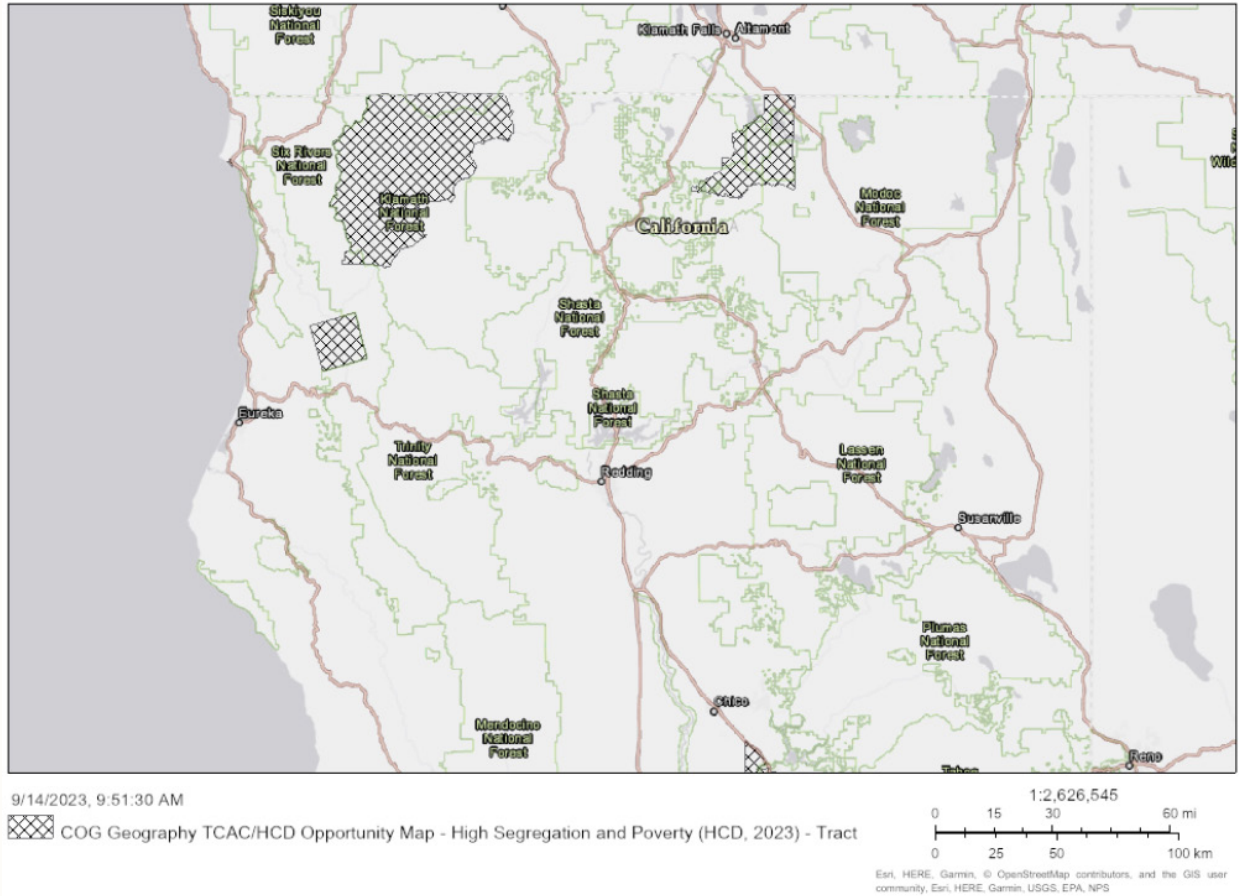


Figure 21, the TCAC/HCD Opportunity Map, identifies areas with both high poverty and racial segregation. It uses a filter that aligns with HUD's R/ECAP approach but is adapted to better suit the diverse demographics across California. There are no areas in Lassen County or the surrounding region that have been identified as having High Poverty and Segregation.



Figure 21 TCAC/HCD Opportunity Map: High Segregation and Poverty



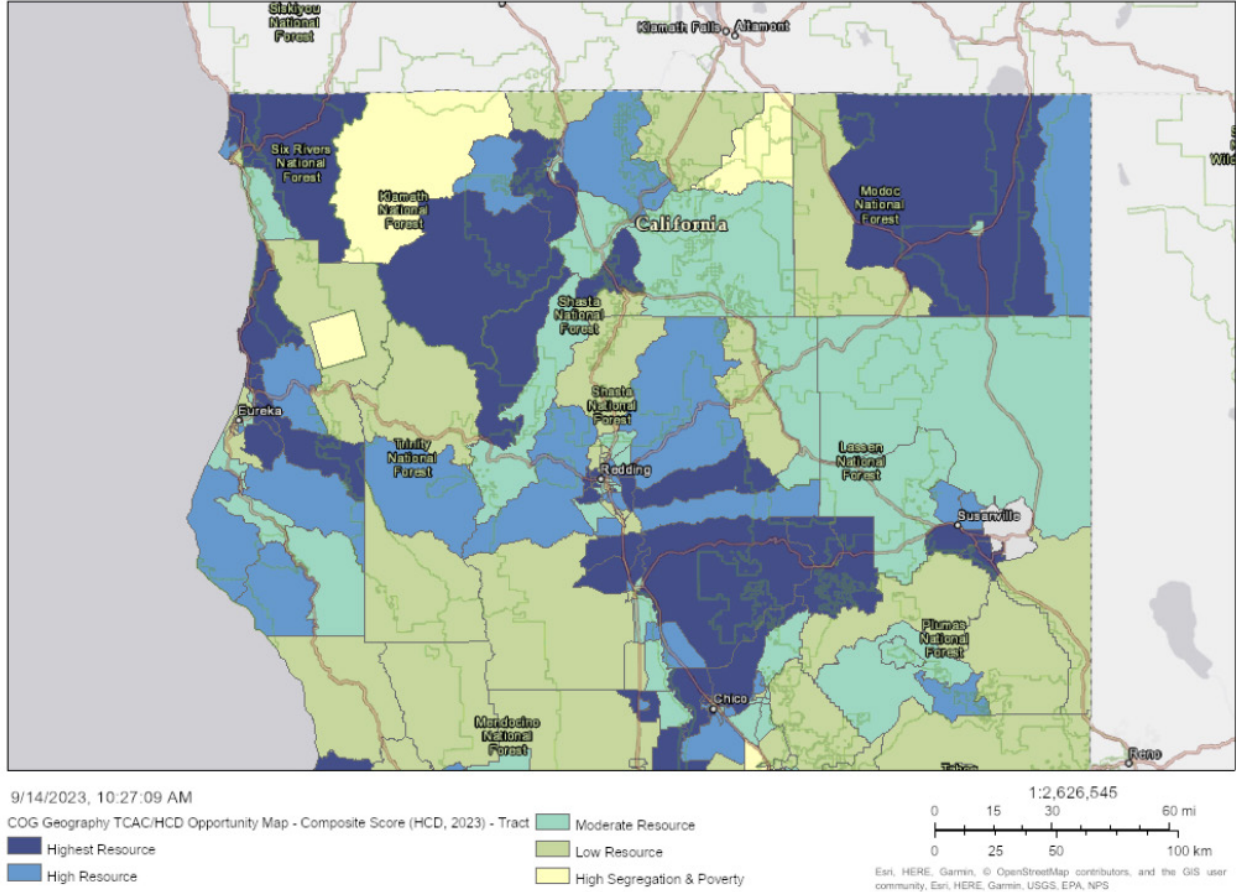
5.4 Disparities in Access to Opportunity

5.4.1 Resource Areas

The TCAC Opportunity Map serves as a tool for quantifying and illustrating location-specific attributes that significantly influence key life outcomes, such as educational achievement and economic advancement. These maps provide a valuable means of guiding the allocation of resources and policy decisions. Lassen County has Low, Moderate, High, and Highest Resource areas (Figure 22). The census tracts near Susanville have the highest composite scores in the County.

SECTION 5: FAIR HOUSING ASSESSMENT

Figure 22 TCAC Opportunity Map Composite Score, Lassen County and the Greater Region



5.4.2 Education

The TCAC composite score can be broken down into three domains: education, economic, and environmental. The education domain takes math proficiency, reading proficiency, high school graduation rates, and student poverty rates into account in order to designate a score between zero and 100. According to the COG Geography TCAC/HCD Opportunity Map scores, the census tracts within Lassen County score between 0 and 100.

Table 30 Lassen County TCAC Education Scores by Census Tract

Census Tract	Education Domain Score
401	14
402	29
403.02	100
403.03	43
403.04	43
403.05	43



SECTION 5: FAIR HOUSING ASSESSMENT

405	86
406	0
Note: Census tract 404 not included due to insufficient data	

Source: COG Geography TCAC/HCD Opportunity Map

The California School Dashboard, created by the California Department of Education, is an online resource designed to offer a comprehensive report on the performance of schools and districts. It presents a variety of data and insights, empowering parents, educators, and the general public to assess and gain insight into the performance of schools and districts. Lassen County is served by ten school districts, three independent charter schools, Lassen Community College, and the Lassen County Office of Education.

Table 30 Lassen County TCAC Education Scores by Census Tract contains a breakdown of the student demographics of Big Valley Joint Unified School District, Fort Sage Unified School District, Janesville Union School District, Johnstonville Elementary School District, Lassen Union High School District, Ravendale-Termo Elementary School District, Richmond School District, Shaffer Elementary School District, Susanville District, Westwood Unified School District, Thompson Peak Charter, and Mt Lassen Charter. Long Valley Charter school is also located within Lassen County; however, information is not available on the California School Dashboard and has been omitted from Table 7.

According to the California School Dashboard, the student population across the ten school districts and two charter schools in Lassen County is predominantly White (64.5%), followed by Hispanic (20.5%). Additionally, over half of the student population are socioeconomically disadvantaged (51.4%). Richmond School District has the lowest rates of socioeconomically disadvantaged students and the largest percentage of students who are White. The enrollment size across the ten school districts varies between 14 (Ravendale-Termo Elementary School District) and 1,090 (Susanville District).



SECTION 5: FAIR HOUSING ASSESSMENT

Table 31 Student Demographics in Lassen County School Districts and Charter Schools

	Big Valley Joint Unified School District	Fort Sage Unified School District	Janesville Union School District	Johnstonville Elementary School District	Lassen Union High School District	Ravendale-Termo Elementary School District	Richmond School District	Shaffer Elementary School District	Susanville District	Westwood Unified School District	Thompson Peak Charter	Mt Lassen Charter	TOTAL
Student Group													
English Learners	9.1%	-	0.3%	2.4%	3.1%	-	-	5.7%	5.8%	2.4%	0.7%	0.8%	3.5%
Foster Youth	2.5%	2.5%	0.9%	2%	1.9%	-	-	1.6%	1.4%	2.4%	-	-	1.4%
Homeless	-	1.7%	-	5.4%	2.6%	-	-	1%	1.6%	5.9%	2.9%	0.8%	3.4%
Socio-economically Disadvantaged	43%	65.3%	47%	51.7%	38%	92.9%	10.4%	69.3%	63.2%	58.8%	56.8%	58.5%	51.4%
Students with Disabilities	11.6%	17.8%	10.9%	5.9%	8.4%	14.3%	11.4%	11.5%	10.6%	15.3%	15.1%	12..2%	10.6%
Race/Ethnicity													
African American		9.3%	0.3%	0.5%	1.1%	-	-	4.2%	1.9%	3.5%	-	-	1.6%
American Indian	4.1%	0.8%	1.7%	0.5%	3.4%	7.1%	0.5%	5.7%	5.2%	4.7%	2.9%	6.5%	3.7%
Asian	-	-	0.3%	1%	0.8%	-	-	1%	1.7%	-	-	0.8%	0.9%
Filipino	-	-	0.6%	0.5%	0.6%	-	-	0.5%	0.9%	-	-	-	0.5%
Hispanic	20.7%	14.4%	14%	15.1%	21.7%	14.3%	9.3%	25%	24.5%	18.8%	21.6%	16.3%	20.5%
Pacific Islander	-	-	-	-	1.9%	-	0.5%	-	3.8%	-	-	-	1.7%



SECTION 5: FAIR HOUSING ASSESSMENT

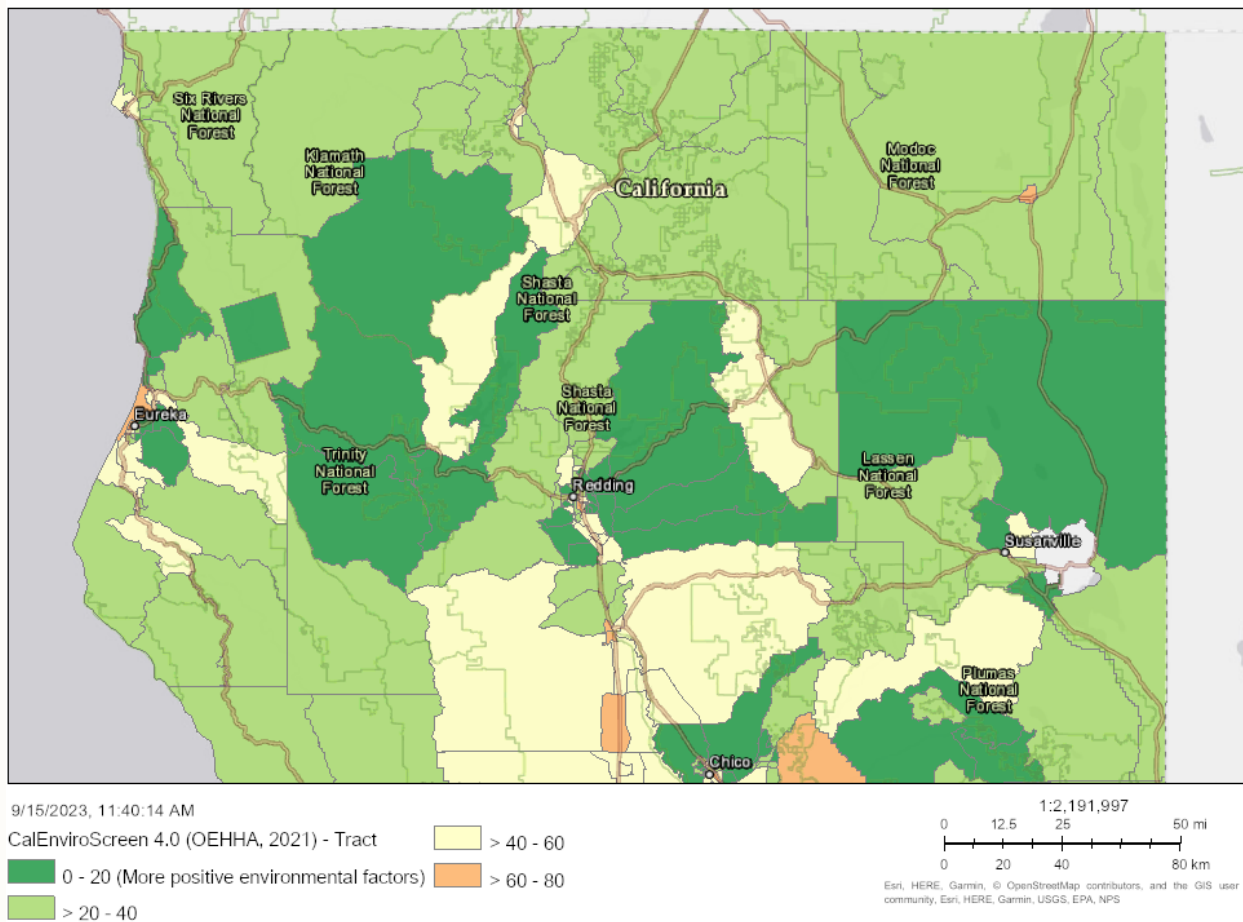
Two or More Races	-	10.2%	6.3%	3.4%	8.8%	-	6.2%	1%	7.7%	-	7.2%	5.7%	6.7%
White	74.4%	65.3%	76.5%	79%	59.7%	78.6%	83.4%	62.5%	54.2%	72.9%	67.6%	70.7%	64.5%
Total Enrollment	121	118	349	205	848	14	193	192	1,090	85	139	123	3,456



5.4.3 Access to Healthy Environment

In October 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released a new version of CalEnviroScreen, version 4.0, a tool to identify communities disproportionately affected by pollution sources and environmental hazards. This tool integrates a wide array of environmental, health, and socioeconomic data to help tackle environmental justice issues. Communities ranking at or above the 75th percentile are designated as "disadvantaged" due to their heightened exposure to pollution or other adverse environmental factors. Northern California, including Lassen County, generally does not bear a disproportionate pollution burden. Most of the census tracts within Lassen County are below the 40th percentile, with the exception of two census tracts near Susanville that above the 50th percentile.

Figure 23 CalEnviroScreen 4.0 by Census Tract, Lassen County and the Greater Region, 2021

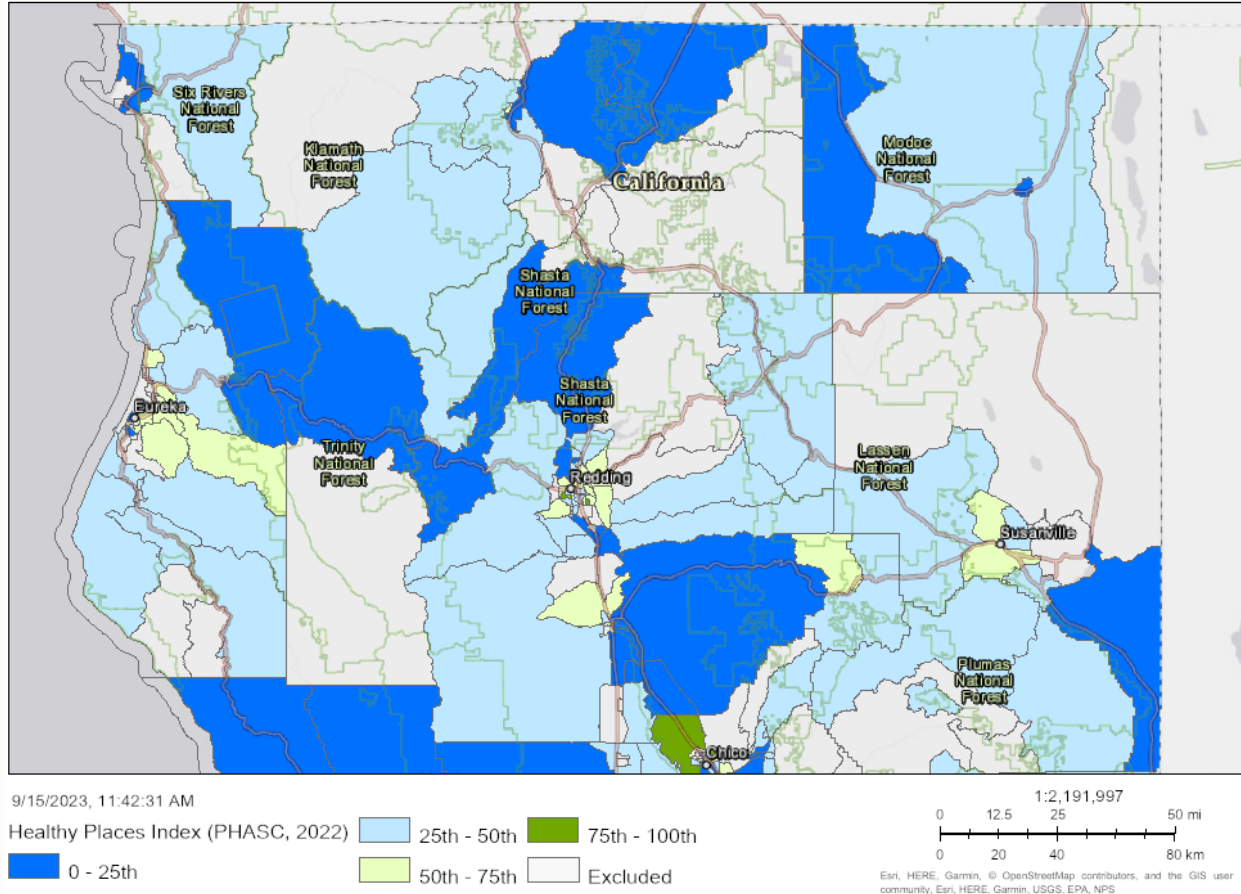


The California Healthy Places Index (HPI) measures 25 community characteristics, including healthcare access, housing, education, and more, into a single score that reflects community health. Higher HPI scores indicate healthier communities. This tool is used by over 100 government agencies, healthcare institutions, and community groups to prioritize investments



and resources where needed most, impacting areas like transportation planning, climate resilience, and healthcare assessments. In Lassen County, the HPI percentile ranges from 0.03 to 0.56, similar to trends in neighboring counties.

Figure 24 Healthy Places Index, 2022



5.4.4 Transportation

Lassen Rural Bus, the primary public transportation provider in Lassen County, offers a range of services. These services encompass Commuter Route, Fixed Route, Deviated Fixed Route, and Demand Response Route services. Additional services include Dial-A-Ride Service, which caters to individuals aged 60 and over or those with disabilities, offering door-to-door transportation with one day in advance reservations, Reno Bus Service, which provides service to Reno, NV on Mondays, Wednesdays, and Fridays, Plumas County Transit Connection, which connects commuters on the West County bus with Plumas Transit, Lassen Senior Services, which includes transportation for the senior population, including nutrition site visits and medical appointments, Big Valley 50 Plus, which extends its services to Northern Lassen County, offering local routes and trips to Redding, Klamath Falls, and Susanville on selected Mondays of the month, and lastly, Eagle Lake Demand Response Route, which provides service for riders on select Saturdays along the west side of Eagle Lake.



5.4.5 Economic Development and Job Access

The TCAC Opportunity Maps illustrate geographic disparities in access to opportunities based on Economic Domain scores, which incorporate various indicators like poverty, adult education, employment, job proximity, and median home value. Scores below 0.2, shown in red, signify less favorable economic conditions, while scores exceeding 0.8, displayed in dark green, indicate more favorable economic conditions. Lassen County displays a diverse range of economic domain scores. The census tract with the most positive economic outcomes in the County is Census Tract 405 near Janesville. The census tracts within the southern and northwest parts of Susanville, as well as areas beyond, have relatively high scores, with values of 0.86 and 0.71, respectively. Conversely, the southwest portion of the county exhibit less positive economic outcomes, with an economic domain score of 0.14. In the northern and eastern parts of the County, economic outcomes fall within a moderate range, with scores ranging from 0.43 to 0.57.

Full-service brick and mortar branches within Lassen County are limited to Susanville. The scarcity of local banking options in the unincorporated County may pose as a hurdle to residents to attain more positive economic outcomes.

5.4.6 Housing the Workforce

According to the 2021 Lassen County Socioeconomic Forecast, it is anticipated that Lassen County will undergo a continuous decrease in population from 2015 to 2050, resulting in an overall decline of approximately -24.55% during this period (Table 32).

Table 32 Projected Change in Population in Lassen County

Year	Population	% Change
2015	30,023	-
2020	28,722	-4.33
2025	27,418	-4.53
2030	26,526	-3.25
2035	25,577	-3.58
2040	24,558	-3.98
2045	23,593	-3.93
2050	22,653	-3.98
Total Change	7,370	-24.55

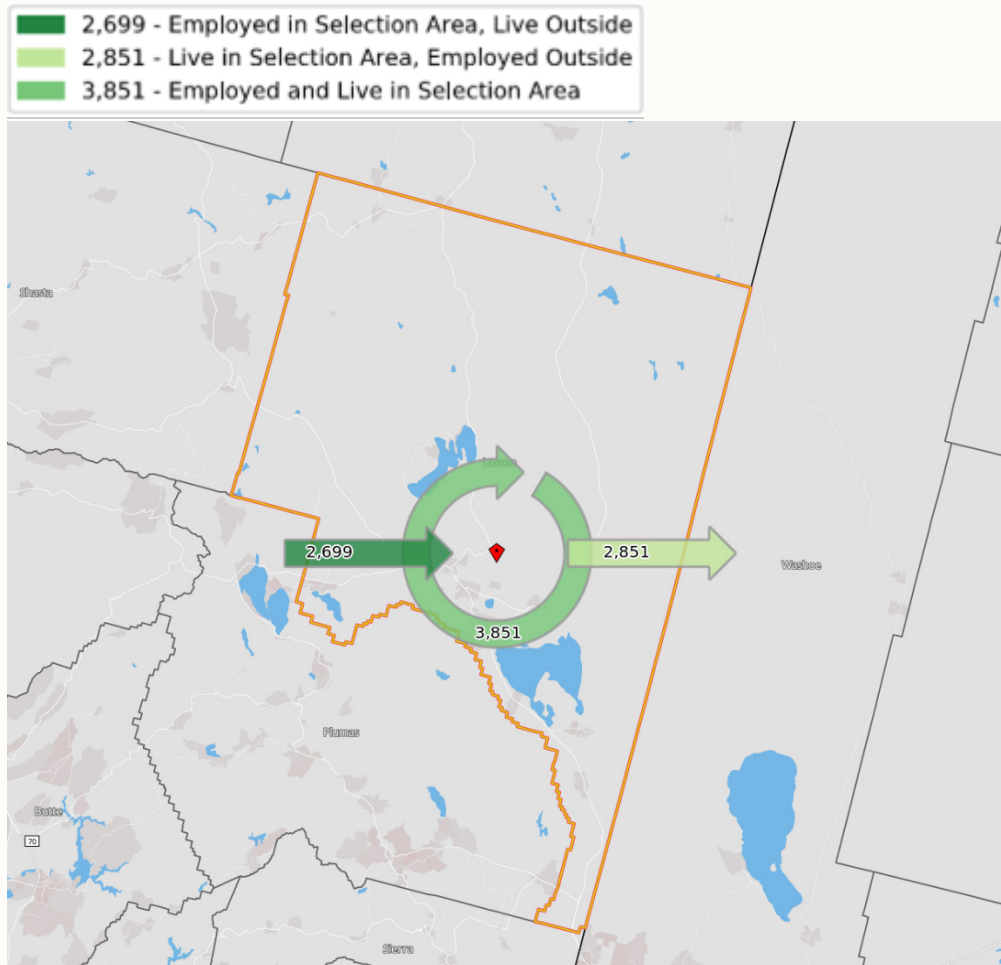
Source: Lassen County Socioeconomic Forecast, 2021

Figure 25 Inflow and Outflow of Workers in Lassen County provides an overview of the commuting behaviors employed individuals in Lassen County. As illustrated below, a total of 2,699 employed individuals who work in Lassen County do not reside within the county, while



3,851 both live and work in the county. Additionally, 2,851 individuals reside in Lassen County but commute to work outside of the county.

Figure 25 Inflow and Outflow of Workers in Lassen County



Source: U.S. Census Bureau, OnTheMap, 2020

5.5 Disproportionate Housing Needs & Displacement

5.5.1 Cost Burden and Severe Cost Burden

Housing cost burden is determined by the proportion of a household's gross income that is allocated to housing expenses. Households spending over 30 percent of their gross income on housing are considered to be "cost burdened" and households spending over 50 percent are considered to be "severely cost burdened". One of the implications of housing cost burden include housing-induced poverty, where excessive spending on rent or a mortgage leaves households with limited financial resources for other essential needs.

The median gross rent in Lassen County is \$969³. Comparatively, the median gross rents in neighboring counties are as follows: \$1,031 in Plumas County, \$748 in Modoc County, \$1,140



SECTION 5: FAIR HOUSING ASSESSMENT

in Shasta County, and \$1,251 in Washoe County, NV. In Lassen County, a household with a monthly income of less than \$3,227 per month would be considered cost burdened.

Table 33 Median Gross Rent

	Lassen County	Plumas County	Modoc County	Shasta County	Washoe County, NV
Median Gross Rent	\$969	\$1,031	\$748	\$1,140	\$1,251
Source: U.S. Census American Community Survey 5-Year Estimates					

As illustrated in Figure 26 and Figure 27, the percentage of renter and homeowner households experiencing cost burden varies by census tract. This variation ranges from 11.5% to 77% among renter households and 14.9% to 58.6% among homeowners. Notably, the census tracts adjacent to Westwood and east of Honey Lake exhibit the highest levels of cost burden among renter households, while the lowest levels are observed in the northern region of the County. Overall, 46% of households who rent are cost burdened in Lassen County.

Figure 26 Overpayment by Renters

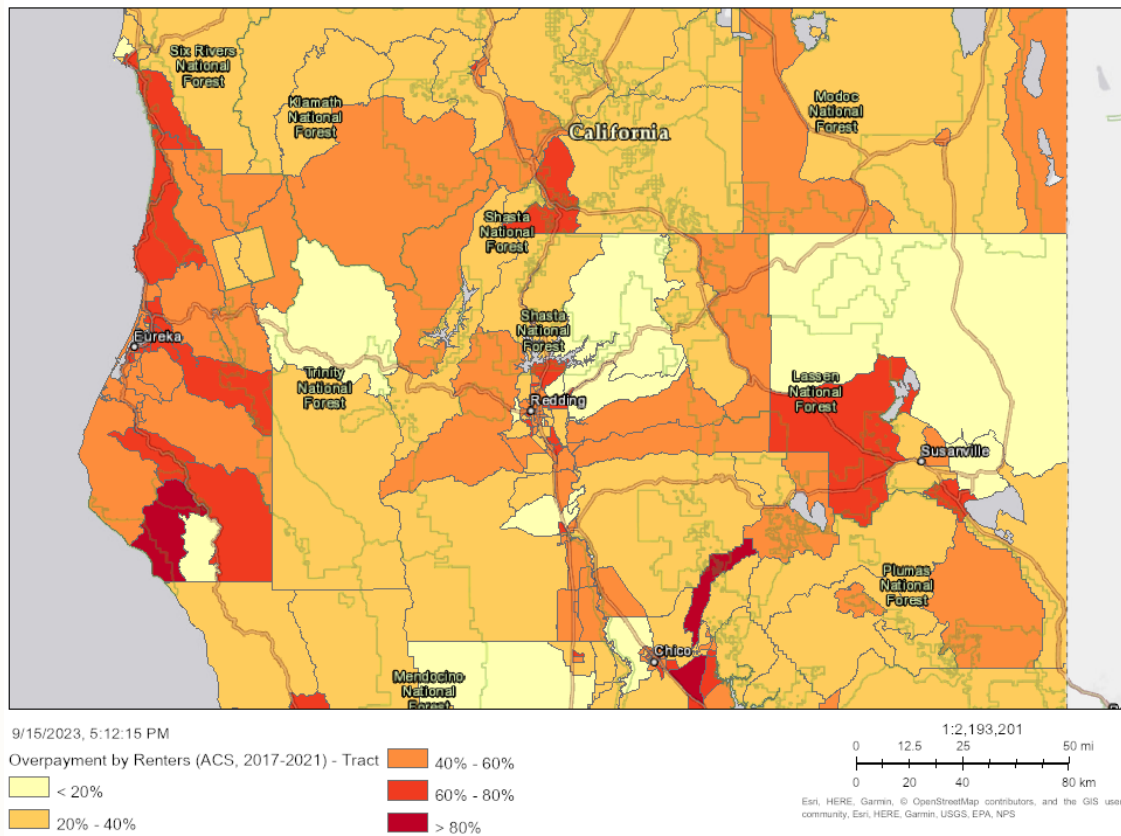
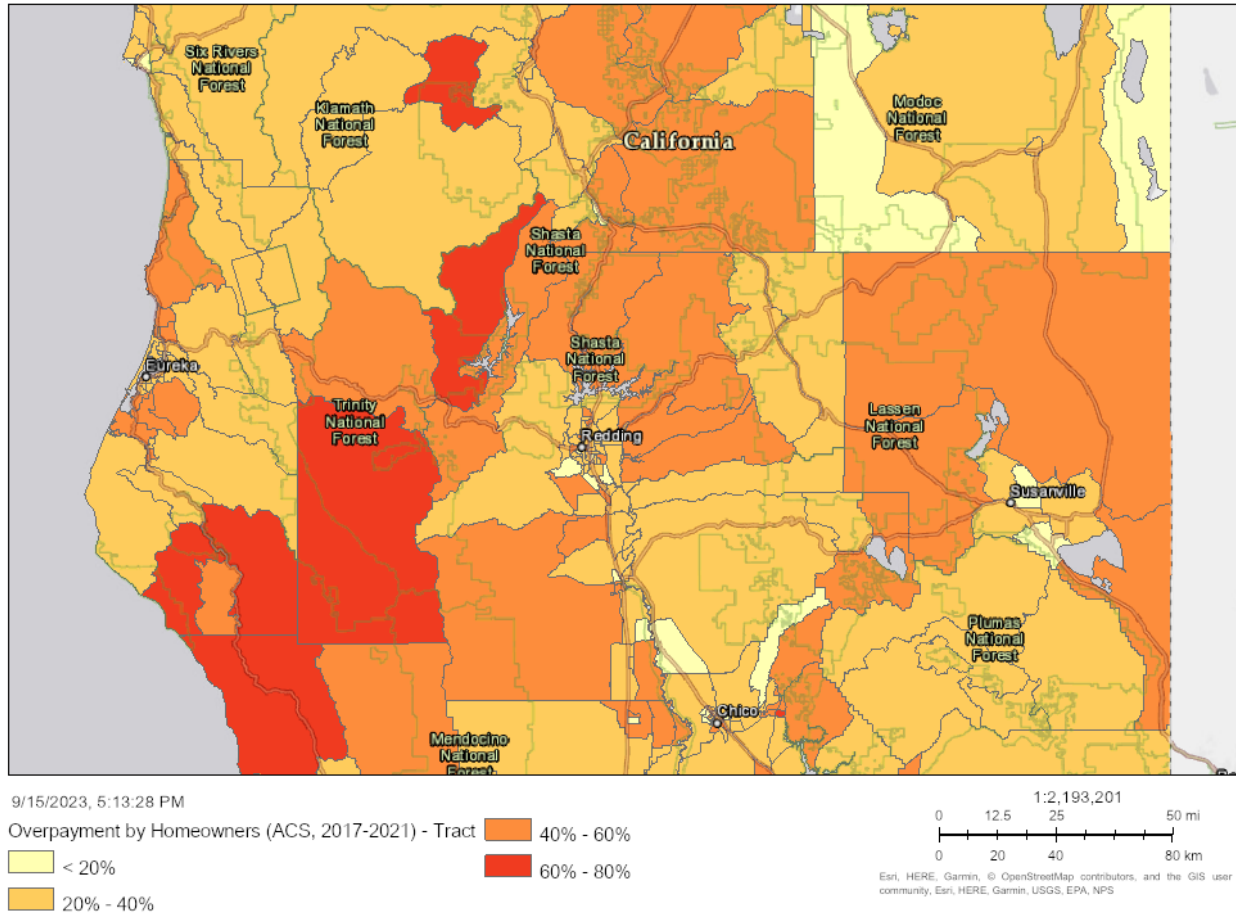


Figure 27 Overpayment by Homeowners



5.5.2 Overcrowding

Overcrowding is measured by the number of occupants per room, with a higher number indicating greater overcrowding. Households with a measurement of occupants per room ranging from 1.01 to 1.5 are categorized as overcrowded, while those exceeding 1.51 persons per room are classified as severely overcrowded. Of the 8,910 total households in Lassen County, 150, or 1.74%, are overcrowded and 28 (.3%) are severely overcrowded. Upon closer analysis of these patterns by race and ethnicity, there is an evident concentration of overcrowding among the County's Pacific Islander population, with 88% of Pacific Islander households being categorized as overcrowded (Table 34).

Table 34 Occupants Per Room for Households by Race and Ethnicity

Race or Ethnicity	Total Households	% in Units with 1.00 or Fewer Occupants Per Room	% in Units with 1.01 or More Occupants Per Room
Total Non-Institutionalized Population	8,910	98.0	2.0



SECTION 5: FAIR HOUSING ASSESSMENT

White Alone, Not Hispanic or Latino	7,647	98.1	1.9
Black or African American Alone	174	100.0	0.0
American Indian and Alaska Native Alone	239	99.6	0.4
Asian Alone	70	95.7	4.3
Pacific Islander	25	12.0	88.0
Hispanic or Latino (of any race)	456	99.6	0.4
Some Other Race	230	100.0	0.0
Two or More Races	425	99.6	0.4

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2021

The U.S. Census Bureau American Community Survey does not contain data regarding severe overcrowding by race and ethnicity, however, it is available by housing tenure. Renter-occupied households experience a higher likelihood of overcrowding, with overcrowding affecting 3% of renter-occupied households compared to 1% of owner-occupied ones. Furthermore, severely overcrowded conditions are more prevalent among renter-occupied households at 0.6% as opposed to owner-occupied households at 0.2%.

Table 35 Severe Overcrowding for Households by Tenure

Tenure	Total Households	# in Units with 1.00 or Fewer Occupants Per Room	# in Units with 1.01 to 1.50 Occupants Per Room	# in Units with 1.50 or More Occupants Per Room
Owner-Occupied	6,236	6,162	62	12
Renter-Occupied	2,674	2,570	88	16

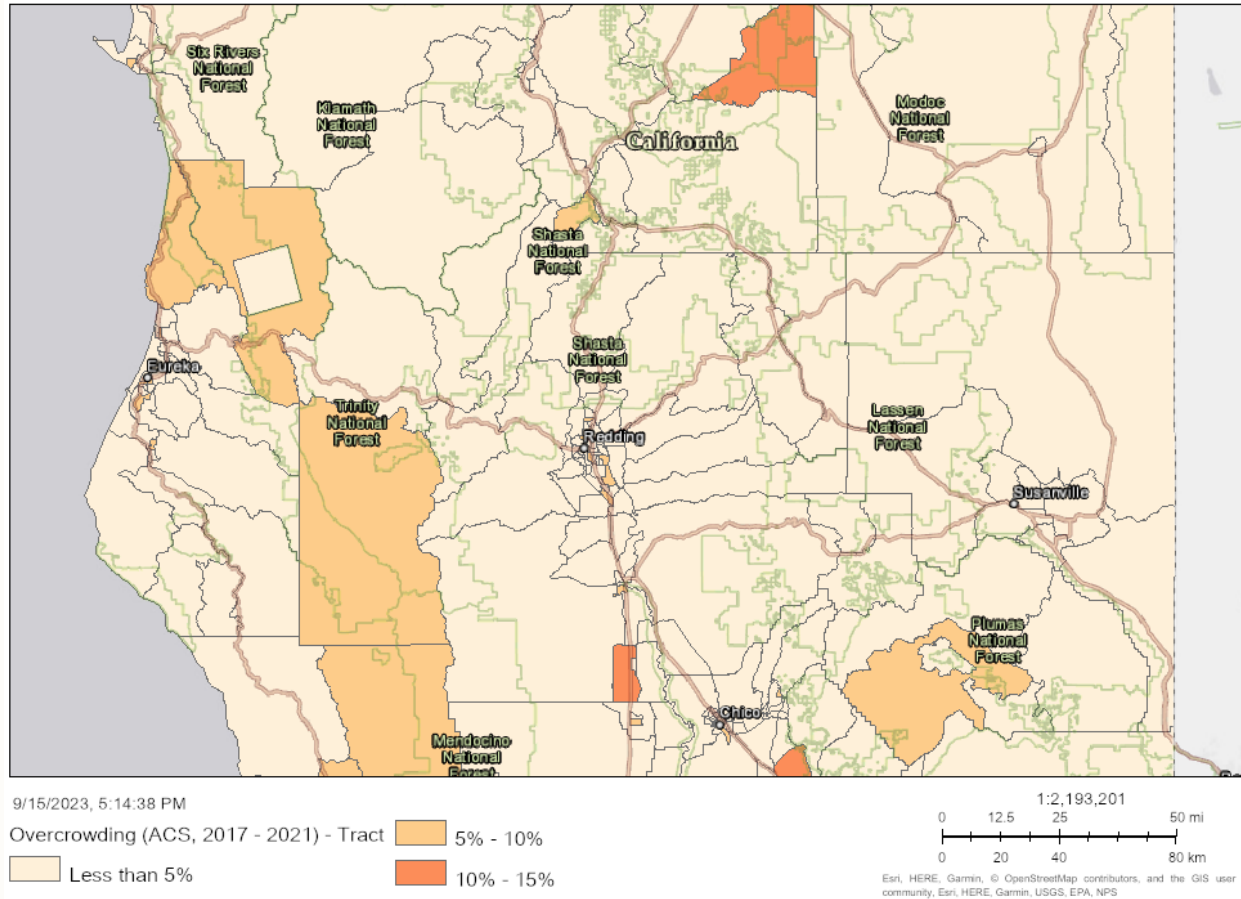
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2021



SECTION 5: FAIR HOUSING ASSESSMENT

As depicted in Figure 28, there is not a concentration of overcrowded households in Lassen County above 5%.

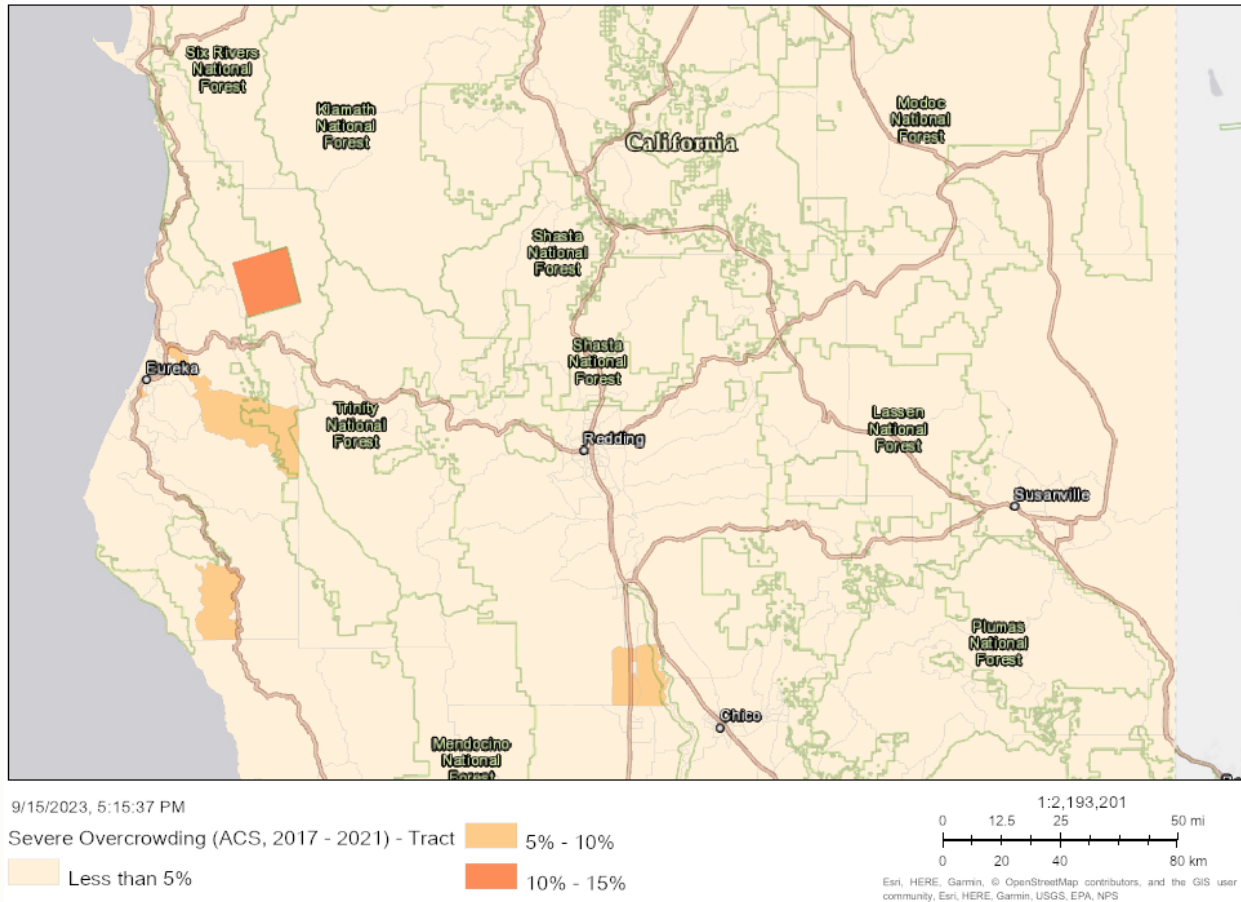
Figure 28 Overcrowded Households in Lassen County and the Greater Region



Much like the percentage of households facing overcrowding within each census tract shown in Figure 29, the percentage of households experiencing severe overcrowding remains below the 5% threshold in the census tracts within Lassen County.



Figure 29 Severely Overcrowded Households in Lassen County and the Greater Region



5.5.3 Substandard Housing

Substandard housing is broken down into two categories by the U.S. Census Bureau. One of the two categories of substandard housing is characterized by a lack of plumbing amenities like hot and cold piped water, a flush toilet, and/or a bathtub or shower and the second category is characterized by deficient kitchen facilities, such as the absence of a sink with piped water, a stove or range, or a refrigerator. As shown in Table 36, Lassen County and the surrounding counties have low rates of substandard housing. Renter-occupied households in Lassen County are less likely to live in housing units that lack complete plumbing facilities than owner-occupied units, whereas they are more likely to live in housing units that lack complete kitchen facilities.



SECTION 5: FAIR HOUSING ASSESSMENT

Table 36 Substandard Housing Issues in Lassen County and the Greater Region

County	Owner-Occupied Housing Units Lacking Complete Plumbing Facilities (%)	Renter-Occupied Housing Units Lacking Complete Plumbing Facilities (%)	Owner-Occupied Housing Units Lacking Complete Kitchen Facilities (%)	Renter-Occupied Housing Units Lacking Complete Kitchen Facilities (%)
Lassen	0.8	0.2	0.8	1.0
Modoc	0.0	0.0	0.3	0.0
Plumas	0.0	0.7	0.1	1.1
Shasta	0.6	1.3	0.2	2.4
Washoe	0.1	0.8	0.1	2.9

Figure 30 and Figure 31 depict the percentage of housing units that lack complete plumbing and kitchen facilities by census tract. The percentage of housing units that have one or more substandard housing issues within Lassen County ranges between 0.0% and 4.06%.



SECTION 5: FAIR HOUSING ASSESSMENT

Figure 30 Housing Units Lacking Complete Plumbing in Lassen County & the Greater Region

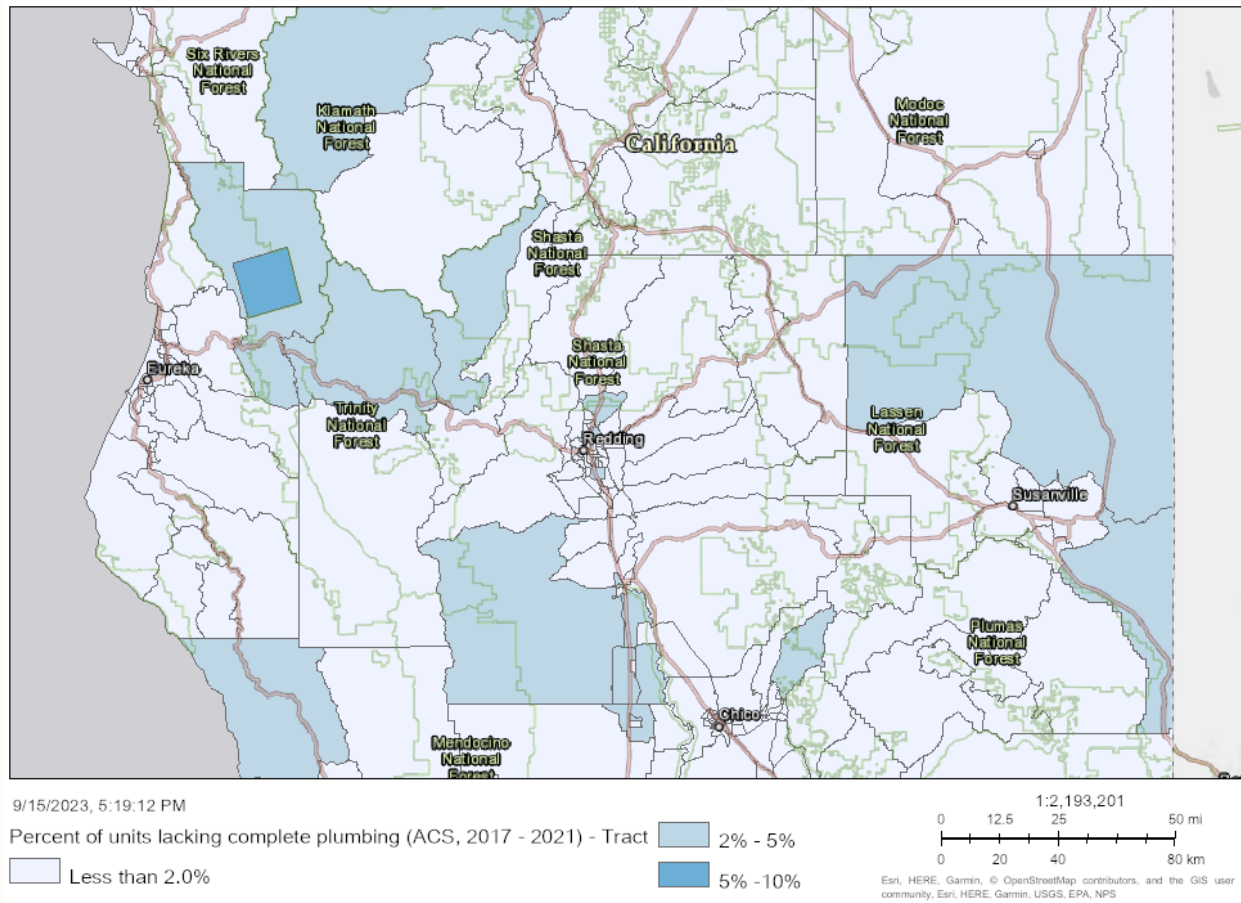
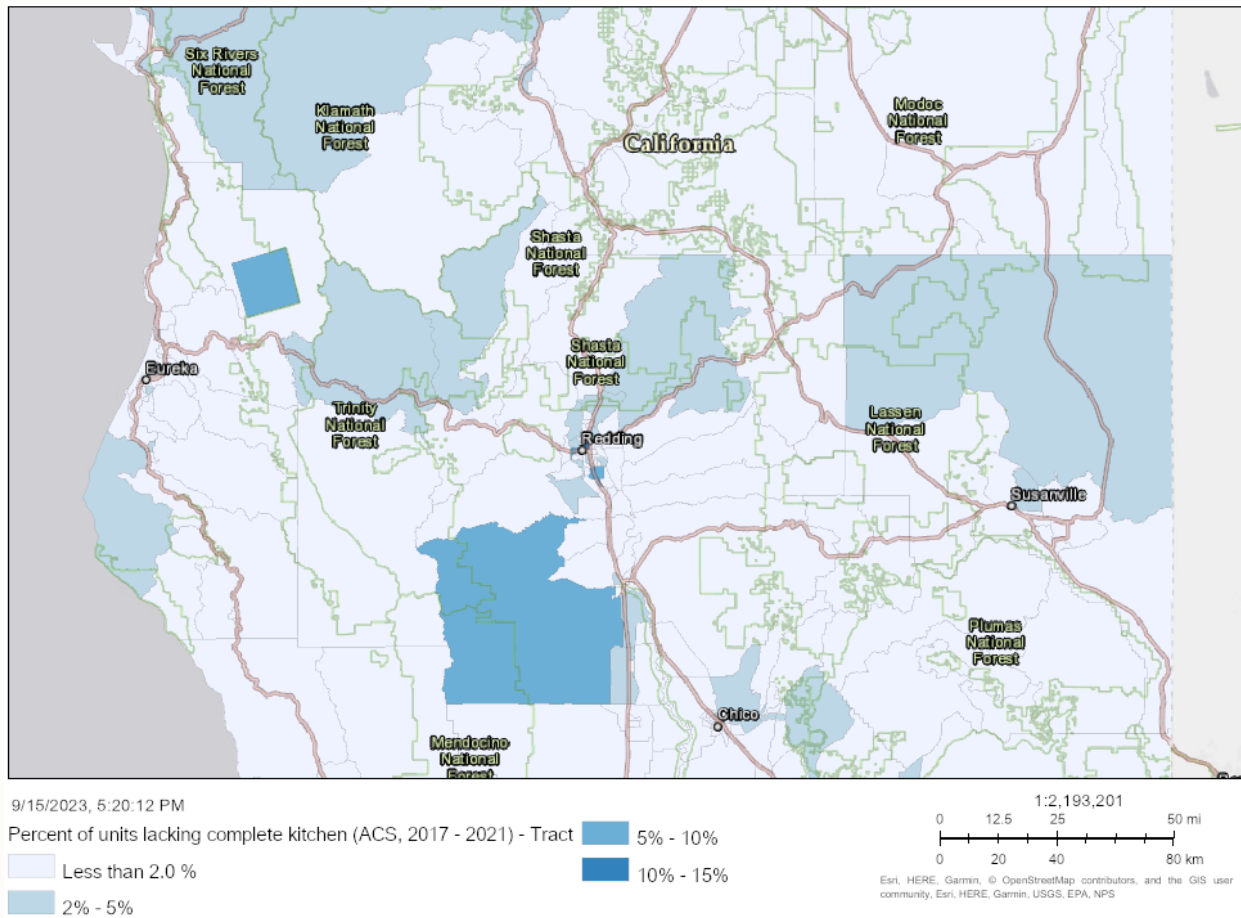
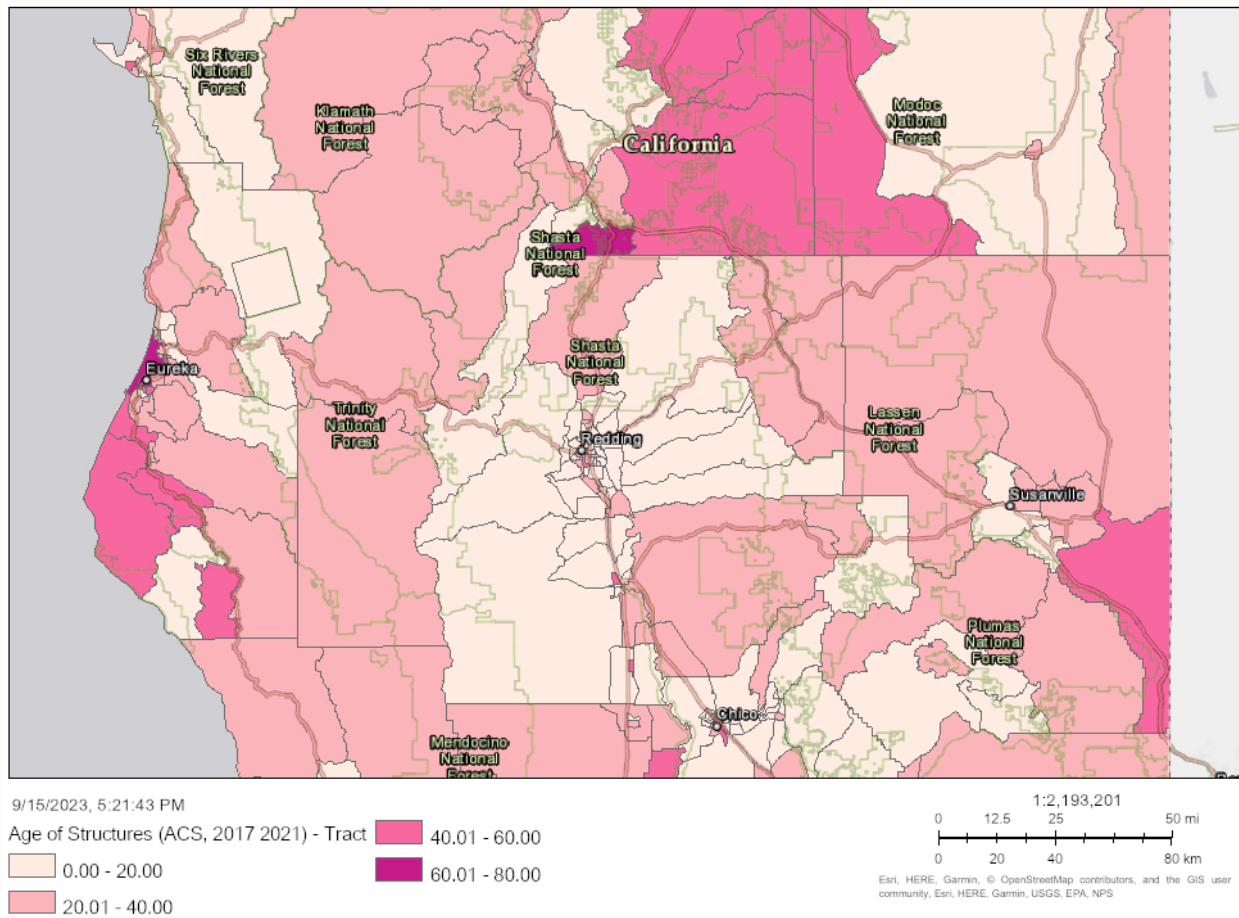


Figure 31 Housing Units Lacking Kitchen Facilities in Lassen County & the Greater Region



In Lassen County, the distribution of housing units constructed prior to 1960 differs by census tract. Approximately 43% of housing units in the southern region of the County were built prior to 1960 while roughly 10% to 19% of properties in the census tracts to the west and to the south of Susanville predate 1960 (Figure 32). In the northern region of the County, approximately 20% to 40% of the total housing stock was built prior to 1960. These patterns extend to the neighboring counties as well.

Figure 32 Age of Structures



5.5.4 Displacement

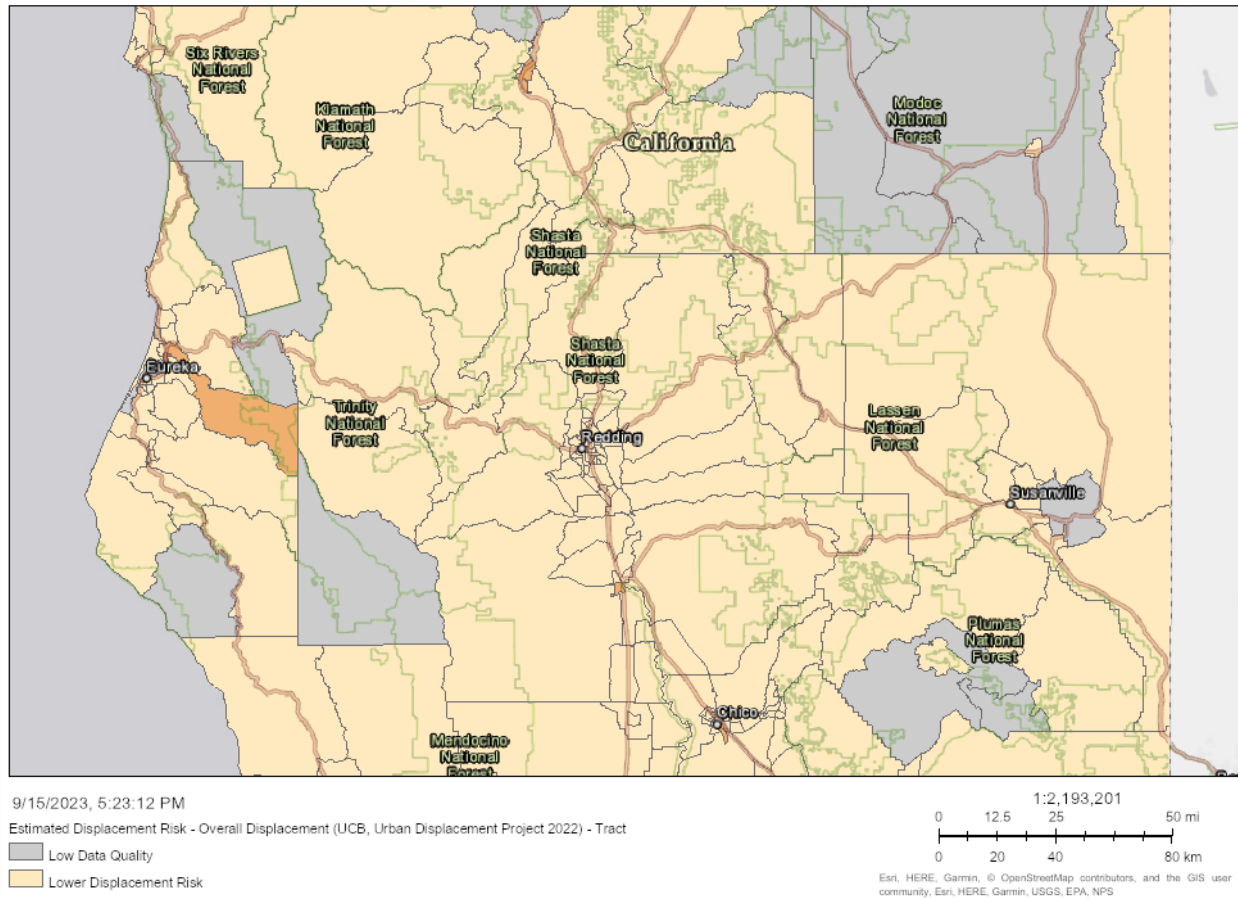
Displacement is a critical issue in the context of fair housing, representing a complex challenge that intersects with social, economic, and racial disparities. Fair housing principles aim to ensure equal access to housing opportunities for all individuals, regardless of their race, ethnicity, religion, disability, or other protected characteristics. However, displacement disrupts these principles by often pushing marginalized communities out of their neighborhoods due to gentrification, rising rents, or inadequate housing policies. This phenomenon can lead to the further segregation and disenfranchisement of vulnerable populations, perpetuating historical injustices.

The following figures display data from the Urban Displacement Project's (UDP) Estimated Displacement Risk (EDR) model. This model assesses differing degrees of displacement risk for households at the census tract level. As depicted in the figures below, the UDP EDR model designates Lassen County as exhibiting a Lower Displacement Risk (Figure 33, Figure 34, and Figure 35).



SECTION 5: FAIR HOUSING ASSESSMENT

Figure 33 Estimated Displacement Risk for All Households



SECTION 5: FAIR HOUSING ASSESSMENT

Figure 34 Displacement Risk for Low-Income Households

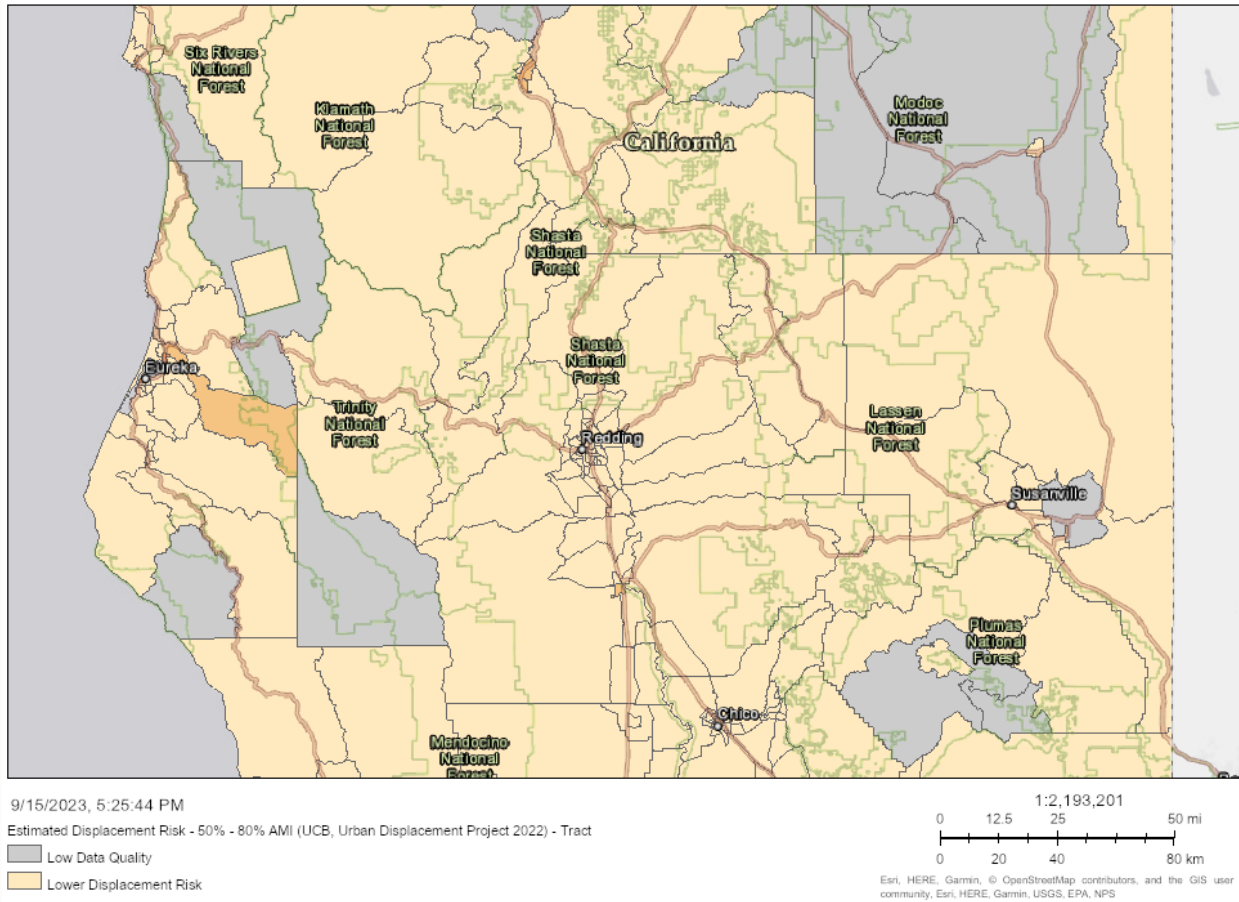
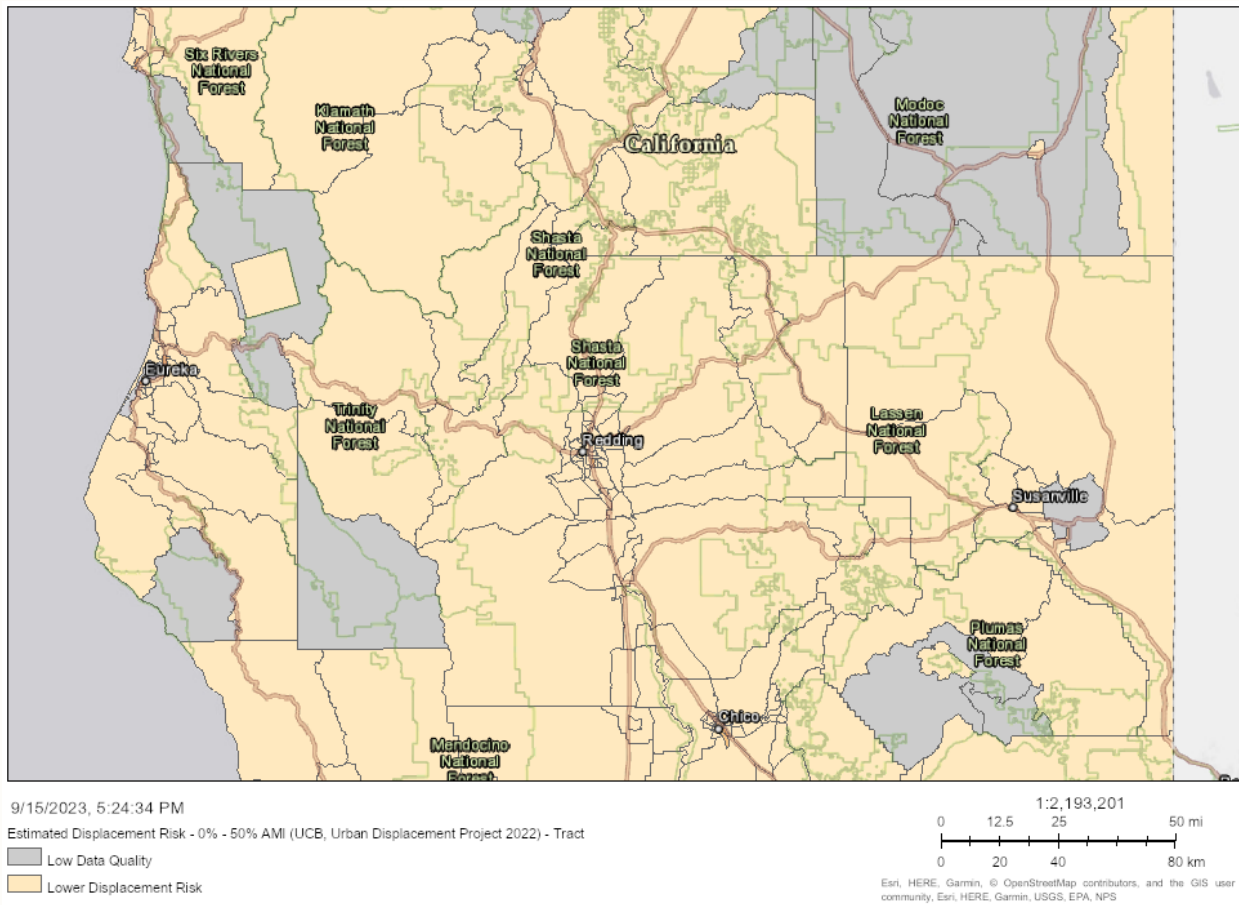


Figure 35 Displacement Risk for Very Low-Income Households



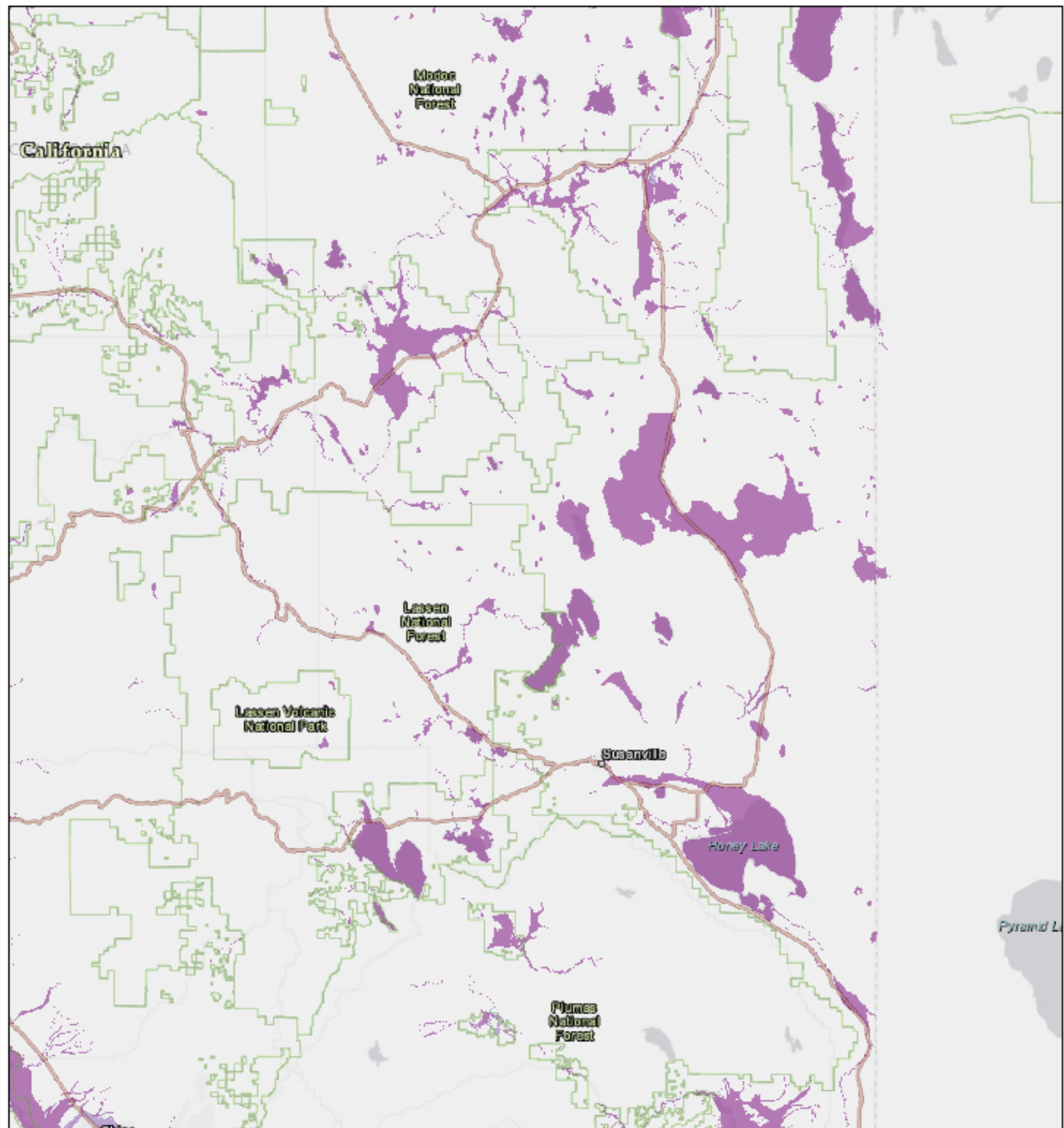
Displacement can also be disaster-driven, resulting from natural disasters such as floods and wildfires. When a region is struck by a devastating flood, families may be forced to flee their homes, leading to temporary or even permanent displacement. Similarly, wildfires can rapidly decimate entire communities.

Lassen County contains both 0.2-percent-annual-chance (500-year) flood hazard areas, as well as 1-percent annual chance (100-year) flood hazard areas (Figure 36).



SECTION 5: FAIR HOUSING ASSESSMENT

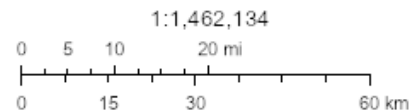
Figure 36 Special Flood Hazard Areas



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Special Flood Hazard Areas (FEMA, 2022)

- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Regulatory Floodway

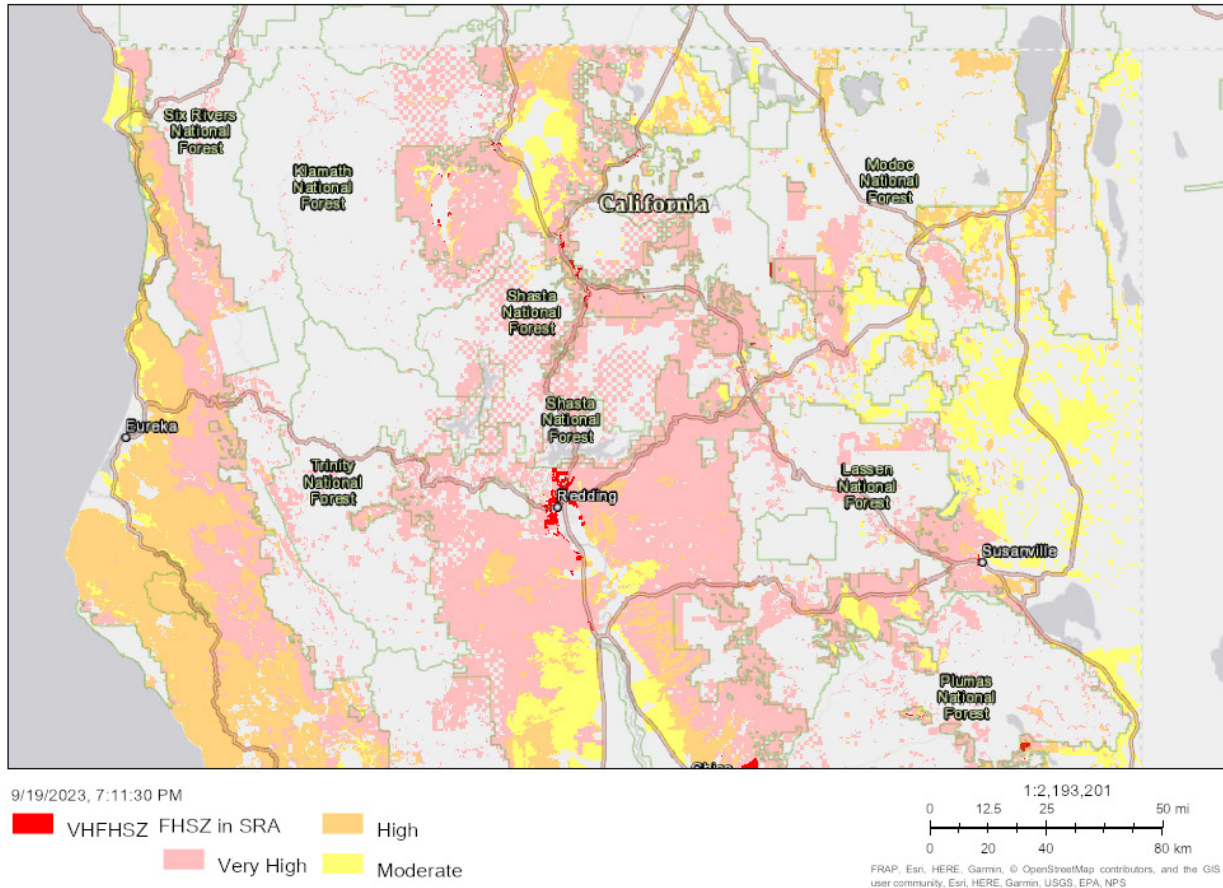


Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community, Esri, HERE, Garmin, USGS, EPA, NPS



Fire Hazard Severity Zones (FHSZ) are designated areas used to assess and classify the level of wildfire risk and potential danger in a particular region. Much of Lassen County is classified as a Moderate and Very High FHSZ (Figure 37).

Figure 37 Fire Hazard Severity Zones (CalFIRE)



5.5.5 Homelessness

Lassen County is an active participant in the NorCal Continuum of Care (NorCal CoC), a collaborative effort encompassing seven rural northern California counties: Shasta, Lassen, Plumas, Sierra, Siskiyou, Del Norte, and Modoc. Based on the 2023 Point-in-Time (PIT) survey, the number of sheltered homeless individuals in Lassen County accounts for 5.31% of the overall sheltered homeless population within the NorCal CoC Region. Specifically, Lassen County has 134 individuals experiencing homelessness, with 96 of them currently residing in shelters and 38 living without shelter.

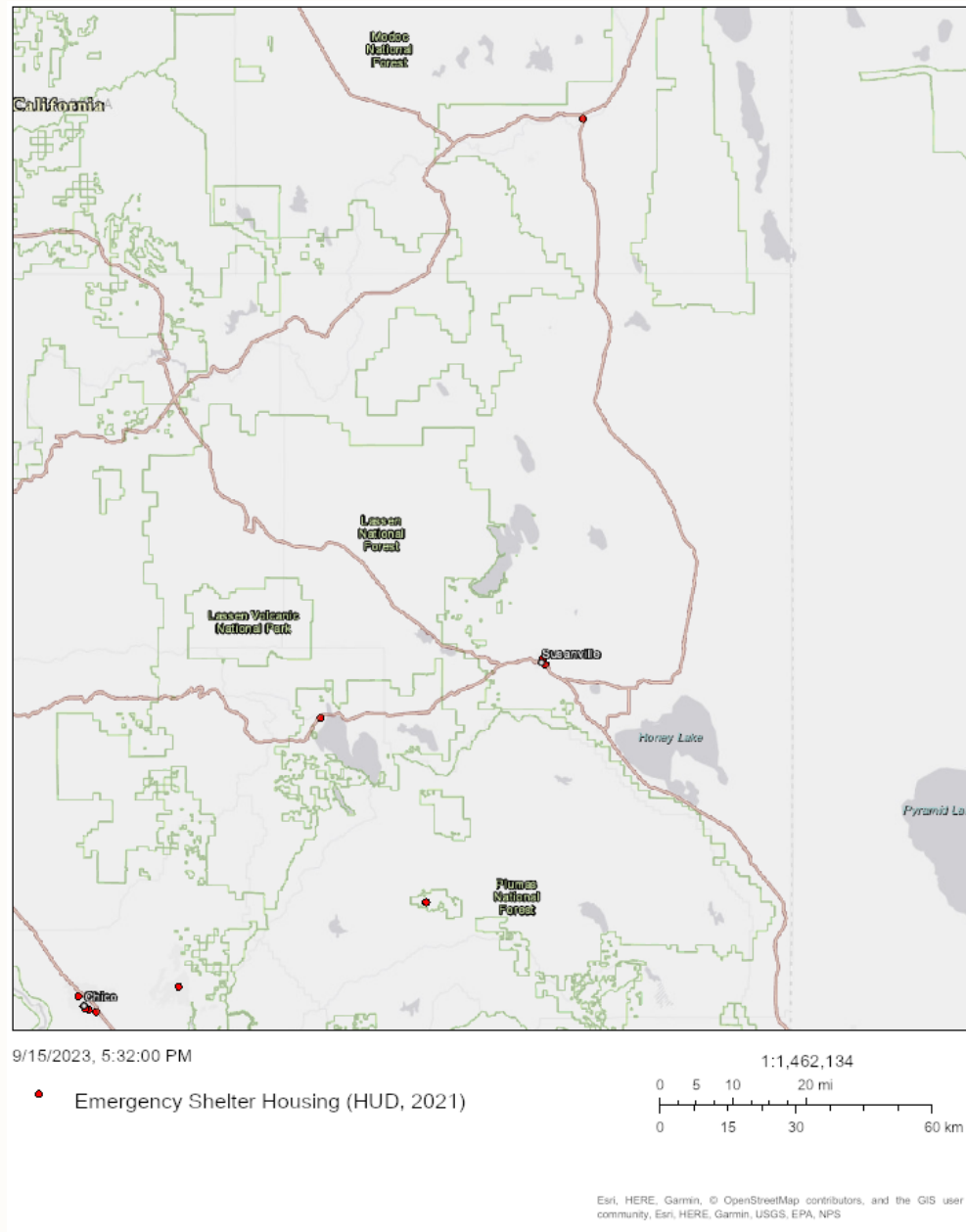
There are currently two emergency shelters in Susanville that provide support to individuals experiencing homelessness. Crossroads Ministries offers 20 beds, and the Lassen County Health and Human Services provides an additional 17 beds for those in need (Figure 38). Recognizing the pressing issue of homelessness, Lassen County adopted a 10-year plan aimed at addressing this challenge. Among the plan's key priorities is the expansion of low-barrier



SECTION 5: FAIR HOUSING ASSESSMENT

emergency shelter capacity within the NorCal CoC region with the overarching goal to reduce the number of individuals facing homelessness who are left without shelter.

Figure 38 Point-In-Time Count – Emergency Shelter Housing



5.6 Fair Housing Goals and Priorities Based on Identified Contributing Factors

5.6.1 Ranking of Contributing Factors

Contributing factors are the factors that create, contribute to, perpetuate, or increase the severity of fair housing issues, including the following factors identified.



SECTION 5: FAIR HOUSING ASSESSMENT

The first contributing factor is land use and zoning laws. The County has a variety of programs to come into compliance with State law and support the development of a variety of housing types in Lassen to reduce disparities in access to opportunities.

The second contributing factor relates to lack of accessible forums for public participation (e.g. webcast, effective communication, reasonable accommodation procedures). Most public County meetings are not accessible other than an in-person format, and communications procedures are included in Section 2 to expand access to housing information.

The third contributing factor is lack of community revitalizations strategies for aging housing stock. Programs are focused on achieving greater energy efficiency, as homes are in ongoing need of repair to reach modern efficiency standards and reduce cost burden on households.

The fourth and final contributing factor pertains to lack of resources for fair housing agencies and organizations. As a community relatively distanced from population centers with highest access to fair housing resources, Lassen County can actively pursue connection with regional partners, and fulfill fair housing actions as an independent resource. Program actions contained in the Housing Strategy include a range of regional and local solutions.

5.6.2 Contributing Factors & Housing Program Actions

The following Programs will be implemented to address these prioritized fair housing issues and contributing factors (ranked by high and moderate priority):

Table 37 Fair Housing Issues, Contributing Factors, and Program Actions

Contributing Factor	Program Actions
Land use and zoning laws (High Priority)	Program HE-2: Adequate Sites Program HE-4: Zoning for a Variety of Housing Types Program HE-5: Accessory Dwelling Units Program HE-8: Fees and Permitting Program HE-9: Monitoring/Removal of Constraints
Accessible forums for public participation (High Priority)	Program HE-1: Annual Reporting Program HE-10: Reasonable Accommodation Program HE-11: Fair Housing
Lack of community revitalization strategies for housing rehabilitation (Moderate Priority)	Program HE-7: Conservation of Affordable Housing Program HE-12: Weatherization Programs Program HE-13: Energy Conservation Programs
Lack of resources for fair housing agencies and organizations (Moderate Priority)	Program HE-3: State and Federal Funds Program HE-7: Conservation of Affordable Housing



5.6.3 Housing Programs & AFFH Considerations

The Housing Programs outlined in Section 2 address a variety of fair housing issues and opportunities, including housing mobility, the provision of new housing opportunities in areas of higher opportunity, place-based strategies for community revitalization, anti-displacement measures, and outreach and enforcement mechanisms to ensure that the County is proactively engaging the community to access these programs. Each program includes metrics that the County will use throughout the planning period to measure its success in affirmatively furthering fair housing.

Table 38 Housing Program Metrics to Affirmatively Further Fair Housing

Action Area	Key Program	Specific Commitments	Timeline	Geography	2024-2029 Metrics
Housing Mobility	Program HE-6: Special Needs Housing	Maintenance of HCV program, safe parking feasibility study, fair chance housing, and universal design.	Ongoing, with deliverables in 2024 and 2025.	Countywide.	Proactively meeting the needs of special needs groups with a target of 10 vouchers; annual engagement.
Place-Based Strategies for Community Revitalization	Program HE-7: Conservation of Affordable Housing	Monitor the affordability of existing affordable units and identify substandard housing and connect residents to rehabilitation programs.	Annually.	Countywide, with an emphasis on known areas with substandard housing issues.	Maintain the affordability of 58 affordable housing units and conserve the existing housing stock through the rehabilitation of at least three housing units.
Displacement	Program HE-11: Fair Housing	Outreach, information, and regional coordination.	Ongoing, with annual benchmarks.	High & Highest Resource Areas, and Countywide.	Increased education, all complaints resolved, and two annual contacts.
Outreach & Enforcement	Program HE-10: Reasonable Accommodation	Adoption of an ordinance to establish procedure.	Within one year of Housing Element adoption.	Countywide.	Biannual review and ongoing reduction of constraints.



5.7 Fair Housing & Housing Sites

5.7.1 Segregation & Integration

There is one housing site identified to meet Lassen County's RHNA. Lassen County contains areas designated as Highest Resource, High Resource, Moderate Resource, and Low Resource. As depicted in Figure 39, Site #1 is located in a Moderate Resource Area.

Figure 39 Lassen County Housing Element Site and Resource Area



5.7.2 Racially and Ethnically Concentrated Areas of Poverty

There are no racially/ethnically concentrated areas of poverty or racially concentrated areas of influence within Lassen County.

5.7.3 Disproportionate Housing Needs Including Displacement

Risk of displacement and cost burden are highest amongst low-income renter households. The location of housing sites will not exacerbate these conditions, and programs are included to address this need.

5.7.4 Disparities in Access to Opportunity

Disparities in access to opportunity throughout Lassen County are not exacerbated by the placement of sites.

5.7.5 Improved and Exacerbated Conditions

The identified site in the County is located near schools, transit, community services, and jobs and the accommodation of the two (2) lower income housing units is not concentrated in an area with a high concentration of existing affordable housing. Fair housing conditions are not exacerbated by the housing development anticipated within the 2024 Housing Element planning period.



LASSEN COUNTY HOUSING ELEMENT UPDATE *SEVENTH HOUSING ELEMENT CYCLE* 2024–2029



Appendix A – Program Implementation **PUBLIC REVIEW DRAFT – JAN 24, 2024**



APPENDIX A

Policy Changes

The 2024 Housing Element update does not represent a comprehensive re-envisioning of the Housing Element; rather, it serves as a continuation of the 2019 Housing Element. The 2019 Housing Element contained 9 goals, 33 policies, and 27 programs. The 2024-2029 Housing Element is restructured with 5 goals, 11 policies, and 13 programs. Many of the existing 2019 Housing Element goals, policies, and programs have been maintained in some form, with new or revised policies and programs proposed to meet changing needs and legal requirements. Ongoing policies and programs are continued in the Housing Element update; limited-term programs that have already been accomplished have not been carried forward. The status of each program has been noted in the following section.

Program Implementation Status

The following table outlines the status of the implementation programs included in the 2019 Housing Element and describes the changes made to address shifting community needs and to ensure adherence to updated State laws. Programs that addressed populations with special housing needs are indicated with an asterisk.

Name of Program	Timeframe	Progress and Lessons Learned	Status
<p>HE-1.A. Housing Diversity</p> <p>Encourage developers of large subdivisions to include a range of housing types, including multifamily (in particular housing appropriate for extremely low-income households), smaller single-family units, and manufactured housing, in their development. Use a variety of incentives including zoning and land use controls, flexible development standards, technical assistance, and expedited processing to promote affordable housing or to promote a range of housing types.</p>	<p>As development applications are received.</p>	<p>Partially completed. Development applications in Lassen County are infrequent and approximately four new single-family residences are built each year. No large subdivisions were applied for during the cycle. When applications are received, the County is very responsive and turnaround time from application to Building Permit issuance is approximately three weeks.</p>	<p>Program to be modified and carried forward. County will amend its Code to reference and provide consistency with state law(s) related to incentives for housing developments, such as density bonus law, in order to help facilitate and encourage a range of development types and affordability levels.</p>

<p>HE-1.B Annual Reporting: As required by Government Code Section 65400, at least once a year concurrent with preparation of its proposed budget, the Planning and Building Services Department will evaluate housing issues and needed programs for the upcoming fiscal year. The department will report annually on the County's progress toward the Regional Housing Needs Allocation and implementation of the programs in the Housing Element in the General Plan Annual Report to the Board of Supervisors.</p>	<p>Annually by April 1</p>	<p>The APR is required by State law and is submitted on an annual basis.</p>	<p>Program to be carried forward.</p>
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<p>HE-2.A Density Bonus Ordinance</p> <p>Develop and adopt a density bonus ordinance in accordance with state law. The ordinance will specify that the County will grant a density bonus to developers that include a minimum specified percentage of extremely low-, very low-, low-, and moderate-income dwelling units within residential developments, in accordance with Section 65915 of the Government Code. Units designated for low-income households shall be required to remain affordable consistent with the requirements of the funding source and state law.</p>	<p>Adoption by March 2020</p>	<p>Program was not completed due to a lack of staff capacity and lack of applications. The County adheres to State law in the processing of applications and will amend its Code to include reference to and compliance with density bonus law.</p>	<p>Program to be modified and carried forward. The County will amend its Code to reference and provide consistency with state density bonus law.</p>
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<p>HE-2.B Accessory Dwelling Unit Ordinance*</p> <p>Continue to allow accessory dwelling units per Section 18.108.270(3) of County Code. County staff will continue to provide information about the process for applying to create an accessory dwelling unit at the public counter. To ensure consistency with state law (Assembly Bill 2299/Senate Bill 1069 and Assembly Bill 494/Senate Bill 229) the County shall review standards and revise as necessary to allow ADUs with a ministerial, non-discretionary process in compliance with state law.</p>	<p>Amend zoning by 2021 and ongoing. Permit 10 accessory dwelling units during the planning period</p>	<p>Partially completed. Lassen County Code Section 18.108.270(3) was reviewed and an interim ADU policy has been adopted and put into place until staff capacity allows full implementation.</p>	<p>Program to be modified and carried forward to bring the Lassen County Code into compliance with State ADU law.</p>
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<p>HE-2.C State and Federal Funds*</p> <p>To address extremely low- and low-income housing needs, apply for state and federal monies for direct support of low-income housing construction and rehabilitation. Rehabilitation funds will fund the County's Housing Rehabilitation Program if active, which is designed to assist eligible households with improvements to the safety and appearance of their homes. Currently the County has obtained County Medical Service Plan funds to use for a combination of rental vouchers and tenant-based housing rehabilitation. Activities include, but are not limited to, improvements to address health and safety issues such as interior remodels; new windows, doors, and roofs; and/or other structural upgrades necessary to accommodate the units' occupants. The Health and Social Services Department, Division of Grants and Loans will continue to</p>	<p>2019; ongoing and at least biannual contact with the development community</p>	<p>Partially completed. The Rehabilitation Program ended during planning cycle. The County's scarce funding was re-focused toward permanent supportive housing which was determined to be a greater need. The County applied for funding, and updated a housing feasibility study to better match housing needs to resources available.</p>	<p>Program to be modified and carried forward.</p>
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<p>assess potential funding sources, such as, but not limited to, the Community Development Block Grant (CDBG) and HOME. Lassen County will also seek state and federal funding specifically targeted for the development of housing affordable to extremely low-income households. The County will promote the benefits of these programs to the development community by posting information on its web page and creating a handout to be distributed with land development applications.</p>			
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<p>HE-3.A: Adequate Sites</p> <p>In order to maintain an adequate supply of land zoned for residential land use, continue to review General Plan and area plan land use designations and zoning and, in suitable areas where adequate water, sewer, and fire protection services are or can be made available, consider zoning for higher-density residential use including multifamily residential development. Continue to identify sites where new residential development could occur with a minimum of delay in complying with environmental regulations and the permitting process.</p>	<p>Every time development is permitted on a site included in the Housing Element land inventory; ongoing</p>	<p>Completed and ongoing. The County continues to track development on any site in inventory.</p>	<p>Program to be carried forward to meet statutory requirements.</p>
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<p>HE-3.B: Housing Distribution</p> <p>Continue to use land inventory information and the County's GIS database to assess the geographical distribution of assisted housing to ensure that housing opportunities are appropriately distributed and that no individual communities have a disproportionate share of such housing. Consider rezoning parcels if there is an under- or over-concentration of assisted housing in particular areas of the county.</p>	<p>Assess annually and when applications for new assisted housing are received</p>	<p>Underway and evaluated regularly. The County GIS mapping program has been funded and is underway.</p>	<p>Program to be modified and carried forward. 7th cycle sites will include AFFH information and analysis.</p>
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<p>HE-3.C: Large Sites and Low Income Development</p> <p>Encourage land divisions and specific plans resulting in parcel sizes that facilitate multifamily developments affordable to lower-income households in light of state, federal, and local financing programs (e.g., 20-80 units). Offer incentives such as priority processing or expedited review, fee deferral, and density bonuses.</p>	<p>2019; ongoing</p> <p>Assist two projects during the planning period.</p>	<p>Program was not completed due to no applications being submitted.</p>	<p>Program to be modified and carried forward.</p>
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<p>HE-4.A: Farm Labor Housing*</p> <p>Review County Code to determine whether updates to zoning are needed to comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6). The Act call for the Zoning Ordinance to treat employee and farm labor housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance must also treat employee and farm labor housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted.</p>	<p>Revised Zoning Ordinance by June 2020</p>	<p>An evaluation of allowable farm housing in all ag zones indicated that no Code changes were needed. However, code changes will be needed to ensure compliance with the Employee Housing Act</p>	<p>Program to be modified and carried forward.</p>
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<p>HE-4.B Farmworker Housing*</p> <p>Work with nonprofit affordable housing developers to identify and pursue funding for affordable farmworker housing. Provide assistance in the form of reduced development standards, fee deferrals, or financial and technical assistance to developers of affordable farmworker housing.</p>	<p>Ongoing; meet with nonprofit affordable housing developers annually</p>	<p>Program not completed due to a lack of interest from the nonprofit development community.</p>	<p>Program was ineffective and will not be carried forward in this form.</p>
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<p>HE-4.C: Licensed Residential Care Facilities*</p> <p>Update the County's Zoning Ordinance to clearly define licensed residential care facilities and identify the zoning districts in which they are allowed. In conformance with the Lanterman Act and related laws (Divisions 4.1, 4.5, and 4.7 of the Welfare and Institutions Code and Title 14 of the Government Code), allow licensed residential care facilities serving six or fewer persons as a permitted use in all zones that allow single-family residential use. The Planning and Building Services Department will identify the districts in which facilities serving more than seven persons, including but not limited to group homes, may be located subject to a conditional use permit.</p>	<p>Revise Zoning Ordinance by June 2020</p>	<p>Program was not completed due to a lack of staff capacity. Additionally, no requests for Residential Care Facilities have been received.</p>	<p>Program to be carried forward as part of a larger County Code update program.</p>
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<p>HE-4.D: Emergency Shelter Development*</p> <p>Assist nonprofit organizations in developing a homeless shelter and transitional living facility by sponsoring grants and, if possible, using funds from available welfare programs.</p>	<p>Meet annually after point in time count is conducted; when applications for shelters are submitted</p>	<p>Partially completed. There have been no efforts to create a shelter in the unincorporated area as funding is based upon proximity to services; however, HSS has continued to provide support for the existing Crossroads Ministries shelter in Susanville, and also provides emergency shelter through the use of motel vouchers as a form of emergency shelter using state funds.</p>	<p>Program to be modified and carried forward.</p>
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<p>HE-4.E: Reasonable Accommodation*</p> <p>As required by Senate Bill 520 (Government Code Section 65583) review the Reasonable Accommodation policy and adopt a Reasonable Accommodation Ordinance or procedure to provide exceptions in zoning and land use for housing for persons with disabilities. This procedure will be a ministerial process, with minimal or no processing fee, subject to approval by the planning and building services director applying the following decision-making criteria:</p> <ul style="list-style-type: none"> • The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws. • The requested accommodation is necessary to make housing available to an 	<p>Within one year of Housing Element adoption</p>	<p>Program not completed due to a lack of capacity. However, the County continues to respond to any reasonable accommodation requests.</p>	<p>Program to be carried forward as part of a larger County Code update program.</p>
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<p>individual with a disability protected under fair housing laws.</p> <ul style="list-style-type: none">• The requested accommodation would not impose an undue financial or administrative burden on the County.• The requested accommodation would not require a fundamental alteration in the nature of the County's land use and zoning program.			
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<p>HE-4.F: Single-Room Occupancy Units*</p> <p>To comply with Assembly Bill 2634 (Government Code Section 65583), revise the Zoning Ordinance to permit single-room occupancy dwelling units (SROs) within the R-2 and R-3 zoning districts by right and in the CT and C-R zoning district by conditional use permit. SROs are one housing type appropriate for extremely low-income households.</p>	<p>Amend Zoning Ordinance by June 2022</p>	<p>Program has been completed; a 2020 analysis showed that the current Zoning Code allows for the development of SROs.</p>	<p>Program will not be carried forward.</p>
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<p>HE-4.G: Special Needs Housing*</p> <p>Work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, and homeless individuals and families. Seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. Program HE-7.D contains incentives the County plans to implement. In addition, the County may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, MHSA, No Place Like Home, HDAP, HEAP, CESH, and other state and federal programs designated specifically for special needs groups such as</p>	<p>Ongoing; meet with providers annually</p>	<p>Partially completed. The County meets regularly with providers of housing and services for special needs populations. HSS has assisted in applying for and securing funding for special needs populations, including Behavioral Health Bridge Housing; Bringing Families Home; ESG-CV; HDAP; HHAP; HHIP; HNP; Home Safe; No Place Like Home; PLHA; THP; and Whole Person Care. Additional services are available to CalWorks households.</p>	<p>Program to be carried forward as part of a larger program to address Special Needs.</p>
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seniors, persons with disabilities, and persons at risk for homelessness.			
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<p>HE-5.A: Conservation of Affordable Housing*</p> <p>Continue to monitor the status of assisted affordable housing projects as their funding sources near expiration. The County will work with and inform public and private nonprofit agencies and owners to consider options, including securing governmental or private funding to preserve subsidized units that are at risk of converting to market-rate rental units as affordable. Specifically, the following actions will be taken:</p> <ul style="list-style-type: none"> • Monitor the status of affordable projects, rental projects, and mobile homes in unincorporated Lassen County. Should the property owners indicate the desire to convert properties, consider providing technical and financial assistance, when possible, 	<p>Revision of Zoning Ordinance by December 2019 to require notification by owners consistent with state law; monitor multifamily projects at risk of conversion to market rate; ongoing communication with owners, service providers, agencies, and eligible potential purchasers to preserve affordability</p>	<p>Partially completed. Communications with providers are ongoing; however, there are no At-Risk projects and there is not a need to modify the Zoning Code to ensure compliance with state law.</p>	<p>Program to be modified to include statutory notification requirements, and remove the need to a Zoning Code change to implement.</p>
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<p>to ensure long-term affordability.</p> <ul style="list-style-type: none">• If conversion of units is likely, work with local service providers as appropriate to seek funding to subsidize the at-risk units in a way that mirrors the HUD Housing Choice Voucher (Section 8) program. Funding sources may include state or local funding sources. <p>Per state law, owners of deed-restricted affordable projects are required to provide notice of restrictions that are expiring after January 1, 2021, to all prospective tenants, existing tenants, and the County within three years of the scheduled expiration of rental restrictions. Owners shall also refer tenants of at-risk units to educational resources regarding tenant rights and conversion procedures and information regarding Section 8</p>			
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<p>rent subsidies and any other affordable housing opportunities in the county.</p> <p>If a development is offered for sale, HCD must certify persons or entities that are eligible to purchase the development and to receive notice of the pending sale. Placement on the eligibility list will be based on experience with affordable housing. There are no subsidized units currently at risk of converting to market rate during the ten-year period from the beginning of the planning period.</p>			
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<p>HE-5.B: Building Inspection/Code Enforcement</p> <p>Continue efforts to identify substandard housing and housing in need of substantial rehabilitation. Provide information about available rehabilitation and weatherization programs to low- and moderate-income households with homes or apartments in need of repairs.</p>	<p>Ongoing</p>	<p>Completed on an ongoing basis. Code enforcement efforts around substandard housing are ongoing.</p>	<p>Program to be modified and continued as part of a larger program.</p>
<p>HE-6.A: Economic Development</p> <p>Identify, and, when warranted, facilitate economic development projects that will stimulate local and regional economic opportunities through the creation and retention of private sector job opportunities. Facilitation will include sponsoring grant applications for economic development block grants.</p>	<p>Annually or when NOFAs are released.</p>	<p>Program not completed. Board of Supervisors has directed staff to direct CDBG monies toward infrastructure.</p>	<p>Program will not be carried forward; however, programs to address economic development will be included as part of AFFH actions.</p>

<p>HE-7.A: Infrastructure Improvements*</p> <p>Apply for and continue to encourage service districts and nonprofit organizations in the application for state and federal grants to expand and improve community infrastructure, including water and sewer systems, and to improve structural fire protection services to serve residential development, especially affordable or special needs housing development. In addition, the County will continue to apply, as needed, for funding to facilitate the provision of infrastructure, including sewer and water systems, to support new industrial and commercial development. To comply with SB 1087, the County will immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units</p>	<p>Ongoing or when NOF As are released</p>	<p>Partially completed. HSS applied to use CDBG monies for improvements to two water systems, but was denied by the State. The BOS then directed HSS to apply to use CDBG Program Income for improvements to the Westwood Community Center.</p>	<p>Program to be modified and carried forward as part of larger AFFH actions.</p>
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affordable to lower-income households.			
<p>HE-7.B: Permit Processing</p> <p>Regularly review the County's permit procedures to evaluate opportunities to reduce the cost and time of processing housing development permits.</p>	Annually	Completed. This is evaluated regularly and the County is proud of its three month processing timeline.	Program to be modified and carried forward to address streamlining requirements.

<p>HE-7.C: Expedited Processing and Technical Assistance and Permitting Fees</p> <p>As appropriate and feasible, provide expedited processing and/or technical assistance, provide flexibility in development standards, or defer permitting fees for developments that contain units affordable to lower-income households and special needs groups, such as persons with physical and/or developmental disabilities, in areas consistent with existing development policies. In particular, consider deferring fees for developments that are assisted through County programs or in conjunction with other County assistance.</p>	<p>When applications for developments with units serving lower-income or special needs households are received</p>	<p>Completed and ongoing. Technical assistance is readily available, but no applications were received. Additionally, the county has a fee waiver process/application (see County Code Section 3.18.100) in place.</p>	<p>Program to be modified and carried forward to address streamlining requirements.</p>
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<p>HE-7.D: Multifamily Projects</p> <p>The County will continue to track when applications are received, or discussions are had with potential applicants to develop multifamily projects in the R-3 and C-T districts. Currently a Conditional Use Permit (CUP) is required for all multifamily projects in the C-T district and for projects of five or more units in the R-3 district. The Planning Division will report to the Planning Commission on an annual basis on the possible constraints to multifamily development by requiring a CUP for this type of development. If constraints are identified, the County will resolve the constraint by recommending changes to CUP requirements in the R-3 and C-T districts to make more projects eligible for approval without a CUP.</p>	<p>When conversations with potential applicants occur and applications for multifamily developments are received. Report to Planning Commission annually beginning in 2020.</p>	<p>Program not completed. No applications for development were received.</p>	<p>Program to be modified and carried forward for compliance with SB 35 and HAA.</p>
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<p>HE-8.A: Equal Housing Opportunity*</p> <p>Continue to make literature available on housing discrimination and fair housing resources at the County offices and on the County's website, community centers, libraries, and other areas in which the community gathers information.</p>	Ongoing	Partially completed. HSS provides literature on housing discrimination, fair housing resources, and tenant rights to clients and interested community members. Website resources are under development.	Program to be modified and carried forward with other Fair Housing actions.
<p>HE-8.B: Fair Housing Referral*</p> <p>Continue to refer housing discrimination complaints to the appropriate state and federal agencies (HUD or the California Department of Fair Employment and Housing).</p>	Ongoing	Completed. HSS refers all housing discriminations complaints to HUD or the California Department of Fair Employment and Housing and to Legal Services of Northern California, as appropriate.	Program to be modified and carried forward with other Fair Housing actions.

<p>HE-8.C: Transitional and Supportive Housing*</p> <p>In order to fully comply with Senate Bill 2, 2007 (Government Code 65589.6)), amend the Zoning Ordinance to allow transitional and supportive housing in all zones allowing residential uses in the same way other residential uses are allowed in those zones.</p>	<p>Amend Zoning Ordinance by June 2020</p>	<p>Program not completed due to lack of staff capacity.</p>	<p>Program to be modified and carried forward as part of a larger Code update program.</p>
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<p>HE-8.D: Supportive Housing*</p> <p>The County shall review its zoning code to ensure compliance with AB 2162 related to allowing supportive housing. The zoning codes will be reviewed to assess whether supportive housing is allowed without discretionary review in all zones that allow multifamily housing or mixed-use development, including nonresidential zones as applicable. If it is determined that the allowed uses in the zoning codes are not in compliance with AB 2162 the County will revise the allowed uses along with corresponding development standards as detailed in AB 2162.</p>	<p>Amend Zoning Ordinance by June 2020</p>	<p>Program not completed due to lack of staff capacity.</p>	<p>Program to be modified and carried forward as part of a larger Code update program.</p>
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<p>HE-9.A: Weatherization Programs</p> <p>Cooperate with nonprofit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications. Furthermore, offer weatherization assistance to lower-income households through the County's rehabilitation program if it is reestablished.</p>	<p>Ongoing</p>	<p>Program implemented on an ongoing basis. The County provides referrals to the Economic Development Corporation's weatherization program, and to utility provider programs when available.</p>	<p>Program to be modified and carried forward.</p>
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LASSEN COUNTY HOUSING ELEMENT UPDATE *SEVENTH HOUSING ELEMENT CYCLE* 2024–2029



Appendix B – Housing Needs & Opportunities Survey Results ***PUBLIC REVIEW DRAFT – JAN 24, 2024***



#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, November 16, 2023 1:04:14 PM
Last Modified: Thursday, November 16, 2023 1:11:50 PM
Time Spent: 00:07:36
IP Address: 192.182.120.130

Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

Homeowner

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

- Needs homes that are affordable to first-time homebuyers
- ,
- Needs lower-cost rental housing,
- Need more housing for special needs populations (disabled/developmentally disabled, unhoused, formerly incarcerated)
- ,
- Need more resources for repair and rehabilitation

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

- Businesses will need housing affordable to their workers**
 - ,
 - Older homes will be deteriorating and in need of repair,**
 - Housing will need to be priced to attract new families to Lassen County**
 - ,
 - Our aging population will need accessible, well-designed housing options**
 - ,
 - More affordable housing choices ,**
 - More options for multifamily housing (apartments, townhouses, condominiums)**
 - ,
 - Single family residences ,**
 - Housing priced so that younger Lassen County residents can afford to live here**
-

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Disagree
There are no entry-level homes to purchase in Lassen County	Disagree
Rental prices in Lassen County are too high	Agree
Some of the older homes in Lassen County need rehabilitation	Strongly Agree
My children can't afford to live here in Lassen County	Agree
There are not enough housing options in Lassen County	Neutral / No Opinion
Some seniors need assistance to remain in their homes	Agree
Lassen County should allow more apartments to be built	Agree
It is important to preserve Lassen County neighborhoods	Strongly Agree
My housing costs have increased in the last 5 years	Agree
People who work in Lassen County can't afford to live here	Disagree
Lassen County needs more housing options for all income levels	Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Agree
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Neutral / No Opinion
Lassen County should allow fourplexes throughout the county	Agree
Lassen County should allow small apartments throughout the county	Neutral / No Opinion
Lassen County needs more mixed-use development	Agree
Lassen County should reduce parking requirements where safety allows	Agree

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,
Low interest or forgivable loans for property rehabilitation
,
Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)

Q7

In what city, community, or area should more housing be built in Lassen County?

Susanville, Westwood, Doyle

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Duplexes,

Independent senior housing,

Residential care facilities for seniors or persons with disabilities

,

Triplexes and fourplexes,

Apartments and multifamily housing in urban areas,

Pre-fabricated or manufactured housing,

Accessory dwelling units (second units/granny units)

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example: • Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s) • Additional housing units on large lots • Commercial or industrial buildings converted to housing • Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Commercial or industrial buildings converted to housing

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

no

Q11

Military veteran

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Q12

Employed, full-time

Please identify your employment status (OPTIONAL):

Q13

Respondent skipped this question

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, December 14, 2023 6:29:55 AM
Last Modified: Thursday, December 14, 2023 6:36:43 AM
Time Spent: 00:06:48
IP Address: 64.188.179.21

Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Renter,
Parent or guardian

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Need housing choices in lower price range,
Needs more housing for seniors,
Needs homes that are affordable to first-time homebuyers
,
Needs lower-cost rental housing,
Need more housing for students,
Need more housing for special needs populations (disabled/developmentally disabled, unhoused, formerly incarcerated)
,
Other (please specify):
Need more housing for homeless

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

- ☐ **Businesses will need housing affordable to their workers**
 - ☐ **Housing will need to be priced to attract new families to Lassen County**
 - ☐ **More affordable housing choices**
 - ☐ **More options for multifamily housing (apartments, townhouses, condominiums)**
 - ☐ **Housing priced so that younger Lassen County residents can afford to live here**
 - ☐ **Other (please specify):**
 - ☐ **Alternatives for homeless**
-

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Agree
There are no entry-level homes to purchase in Lassen County	Agree
Rental prices in Lassen County are too high	Strongly Agree
Some of the older homes in Lassen County need rehabilitation	Neutral / No Opinion
My children can't afford to live here in Lassen County	Neutral / No Opinion
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Agree
Lassen County should allow more apartments to be built	Agree
It is important to preserve Lassen County neighborhoods	Neutral / No Opinion
My housing costs have increased in the last 5 years	Strongly Agree
People who work in Lassen County can't afford to live here	Agree
Lassen County needs more housing options for all income levels	Strongly Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Agree
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Neutral / No Opinion
Lassen County should allow fourplexes throughout the county	Neutral / No Opinion
Lassen County should allow small apartments throughout the county	Agree
Lassen County needs more mixed-use development	Agree
Lassen County should reduce parking requirements where safety allows	Neutral / No Opinion

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Low interest or forgivable loans for property rehabilitation
,
Education and awareness programs,
Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)

Q7

In what city, community, or area should more housing be built in Lassen County?

Susanville all types
Leiber and Westwood could use decent apartments

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Duplexes,

Independent senior housing,

Residential care facilities for seniors or persons with disabilities

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example:• Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s)• Additional housing units on large lots• Commercial or industrial buildings converted to housing• Vacant or undeveloped parcels that could be developed with apartments (please specify location)

USING VACANT LOTS FIR APARTMENT AND DEVOLEPMENT OF HOMELESS TINY HOMES

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Take care of your elderly and homeless. More affordable apartments.

Q11

Household with children

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Q12

Employed, full-time

Please identify your employment status (OPTIONAL):

Q13

Respondent skipped this question

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, December 14, 2023 6:41:32 AM
Last Modified: Thursday, December 14, 2023 6:46:21 AM
Time Spent: 00:04:48
IP Address: 64.188.179.40

Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Homeowner,
Senior citizen

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Needs housing for people who work here

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Single family residences

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Strongly Disagree
There are no entry-level homes to purchase in Lassen County	Strongly Disagree
Rental prices in Lassen County are too high	Strongly Disagree
Some of the older homes in Lassen County need rehabilitation	Strongly Agree
My children can't afford to live here in Lassen County	Strongly Disagree
There are not enough housing options in Lassen County	Strongly Disagree
Lassen County should allow more apartments to be built	Strongly Disagree
It is important to preserve Lassen County neighborhoods	Strongly Agree
My housing costs have increased in the last 5 years	Strongly Agree
People who work in Lassen County can't afford to live here	Strongly Disagree
Lassen County needs more housing options for all income levels	Strongly Disagree
Lassen County needs to allow more housing in conjunction with existing businesses	Strongly Agree
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Strongly Agree
Lassen County should allow fourplexes throughout the county	Strongly Disagree
Lassen County should allow small apartments throughout the county	Strongly Disagree
Lassen County needs more mixed-use development	Strongly Agree
Lassen County should reduce parking requirements where safety allows	Strongly Disagree

Q6

Grant funding for property rehabilitation

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Q7

In what city, community, or area should more housing be built in Lassen County?

Susanville

Q8

Accessory dwelling units (second units/granny units)

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Q9

Respondent skipped this question

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example:• Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s)• Additional housing units on large lots• Commercial or industrial buildings converted to housing• Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Q10

Respondent skipped this question

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Q11

Respondent skipped this question

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Q12

Respondent skipped this question

Please identify your employment status (OPTIONAL):

Q13

Respondent skipped this question

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

#4

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Thursday, December 14, 2023 8:50:16 AM
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IP Address: 104.28.85.108

Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Homeowner,
Senior citizen

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Need housing choices in lower price range,
Needs more housing for seniors,
Needs homes that are affordable to first-time homebuyers
,
Needs lower-cost rental housing,
Needs housing for people who work here,
Needs more housing for young families and workers,
Needs intergenerational living options,
Need more housing for special needs populations (disabled/developmentally disabled, unhoused, formerly incarcerated)
,
Need more resources for repair and rehabilitation

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

- ☐ **Businesses will need housing affordable to their workers**
 - ☐ **Older homes will be deteriorating and in need of repair,**
 - ☐ **Housing will need to be priced to attract new families to Lassen County**
 - ☐ **Our aging population will need accessible, well-designed housing options**
 - ☐ **More affordable housing choices ,**
 - ☐ **More options for multifamily housing (apartments, townhouses, condominiums)**
 - ☐ **Housing priced so that younger Lassen County residents can afford to live here**
-

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Disagree
There are no entry-level homes to purchase in Lassen County	Disagree
Rental prices in Lassen County are too high	Agree
Some of the older homes in Lassen County need rehabilitation	Strongly Agree
My children can't afford to live here in Lassen County	Neutral / No Opinion
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Strongly Agree
Lassen County should allow more apartments to be built	Agree
It is important to preserve Lassen County neighborhoods	Neutral / No Opinion
My housing costs have increased in the last 5 years	Disagree
People who work in Lassen County can't afford to live here	Disagree
Lassen County needs more housing options for all income levels	Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Agree
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Agree
Lassen County should allow fourplexes throughout the county	Agree
Lassen County should allow small apartments throughout the county	Agree
Lassen County needs more mixed-use development	Agree
Lassen County should reduce parking requirements where safety allows	Strongly Disagree

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,

Low interest or forgivable loans for property rehabilitation

,

Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)

,

Other (please specify):

We do not have enough contractors willing to work on our homes.

Q7

In what city, community, or area should more housing be built in Lassen County?

Susanville

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Duplexes,

Independent senior housing,

Residential care facilities for seniors or persons with disabilities

,

Triplexes and fourplexes,

Apartments and multifamily housing in urban areas,

Pre-fabricated or manufactured housing,

Accessory dwelling units (second units/granny units)

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example:• Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s)• Additional housing units on large lots• Commercial or industrial buildings converted to housing• Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Additional housing units on large lots, Commercial or industrial buildings converted to housing, vacant or undeveloped parcels that could be developed. (Old hospital site)

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Need to remove old, neglected properties that are eyesores and potentially dangerous. Land could then be used for new buildings.

Q11

Respondent skipped this question

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Q12

Retired, not working

Please identify your employment status (OPTIONAL):

Q13

Respondent skipped this question

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, December 14, 2023 9:23:03 AM
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Time Spent: 00:05:56
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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Homeowner,
Parent or guardian

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Need housing choices in lower price range,
Needs more housing for seniors,
Needs homes that are affordable to first-time homebuyers
,
Needs lower-cost rental housing,
Needs intergenerational living options,
Need more housing for special needs populations (disabled/developmentally disabled, unhoused, formerly incarcerated)
,
Need more resources for repair and rehabilitation

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Older homes will be deteriorating and in need of repair,
Our aging population will need accessible, well-designed housing options
,
More affordable housing choices ,
Housing priced so that younger Lassen County residents can afford to live here

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Agree
There are no entry-level homes to purchase in Lassen County	Neutral / No Opinion
Rental prices in Lassen County are too high	Agree
Some of the older homes in Lassen County need rehabilitation	Agree
My children can't afford to live here in Lassen County	Neutral / No Opinion
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Agree
Lassen County should allow more apartments to be built	Disagree
It is important to preserve Lassen County neighborhoods	Neutral / No Opinion
My housing costs have increased in the last 5 years	Agree
People who work in Lassen County can't afford to live here	Neutral / No Opinion
Lassen County needs more housing options for all income levels	Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Neutral / No Opinion
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Agree
Lassen County should allow fourplexes throughout the county	Agree
Lassen County should allow small apartments throughout the county	Agree
Lassen County needs more mixed-use development	Neutral / No Opinion
Lassen County should reduce parking requirements where safety allows	Neutral / No Opinion

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,
Low interest or forgivable loans for property rehabilitation
,
Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)

Q7

In what city, community, or area should more housing be built in Lassen County?

Susanville, Johnstonville, Standish, Janesville

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Residential care facilities for seniors or persons with disabilities

,

Pre-fabricated or manufactured housing,

Accessory dwelling units (second units/granny units)

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example:• Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s)• Additional housing units on large lots• Commercial or industrial buildings converted to housing• Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Large homes modified on the inside to add units, additional housing units on large lots

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

No

Q11

LGBTQ+

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Q12

Employed, full-time

Please identify your employment status (OPTIONAL):

Q13

Respondent skipped this question

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, December 14, 2023 10:39:01 AM
Last Modified: Thursday, December 14, 2023 10:57:20 AM
Time Spent: 00:18:19
IP Address: 172.77.25.197

Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Janesville

Q2

Homeowner

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Need housing choices in lower price range,
Needs homes that are affordable to first-time homebuyers
,
Needs lower-cost rental housing,
Needs housing for people who work here

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Our aging population will need accessible, well-designed housing options
,
More options for multifamily housing (apartments, townhouses, condominiums)
,
Housing priced so that younger Lassen County residents can afford to live here

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Disagree
There are no entry-level homes to purchase in Lassen County	Agree
Rental prices in Lassen County are too high	Disagree
Some of the older homes in Lassen County need rehabilitation	Agree
My children can't afford to live here in Lassen County	Neutral / No Opinion
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Strongly Agree
Lassen County should allow more apartments to be built	Agree
It is important to preserve Lassen County neighborhoods	Strongly Agree
My housing costs have increased in the last 5 years	Neutral / No Opinion
People who work in Lassen County can't afford to live here	Disagree
Lassen County needs more housing options for all income levels	Neutral / No Opinion
Lassen County needs to allow more housing in conjunction with existing businesses	Neutral / No Opinion
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Agree
Lassen County should allow fourplexes throughout the county	Neutral / No Opinion
Lassen County should allow small apartments throughout the county	Agree
Lassen County needs more mixed-use development	Agree
Lassen County should reduce parking requirements where safety allows	Neutral / No Opinion

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

**Grant funding for property rehabilitation,
Education and awareness programs**

Q7

In what city, community, or area should more housing be built in Lassen County?

Susanville

Q8

Apartments and multifamily housing in urban areas

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example: • Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s) • Additional housing units on large lots • Commercial or industrial buildings converted to housing • Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Converting existing vacant buildings and empty former business locations into housing units.

Tax incentives for accessory structures on private property to be built or converted to rental income properties.

Lincoln school on Main St. to be designated as housing

Apartments developed near hospital on Spring Ridge

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Inviting people into our county and city who do not have a means of supporting themselves is a recipe for economic and social disaster. We should be advertising our area as a wholesome beautiful place to raise families. Courting the cannabis industry as a means to financial growth is counterproductive..really. Attract businesses like perhaps a all service truck stop with restaurant, showers, laundry etc. so Susanville will at least be attractive to travelers through the area. Solicit one or more of these truck stop businesses to consider our area. The fairgrounds are underused and a valuable resource for all sorts of money making events that will attract revenue and provide decent jobs. Jobs.. real ones, not founded on vice will attract people here who will live and pay rent on décent thoughtful housing policies. Don't just build cheap low income housing for outsiders who won't bring anything to the community but their poverty. We can't afford that even if the state promises monies to manage. They will back out and we will be left with the mess

Q11

Respondent skipped this question

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Q12

Retired, not working

Please identify your employment status (OPTIONAL):

Q13

Respondent skipped this question

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

#7

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Thursday, December 14, 2023 1:55:09 PM
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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Homeowner,
Landlord,
Parent or guardian

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Need housing choices in lower price range,
Needs more housing for seniors,
Needs homes that are affordable to first-time homebuyers
,
Needs housing for people who work here,
Needs more housing for young families and workers,
Need more resources for repair and rehabilitation

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Older homes will be deteriorating and in need of repair,
Housing will need to be priced to attract new families to Lassen County
,
Our aging population will need accessible, well-designed housing options
,
More affordable housing choices ,
Single family residences ,
Housing priced so that younger Lassen County residents can afford to live here

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Disagree
There are no entry-level homes to purchase in Lassen County	Disagree
Rental prices in Lassen County are too high	Disagree
Some of the older homes in Lassen County need rehabilitation	Agree
My children can't afford to live here in Lassen County	Neutral / No Opinion
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Strongly Agree
Lassen County should allow more apartments to be built	Disagree
It is important to preserve Lassen County neighborhoods	Strongly Agree
My housing costs have increased in the last 5 years	Agree
People who work in Lassen County can't afford to live here	Disagree
Lassen County needs more housing options for all income levels	Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Agree
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Agree
Lassen County should allow fourplexes throughout the county	Disagree
Lassen County should allow small apartments throughout the county	Agree
Lassen County needs more mixed-use development	Agree
Lassen County should reduce parking requirements where safety allows	Neutral / No Opinion

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,
Low interest or forgivable loans for property rehabilitation
,
Education and awareness programs,
Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)

Q7

In what city, community, or area should more housing be built in Lassen County?

Standish, Janesville, Johnstonville

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Independent senior housing,

Residential care facilities for seniors or persons with disabilities

,

Pre-fabricated or manufactured housing,

Accessory dwelling units (second units/granny units)

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example: • Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s) • Additional housing units on large lots • Commercial or industrial buildings converted to housing • Vacant or undeveloped parcels that could be developed with apartments (please specify location)

little houses on large vacant lots (like a gated community to keep the homeless and riff raff out)

Q10

Respondent skipped this question

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Q11

Household with children

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Q12

Employed, full-time

Please identify your employment status (OPTIONAL):

Q13

Respondent skipped this question

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

#8

COMPLETE

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

Homeowner

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

- Needs more housing for young families and workers,
- Need more housing for special needs populations (disabled/developmentally disabled, unhoused, formerly incarcerated)
- ,
- Need more resources for repair and rehabilitation

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

- Businesses will need housing affordable to their workers
- ,
- Older homes will be deteriorating and in need of repair,
- Our aging population will need accessible, well-designed housing options
- ,
- Single family residences

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Disagree
There are no entry-level homes to purchase in Lassen County	Agree
Rental prices in Lassen County are too high	Disagree
Some of the older homes in Lassen County need rehabilitation	Agree
My children can't afford to live here in Lassen County	Disagree
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Agree
Lassen County should allow more apartments to be built	Agree
It is important to preserve Lassen County neighborhoods	Agree
My housing costs have increased in the last 5 years	Disagree
People who work in Lassen County can't afford to live here	Disagree
Lassen County needs more housing options for all income levels	Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Agree
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Agree
Lassen County should allow fourplexes throughout the county	Disagree
Lassen County should allow small apartments throughout the county	Agree
Lassen County needs more mixed-use development	Agree
Lassen County should reduce parking requirements where safety allows	Agree

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,
Low interest or forgivable loans for property rehabilitation
 ,
Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)

Q7

In what city, community, or area should more housing be built in Lassen County?

County wide

Q8

Apartments and multifamily housing in urban areas,

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Pre-fabricated or manufactured housing

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example: • Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s) • Additional housing units on large lots • Commercial or industrial buildings converted to housing • Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Vacant or commercial building need to be turn into housing or apartments

Q10

Respondent skipped this question

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Q11

Respondent skipped this question

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Q12

Retired, returned to work

Please identify your employment status (OPTIONAL):

#9

COMPLETE

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Just outside Susanville

Q2

Homeowner

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

- Need housing choices in lower price range,
- Needs more housing for seniors,
- Needs homes that are affordable to first-time homebuyers
- ,
- Needs lower-cost rental housing,
- Needs housing for people who work here,
- Needs more housing for young families and workers,
- Needs intergenerational living options,
- Need more housing for students,
- Need more housing for special needs populations (disabled/developmentally disabled, unhoused, formerly incarcerated)
- ,
- Need more resources for repair and rehabilitation

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

- Businesses will need housing affordable to their workers**
 - ,
 - Older homes will be deteriorating and in need of repair,**
 - Housing will need to be priced to attract new families to Lassen County**
 - ,
 - Our aging population will need accessible, well-designed housing options**
 - ,
 - More affordable housing choices ,**
 - More options for multifamily housing (apartments, townhouses, condominiums)**
 - ,
 - Single family residences ,**
 - Housing priced so that younger Lassen County residents can afford to live here**
-

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Disagree
There are no entry-level homes to purchase in Lassen County	Agree
Rental prices in Lassen County are too high	Agree
Some of the older homes in Lassen County need rehabilitation	Disagree
My children can't afford to live here in Lassen County	Neutral / No Opinion
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Agree
Lassen County should allow more apartments to be built	Agree
It is important to preserve Lassen County neighborhoods	Agree
My housing costs have increased in the last 5 years	Agree
People who work in Lassen County can't afford to live here	Agree
Lassen County needs more housing options for all income levels	Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Agree
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Neutral / No Opinion
Lassen County should allow fourplexes throughout the county	Agree
Lassen County should allow small apartments throughout the county	Agree
Lassen County needs more mixed-use development	Agree
Lassen County should reduce parking requirements where safety allows	Agree

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,
Low interest or forgivable loans for property rehabilitation
 ,
Education and awareness programs,
Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)

Q7

In what city, community, or area should more housing be built in Lassen County?

Susanville

Q8

Apartments and multifamily housing in urban areas

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example: • Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s) • Additional housing units on large lots • Commercial or industrial buildings converted to housing • Vacant or undeveloped parcels that could be developed with apartments (please specify location)

It would be great to be able to affordably convert older, unused buildings into affordable housing and/or use empty lots to develop apartments.

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Thank you for this opportunity to provide feedback.

Q11

Household with children

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Q12

Employed, full-time

Please identify your employment status (OPTIONAL):

Q13

Respondent skipped this question

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

#10

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

- Renter,
- Single head of household,
- Parent or guardian,
- Student (full-time)

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

- Need housing choices in lower price range,
- Needs more housing for seniors,
- Needs homes that are affordable to first-time homebuyers
- ,
- Needs lower-cost rental housing,
- Needs housing for people who work here,
- Needs more housing for young families and workers,
- Need more housing for students,
- Need more housing for special needs populations (disabled/developmentally disabled, unhoused, formerly incarcerated)
- ,
- Need more resources for repair and rehabilitation

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Businesses will need housing affordable to their workers

,

Older homes will be deteriorating and in need of repair,

More affordable housing choices ,

More options for multifamily housing (apartments, townhouses, condominiums)

,

Single family residences ,

Housing priced so that younger Lassen County residents can afford to live here

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County

Agree

There are no entry-level homes to purchase in Lassen County

Neutral / No Opinion

Rental prices in Lassen County are too high

Strongly Agree

Some of the older homes in Lassen County need rehabilitation

Strongly Agree

My children can't afford to live here in Lassen County

Neutral / No Opinion

There are not enough housing options in Lassen County

Agree

Some seniors need assistance to remain in their homes

Agree

Lassen County should allow more apartments to be built

Disagree

It is important to preserve Lassen County neighborhoods

Strongly Agree

My housing costs have increased in the last 5 years

Strongly Agree

People who work in Lassen County can't afford to live here

Strongly Agree

Lassen County needs more housing options for all income levels

Strongly Agree

Lassen County needs to allow more housing in conjunction with existing businesses

Strongly Agree

Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county

Neutral / No Opinion

Lassen County should allow fourplexes throughout the county

Strongly Agree

Lassen County should allow small apartments throughout the county

Disagree

Lassen County needs more mixed-use development

Disagree

Lassen County should reduce parking requirements where safety allows

Neutral / No Opinion

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,

Low interest or forgivable loans for property rehabilitation

,

Education and awareness programs,

Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)

Q7

In what city, community, or area should more housing be built in Lassen County?

Herlong, Doyle, Westwood, Beiber, Susanville, Janesville, Johnstonville

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Duplexes,

Triplexes and fourplexes

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example:• Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s)• Additional housing units on large lots• Commercial or industrial buildings converted to housing• Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Abandoned homes to be given over to the County or City, to be revamped into safe housing for people needing it. It would make neighborhoods safer and cleaner.

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

No, its just becoming unaffordable and for people working but not eligible for any benefits or subsidies with food, with utilities, etc. It makes it almost impossible to afford rent (even on the "lower" side for a not so nice place thats falling apart).

Q11

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Person of color,

Female head of household,

Household with children,

Low-income,

Person with a disability/developmental disability,

Unhoused or formerly unhoused

Q12

Employed, full-time

Please identify your employment status (OPTIONAL):

Q13

Respondent skipped this question

KEEP ME INFORMED. I want to stay involved as Lassen
County updates its Housing Element (OPTIONAL):

#11

COMPLETE

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Homeowner,
Parent or guardian

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Need housing choices in lower price range,
Needs lower-cost rental housing,
Needs housing for people who work here,
Needs more housing for young families and workers

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Older homes will be deteriorating and in need of repair,
Housing will need to be priced to attract new families to Lassen County
,
Our aging population will need accessible, well-designed housing options
,
More affordable housing choices ,
More options for multifamily housing (apartments, townhouses, condominiums)

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Agree
There are no entry-level homes to purchase in Lassen County	Neutral / No Opinion
Rental prices in Lassen County are too high	Agree
Some of the older homes in Lassen County need rehabilitation	Agree
My children can't afford to live here in Lassen County	Agree
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Agree
Lassen County should allow more apartments to be built	Agree
It is important to preserve Lassen County neighborhoods	Agree
My housing costs have increased in the last 5 years	Agree
People who work in Lassen County can't afford to live here	Neutral / No Opinion
Lassen County needs more housing options for all income levels	Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Neutral / No Opinion
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Agree
Lassen County should allow fourplexes throughout the county	Neutral / No Opinion
Lassen County should allow small apartments throughout the county	Neutral / No Opinion
Lassen County needs more mixed-use development	Agree
Lassen County should reduce parking requirements where safety allows	Agree

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Low interest or forgivable loans for property rehabilitation
,
Education and awareness programs,
Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)

Q7

In what city, community, or area should more housing be built in Lassen County?

Susanville, Herlong

Q8

Apartments and multifamily housing in urban areas

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example:• Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s)• Additional housing units on large lots• Commercial or industrial buildings converted to housing• Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Low income housing for larger families (5+ members)

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Private rentals are more lenient for people who are trying to get back on their feet and are working hard to keep their family housed.

Q11

Female head of household,

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Household with children

Q12

Employed, full-time

Please identify your employment status (OPTIONAL):

Q13

Respondent skipped this question

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

#12

COMPLETE

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Westwood

Q2

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Homeowner,
Landlord,
Single head of household,
Parent or guardian

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Needs more housing for seniors,
Needs housing for people who work here,
Needs more housing for young families and workers,
Need more resources for repair and rehabilitation,
Other (please specify):
Drug free housing

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Businesses will need housing affordable to their workers
,
Older homes will be deteriorating and in need of repair,
Our aging population will need accessible, well-designed housing options
,
Single family residences ,
Housing priced so that younger Lassen County residents can afford to live here

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Agree
There are no entry-level homes to purchase in Lassen County	Neutral / No Opinion
Rental prices in Lassen County are too high	Agree
Some of the older homes in Lassen County need rehabilitation	Strongly Agree
My children can't afford to live here in Lassen County	Agree
There are not enough housing options in Lassen County	Strongly Agree
Some seniors need assistance to remain in their homes	Strongly Agree
Lassen County should allow more apartments to be built	Agree
It is important to preserve Lassen County neighborhoods	Strongly Agree
My housing costs have increased in the last 5 years	Strongly Agree
People who work in Lassen County can't afford to live here	Agree
Lassen County needs more housing options for all income levels	Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Agree
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Agree
Lassen County should allow fourplexes throughout the county	Agree
Lassen County should allow small apartments throughout the county	Agree
Lassen County needs more mixed-use development	Agree
Lassen County should reduce parking requirements where safety allows	Agree

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,
Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)
 ,
 Other (please specify):
 Drug free housing

Q7

In what city, community, or area should more housing be built in Lassen County?

Westwood, Janesville, Johnstonville Bieber

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Duplexes,

Residential care facilities for seniors or persons with disabilities

,

Triplexes and fourplexes,

Accessory dwelling units (second units/granny units)

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example: • Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s) • Additional housing units on large lots • Commercial or industrial buildings converted to housing • Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Assistance to landlords of finding and maintaining good renters. Often better to keep house vacant than have bad renters who destroy house and are difficult to get rent from

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

If you get housing assistance to submit to drug tests

Q11

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Female head of household,

Household with children,

Person with a disability/developmental disability

Q12

Please identify your employment status (OPTIONAL):

Employed, full-time

Q13

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

Respondent skipped this question

#13

COMPLETE

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Janesville

Q2

Senior citizen

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Q3

Other (please specify):

The biggest housing needs facing Lassen County today are (check all that apply):

Need less government interference

Q4

Other (please specify):

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Less government interference

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Neutral / No Opinion
There are no entry-level homes to purchase in Lassen County	Disagree
Rental prices in Lassen County are too high	Disagree
Some of the older homes in Lassen County need rehabilitation	Neutral / No Opinion
My children can't afford to live here in Lassen County	Disagree
There are not enough housing options in Lassen County	Disagree
Some seniors need assistance to remain in their homes	Disagree
Lassen County should allow more apartments to be built	Neutral / No Opinion
It is important to preserve Lassen County neighborhoods	Neutral / No Opinion
My housing costs have increased in the last 5 years	Agree
People who work in Lassen County can't afford to live here	Disagree
Lassen County needs more housing options for all income levels	Neutral / No Opinion
Lassen County needs to allow more housing in conjunction with existing businesses	Neutral / No Opinion
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Agree
Lassen County should allow fourplexes throughout the county	Agree
Lassen County should allow small apartments throughout the county	Agree
Lassen County needs more mixed-use development	Neutral / No Opinion
Lassen County should reduce parking requirements where safety allows	Agree

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Relaxation of strict housing code enforcement actions,
Other (please specify):
Less government interference

Q7

In what city, community, or area should more housing be built in Lassen County?

Respondent skipped this question

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Respondent skipped this question

Q9

Respondent skipped this question

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example:• Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s)• Additional housing units on large lots• Commercial or industrial buildings converted to housing• Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

The planning and building departments are horribly draconian and have strayed from being public servants helping the people to draconian intermeddlers who need to be reigned in.

Q11

Respondent skipped this question

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Q12

Respondent skipped this question

Please identify your employment status (OPTIONAL):

Q13

Respondent skipped this question

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

#14

COMPLETE

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

Homeowner

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Q3

Needs lower-cost rental housing,
Needs more housing for young families and workers

The biggest housing needs facing Lassen County today are (check all that apply):

Q4

Our aging population will need accessible, well-designed housing options
,
Housing priced so that younger Lassen County residents can afford to live here

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Neutral / No Opinion
There are no entry-level homes to purchase in Lassen County	Neutral / No Opinion
Rental prices in Lassen County are too high	Agree
Some of the older homes in Lassen County need rehabilitation	Strongly Agree
My children can't afford to live here in Lassen County	Neutral / No Opinion
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Agree
Lassen County should allow more apartments to be built	Neutral / No Opinion
It is important to preserve Lassen County neighborhoods	Strongly Agree
My housing costs have increased in the last 5 years	Agree
People who work in Lassen County can't afford to live here	Neutral / No Opinion
Lassen County needs more housing options for all income levels	Neutral / No Opinion
Lassen County needs to allow more housing in conjunction with existing businesses	Neutral / No Opinion
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Neutral / No Opinion
Lassen County should allow fourplexes throughout the county	Agree
Lassen County should allow small apartments throughout the county	Neutral / No Opinion
Lassen County needs more mixed-use development	Agree
Lassen County should reduce parking requirements where safety allows	Neutral / No Opinion

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,
Education and awareness programs,
Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)
,
Relaxation of strict housing code enforcement actions

Q7

In what city, community, or area should more housing be built in Lassen County?

everywhere

Q8

Duplexes

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Q9

Respondent skipped this question

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example:• Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s)• Additional housing units on large lots• Commercial or industrial buildings converted to housing• Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Q10

Respondent skipped this question

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Q11

Respondent skipped this question

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Q12

Employed, full-time

Please identify your employment status (OPTIONAL):

Q13

Respondent skipped this question

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

#15

COMPLETE

Collector: Web Link 1 (Web Link)
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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Renter,
Senior citizen

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Needs more housing for seniors,
Needs lower-cost rental housing,
Need more resources for repair and rehabilitation

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Our aging population will need accessible, well-designed housing options
,
More affordable housing choices ,
More options for multifamily housing (apartments, townhouses, condominiums)

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Strongly Agree
There are no entry-level homes to purchase in Lassen County	Strongly Agree
Rental prices in Lassen County are too high	Strongly Agree
Some of the older homes in Lassen County need rehabilitation	Strongly Agree
My children can't afford to live here in Lassen County	Strongly Agree
There are not enough housing options in Lassen County	Strongly Agree
Some seniors need assistance to remain in their homes	Strongly Agree
Lassen County should allow more apartments to be built	Strongly Agree
It is important to preserve Lassen County neighborhoods	Strongly Agree
My housing costs have increased in the last 5 years	Strongly Agree
People who work in Lassen County can't afford to live here	Strongly Agree
Lassen County needs more housing options for all income levels	Strongly Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Strongly Agree
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Strongly Agree
Lassen County should allow fourplexes throughout the county	Strongly Agree
Lassen County should allow small apartments throughout the county	Strongly Agree
Lassen County needs more mixed-use development	Strongly Agree
Lassen County should reduce parking requirements where safety allows	Strongly Agree

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,
Low interest or forgivable loans for property rehabilitation

Q7

In what city, community, or area should more housing be built in Lassen County?

Susanville

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Duplexes,

Independent senior housing,

Triplexes and fourplexes,

Pre-fabricated or manufactured housing

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example:• Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s)• Additional housing units on large lots• Commercial or industrial buildings converted to housing• Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Susanville

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Respondent skipped this question

Q11

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Respondent skipped this question

Q12

Please identify your employment status (OPTIONAL):

Retired, not working

Q13

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

Respondent skipped this question

#16

COMPLETE

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Janesville

Q2

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Homeowner,
Parent or guardian

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Needs homes that are affordable to first-time homebuyers
,
Needs lower-cost rental housing,
Need more housing for special needs populations (disabled/developmentally disabled, unhoused, formerly incarcerated)
,
Need more resources for repair and rehabilitation

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Businesses will need housing affordable to their workers
,
Older homes will be deteriorating and in need of repair,
Housing will need to be priced to attract new families to Lassen County
,
More affordable housing choices ,
Housing priced so that younger Lassen County residents can afford to live here

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Agree
There are no entry-level homes to purchase in Lassen County	Disagree
Rental prices in Lassen County are too high	Agree
Some of the older homes in Lassen County need rehabilitation	Agree
My children can't afford to live here in Lassen County	Neutral / No Opinion
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Agree
Lassen County should allow more apartments to be built	Disagree
It is important to preserve Lassen County neighborhoods	Strongly Agree
My housing costs have increased in the last 5 years	Strongly Agree
People who work in Lassen County can't afford to live here	Agree
Lassen County needs more housing options for all income levels	Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Neutral / No Opinion
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Agree
Lassen County should allow fourplexes throughout the county	Agree
Lassen County should allow small apartments throughout the county	Agree
Lassen County needs more mixed-use development	Agree
Lassen County should reduce parking requirements where safety allows	Neutral / No Opinion

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,
Low interest or forgivable loans for property rehabilitation
 ,
Education and awareness programs,
Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)
 ,
Relaxation of strict housing code enforcement actions

Q7

In what city, community, or area should more housing be built in Lassen County?

Susanville, Janesville, Herlong

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

**Duplexes,
Triplexes and fourplexes**

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example: • Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s) • Additional housing units on large lots • Commercial or industrial buildings converted to housing • Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Vacant or undeveloped parcels

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Respondent skipped this question

Q11

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Respondent skipped this question

Q12

Please identify your employment status (OPTIONAL):

Employed, full-time

Q13

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

Respondent skipped this question

#17

COMPLETE

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Westwood

Q2

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Homeowner,
Parent or guardian

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Need more resources for repair and rehabilitation

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Older homes will be deteriorating and in need of repair

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Agree
There are no entry-level homes to purchase in Lassen County	Neutral / No Opinion
Rental prices in Lassen County are too high	Agree
Some of the older homes in Lassen County need rehabilitation	Strongly Agree
My children can't afford to live here in Lassen County	Disagree
There are not enough housing options in Lassen County	Neutral / No Opinion
Some seniors need assistance to remain in their homes	Agree
Lassen County should allow more apartments to be built	Neutral / No Opinion
It is important to preserve Lassen County neighborhoods	Agree
My housing costs have increased in the last 5 years	Strongly Agree
People who work in Lassen County can't afford to live here	Agree
Lassen County needs more housing options for all income levels	Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Neutral / No Opinion
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Agree
Lassen County should allow fourplexes throughout the county	Disagree
Lassen County should allow small apartments throughout the county	Neutral / No Opinion
Lassen County needs more mixed-use development	Neutral / No Opinion
Lassen County should reduce parking requirements where safety allows	Agree

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)

Q7

In what city, community, or area should more housing be built in Lassen County?

No opinion

Q8

Independent senior housing,

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Accessory dwelling units (second units/granny units)

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example:• Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s)• Additional housing units on large lots• Commercial or industrial buildings converted to housing• Vacant or undeveloped parcels that could be developed with apartments (please specify location)

I don't know why we need more housing when half the people can't take care of what they live in. No more section 8. Clean up the towns don't add to it!

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

No

Q11

Respondent skipped this question

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Q12

Retired, not working

Please identify your employment status (OPTIONAL):

#18

COMPLETE

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Renter,
Parent or guardian

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Need housing choices in lower price range,
Needs homes that are affordable to first-time homebuyers
,
Needs lower-cost rental housing,
Needs housing for people who work here

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Businesses will need housing affordable to their workers
,
Older homes will be deteriorating and in need of repair,
Housing will need to be priced to attract new families to Lassen County
,
More affordable housing choices ,
Single family residences ,
Housing priced so that younger Lassen County residents can afford to live here

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Strongly Agree
There are no entry-level homes to purchase in Lassen County	Agree
Rental prices in Lassen County are too high	Agree
Some of the older homes in Lassen County need rehabilitation	Agree
My children can't afford to live here in Lassen County	Neutral / No Opinion
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Neutral / No Opinion
Lassen County should allow more apartments to be built	Neutral / No Opinion
It is important to preserve Lassen County neighborhoods	Agree
My housing costs have increased in the last 5 years	Agree
People who work in Lassen County can't afford to live here	Agree
Lassen County needs more housing options for all income levels	Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Agree
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Neutral / No Opinion
Lassen County should allow fourplexes throughout the county	Neutral / No Opinion
Lassen County should allow small apartments throughout the county	Neutral / No Opinion
Lassen County needs more mixed-use development	Neutral / No Opinion
Lassen County should reduce parking requirements where safety allows	Neutral / No Opinion

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,
Low interest or forgivable loans for property rehabilitation
,
Relaxation of strict housing code enforcement actions

Q7

In what city, community, or area should more housing be built in Lassen County?

Susanville

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

**Duplexes,
Triplexes and fourplexes**

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example:• Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s)• Additional housing units on large lots• Commercial or industrial buildings converted to housing• Vacant or undeveloped parcels that could be developed with apartments (please specify location)

unknown

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

no

Q11

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

**Person of color,
Household with children,
Military veteran**

Q12

Please identify your employment status (OPTIONAL):

Employed, full-time

Q13

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

Respondent skipped this question

#19

COMPLETE

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

Renter

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

- Need housing choices in lower price range,
- Needs homes that are affordable to first-time homebuyers
- ,
- Needs lower-cost rental housing,
- Needs housing for people who work here,
- Needs more housing for young families and workers,
- Need more housing for students,
- Need more housing for special needs populations (disabled/developmentally disabled, unhoused, formerly incarcerated)
- ,
- Need more resources for repair and rehabilitation

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

- ☐ Older homes will be deteriorating and in need of repair,
 - ☐ Housing will need to be priced to attract new families to Lassen County
 - ☐
 - ☐ Our aging population will need accessible, well-designed housing options
 - ☐
 - ☐ More affordable housing choices ,
 - ☐ More options for multifamily housing (apartments, townhouses, condominiums)
 - ☐
 - ☐ Housing priced so that younger Lassen County residents can afford to live here
-

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Agree
There are no entry-level homes to purchase in Lassen County	Agree
Rental prices in Lassen County are too high	Strongly Agree
Some of the older homes in Lassen County need rehabilitation	Strongly Agree
My children can't afford to live here in Lassen County	Neutral / No Opinion
There are not enough housing options in Lassen County	Strongly Agree
Some seniors need assistance to remain in their homes	Strongly Agree
Lassen County should allow more apartments to be built	Strongly Agree
It is important to preserve Lassen County neighborhoods	Neutral / No Opinion
My housing costs have increased in the last 5 years	Neutral / No Opinion
People who work in Lassen County can't afford to live here	Agree
Lassen County needs more housing options for all income levels	Strongly Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Agree
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Strongly Agree
Lassen County should allow fourplexes throughout the county	Strongly Agree
Lassen County should allow small apartments throughout the county	Strongly Agree
Lassen County needs more mixed-use development	Agree
Lassen County should reduce parking requirements where safety allows	Agree

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,
Low interest or forgivable loans for property rehabilitation
 ,
Education and awareness programs,
Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)
 ,
Relaxation of strict housing code enforcement actions

Q7

In what city, community, or area should more housing be built in Lassen County?

Low income housing should be near resources that target population needs. It doesn't make sense to build low income housing away from programs and services, and the housing needs to be near grocery stores. For low income housing to be effective and helpful to the community we're trying to serve, it must be in town and near services.

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Duplexes,
Independent senior housing,
Triplexes and fourplexes,
Apartments and multifamily housing in urban areas,
Accessory dwelling units (second units/granny units)

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example: • Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s) • Additional housing units on large lots • Commercial or industrial buildings converted to housing • Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Using vacant buildings for housing is a good start. Susanville has many abandoned buildings that are vandalized and ruined and cleaning those up and turning them into affordable housing options will breathe life into neighborhoods

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

No

Q11

Household with children

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Q12

Employed, full-time

Please identify your employment status (OPTIONAL):

Q13

Respondent skipped this question

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

#20

COMPLETE

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

Homeowner

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Q3

Respondent skipped this question

The biggest housing needs facing Lassen County today are (check all that apply):

Q4

Respondent skipped this question

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Q5

Respondent skipped this question

Please rank your level of agreement with each of the following statements:

Q6

Respondent skipped this question

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Q7

Respondent skipped this question

In what city, community, or area should more housing be built in Lassen County?

Q8

Respondent skipped this question

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Q9

Respondent skipped this question

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example:• Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s)• Additional housing units on large lots• Commercial or industrial buildings converted to housing• Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Q10

Respondent skipped this question

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Q11

Respondent skipped this question

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Q12

Respondent skipped this question

Please identify your employment status (OPTIONAL):

#21

COMPLETE

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

Homeowner

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Needs more housing for seniors,

Needs housing for people who work here,

Need more housing for students,

Other (please specify):

If we do more low income housing people from So.Cal are going to relocate here and we are going to be in the same predicament. Locals should be first to be housed.t

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

More affordable housing choices ,

Single family residences ,

Other (please specify):

The more we cater to people outside of Lassen County the more people out of the area are going to relocate here and take housing away from locals.

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Agree
There are no entry-level homes to purchase in Lassen County	Neutral / No Opinion
Rental prices in Lassen County are too high	Agree
Some of the older homes in Lassen County need rehabilitation	Strongly Agree
My children can't afford to live here in Lassen County	Neutral / No Opinion
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Strongly Agree
Lassen County should allow more apartments to be built	Agree
It is important to preserve Lassen County neighborhoods	Strongly Agree
My housing costs have increased in the last 5 years	Strongly Agree
People who work in Lassen County can't afford to live here	Neutral / No Opinion
Lassen County needs more housing options for all income levels	Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Neutral / No Opinion
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Agree
Lassen County should allow fourplexes throughout the county	Disagree
Lassen County should allow small apartments throughout the county	Disagree
Lassen County needs more mixed-use development	Neutral / No Opinion
Lassen County should reduce parking requirements where safety allows	Neutral / No Opinion

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,

Low interest or forgivable loans for property rehabilitation

,

Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)

,

Other (please specify):

More jobs can create housing privi;eges. Teach people who are in need of housing a skill to get into a home.

Q7

In what city, community, or area should more housing be built in Lassen County?

Ravendale, Madeline, Termo, Herlong, Doyle. Fix up the property in Herlong plenty of empty buildings that can house multi families.

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Independent senior housing,

Residential care facilities for seniors or persons with disabilities

,

Accessory dwelling units (second units/granny units)

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example: • Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s) • Additional housing units on large lots • Commercial or industrial buildings converted to housing • Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Teach the able body in the house a skill to build and repair homes, maybe then people will appreciate a good home to live in and not have a red tag in the future.

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Teach people skills to repair homes instead of wait til last call to keep a home and get assistance.

Q11

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Person of color,

Indigenous,

Female head of household,

LGBTQ+,

Military veteran

Q12

Please identify your employment status (OPTIONAL):

Employed, full-time

Q13

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

Name

Email Address

(Optional) Company or affiliation

(Optional) Phone number

#22

COMPLETE

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Homeowner,
Single head of household,
Parent or guardian

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Needs more housing for seniors,
Needs housing for people who work here,
Needs more housing for young families and workers,
Other (please specify):
California's building codes adding fire sprinklers and solar systems have doubled the price of new homes.

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Older homes will be deteriorating and in need of repair,
Our aging population will need accessible, well-designed housing options
,
More options for multifamily housing (apartments, townhouses, condominiums)
,
Single family residences ,
Other (please specify):
Lassen County cant keep up with the cost of California.
Lassen is not LA or Sacramento.

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Neutral / No Opinion
There are no entry-level homes to purchase in Lassen County	Neutral / No Opinion
Rental prices in Lassen County are too high	Neutral / No Opinion
Some of the older homes in Lassen County need rehabilitation	Disagree
My children can't afford to live here in Lassen County	Disagree
There are not enough housing options in Lassen County	Disagree
Some seniors need assistance to remain in their homes	Strongly Disagree
Lassen County should allow more apartments to be built	Disagree
It is important to preserve Lassen County neighborhoods	Strongly Disagree
My housing costs have increased in the last 5 years	Strongly Disagree
People who work in Lassen County can't afford to live here	Neutral / No Opinion
Lassen County needs more housing options for all income levels	Disagree
Lassen County needs to allow more housing in conjunction with existing businesses	Strongly Disagree
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Disagree
Lassen County should allow fourplexes throughout the county	Disagree
Lassen County should allow small apartments throughout the county	Disagree
Lassen County needs more mixed-use development	Disagree
Lassen County should reduce parking requirements where safety allows	Neutral / No Opinion

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,

Low interest or forgivable loans for property rehabilitation

,

Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)

,

Relaxation of strict housing code enforcement actions,

Other (please specify):

California building codes are driving the cost of new homes up.

Q7

In what city, community, or area should more housing be built in Lassen County?

Lassen has lots of open land to build.

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Duplexes,

Independent senior housing,

Residential care facilities for seniors or persons with disabilities

,

Triplexes and fourplexes,

Apartments and multifamily housing in urban areas,

Pre-fabricated or manufactured housing,

Accessory dwelling units (second units/granny units)

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example: • Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s) • Additional housing units on large lots • Commercial or industrial buildings converted to housing • Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Skyline has lots of undeveloped parcels. The Masa street project needs to move forward.

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Until you do something about the California mandates, you will never see affordable housing in Lassen

Q11

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Person of color,

Low-income,

Person with a disability/developmental disability

Q12

Employed, full-time

Please identify your employment status (OPTIONAL):

Q13

Respondent skipped this question

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

#23

COMPLETE

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Homeowner,
Landlord,
Parent or guardian

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Need housing choices in lower price range,
Needs more housing for young families and workers,
Needs intergenerational living options,
Need more resources for repair and rehabilitation

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Our aging population will need accessible, well-designed housing options
,
More affordable housing choices

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Agree
There are no entry-level homes to purchase in Lassen County	Agree
Rental prices in Lassen County are too high	Agree
Some of the older homes in Lassen County need rehabilitation	Agree
My children can't afford to live here in Lassen County	Disagree
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Strongly Agree
Lassen County should allow more apartments to be built	Agree
It is important to preserve Lassen County neighborhoods	Strongly Agree
My housing costs have increased in the last 5 years	Strongly Agree
People who work in Lassen County can't afford to live here	Disagree
Lassen County needs more housing options for all income levels	Strongly Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Strongly Agree
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Strongly Agree
Lassen County should allow fourplexes throughout the county	Strongly Agree
Lassen County should allow small apartments throughout the county	Strongly Agree
Lassen County needs more mixed-use development	Strongly Agree
Lassen County should reduce parking requirements where safety allows	Strongly Disagree

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Low interest or forgivable loans for property rehabilitation
,
Relaxation of strict housing code enforcement actions

Q7

In what city, community, or area should more housing be built in Lassen County?

Johnstonville

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Independent senior housing,

Residential care facilities for seniors or persons with disabilities

,

Triplexes and fourplexes

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example:• Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s)• Additional housing units on large lots• Commercial or industrial buildings converted to housing• Vacant or undeveloped parcels that could be developed with apartments (please specify location)

exhisting empty buildings converted for living

Q10

Respondent skipped this question

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Q11

Unhoused or formerly unhoused

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Q12

Employed, full-time

Please identify your employment status (OPTIONAL):

Q13

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

Name

Email Address

(Optional) Company or affiliation

#24

COMPLETE

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Homeowner,
Senior citizen

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Need housing choices in lower price range,
Needs more housing for seniors,
Needs lower-cost rental housing,
Needs housing for people who work here,
Needs more housing for young families and workers,
Needs intergenerational living options,
Need more housing for special needs populations (disabled/developmentally disabled, unhoused, formerly incarcerated)
,
Need more resources for repair and rehabilitation

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

- ☐ **Businesses will need housing affordable to their workers**
 - ☐ **Housing will need to be priced to attract new families to Lassen County**
 - ☐ **Our aging population will need accessible, well-designed housing options**
 - ☐ **More options for multifamily housing (apartments, townhouses, condominiums)**
 - ☐ **Single family residences**
 - ☐ **Housing priced so that younger Lassen County residents can afford to live here**
-

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Strongly Agree
There are no entry-level homes to purchase in Lassen County	Agree
Rental prices in Lassen County are too high	Strongly Agree
Some of the older homes in Lassen County need rehabilitation	Agree
My children can't afford to live here in Lassen County	Agree
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Agree
Lassen County should allow more apartments to be built	Strongly Agree
It is important to preserve Lassen County neighborhoods	Neutral / No Opinion
My housing costs have increased in the last 5 years	Agree
People who work in Lassen County can't afford to live here	Strongly Agree
Lassen County needs more housing options for all income levels	Strongly Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Strongly Agree
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Agree
Lassen County should allow fourplexes throughout the county	Agree
Lassen County should allow small apartments throughout the county	Strongly Agree
Lassen County needs more mixed-use development	Strongly Agree
Lassen County should reduce parking requirements where safety allows	Agree

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,
Low interest or forgivable loans for property rehabilitation
,
Education and awareness programs,
Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)

Q7

In what city, community, or area should more housing be built in Lassen County?

Susanville

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Independent senior housing,

Apartments and multifamily housing in urban areas,

Accessory dwelling units (second units/granny units)

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example:• Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s)• Additional housing units on large lots• Commercial or industrial buildings converted to housing• Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Respondent skipped this question

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Respondent skipped this question

Q11

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Respondent skipped this question

Q12

Please identify your employment status (OPTIONAL):

Employed, full-time

Q13

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

Respondent skipped this question

#25

COMPLETE

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

susanville

Q2

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Renter,
Single head of household,
Parent or guardian,
Student (full-time)

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Need housing choices in lower price range,
Needs more housing for seniors,
Needs homes that are affordable to first-time homebuyers
,
Needs lower-cost rental housing,
Needs housing for people who work here,
Needs more housing for young families and workers,
Needs intergenerational living options,
Need more housing for students,
Need more housing for special needs populations (disabled/developmentally disabled, unhoused, formerly incarcerated)
,
Need more resources for repair and rehabilitation,
Other (please specify):
All of the above are desperately needed in Lassen County. There are very few options that are affordable and I believe this is a big reason why people do not stay here

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

- Businesses will need housing affordable to their workers**
 - ,
 - Older homes will be deteriorating and in need of repair,**
 - Housing will need to be priced to attract new families to Lassen County**
 - ,
 - Our aging population will need accessible, well-designed housing options**
 - ,
 - More affordable housing choices ,**
 - More options for multifamily housing (apartments, townhouses, condominiums)**
 - ,
 - Single family residences ,**
 - Housing priced so that younger Lassen County residents can afford to live here**
-

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Agree
There are no entry-level homes to purchase in Lassen County	Strongly Agree
Rental prices in Lassen County are too high	Strongly Agree
Some of the older homes in Lassen County need rehabilitation	Strongly Agree
My children can't afford to live here in Lassen County	Strongly Agree
There are not enough housing options in Lassen County	Strongly Agree
Some seniors need assistance to remain in their homes	Strongly Agree
Lassen County should allow more apartments to be built	Strongly Agree
It is important to preserve Lassen County neighborhoods	Strongly Agree
My housing costs have increased in the last 5 years	Strongly Agree
People who work in Lassen County can't afford to live here	Strongly Agree
Lassen County needs more housing options for all income levels	Strongly Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Strongly Agree
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Strongly Agree
Lassen County should allow fourplexes throughout the county	Strongly Agree
Lassen County should allow small apartments throughout the county	Strongly Agree
Lassen County needs more mixed-use development	Strongly Agree
Lassen County should reduce parking requirements where safety allows	Disagree

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,
Low interest or forgivable loans for property rehabilitation
 ,
Education and awareness programs,
Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)
 ,
Relaxation of strict housing code enforcement actions

Q7

In what city, community, or area should more housing be built in Lassen County?

Susanville, Janesville, Richmond Rd, Westwood, Herlong, or Bieber

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Duplexes,

Independent senior housing,

Residential care facilities for seniors or persons with disabilities

,

Apartments and multifamily housing in urban areas,

Pre-fabricated or manufactured housing

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example: • Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s) • Additional housing units on large lots • Commercial or industrial buildings converted to housing • Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Detached garages, pet friendly homes, fenced yards, and safe places for kids, more bedrooms for opportunities to foster kids, vacant homes, vacant duplexes, like the ones on South Weatherlow/Richmond Rd, on Russell Ave, open lots like the ones near Gold Run Rd, the road leading up to the college, ect.

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Yes, there needs to be more options and programs for foster youth, low income, those coming out of rehab, single parents, domestic violence survivors, elders, and middle class families. I don't think the housing need is just desperate for the low income. It is those making decent wages and have some college who have kids, are single head of household, and can't afford to rent or buy decent homes. Those with bad credit, it may not be their fault. If they were in foster care their parents could have ruined their credit, and I know it is impossible to do anything without a down payment and good credit. These impact things greatly.

Q11

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Person of color,

Female head of household,

Household with children

Q12

Please identify your employment status (OPTIONAL):

Employed, part-time,

Other (please specify):

And in College Full-Time

Q13

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

Name

Email Address

(Optional) Company or affiliation

(Optional) Phone number

(Optional) Area of interest

#26

COMPLETE

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Johnstonville

Q2

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Homeowner,
Parent or guardian,
Student (part-time)

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Needs homes that are affordable to first-time homebuyers
,
Needs lower-cost rental housing,
Need more resources for repair and rehabilitation

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Older homes will be deteriorating and in need of repair,
More affordable housing choices ,
More options for multifamily housing (apartments, townhouses, condominiums)

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Agree
There are no entry-level homes to purchase in Lassen County	Strongly Agree
Rental prices in Lassen County are too high	Strongly Agree
Some of the older homes in Lassen County need rehabilitation	Agree
My children can't afford to live here in Lassen County	Neutral / No Opinion
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Agree
Lassen County should allow more apartments to be built	Strongly Agree
It is important to preserve Lassen County neighborhoods	Disagree
My housing costs have increased in the last 5 years	Agree
People who work in Lassen County can't afford to live here	Disagree
Lassen County needs more housing options for all income levels	Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Neutral / No Opinion
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Neutral / No Opinion
Lassen County should allow fourplexes throughout the county	Agree
Lassen County should allow small apartments throughout the county	Agree
Lassen County needs more mixed-use development	Agree
Lassen County should reduce parking requirements where safety allows	Neutral / No Opinion

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,
Low interest or forgivable loans for property rehabilitation
,
Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)

Q7

In what city, community, or area should more housing be built in Lassen County?

Where ever there is an identified need

Q8

Triplexes and fourplexes,

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Apartments and multifamily housing in urban areas

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example: • Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s) • Additional housing units on large lots • Commercial or industrial buildings converted to housing • Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Rehab vacant historical building in uptown Susanville to be multiunit affordable housing. Use HCD's granting funding. I would say build in undeveloped areas outside of the City but transportation is a concern. The current bus schedule and stops outside of town make living outside of town difficult if you do not have reliable transportation of your own.

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Increase transitional housing and housing for unhoused youth.

Q11

Household with children

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Q12

Employed, full-time

Please identify your employment status (OPTIONAL):

Q13

Respondent skipped this question

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

#27

COMPLETE

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

susanville

Q2

Homeowner

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Need housing choices in lower price range,
Needs more housing for seniors,
Needs homes that are affordable to first-time homebuyers
,
Needs lower-cost rental housing,
Needs housing for people who work here,
Need more housing for special needs populations (disabled/developmentally disabled, unhoused, formerly incarcerated)

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Housing will need to be priced to attract new families to Lassen County
,
Our aging population will need accessible, well-designed housing options

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Agree
There are no entry-level homes to purchase in Lassen County	Agree
Rental prices in Lassen County are too high	Strongly Agree
Some of the older homes in Lassen County need rehabilitation	Neutral / No Opinion
My children can't afford to live here in Lassen County	Neutral / No Opinion
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Strongly Agree
Lassen County should allow more apartments to be built	Agree
It is important to preserve Lassen County neighborhoods	Agree
My housing costs have increased in the last 5 years	Agree
People who work in Lassen County can't afford to live here	Agree
Lassen County needs more housing options for all income levels	Strongly Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Neutral / No Opinion
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Agree
Lassen County should allow fourplexes throughout the county	Agree
Lassen County should allow small apartments throughout the county	Agree
Lassen County needs more mixed-use development	Neutral / No Opinion
Lassen County should reduce parking requirements where safety allows	Neutral / No Opinion

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Low interest or forgivable loans for property rehabilitation
,
Education and awareness programs,
Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)

Q7

In what city, community, or area should more housing be built in Lassen County?

all

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Duplexes,
Independent senior housing,
Triplexes and fourplexes,
Apartments and multifamily housing in urban areas,
Accessory dwelling units (second units/granny units)

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example:• Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s)• Additional housing units on large lots• Commercial or industrial buildings converted to housing• Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Respondent skipped this question

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Respondent skipped this question

Q11

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Low-income,
Person with a disability/developmental disability

Q12

Please identify your employment status (OPTIONAL):

Employed, full-time

Q13

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

Respondent skipped this question

#28

COMPLETE

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Westwood

Q2

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Homeowner,
Senior citizen

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Need housing choices in lower price range,
Needs lower-cost rental housing

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Older homes will be deteriorating and in need of repair,
Housing will need to be priced to attract new families to Lassen County
,
Our aging population will need accessible, well-designed housing options
,
More options for multifamily housing (apartments, townhouses, condominiums)
,
Housing priced so that younger Lassen County residents can afford to live here

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Agree
There are no entry-level homes to purchase in Lassen County	Agree
Rental prices in Lassen County are too high	Agree
Some of the older homes in Lassen County need rehabilitation	Agree
My children can't afford to live here in Lassen County	Strongly Agree
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Agree
Lassen County should allow more apartments to be built	Agree
It is important to preserve Lassen County neighborhoods	Agree
My housing costs have increased in the last 5 years	Neutral / No Opinion
People who work in Lassen County can't afford to live here	Agree
Lassen County needs more housing options for all income levels	Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Neutral / No Opinion
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Agree
Lassen County should allow fourplexes throughout the county	Neutral / No Opinion
Lassen County should allow small apartments throughout the county	Agree
Lassen County needs more mixed-use development	Neutral / No Opinion
Lassen County should reduce parking requirements where safety allows	Neutral / No Opinion

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Low interest or forgivable loans for property rehabilitation

Q7

In what city, community, or area should more housing be built in Lassen County?

Need a affordable assisted living situation. Similar to Eagle Lake Village, but accept Medicare. Social security income.

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Independent senior housing,

Residential care facilities for seniors or persons with disabilities

,

Accessory dwelling units (second units/granny units)

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example:• Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s)• Additional housing units on large lots• Commercial or industrial buildings converted to housing• Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Vacant land owned by county should be developed for senior housing

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Senior assisted housing. More affordable. Take Medicare and social security. Unlike private pay Eagle Lake Village.

Q11

Female head of household

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Q12

Retired, not working

Please identify your employment status (OPTIONAL):

Q13

Respondent skipped this question

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

#29

COMPLETE

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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

Renter

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Needs homes that are affordable to first-time homebuyers

,

Needs lower-cost rental housing,

Need more housing for special needs populations (disabled/developmentally disabled, unhoused, formerly incarcerated)

,

Need more resources for repair and rehabilitation

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Older homes will be deteriorating and in need of repair,

Our aging population will need accessible, well-designed housing options

,

More options for multifamily housing (apartments, townhouses, condominiums)

,

Housing priced so that younger Lassen County residents can afford to live here

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Neutral / No Opinion
There are no entry-level homes to purchase in Lassen County	Neutral / No Opinion
Rental prices in Lassen County are too high	Agree
Some of the older homes in Lassen County need rehabilitation	Agree
My children can't afford to live here in Lassen County	Neutral / No Opinion
There are not enough housing options in Lassen County	Neutral / No Opinion
Some seniors need assistance to remain in their homes	Agree
Lassen County should allow more apartments to be built	Agree
It is important to preserve Lassen County neighborhoods	Agree
My housing costs have increased in the last 5 years	Neutral / No Opinion
People who work in Lassen County can't afford to live here	Neutral / No Opinion
Lassen County needs more housing options for all income levels	Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Neutral / No Opinion
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Neutral / No Opinion
Lassen County should allow fourplexes throughout the county	Agree
Lassen County should allow small apartments throughout the county	Agree
Lassen County needs more mixed-use development	Neutral / No Opinion
Lassen County should reduce parking requirements where safety allows	Neutral / No Opinion

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Education and awareness programs,
Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)

Q7

In what city, community, or area should more housing be built in Lassen County?

No answer.

Q8

Triplexes and fourplexes

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example: • Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s) • Additional housing units on large lots • Commercial or industrial buildings converted to housing • Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Additional housing units on large lots

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

No.

Q11

Female head of household

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Q12

Employed, full-time

Please identify your employment status (OPTIONAL):

Q13

Respondent skipped this question

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

#30

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 19, 2023 5:38:27 PM
Last Modified: Tuesday, December 19, 2023 5:43:55 PM
Time Spent: 00:05:27
IP Address: 172.79.69.2

Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Homeowner,
Parent or guardian

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Need housing choices in lower price range,
Needs more housing for seniors,
Needs homes that are affordable to first-time homebuyers
,
Needs lower-cost rental housing,
Needs housing for people who work here,
Needs more housing for young families and workers

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Businesses will need housing affordable to their workers
,
Housing will need to be priced to attract new families to Lassen County
,
More affordable housing choices ,
Single family residences

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Strongly Agree
There are no entry-level homes to purchase in Lassen County	Agree
Rental prices in Lassen County are too high	Agree
Some of the older homes in Lassen County need rehabilitation	Agree
My children can't afford to live here in Lassen County	Agree
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Agree
Lassen County should allow more apartments to be built	Neutral / No Opinion
It is important to preserve Lassen County neighborhoods	Agree
My housing costs have increased in the last 5 years	Strongly Agree
People who work in Lassen County can't afford to live here	Strongly Agree
Lassen County needs more housing options for all income levels	Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Agree
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Neutral / No Opinion
Lassen County should allow fourplexes throughout the county	Neutral / No Opinion
Lassen County should allow small apartments throughout the county	Neutral / No Opinion
Lassen County needs more mixed-use development	Disagree
Lassen County should reduce parking requirements where safety allows	Neutral / No Opinion

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,
Low interest or forgivable loans for property rehabilitation

Q7

In what city, community, or area should more housing be built in Lassen County?

Susanville

Q8

Duplexes

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example: • Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s) • Additional housing units on large lots • Commercial or industrial buildings converted to housing • Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Unknown

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

No

Q11

Household with children

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Q12

Employed, full-time

Please identify your employment status (OPTIONAL):

Q13

Respondent skipped this question

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

#31

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, December 30, 2023 1:10:53 AM
Last Modified: Saturday, December 30, 2023 1:20:22 AM
Time Spent: 00:09:29
IP Address: 162.120.165.43

Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

Homeowner

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

- Need housing choices in lower price range,
- Needs more housing for seniors,
- Needs homes that are affordable to first-time homebuyers
- ,
- Needs housing for people who work here,
- Needs more housing for young families and workers,
- Need more housing for students,
- Need more housing for special needs populations (disabled/developmentally disabled, unhoused, formerly incarcerated)

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

- Businesses will need housing affordable to their workers**
 - ,
 - Older homes will be deteriorating and in need of repair,**
 - Housing will need to be priced to attract new families to Lassen County**
 - ,
 - Our aging population will need accessible, well-designed housing options**
 - ,
 - More options for multifamily housing (apartments, townhouses, condominiums)**
 - ,
 - Single family residences ,**
 - Housing priced so that younger Lassen County residents can afford to live here**
-

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Disagree
There are no entry-level homes to purchase in Lassen County	Disagree
Rental prices in Lassen County are too high	Agree
Some of the older homes in Lassen County need rehabilitation	Strongly Agree
My children can't afford to live here in Lassen County	Neutral / No Opinion
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Strongly Agree
Lassen County should allow more apartments to be built	Strongly Agree
It is important to preserve Lassen County neighborhoods	Neutral / No Opinion
My housing costs have increased in the last 5 years	Agree
People who work in Lassen County can't afford to live here	Disagree
Lassen County needs more housing options for all income levels	Strongly Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Strongly Agree
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Strongly Agree
Lassen County should allow fourplexes throughout the county	Strongly Agree
Lassen County should allow small apartments throughout the county	Strongly Agree
Lassen County needs more mixed-use development	Strongly Agree
Lassen County should reduce parking requirements where safety allows	Strongly Agree

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,
Low interest or forgivable loans for property rehabilitation
,
Education and awareness programs,
Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)

Q7

In what city, community, or area should more housing be built in Lassen County?

Susanville

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Independent senior housing,

Residential care facilities for seniors or persons with disabilities

,

Triplexes and fourplexes,

Apartments and multifamily housing in urban areas

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example: • Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s) • Additional housing units on large lots • Commercial or industrial buildings converted to housing • Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Vacant lots asking skyline and asking Mesa Street

Q10

Respondent skipped this question

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Q11

LGBTQ+,

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Unhoused or formerly unhoused

Q12

Employed, full-time

Please identify your employment status (OPTIONAL):

Q13

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

Name

Email Address

(Optional) Phone number

#32

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, January 06, 2024 10:12:48 PM
Last Modified: Saturday, January 06, 2024 10:31:41 PM
Time Spent: 00:18:52
IP Address: 209.177.122.209

Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Westwood

Q2

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Homeowner,
Landlord,
Senior citizen

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

Need housing choices in lower price range,
Needs homes that are affordable to first-time homebuyers
,
Needs lower-cost rental housing,
Needs housing for people who work here,
Need more resources for repair and rehabilitation,
Other (please specify):
These are uninformed, general observations.

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

Older homes will be deteriorating and in need of repair,

Our aging population will need accessible, well-designed housing options

,

More affordable housing choices ,

More options for multifamily housing (apartments, townhouses, condominiums)

,

Housing priced so that younger Lassen County residents can afford to live here

,

Other (please specify):

The lack of a sound and stable economic base complicates all issues.

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Neutral / No Opinion
There are no entry-level homes to purchase in Lassen County	Agree
Rental prices in Lassen County are too high	Neutral / No Opinion
Some of the older homes in Lassen County need rehabilitation	Strongly Agree
My children can't afford to live here in Lassen County	Strongly Disagree
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Agree
Lassen County should allow more apartments to be built	Neutral / No Opinion
It is important to preserve Lassen County neighborhoods	Agree
My housing costs have increased in the last 5 years	Agree
People who work in Lassen County can't afford to live here	Neutral / No Opinion
Lassen County needs more housing options for all income levels	Agree
Lassen County needs to allow more housing in conjunction with existing businesses	Neutral / No Opinion
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Neutral / No Opinion
Lassen County should allow fourplexes throughout the county	Agree
Lassen County should allow small apartments throughout the county	Agree
Lassen County needs more mixed-use development	Neutral / No Opinion
Lassen County should reduce parking requirements where safety allows	Neutral / No Opinion

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

**Grant funding for property rehabilitation,
Education and awareness programs,
Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)**

Q7

Respondent skipped this question

In what city, community, or area should more housing be built in Lassen County?

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Duplexes,

Independent senior housing,

Residential care facilities for seniors or persons with disabilities

,

Triplexes and fourplexes,

Accessory dwelling units (second units/granny units)

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example:• Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s)• Additional housing units on large lots• Commercial or industrial buildings converted to housing• Vacant or undeveloped parcels that could be developed with apartments (please specify location)

Respondent skipped this question

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

Respondent skipped this question

Q11

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Military veteran

Q12

Please identify your employment status (OPTIONAL):

Retired, not working

Q13

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

Name

Email Address

(Optional) Phone number

(Optional) Area of interest

#33

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, January 09, 2024 1:23:51 PM
Last Modified: Tuesday, January 09, 2024 1:42:07 PM
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Page 1

Q1

What city/community do you live in? (Example: Susanville, Westwood, Bieber, etc.)

Susanville

Q2

Homeowner

To better understand the housing needs of Lassen County residents, please identify if you belong to one or more of these groups (check all that apply):

Q3

The biggest housing needs facing Lassen County today are (check all that apply):

- Needs more housing for seniors,
- Needs homes that are affordable to first-time homebuyers
- ,
- Needs more housing for young families and workers,
- Need more resources for repair and rehabilitation,
- Other (please specify):
- Needs to hold slumlords accountable for dilapidated housing

Q4

Lassen County's housing needs in the coming 10 years will include (check all that apply):

- ☒ **Businesses will need housing affordable to their workers**
 - ☒ **Older homes will be deteriorating and in need of repair,**
 - ☒ **Housing will need to be priced to attract new families to Lassen County**
 - ☒ **Our aging population will need accessible, well-designed housing options**
 - ☒ **Single family residences ,**
 - ☒ **Housing priced so that younger Lassen County residents can afford to live here**
-

Q5

Please rank your level of agreement with each of the following statements:

Housing is not affordable in Lassen County	Agree
There are no entry-level homes to purchase in Lassen County	Disagree
Rental prices in Lassen County are too high	Agree
Some of the older homes in Lassen County need rehabilitation	Strongly Agree
My children can't afford to live here in Lassen County	Disagree
There are not enough housing options in Lassen County	Agree
Some seniors need assistance to remain in their homes	Agree
Lassen County should allow more apartments to be built	Strongly Disagree
It is important to preserve Lassen County neighborhoods	Agree
My housing costs have increased in the last 5 years	Agree
People who work in Lassen County can't afford to live here	Agree
Lassen County needs more housing options for all income levels	Disagree
Lassen County needs to allow more housing in conjunction with existing businesses	Agree
Lassen County should allow more Accessory Dwelling Units (second units/granny flats) throughout the county	Agree
Lassen County should allow fourplexes throughout the county	Disagree
Lassen County should allow small apartments throughout the county	Disagree
Lassen County needs more mixed-use development	Neutral / No Opinion
Lassen County should reduce parking requirements where safety allows	Disagree

Q6

Please indicate what resources are needed to improve the physical condition of existing housing in Lassen County? (check all that apply):

Grant funding for property rehabilitation,

Low interest or forgivable loans for property rehabilitation

,

Resource programs (list of vetted contractors/repair persons, shared tools/materials pool)

,

Other (please specify):

Fine negligent slumlords/ landlords

Q7

In what city, community, or area should more housing be built in Lassen County?

County land, outskirts of the city limits

Q8

In addition to single family homes, which types of housing do you feel would be most successful in Lassen County today?

Duplexes,

Independent senior housing,

Accessory dwelling units (second units/granny units)

Q9

What are some opportunities for different types of housing in Lassen that can provide for the needs of the community? For example: • Detached garages and other accessory structures converted into housing • Large homes modified on the inside to add unit(s) • Additional housing units on large lots • Commercial or industrial buildings converted to housing • Vacant or undeveloped parcels that could be developed with apartments (please specify location)

- Townhomes with attached or detached garages
 - Burned out properties rebuilt and sold to new homeowners with sweat equity.
 - Financial incentives to improve dwelling appearance
 - Senior/handicapped housing
 - Simplify process to allow for in-law/ granny housing.
-

Q10

Is there anything else you would like to share about housing needs and opportunities in Lassen County?

There must be some incentives, ie. tax breaks, grants, etc to improve the overall appearance of homes in the city and county. Dead car removal, weed abatement, beautification of our town will attract small businesses. Tap volunteer resources, churches, clubs to help those who are unable to do the work.

Q11

Respondent skipped this question

To better understand Lassen County's housing equity needs, please identify if you belong to one or more of these groups (OPTIONAL. Check all that apply):

Q12

Unemployed

Please identify your employment status (OPTIONAL):

Q13

KEEP ME INFORMED. I want to stay involved as Lassen County updates its Housing Element (OPTIONAL):

Name

Email Address

LASSEN COUNTY HOUSING ELEMENT UPDATE *SEVENTH HOUSING ELEMENT CYCLE* 2024–2029



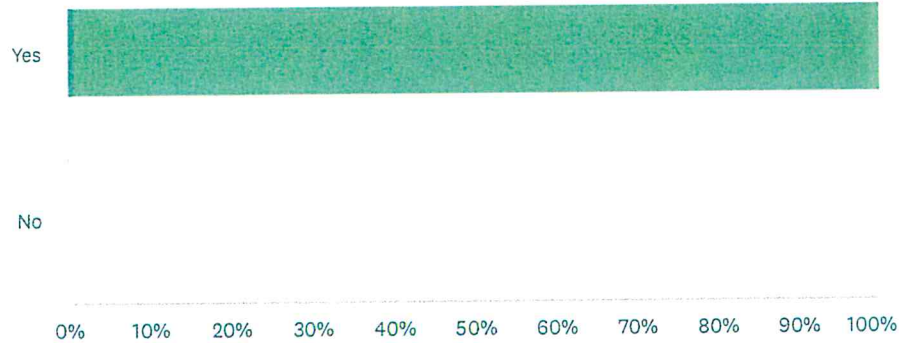
Appendix C – Housing Needs & Perceptions Survey Results ***PUBLIC REVIEW DRAFT – JAN 24, 2024***



LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY

Q1 Are you a resident of Lassen County and age 18 or older? (Mark one response ☒)

Answered: 281 Skipped: 1



ANSWER CHOICES

Yes

No

TOTAL

RESPONSES

100.00%

0.00%

281

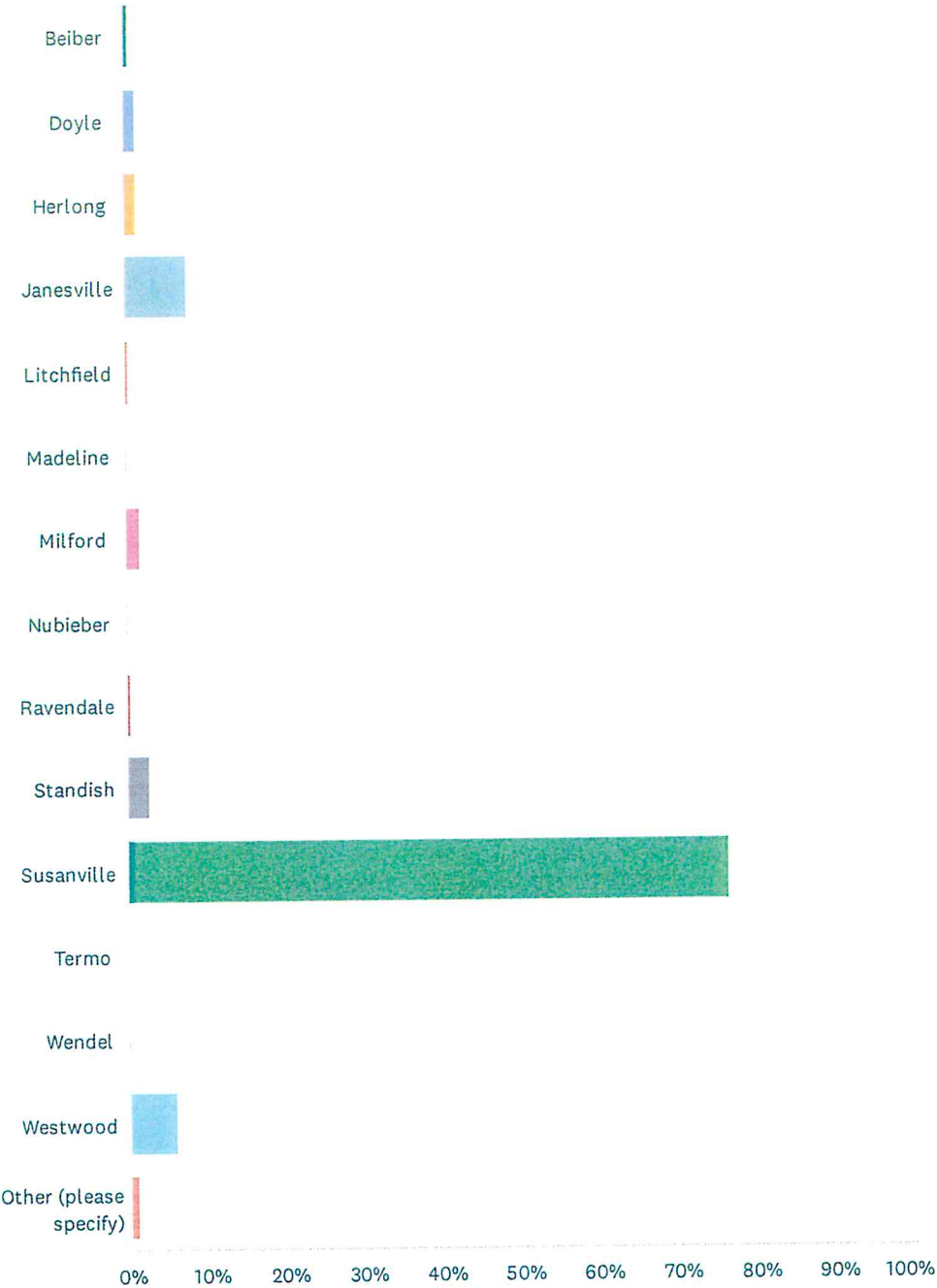
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281

LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY

Q2 What community in Lassen County do you live in? (Mark one response ☐)

Answered: 282 Skipped: 0



LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY

ANSWER CHOICES	RESPONSES	
Beiber	0.71%	2
Doyle	1.42%	4
Herlong	1.42%	4
Janesville	7.80%	22
Litchfield	0.35%	1
Madeline	0.00%	0
Milford	1.77%	5
Nubieber	0.00%	0
Ravendale	0.35%	1
Standish	2.84%	8
Susanville	76.24%	215
Termo	0.00%	0
Wendel	0.00%	0
Westwood	6.03%	17
Other (please specify)	1.06%	3
TOTAL		282

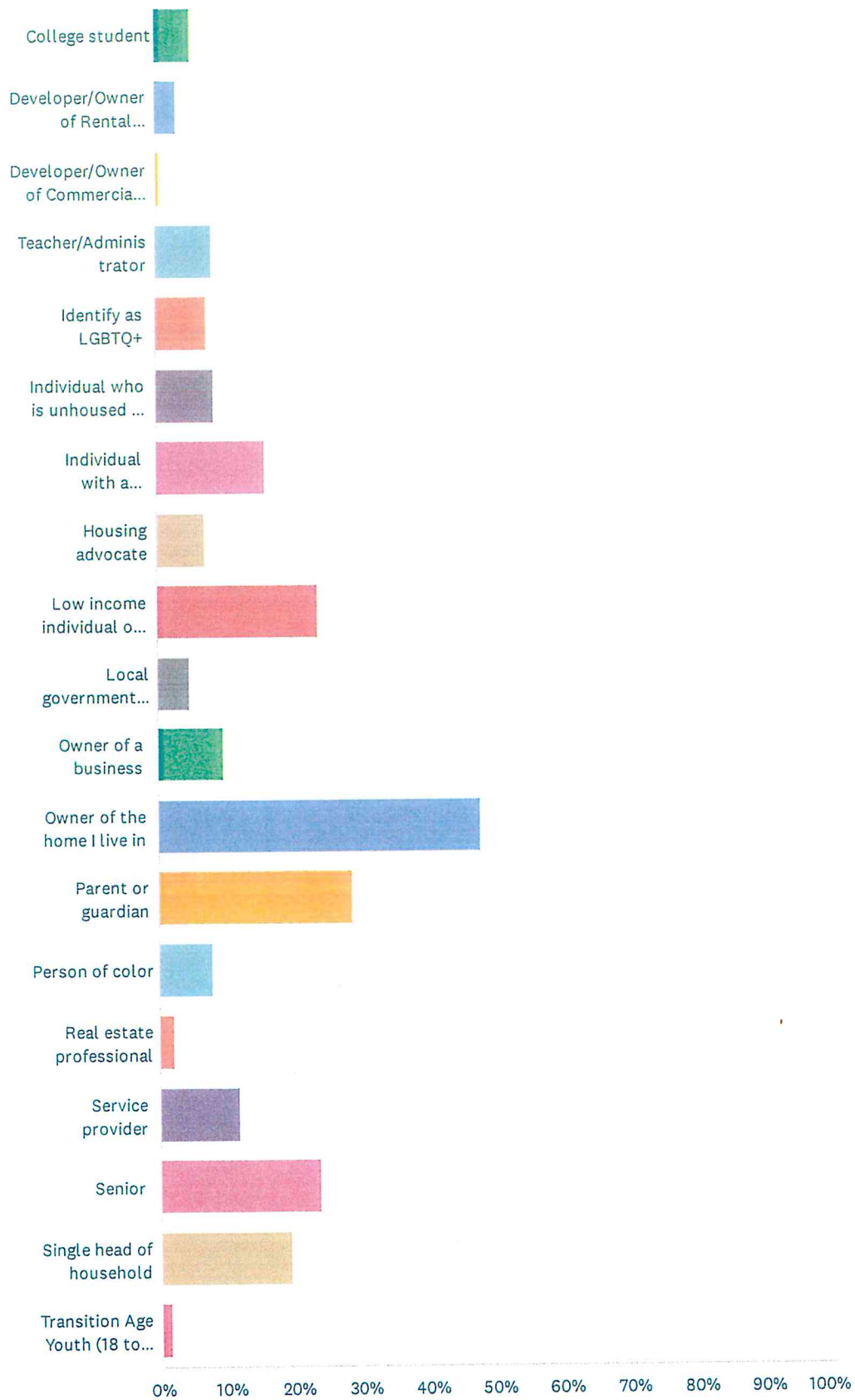
#	OTHER (PLEASE SPECIFY)	DATE
1	Lake Forest	8/29/2023 12:45 PM
2	Johnstonville	8/15/2023 9:22 PM
3	Lake Forest	8/8/2023 7:16 PM

LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY

Q3 Lassen County is home to diverse people with unique needs and we want to make sure we survey people from each group. If you're comfortable identifying yourself as any of the groups below, we would appreciate your help!

Answered: 280 Skipped: 2

LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY



LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY

ANSWER CHOICES	RESPONSES	
College student	5.36%	15
Developer/Owner of Rental Housing	3.21%	9
Developer/Owner of Commercial Units	0.71%	2
Teacher/Administrator	8.21%	23
Identify as LGBTQ+	7.50%	21
Individual who is unhoused or unstably housed	8.57%	24
Individual with a disability	16.07%	45
Housing advocate	7.14%	20
Low income individual or household	23.57%	66
Local government representative	4.64%	13
Owner of a business	9.64%	27
Owner of the home I live in	47.86%	134
Parent or guardian	28.57%	80
Person of color	7.86%	22
Real estate professional	2.14%	6
Service provider	11.79%	33
Senior	23.57%	66
Single head of household	19.29%	54
Transition Age Youth (18 to 23 years old)	1.43%	4
Total Respondents: 280		

LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY

Q4 Do you think housing in Lassen County is affordable? (Slide to indicate response)

Answered: 280 Skipped: 2



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
		60	16,838
Total Respondents: 280			280

LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY

Q5 Do you think Lassen County has enough affordable housing for low-income individuals who need it? (Slide to indicate response)

Answered: 263 Skipped: 19

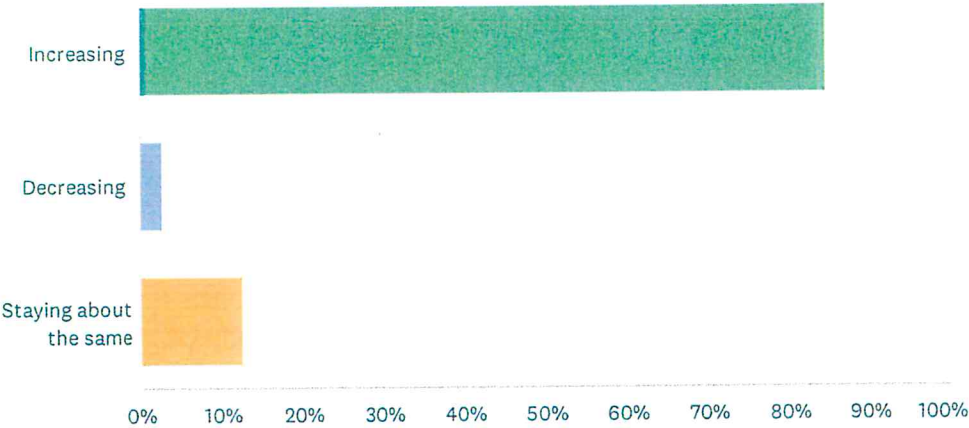


ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
		25	6,632
Total Respondents: 263			263

LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY

Q6 Compared to ten years ago, would you say the number of people who are unhoused in Lassen County is increasing, decreasing or staying about the same? (Mark one response ☒)

Answered: 280 Skipped: 2

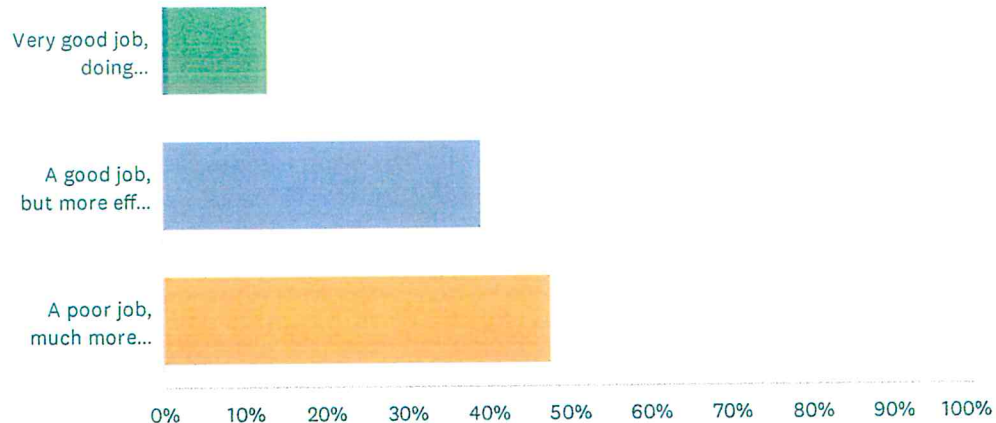


ANSWER CHOICES	RESPONSES	
Increasing	84.64%	237
Decreasing	2.86%	8
Staying about the same	12.50%	35
TOTAL		280

LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY

Q7 From what you've seen, heard or read, how would you rate local efforts in addressing homelessness? Is the community doing a very good job, doing everything it can; a good job, but more effort is needed; a poor job, much more effort is needed? (Mark one response ☒)

Answered: 276 Skipped: 6



ANSWER CHOICES

Very good job, doing everything it can
A good job, but more effort is needed
A poor job, much more effort is needed
TOTAL

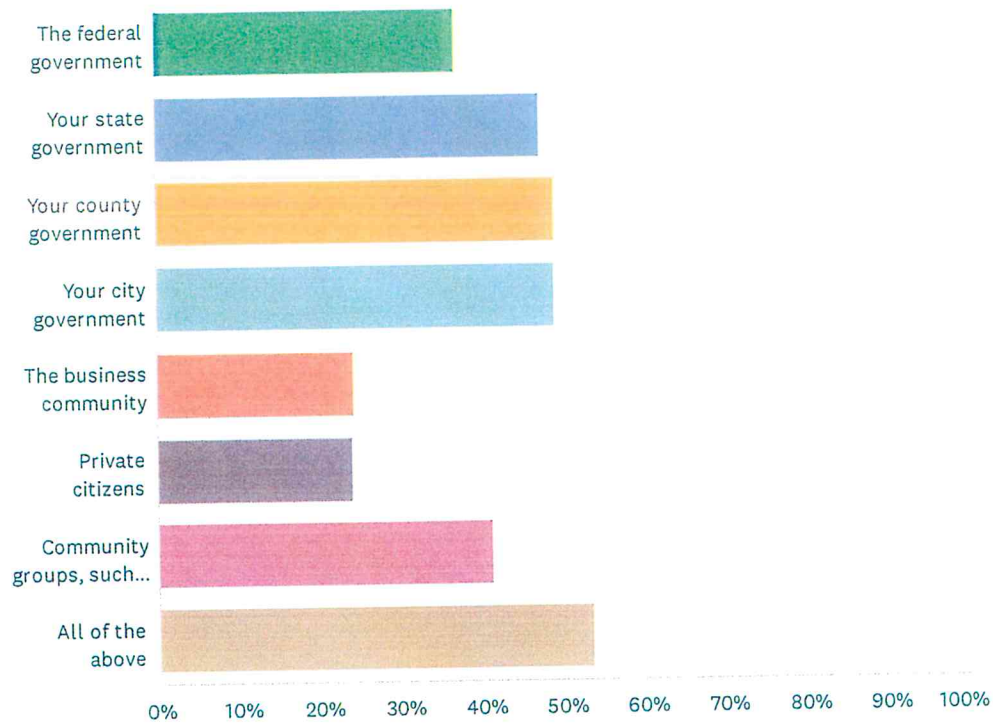
RESPONSES

13.04% 36
39.13% 108
47.83% 132
276

LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY

Q8 Which of these groups or organizations do you feel should be involved in addressing homelessness? (Mark all that apply ☑)

Answered: 277 Skipped: 5



ANSWER CHOICES

RESPONSES

The federal government

36.82% 102

Your state government

47.29% 131

Your county government

49.10% 136

Your city government

49.10% 136

The business community

24.19% 67

Private citizens

23.83% 66

Community groups, such as nonprofit organizations and charitable groups including religious organizations

41.16% 114

All of the above

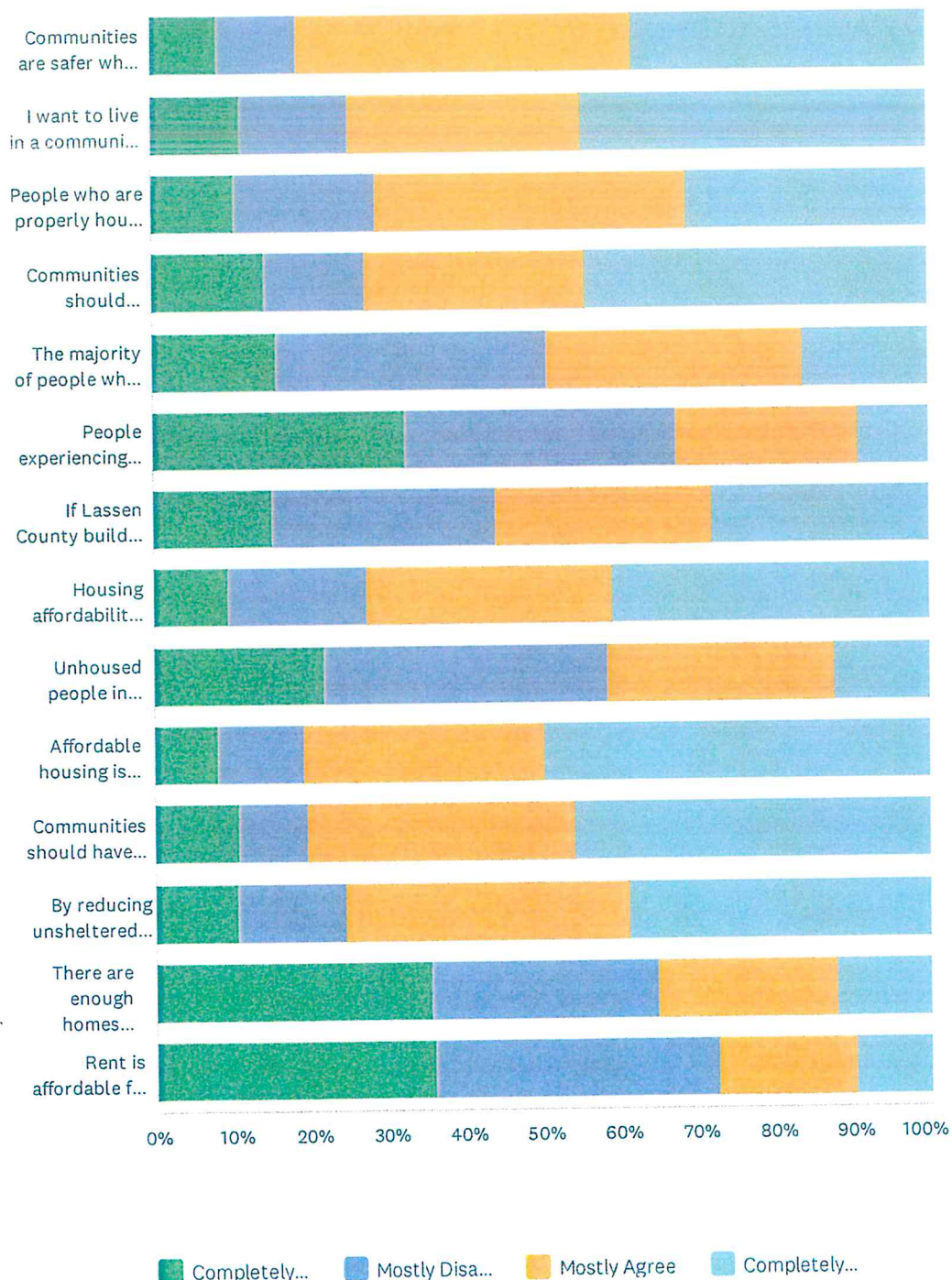
53.43% 148

Total Respondents: 277

LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY

Q9 What extent, do you agree or disagree with the following statements?
Do you completely agree, mostly agree, mostly disagree or completely disagree? (Mark one response per statement ☒)

Answered: 282 Skipped: 0



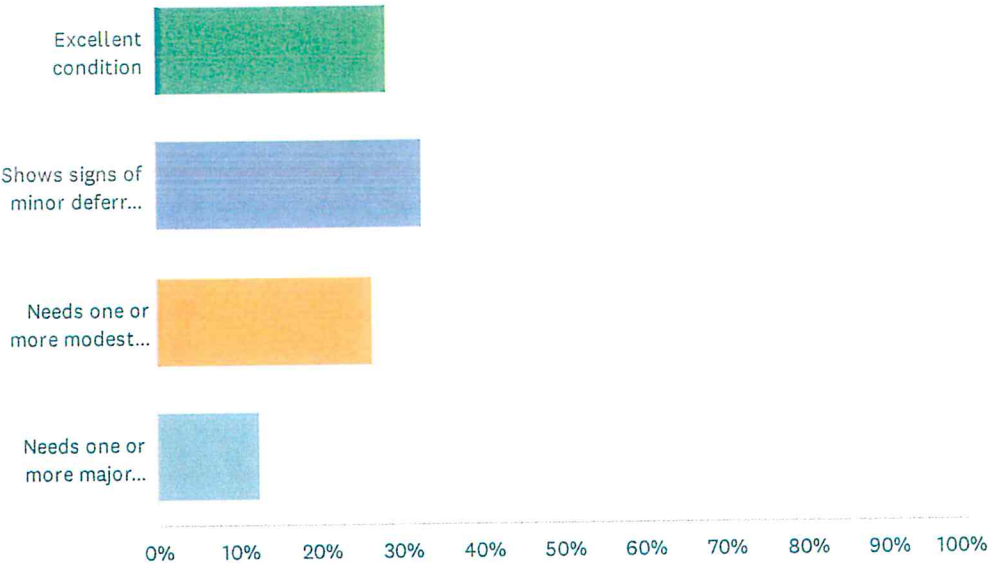
LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY

	COMPLETELY DISAGREE	MOSTLY DISAGREE	MOSTLY AGREE	COMPLETELY AGREE	TOTAL
Communities are safer when people do not have to live unhoused	8.54% 24	10.32% 29	43.06% 121	38.08% 107	281
I want to live in a community that provides for the care of its unhoused citizens	11.43% 32	13.93% 39	30.00% 84	44.64% 125	280
People who are properly housed use fewer public services and reduce burdens on police and hospitals	10.71% 30	18.21% 51	40.00% 112	31.07% 87	280
Communities should construct more affordable housing to serve all of its citizens	14.59% 41	12.81% 36	28.47% 80	44.13% 124	281
The majority of people who are unhoused in Lassen are from other counties	15.87% 43	35.06% 95	32.84% 89	16.24% 44	271
People experiencing homelessness have a warm place to spend the night during the winter in this community	32.49% 90	35.02% 97	23.47% 65	9.03% 25	277
If Lassen County builds more affordable housing, it will attract more low-income households	15.41% 43	28.67% 80	27.96% 78	27.96% 78	279
Housing affordability is a problem in Lassen County	9.61% 27	17.79% 50	31.67% 89	40.93% 115	281
Unhoused people in Lassen County have access to all of the services they need to obtain housing	21.86% 61	36.56% 102	29.39% 82	12.19% 34	279
Affordable housing is important for Lassen County	8.21% 23	11.07% 31	31.07% 87	49.64% 139	280
Communities should have Permanent Supportive Housing to ensure people experiencing homelessness who have a disability, including mental illness, can get the housing and support they need	10.75% 30	8.96% 25	34.41% 96	45.88% 128	279
By reducing unsheltered homelessness through stable housing, Permanent Supportive Housing is an asset to the community.	10.68% 30	13.88% 39	36.65% 103	38.79% 109	281
There are enough homes located in Lassen County for young adults and first-time home buyers to find an affordable home	35.59% 100	29.18% 82	23.13% 65	12.10% 34	281
Rent is affordable for teachers, grocery store workers, and other service employees	36.07% 101	36.43% 102	17.86% 50	9.64% 27	280

LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY

Q10 How would you rate the physical condition of the unit you live in?
(Mark one response ☒)

Answered: 276 Skipped: 6

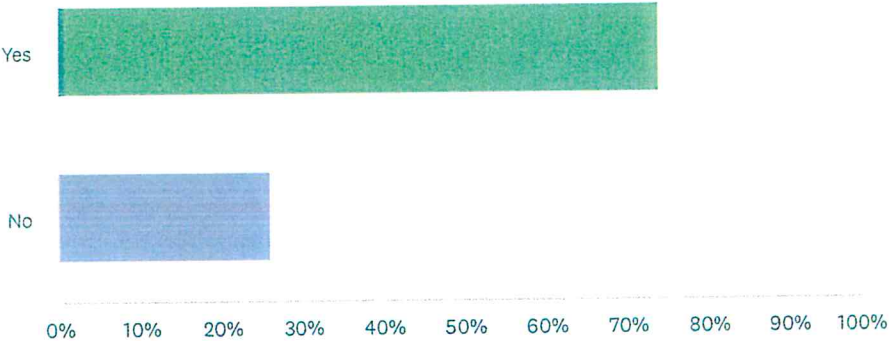


ANSWER CHOICES	RESPONSES	
Excellent condition	28.26%	78
Shows signs of minor deferred maintenance (peeling paint, etc.)	32.61%	90
Needs one or more modest rehabilitation improvements (new roof, new siding, etc.)	26.45%	73
Needs one or more major rehabilitation improvements (new foundation, new plumbing, etc.)	12.68%	35
TOTAL		276

LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY

Q11 Are you satisfied with your current housing? (Mark one response ☒)

Answered: 277 Skipped: 5

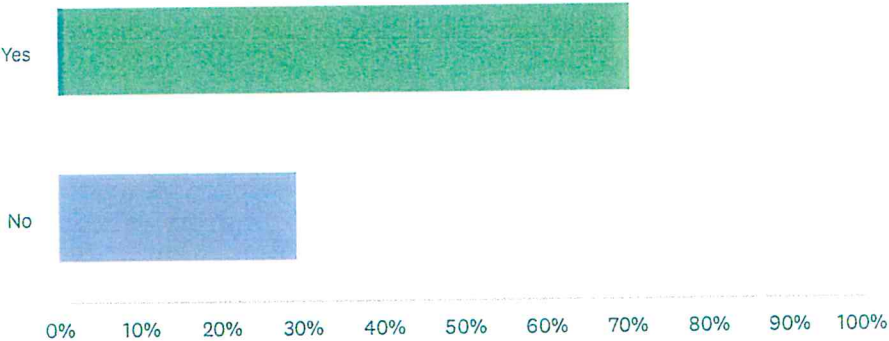


ANSWER CHOICES	RESPONSES	
Yes	74.01%	205
No	25.99%	72
TOTAL		277

LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY

Q12 Are your housing needs being met in Lassen County with the options currently available? (Mark one response ☒)

Answered: 278 Skipped: 4

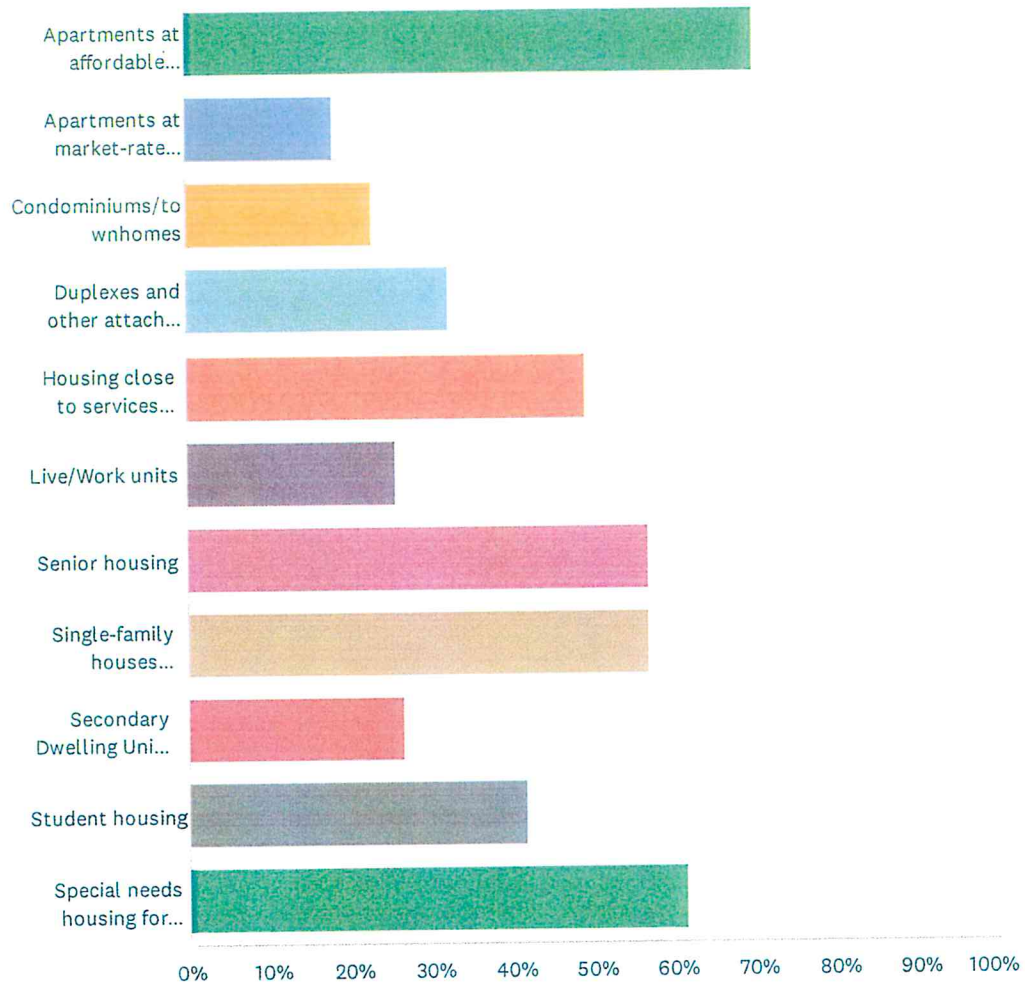


ANSWER CHOICES		RESPONSES	
Yes		70.50%	196
No		29.50%	82
TOTAL			278

LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY

Q13 What types of housing are most needed in Lassen County? (Mark all that apply ☑)

Answered: 277 Skipped: 5



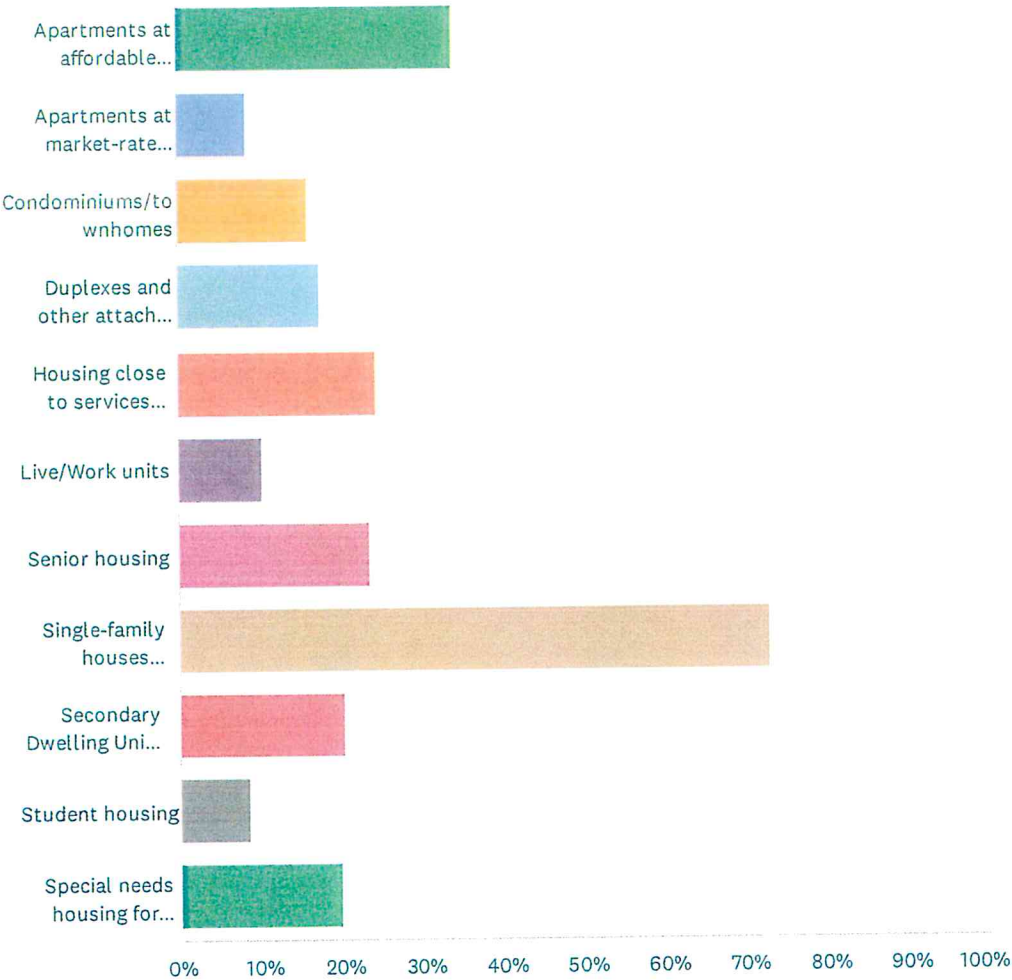
LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY

ANSWER CHOICES	RESPONSES	
Apartments at affordable rents	70.04%	194
Apartments at market-rate rents	18.05%	50
Condominiums/townhomes	22.74%	63
Duplexes and other attached housing	32.13%	89
Housing close to services and/or public transportation	49.10%	136
Live/Work units	25.63%	71
Senior housing	56.68%	157
Single-family houses (detached)	56.68%	157
Secondary Dwelling Units (ADUs, granny flat, guesthouse, etc.)	26.35%	73
Student housing	41.52%	115
Special needs housing for persons with disabilities or have been unhoused	61.37%	170
Total Respondents: 277		

LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY

Q14 What types of housing would meet your household's needs? (Mark all that apply ☑)

Answered: 256 Skipped: 26



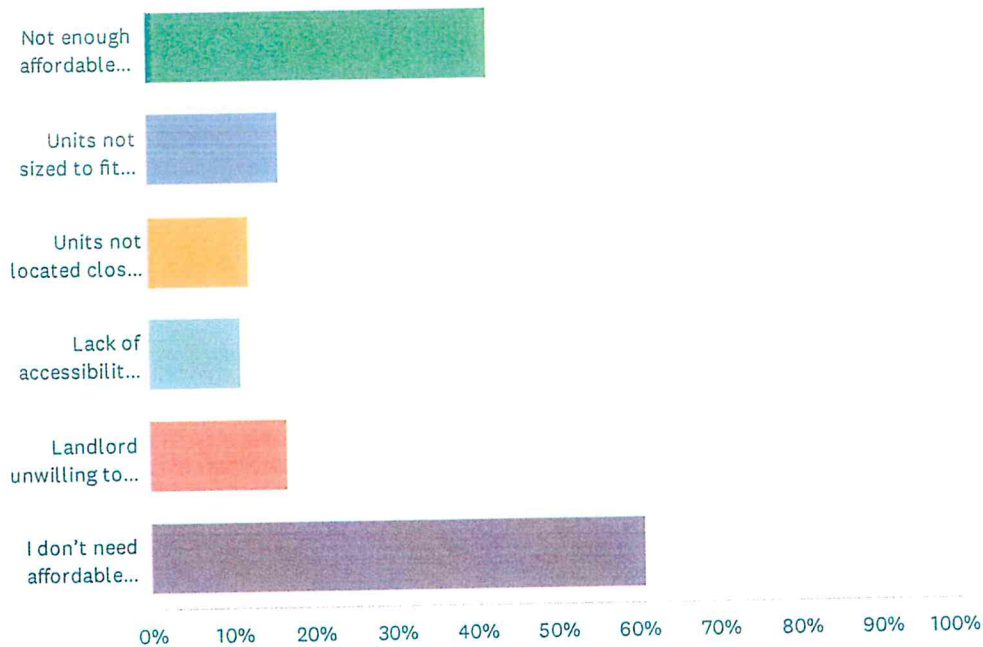
LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY

ANSWER CHOICES	RESPONSES	
Apartments at affordable rents	33.98%	87
Apartments at market-rate rents	8.59%	22
Condominiums/townhomes	16.02%	41
Duplexes and other attached housing	17.58%	45
Housing close to services and/or public transportation	24.22%	62
Live/Work units	10.16%	26
Senior housing	23.44%	60
Single-family houses (detached)	72.66%	186
Secondary Dwelling Units (ADUs, granny flat, guesthouse, etc.)	20.31%	52
Student housing	8.59%	22
Special needs housing for persons with disabilities or have been unhoused	19.92%	51
Total Respondents: 256		

LASSEN COMMUNITY HOUSING NEEDS AND PERCEPTIONS SURVEY

Q15 If you need affordable rental housing, have you experienced any of the following issues in the affordable housing market? (Check all that apply)

Answered: 267 Skipped: 15



ANSWER CHOICES

RESPONSES

Not enough affordable units; long wait lists

41.95% 112

Units not sized to fit my household's needs

16.10% 43

Units not located close to shopping, schools, medical services, etc.

12.36% 33

Lack of accessibility to fully accommodate a disability

11.24% 30

Landlord unwilling to accept a Section 8 Housing Choice Voucher

16.85% 45

I don't need affordable housing

61.05% 163

Total Respondents: 267

LASSEN COUNTY

HOUSING ELEMENT UPDATE

SEVENTH HOUSING ELEMENT CYCLE

2024–2029



Appendix D – Developer Survey Results

PUBLIC REVIEW DRAFT – JAN 24, 2024



#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 05, 2023 7:58:14 AM
Last Modified: Tuesday, December 05, 2023 8:01:59 AM
Time Spent: 00:03:44
IP Address: 137.164.156.15

Page 1

Q1 Other (please specify):
 My role as a stakeholder can best be described as: Community Education Partner

Q2
 What local jurisdictions do you have experience in? Do you work locally or regionally?
 locally

Q3
 If you work with any affordable housing funding sources, which do you usually use?
 N/A

Q4
 What is your level of interest in developing in Lassen? Have you encountered constraints to development in Lassen?
 How does development in this jurisdiction compare to other jurisdictions?
 It appears that developing in Lassen County is not very user friendly.

Q5
 What are the most significant constraints to residential development that you've experienced?

Fees and exactions	Somewhat prohibitive
Land use and zoning	Somewhat prohibitive
Processing and permitting procedures	Highly prohibitive
Availability of financing	Highly prohibitive
Availability of vacant land	Neither prohibitive nor beneficial / N/A
Availability of labor	Somewhat prohibitive
Costs (labor, materials, land)	Somewhat prohibitive
Community opposition	Highly prohibitive

Q6

How often do you use streamlining provisions (e.g. density bonuses, SB 35) for development? How easy is it for you as a developer to understand what options are available to you?

N/A

Q7

What has your experience been like working with the County (staff, electeds, appointeds, and/or greater community)?

N/A

Q8

What is an estimate of the cost assumptions you use for local development? (e.g. land costs per acre, construction costs per square feet or per unit)

N/A

Q9

The biggest housing needs facing Lassen today are (check all that apply):

Lassen needs housing choices in lower price range,

Lassen needs more housing for seniors,

Lassen needs homes that are affordable to first-time homebuyers

,

Lassen needs lower-cost rental housing,

Lassen needs housing for people who work in the County

Q10

What are some unique features of Lassen that can be housing opportunities for the community? For example: Underutilized commercial/industrial spaces that could include housing Large areas that could accommodate additional housing units, e.g., churches, schools, and strip malls Large homes that could be modified to accommodate more residents Other programs to facilitate housing production, preservation, and protection

All of the above

Q11

How would you like to be involved going forward?

I would like to be added to the Housing Element Update email contact list to receive updates

Q12

Please provide the best contact method and additional information about your organization:

Name

Organization or Affiliation

City/Town

Email Address

Phone Number

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 05, 2023 7:57:55 AM
Last Modified: Tuesday, December 05, 2023 8:11:49 AM
Time Spent: 00:13:53
IP Address: 24.49.89.25

Page 1

Q1 **A homelessness services provider**

My role as a stakeholder can best be described as:

Q2
What local jurisdictions do you have experience in? Do you work locally or regionally?

Lassen County

Q3
If you work with any affordable housing funding sources, which do you usually use?

Grant Funded

Q4
What is your level of interest in developing in Lassen? Have you encountered constraints to development in Lassen?
How does development in this jurisdiction compare to other jurisdictions?

Affordable housing for not only low income but middle class families that are technically now in a low income bracket but never qualify by state and federal standards.

Q5

What are the most significant constraints to residential development that you've experienced?

Fees and exactions	Highly prohibitive
Land use and zoning	Highly prohibitive
Processing and permitting procedures	Highly prohibitive
Availability of financing	Highly prohibitive
Availability of vacant land	Highly prohibitive
Availability of labor	Highly prohibitive
Costs (labor, materials, land)	Highly prohibitive
Community opposition	Highly prohibitive

Q6

How often do you use streamlining provisions (e.g. density bonuses, SB 35) for development? How easy is it for you as a developer to understand what options are available to you?

N/A

Q7

What has your experience been like working with the County (staff, electeds, appointeds, and/or greater community)?

Difficult

Q8

What is an estimate of the cost assumptions you use for local development? (e.g. land costs per acre, construction costs per square feet or per unit)

N/A

Q9

The biggest housing needs facing Lassen today are (check all that apply):

Lassen needs housing choices in lower price range,
 Lassen needs more housing for seniors,
 Lassen needs homes that are affordable to first-time homebuyers
 ,
 Lassen needs lower-cost rental housing,
 Lassen needs housing for people who work in the County
 ,
 Lassen needs more housing for large or intergenerational families

Q10

What are some unique features of Lassen that can be housing opportunities for the community? For example:
Underutilized commercial/industrial spaces that could include housing Large areas that could accommodate additional housing units, e.g., churches, schools, and strip malls Large homes that could be modified to accommodate more residents Other programs to facilitate housing production, preservation, and protection

All of the above

Q11

None of the above

How would you like to be involved going forward?

Q12

Please provide the best contact method and additional information about your organization:

Name

Organization or Affiliation

City/Town

Email Address

Phone Number

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 05, 2023 8:07:19 AM
Last Modified: Tuesday, December 05, 2023 8:26:30 AM
Time Spent: 00:19:10
IP Address: 24.49.89.25

Page 1

Q1 **A homelessness services provider**

My role as a stakeholder can best be described as:

Q2
What local jurisdictions do you have experience in? Do you work locally or regionally?

locally on Lasen county

Q3
If you work with any affordable housing funding sources, which do you usually use?
subsidized housing, section 8, low income housing, senior housing, domestic violence shelter

Q4
What is your level of interest in developing in Lassen? Have you encountered constraints to development in Lassen?
How does development in this jurisdiction compare to other jurisdictions?

If I were to stay in this area then I would be very interested. I am most likely leaving the area because the wages in the county are too low and the town still charges unaffordable California prices for rent, food and gas. The constraints that I have heard from the local community are that the property taxes and insurance for the houses for sale are too high as well as the commercial buildings. There is a lot of real estate that remains empty as a result while the low income buildings reach their capacity limits. There have been efforts made to come up with solutions to these issues but getting the town to agree is often difficult. Also finding the budget is a problem. Lassen has a lot of potential. The surrounding land is often stunning. If the right people were involved in fixing it up it could be a great place to live with a much better economy.

Q5

What are the most significant constraints to residential development that you've experienced?

Fees and exactions	Highly prohibitive
Land use and zoning	Highly prohibitive
Processing and permitting procedures	Highly prohibitive
Availability of financing	Highly prohibitive
Availability of vacant land	Highly beneficial
Availability of labor	Somewhat beneficial
Costs (labor, materials, land)	Somewhat prohibitive
Community opposition	Highly prohibitive

Q6

How often do you use streamlining provisions (e.g. density bonuses, SB 35) for development? How easy is it for you as a developer to understand what options are available to you?

no comment

Q7

What has your experience been like working with the County (staff, electeds, appointeds, and/or greater community)?

I feel that the community isn't progressive. They do not like change and they cling to the idea of the past, or how things used to be vs. how they could be. People remain uneducated and unaware and they tend to focus on what only they believe to be true. A big notion that is often expressed is that if more low-income housing is developed it will attract more homeless, addicted, broken families etc.

Q8

What is an estimate of the cost assumptions you use for local development? (e.g. land costs per acre, construction costs per square feet or per unit)

no comment

Q9

The biggest housing needs facing Lassen today are (check all that apply):

- Lassen needs housing choices in lower price range,
- Lassen needs more housing for seniors,
- Lassen needs lower-cost rental housing,
- Lassen needs more housing for large or intergenerational families

Q10

What are some unique features of Lassen that can be housing opportunities for the community? For example:
Underutilized commercial/industrial spaces that could include housing Large areas that could accommodate additional housing units, e.g., churches, schools, and strip malls Large homes that could be modified to accommodate more residents Other programs to facilitate housing production, preservation, and protection

all of the above

Q11

How would you like to be involved going forward?

**I would like to be added to the Housing Element Update
email contact list to receive updates**

Q12

Please provide the best contact method and additional information about your organization:

Name

Organization or Affiliation

City/Town

Email Address

Phone Number

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, December 11, 2023 1:23:05 PM
Last Modified: Monday, December 11, 2023 1:52:25 PM
Time Spent: 00:29:20
IP Address: 97.92.106.185

Page 1

Q1 **A licensed real estate agent**

My role as a stakeholder can best be described as:

Q2

What local jurisdictions do you have experience in? Do you work locally or regionally?

Commercial and Multifamily specialties. Regional, licensed in NV and CA

Q3 **Respondent skipped this question**

If you work with any affordable housing funding sources, which do you usually use?

Q4

What is your level of interest in developing in Lassen? Have you encountered constraints to development in Lassen? How does development in this jurisdiction compare to other jurisdictions?

High level in regards to Developing Interest. California restrictions and requirements are main obstacle. Local government is doing what they can.

Q5

What are the most significant constraints to residential development that you've experienced?

Fees and exactions	Somewhat prohibitive
Land use and zoning	Somewhat beneficial
Processing and permitting procedures	Somewhat beneficial
Availability of financing	Somewhat prohibitive
Availability of vacant land	Highly beneficial
Availability of labor	Highly beneficial
Costs (labor, materials, land)	Somewhat beneficial
Community opposition	Somewhat prohibitive

Q6

Respondent skipped this question

How often do you use streamlining provisions (e.g. density bonuses, SB 35) for development? How easy is it for you as a developer to understand what options are available to you?

Q7

What has your experience been like working with the County (staff, electeds, appointeds, and/or greater community)?

good

Q8

What is an estimate of the cost assumptions you use for local development? (e.g. land costs per acre, construction costs per square foot or per unit)

Affordable Land Cost can offset High development cost but in the end, rents will not support the final product

Q9

The biggest housing needs facing Lassen today are (check all that apply):

Lassen needs more housing for seniors,

Other (please specify):

Lassen county is one of the most affordable areas of California. Housing prices should be enticing buyers to the area.

Q10

What are some unique features of Lassen that can be housing opportunities for the community? For example: Underutilized commercial/industrial spaces that could include housing Large areas that could accommodate additional housing units, e.g., churches, schools, and strip malls Large homes that could be modified to accommodate more residents Other programs to facilitate housing production, preservation, and protection

Underutilized commercial and industrial space, Development of industrial properties for users. Attracting retirees to the area from other high cost markets, promoting recreation and quality of life as a marketing tool for Lassen County.

Q11

How would you like to be involved going forward?

I would like to be added to the Housing Element Update email contact list to receive updates

Q12

Please provide the best contact method and additional information about your organization:

Name

Organization or Affiliation

City/Town

Email Address

Phone Number

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 12, 2023 9:42:23 AM
Last Modified: Tuesday, December 12, 2023 9:46:54 AM
Time Spent: 00:04:31
IP Address: 208.74.107.69

Page 1

Q1 Other (please specify):
 Licensed Real Estate Appraiser
 My role as a stakeholder can best be described as:

Q2
 What local jurisdictions do you have experience in? Do you work locally or regionally?
 Lassen County and NE California

Q3 Respondent skipped this question
 If you work with any affordable housing funding sources, which do you usually use?

Q4 Respondent skipped this question
 What is your level of interest in developing in Lassen?
 Have you encountered constraints to development in Lassen? How does development in this jurisdiction compare to other jurisdictions?

Q5
 What are the most significant constraints to residential development that you've experienced?

Fees and exactions	Somewhat prohibitive
Land use and zoning	Neither prohibitive nor beneficial / N/A
Processing and permitting procedures	Somewhat prohibitive
Availability of financing	Neither prohibitive nor beneficial / N/A
Availability of vacant land	Highly beneficial
Availability of labor	Neither prohibitive nor beneficial / N/A
Costs (labor, materials, land)	Somewhat prohibitive
Community opposition	Neither prohibitive nor beneficial / N/A

Q6

Respondent skipped this question

How often do you use streamlining provisions (e.g. density bonuses, SB 35) for development? How easy is it for you as a developer to understand what options are available to you?

Q7

What has your experience been like working with the County (staff, electeds, appointeds, and/or greater community)?

Mixed experiences from helpful to hurtful

Q8

Respondent skipped this question

What is an estimate of the cost assumptions you use for local development? (e.g. land costs per acre, construction costs per square feet or per unit)

Q9

The biggest housing needs facing Lassen today are (check all that apply):

**Lassen needs housing choices in lower price range,
Lassen needs homes that are affordable to first-time homebuyers**

Q10

Respondent skipped this question

What are some unique features of Lassen that can be housing opportunities for the community? For example:
Underutilized commercial/industrial spaces that could include housing
Large areas that could accommodate additional housing units, e.g., churches, schools, and strip malls
Large homes that could be modified to accommodate more residents
Other programs to facilitate housing production, preservation, and protection

Q11

None of the above

How would you like to be involved going forward?

Q12

Please provide the best contact method and additional information about your organization:

Name

Organization or Affiliation

City/Town

Email Address

Phone Number

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 12, 2023 11:34:11 AM
Last Modified: Tuesday, December 12, 2023 11:45:41 AM
Time Spent: 00:11:30
IP Address: 172.127.24.127

Page 1

Q1 **A licensed real estate agent**

My role as a stakeholder can best be described as:

Q2

What local jurisdictions do you have experience in? Do you work locally or regionally?

Locally

Q3

If you work with any affordable housing funding sources, which do you usually use?

A lender I use has access to better rates than the standard lender.

Q4

What is your level of interest in developing in Lassen? Have you encountered constraints to development in Lassen? How does development in this jurisdiction compare to other jurisdictions?

It's expensive to get a permit or even a use permit to get reviewed.

Q5

What are the most significant constraints to residential development that you've experienced?

Fees and exactions	Highly prohibitive
Processing and permitting procedures	Neither prohibitive nor beneficial / N/A
Availability of financing	Somewhat beneficial
Availability of vacant land	Highly beneficial
Availability of labor	Neither prohibitive nor beneficial / N/A
Costs (labor, materials, land)	Highly prohibitive
Community opposition	Somewhat prohibitive

Q6

How often do you use streamlining provisions (e.g. density bonuses, SB 35) for development? How easy is it for you as a developer to understand what options are available to you?

Fairly easy

Q7

What has your experience been like working with the County (staff, electeds, appointeds, and/or greater community)?

It's a slow process

Q8

What is an estimate of the cost assumptions you use for local development? (e.g. land costs per acre, construction costs per square feet or per unit)

Contractors in the area are hard to obtain and have high fees.

Q9

The biggest housing needs facing Lassen today are (check all that apply):

Lassen needs housing choices in lower price range,

Lassen needs more housing for seniors,

Lassen needs homes that are affordable to first-time homebuyers

,

Lassen needs lower-cost rental housing

Q10

What are some unique features of Lassen that can be housing opportunities for the community? For example:
Underutilized commercial/industrial spaces that could include housing
Large areas that could accommodate additional housing units, e.g., churches, schools, and strip malls
Large homes that could be modified to accommodate more residents
Other programs to facilitate housing production, preservation, and protection

Lots of unused commercial spaces and land

Q11

None of the above

How would you like to be involved going forward?

Q12

Please provide the best contact method and additional information about your organization:

Name

Organization or Affiliation

City/Town

Email Address

Phone Number

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 12, 2023 12:02:18 PM
Last Modified: Tuesday, December 12, 2023 12:08:18 PM
Time Spent: 00:05:59
IP Address: 98.97.33.238

Page 1

Q1 A licensed real estate agent

My role as a stakeholder can best be described as:

Q2
 What local jurisdictions do you have experience in? Do you work locally or regionally?

Locally

Q3
 If you work with any affordable housing funding sources, which do you usually use?

Section 8

Q4
 What is your level of interest in developing in Lassen? Have you encountered constraints to development in Lassen?
 How does development in this jurisdiction compare to other jurisdictions?

My level of interest in developing in lassen is low.

Q5
 What are the most significant constraints to residential development that you've experienced?

Fees and exactions	Highly prohibitive
Land use and zoning	Highly beneficial
Processing and permitting procedures	Highly prohibitive
Availability of financing	Neither prohibitive nor beneficial / N/A
Availability of vacant land	Highly beneficial
Availability of labor	Neither prohibitive nor beneficial / N/A
Costs (labor, materials, land)	Highly prohibitive
Community opposition	Neither prohibitive nor beneficial / N/A

Q6

How often do you use streamlining provisions (e.g. density bonuses, SB 35) for development? How easy is it for you as a developer to understand what options are available to you?

N/A

Q7

What has your experience been like working with the County (staff, electeds, appointeds, and/or greater community)?

N/A

Q8

What is an estimate of the cost assumptions you use for local development? (e.g. land costs per acre, construction costs per square feet or per unit)

Construction costs per square feet

Q9

The biggest housing needs facing Lassen today are (check all that apply):

Lassen needs housing choices in lower price range,
Lassen needs homes that are affordable to first-time homebuyers
,
Lassen needs lower-cost rental housing

Q10

What are some unique features of Lassen that can be housing opportunities for the community? For example:
Underutilized commercial/industrial spaces that could include housing Large areas that could accommodate additional housing units, e.g., churches, schools, and strip malls Large homes that could be modified to accommodate more residents Other programs to facilitate housing production, preservation, and protection

Vacant commercial units to be modified for housing.

Q11

None of the above

How would you like to be involved going forward?

Q12

Please provide the best contact method and additional information about your organization:

Name

Organization or Affiliation

Email Address

Phone Number

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, December 13, 2023 11:35:34 AM
Last Modified: Wednesday, December 13, 2023 12:01:20 PM
Time Spent: 00:25:45
IP Address: 24.49.89.27

Page 1

Q1

Other (please specify):

My role as a stakeholder can best be described as:

Local Nonprofit

Q2

What local jurisdictions do you have experience in? Do you work locally or regionally?

Community wildfire protection. Locally/Regionally

Q3

If you work with any affordable housing funding sources, which do you usually use?

NA

Q4

What is your level of interest in developing in Lassen? Have you encountered constraints to development in Lassen?
How does development in this jurisdiction compare to other jurisdictions?

My main level of interest is fire safe development within the WUI. Calfire has statewide codes for building within a WUI.

Q5

What are the most significant constraints to residential development that you've experienced?

Fees and exactions	Neither prohibitive nor beneficial / N/A
Land use and zoning	Neither prohibitive nor beneficial / N/A
Processing and permitting procedures	Neither prohibitive nor beneficial / N/A
Availability of financing	Neither prohibitive nor beneficial / N/A
Availability of vacant land	Neither prohibitive nor beneficial / N/A
Availability of labor	Neither prohibitive nor beneficial / N/A
Costs (labor, materials, land)	Neither prohibitive nor beneficial / N/A
Community opposition	Neither prohibitive nor beneficial / N/A

Q6

How often do you use streamlining provisions (e.g. density bonuses, SB 35) for development? How easy is it for you as a developer to understand what options are available to you?

NA

Q7

What has your experience been like working with the County (staff, electeds, appointeds, and/or greater community)?

Local staff is great to work with.

Q8

What is an estimate of the cost assumptions you use for local development? (e.g. land costs per acre, construction costs per square foot or per unit)

NA

Q9

The biggest housing needs facing Lassen today are (check all that apply):

Other (please specify):
Hardened homes and defensible space

Q10

What are some unique features of Lassen that can be housing opportunities for the community? For example:
Underutilized commercial/industrial spaces that could include housing Large areas that could accommodate additional housing units, e.g., churches, schools, and strip malls Large homes that could be modified to accommodate more residents Other programs to facilitate housing production, preservation, and protection

NA

Q11

None of the above

How would you like to be involved going forward?

Q12

Please provide the best contact method and additional information about your organization:

Name

Organization or Affiliation

City/Town

Email Address

Phone Number
