



CITY OF TEHAMA

2024 – 2029 Housing Element

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I. INTRODUCTION

The Housing Element identifies existing and projected housing needs and establishes goals, policies, standards, and implementation measures for the preservation, improvement, and development of housing in the City of Tehama (City). It meets detailed requirements of state housing element law, including requirements for a residential land inventory sufficient to meet the City's share of the state-prescribed regional housing need. The Housing Element is the component of the City's General Plan that provides a five-year vision for housing. Tehama, along with all municipalities, is required by state law to update the Housing Element of the General Plan every five years. Upon its adoption by the Tehama City Council, this updated housing element will serve as a comprehensive statement of the City's housing policies and as a specific guide for program actions to be taken in support of those policies.

The California housing element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community through preparation of a housing element as part of their comprehensive general plan. Section 65302(c) of the Government Code sets forth the specific components to be contained in a community's housing element. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain, housing development. This document presents an effective housing element that discusses the necessary conditions for preserving and producing an adequate supply of affordable housing. It is intended that this housing element be reviewed and updated not less than every five years in order to remain relevant and useful to decisionmakers, the private sector, and residents.

California law explicitly states that it is not the City's responsibility to guarantee or ensure that the housing units that are needed to accommodate anticipated population growth are constructed. Instead, the City's obligations under state law are to: (1) provide adequate, appropriately zoned sites to meet the existing and projected housing needs of all economic segments of the community; (2) eliminate any constraints to the private development of a supply of housing to meet the needs of all economic segments of the community; and (3) otherwise facilitate the actions required of the development industry in providing an adequate supply of housing.

This Housing Element consists of the following major components: (1) an analysis of the City's demographics, housing characteristics, and existing and future housing needs; (2) a review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs; (3) an evaluation of the land, financial, and organizational resources available to address the City's identified housing needs; and (4) a statement of the Housing Plan to address the City's identified housing needs, including housing goals, policies, and programs.

A. Data Sources

In preparing the Housing Element, various sources of information were used to fully understand the circumstances of local housing and complete a review and analysis of the community's population characteristics. The City relied on the US Census, American Community Survey (ACS), California Department of Finance, California Department of Housing and Community Development (HCD), Comprehensive Housing Affordability Strategy data (HUD), and other local sources available.

The US Census, which is completed every 10 years, is an important source of information for the community profile. It provides the most reliable and in-depth data for demographic characteristics of a locality. The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. The Housing Needs Assessment reflects the 2017–2021 ACS data provided by HCD or obtained from the US Census. The data provided by ACS are estimates based on a national survey and in some cases may not accurately represent the City of Tehama due to its small size.

The California Department of Finance is another source of valuable data and is more current than the census. However, the Department of Finance does not provide the depth of information that can be found in the US Census Bureau reports. Whenever possible, Department of Finance data and other local sources were used in the Housing Needs Assessment to provide the most current profile of the community.

The Housing Needs Assessment utilizes data from the 2016–2020 Comprehensive Housing Affordability Strategy (CHAS) provided by HUD. This data includes the extent of housing problems and housing needs, specifically for low-income households.

B. General Plan Consistency

The California Government Code requires internal consistency among the various elements of a general plan. Government Code states that the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of goals. City staff has reviewed all elements of the general plan and has determined that this element is consistent therewith. The City will review and revise the Housing Element as necessary for consistency when amendments are made to the General Plan.

Per Assembly Bill (AB) 162 (Government Code Section 65302), the City amended its Safety and Conservation Elements of the General Plan to include analysis and policies regarding flood hazards and management information, as appropriate. Additionally, to ensure compliance with Senate Bills (SB) 1241 and 1035, the City updated its Safety Element to address wildfire and climate adaptation and resiliency. Both these requirements have been included in California Government Code Section 65302 (g) 1 through 4, requiring cities to address these issues each time they update their housing elements. The City does not have an Environmental Justice Element, but is not required to.

C. Senate Bill 244: Disadvantaged Unincorporated Communities

The 2019 Housing Element update addresses the City’s housing needs over the 2019–2024 Housing Element planning period. The Housing Element update has been analyzed for consistency with the City’s General Plan and does not propose any goals, policies, or programs that are considered contrary to General Plan goals, policies, or programs. No changes are proposed to the existing General Plan land use designations. The City will review and revise the Housing Element, as necessary for consistency, when amendments are made to the General Plan.

The City is aware of California Government Code Section 65302(h) requirements related to environmental justice and SB 244 requirements related to disadvantaged unincorporated communities. The City’s sphere of influence (SOI) does not contain any properties outside of the city limits; therefore, analysis under SB 244 is not required. The City will strive to include any Disadvantaged Unincorporated Communities (DUCs) in any future SOI expansions or annexations.

D. Citizen Participation

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

The diligent effort required by state law means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and minority households that might otherwise not participate in the process.

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

Consultations

The Housing Element was developed through the combined efforts of City staff, consultants, and the City Council. In June of 2024, the City of Tehama reached out to two agencies and organizations. The following stakeholders were interviewed:

- Tehama County Continuum of Care
- Legal Services of Northern California

In each of the consultations, the stakeholders were asked the following questions:

1. Services/Resources Provided: What services do you currently provide? Such as shelter, referral services, housing, food or job training. How often is the service provided, how many people are

- being served, how many people is the program capable of serving? What are your organization's funding sources?
2. Opportunities and Concerns: What three top opportunities do you see for the future of housing in this jurisdiction? What are your three top concerns for the future of housing in this jurisdiction?
 3. Housing Preferences: What types of housing types do your clients prefer? Is there adequate rental housing in the community? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
 4. Housing Barriers/Needs: What are the biggest barriers to finding affordable, decent housing? What are the unmet housing needs in this jurisdiction?
 5. Housing Conditions: How would you characterize the physical condition of housing in this jurisdiction? What opportunities do you see to improve housing in the future?
 6. Equity and Fair Housing: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?

Through these consultations, stakeholders noted a lack of rental housing in the City of Tehama, describing it as a homeowner's community. They noted that many housing units in Tehama are in need of physical rehabilitation and shared that the remote nature of the city can make it difficult for residents, both homeless and housed, to access services without relying on public transit, which can be infrequent in the area. Individuals with disabilities experience additional challenges finding affordable housing that is accessible for them. Some of the housing supply concerns could be addressed through rehabilitation and preservation of the existing stock to increase the supply of safe and habitable homes. Stakeholders expressed that a rehabilitation program and stronger code enforcement would benefit all residents. The City has responded to this input through the inclusion of several Housing Element programs. Through Program 2 the City will annually contact local developers and assist with development of housing affordable to lower-income households and special needs groups, including preparing or supporting applications for funding for affordable housing. As part of Program 1 the City will seek state and federal assistance to operate a Rehabilitation Program to upgrade those units needing rehabilitation consistent with state and federal guidelines. Through Program 6, the City will develop a proactive code enforcement program that holds property owners accountable, connects property owners with home rehabilitation resources, and proactively plans for resident relocation, when necessary.

In addition to the physical state of housing, stakeholders discussed the housing discrimination issues in the city. These issues may be through community education and distribution of materials to explain the rights and responsibilities of tenants, landlords, homeowners, and property owners in all languages present in the community. Through Program 6, the City will facilitate public education and outreach by creating informational flyers on fair housing that will be made available citywide at public counters, libraries, and on the City's website. City Council meetings will include a fair housing presentation at

least once per year. Additionally, through this program the City will refer interested persons and post contact information on the City's website and at City Hall to the Tehama County District Attorney, HUD FHEO, California DFEH, and/or the California Rural Legal Assistance (CRLA) for action.

Community Survey

As part of the public participation efforts during the 5th cycle Housing Element update, the City distributed a Housing Element Update Community Survey to residents through the mail. A paper survey was mailed to every known P.O. address in the City, along with a return envelope. The survey requested that residents either return the survey through the mail or drop it off at City Hall. The survey was mailed to 157 addresses, requesting a response by September 4, 2020. The City received 63 responses, for a response rate of approximately 40 percent. As this was only 4 years ago, and not much has changed within the City, this data is still relevant. Refer to **Appendix A** for the complete survey results.

City Council Hearing

A public hearing was conducted on Tuesday, July 9th, 2024. Many comments received indicated that there are existing homes in Tehama to meet all economic levels, but that building new homes that meet flood plain requirements and current building codes makes houses too expensive for the low income levels. This has meant that no new homes have been built in last 10 years even though lots are affordable. Other constraints that were identified were a lack of support services and resources in the City, such as grocery stores or medical facilities. There are some transportation services available for the general public and senior citizens, but additional services are needed. The Council expressed that single family homes are desirable, but some existing homes and new homes need to be available for multigenerational family needs. They feel ADUs may be a good fit, but they still have to meet flood requirements. Commenters also expressed an interest in seeing mortgage assistance programs, first time home buyers programs and other programs. The community's priority is to maintain existing homes because of the age of housing in Tehama. This feedback was incorporated into the Housing Element with the inclusion of Program 1 (Rehabilitation), Program 2 (Affordable Housing Development), Program 8 (Home Improvement and Other Strategies for Seniors and Persons with Disabilities), Program 9 (Encourage Accessory Dwelling Units for Lower-Income Households), Program 14 (Access to Resources and Place-Based Revitalization), and Program 15 (Environmental Hazard Mitigation).

II. REVIEW OF PREVIOUS HOUSING ELEMENT

When preparing an updated housing element, local government is required to evaluate its progress toward achieving the goals contained in the previous housing element. This evaluation should include a discussion of the following: (1) the effectiveness of the housing element in the attainment of the state housing goals; (2) an analysis of the significant differences between what was projected and what was achieved; and (3) a description of how the goals, objectives, policies, and programs of the updated element incorporated what has been learned from the results of the previous element.

In preparing this updated element, the City reexamined the goals and policies that give direction to the City's housing programs, as well as the progress that has been made toward their attainment. **Table 1** provides the status of the programs contained in the previous element. The housing goals, policies, and programs are responsive to state housing goals and continue to reflect the desires and aspirations of the community. Adoption of this updated element reaffirms the City of Tehama's commitment to these goals, policies, and programs.

Efforts to Address Special Housing Needs

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in the Review of Previous 2019-2024 Housing Element Programs matrix (**Table 1**), the City worked diligently to continuously promote housing for special-needs groups in a variety of ways.

- Pursuant to SB 2, the City amended the municipal code to ensure zoning for a variety of housing types through Ord. No. 198. The amendments include:
 - Adopting the objective standards and Permitting emergency shelters in compliance with Government Code Government Code Section 65583(a)(4)
 - Amending the definition of "family."
 - Permitting employee and farmworker housing in compliance with Safety Code 17021.5.
 - Defining and allowing low barrier navigation centers in compliance with Government Code Section 65660. Defining and allowing transitional and supportive housing in all residential zones and subject to the same development standards.
 - Defining and allowing community care facilities with six or fewer residents in the residential district.
- Permitting multifamily housing that is subject to the City's development standards and complies with the flood zone requirements by right without the approval of a discretionary permit.

The City allocated its CDBG funds to assist with the development of the PATH shelter, providing 24-hour service 365 days with 64 single beds in Red Bluff.

In establishing its current objectives and programs, the City considered its past experience and certain programs contained in the prior element have been deleted or modified. Since the quantified objectives contained in this element are based on empirical data, they are more realistic.

TABLE 1
Status of Programs Contained in Prior Element (2019 – 2024)

Program	Implementation Status	Continue/ Modify/Delete
<p>Program 1: Rehabilitation. The City will seek state and federal assistance to operate a Rehabilitation Program to upgrade those units needing rehabilitation consistent with state and federal guidelines. The purpose of the program would be to provide low-interest loans to low- and moderate-income families to make necessary repairs. Should funding become available, the City will hold public meetings that inform the citizens of Tehama of opportunities for low-income residents to rehabilitate their homes.</p>	<p>The City continues to seek state and federal assistance to operate and upgrade a rehabilitation program and provide opportunities for low-income residents to rehabilitate their homes over the 2019 to 2024 planning period. The City provided available CDBG funding to the City of Red Bluff to assist with the development of the PATH shelter in Red Bluff.</p>	Continue
<p>Program 2: Affordable Housing Development. The City will annually contact local developers and assist with development of housing affordable to lower-income households and special needs groups-- including farmworkers, extremely low income households, persons with disabilities (including developmental disabilities), senior households, and single parent households including incentives that may include, but are not limited to, reducing development fees and water hook-up fees, identification of sites, information on funding availability, support with funding applications, ensuring zoning facilitates development, and assisting with local development applications processing.</p>	<p>The City continues to work with affordable housing developers and has had several conversations throughout the planning period. However, due to flood building requirements, no prospective developers have moved forward.</p>	Continue
<p>Program 3: Low-Interest Loans. The City will consider the possibility of transferring existing low-interest loans to new owners, if they meet low-income requirements.</p>	<p>The City continues to work on transferring existing low-interest loans to new owners. In 2021, one low-income loan was transferred to a new owner meeting low-income requirement.</p>	Continue
<p>The City will amend the Zoning Ordinance to address the following:</p> <ul style="list-style-type: none"> • Single-Room Occupancy Units (SROs). Define and allow with a use permit in the Residential Zone (R). Promote SROs as a way to encourage housing for extremely low-income households by providing financial assistance (when feasible), or in-kind technical assistance; providing expedited processing; identifying grant and funding opportunities; applying for or supporting applications for funding on an ongoing basis; reviewing and 	<p>The City amended ordinance No.198 on June 13, 2023 to comply with State law.</p>	Modify.

Program	Implementation Status	Continue/ Modify/Delete
<p>prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus.</p> <ul style="list-style-type: none"> • Transitional and Supportive Housing. Define transitional and supportive housing. Transitional and supportive housing will only be subject to those restrictions that apply to other residential uses of the same type in the same zone. In addition, supportive housing will be allowed as a permitted use, without discretionary review, in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, per AB 2162. • Low-Barrier Navigation Centers. Per AB 101 (2019), define and allow low-barrier navigation centers for the homeless, per Government Code 65660-65668. • Employee Housing. Define and comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6) by allowing employee housing for six or fewer people in the Residential Zone through a variety of housing types that meet employee needs. The City of Tehama will assist with the efforts of the Countywide Farmworker Housing Development Committee by providing input and support of initiatives addressing this program. • Residential Care Facilities. Define and allow for residential care homes with six or fewer persons by right in all residential zones subject only to the same restrictions in that zone and will allow larger group homes of seven or more persons in the Residential Zone with a conditional use permit. Additionally, the City will amend the Zoning Ordinance to update its definition of “family” to be “One or more persons living together in a dwelling unit.” • Density Bonus. Comply with state density bonus law (Government Code Section 65915, as revised). Promote the density bonus through informational brochures that will be displayed at the City Hall. • Reasonable Accommodation. Develop and formalize a process that a person with disabilities will need to go through to make a reasonable accommodation request to accommodate the needs of persons with 		

Program	Implementation Status	Continue/ Modify/Delete
<p>disabilities and streamline the permit review process. The City will provide information to individuals with disabilities regarding reasonable accommodation policies, practices, and procedures based on the guidelines from HCD. This information will be available through postings and pamphlets at the City and on the City's website.</p>		
<p>Program 5: Assistance for Persons with Developmental Disabilities. Work with the Far Northern Regional Center to implement an outreach program that informs families in the city about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure and directing people to service information on the City's website.</p>	<p>Due to limited resources, the City was not able to coordinate with Far Northern Regional Center.</p>	<p>Continue</p>
<p>Program 6: Housing Discrimination and Equal Opportunity. The City will work with Tehama County to develop a plan to Affirmatively Further Fair Housing (AFFH). The AFFH Plan shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. Specific actions will include:</p> <ul style="list-style-type: none"> • Refer interested persons and post contact information on the City's website and at City Hall to the Tehama County District Attorney, HUD FHEO, California DFEH, and/or the California Rural Legal Assistance (CRLA) for action. • Utilize community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities. • Facilitate public education and outreach by creating informational flyers on fair housing that will be made available at public counters, libraries, and on the City's website. City Council meetings will include a fair housing presentation at least once per year. 	<p>The City has not received any fair housing requests but continues to work with Tehama County to address significant disparities in housing needs and access to opportunities for all persons.</p>	<p>Continue</p>

Program	Implementation Status	Continue/ Modify/Delete
<ul style="list-style-type: none"> Develop a proactive code enforcement program that holds property owners accountable and proactively plans for resident relocation, when necessary. 		
<p>Program 7: Preservation of Assisted Units. State law requires jurisdictions to Provide a program in their housing elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. At this time, there are no assisted housing projects located in the city; however, to ensure that assisted affordable housing built in the future remain affordable, the City will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation. Specific actions will include:</p> <ul style="list-style-type: none"> Coordinate informational meetings with public agencies, non-profit organizations, and other entities with previous experience or chartered responsibilities, to deal with housing-related issues. Establish review procedures for determining adequacy and selecting designated groups to collaborate with the City in addressing the preservation of units that might become at-risk. Adopt a Preservation Strategies Plan, which will focus on the methods of evaluation and processes to address in retaining various types of affordable housing. Review, and amend if necessary, the City’s active housing programs, with the intention of further expanding the effort and dedication to maintaining the existing affordable housing stock as a source of continuing lower-income housing in the City. Utilize the Housing Needs Assessment section of this element as a guideline for directing efforts to preserve and create units for targeted needs groups in the community. 	<p>In 2021, the City owns four rental housing units that provide housing for lower income household, and continues monitoring and improving their status when necessary.</p> <p>The City also continues to provide technical support to property owners and tenants and resources/information with entities dealing with housing-related issues.</p>	Continue
<p>Program 8: Home Improvement and Other Strategies for Seniors and Persons with Disabilities. In coordination with the Department of Housing and Community Development (HCD), the City will explore funding and other</p>	The City allocated its CDBG funds to assist with the development of the PATH shelter in Red Bluff.	Continue

Program	Implementation Status	Continue/ Modify/Delete
<p>strategies to conserve and improve homes and assist the housing needs of senior and persons with disabilities such as expanding access to resources and services and retrofitting homes for persons with disabilities.</p>		
<p>Program 9: Encourage Accessory Dwelling Units for Lower-Income Households. To accommodate the regional housing need for lower-income households and assist the development of housing for lower-income and extremely low-income households, the City will encourage the development of accessory dwelling units by adopting incentives and various other actions as follows:</p> <ul style="list-style-type: none"> • Develop a brochure to educate the community on second units, including permitting requirements. • Develop incentives, as appropriate, such as waiving planning fees, modifying development standards, other regulatory concessions and providing technical assistance to homeowners considering building an accessory dwelling unit. • Monitor the development of accessory dwelling units permitted annually, including affordability. • Hold workshops on accessory dwelling units at least twice in the planning period. • Developing prototype floor plans for accessory dwelling units. • Review the maximum building coverage of 35 percent of the lot area to ensure this does not constrain development. 	<p>The City continues to encourage the development of accessory dwelling units by adopting incentives and educating the community for low-income houses and extremely low-income households. The City also had two ADU designs prepared by an engineer that meet the flood area requirements.</p>	<p>Continue</p>

Program	Implementation Status	Continue/ Modify/Delete
<p>Program 10: Multifamily Development. The City will encourage and facilitate the development of multifamily housing through the following actions. Establish allowable development standards for multifamily development in the R zone, including allowable heights, setbacks, lot coverage, and parking requirements.</p> <ul style="list-style-type: none"> • Development standards will be established to ensure multifamily development is encouraged. Investigate funding sources and programs to provide assistance or funds to develop sewer capacity for the development of multifamily housing. As part of this investigation, the City will seek resources that can assist in the development of extremely low-income households. • Identify and meet with developers that may be experienced in the installation of on-site sewer systems and at least twice in the planning period attempt to identify suitable sites and funding sources. • Apply or support applications for funding and provide additional incentives and concessions to facilitate the development of multifamily units in the planning period. 	<p>The city approved a duplex homes project in 2021, but the developers couldn't complete the project due to unexpected circumstances.</p> <p>The City continues to encourage and facilitate the development of multifamily housing.</p>	<p>Continue/ Modify</p>
<p>Program 11: Available Funding for Residents. The City will make information about CDBG grants and other low-income funds available through community housing forums and special mailings.</p> <p><u>Responsible Agency:</u> City Council/City Clerk</p> <p><u>Objective:</u> Technical Assistance Grants, CDBG funds, general funds, program revenue, and any other funding sources.</p> <p><u>Time Frame:</u> Reach out to developers at least twice in the planning period, annually apply for funding as NOFAs are released.</p> <p><u>Funding Source(s):</u> Technical Assistance Grants, CDBG funds, general funds, program revenue, and any other funding source that will benefit the community.</p>	<p>The City continues to provide information about grants and other funding sources through community outreach.</p>	<p>Continue</p>

Program	Implementation Status	Continue/ Modify/Delete
<p>Program 12: Implementation of California Energy Conservation Standards. The City will continue to work with the Tehama County Building Department to implement the California Energy Conservation Standards. This includes checking building plans and other written documentation showing compliance with energy standards and inspecting construction to ensure that dwelling units are constructed according to those plans. The City will also inform residents of energy conservation programs for low-income households, including PG&E's REACH and SHHIP programs, and encourage homeowners/new residents to hook up to natural gas systems.</p>	<p>The City did not received any residential building permits during the 6th cycle planning period but will continue to work with Tehama County to implement the California Energy Conservation Standards.</p>	<p>Continue</p>

III. COMMUNITY PROFILE

To effectively determine the present and future housing needs of the City of Tehama, demographic and socioeconomic variables, such as population, numbers of households, current housing stock, and household incomes are analyzed.

In preparing the Housing Element, various sources of information were used. As described previously, the City relied on the US Census, ACS, California Department of Finance, California Employment Development Department (EDD), and other available local sources.

The US Census, which is completed every 10 years, is an important source of information for the Housing Needs Assessment. It provides the most reliable and in-depth data for demographic characteristics of a locality. The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. The Housing Needs Assessment reflects the 2017 - 2021 ACS data. The California Department of Finance is another source of valuable data and is more current than the census. However, the Department of Finance does not provide the depth of information that can be found in the US Census Bureau reports. The California EDD provides employee and industry data and projections that are more specific than what is often available through the US Census. Whenever possible, Department of Finance or EDD data and other local sources were used in the Housing Needs Assessment to provide the most current profile of the community.

Because of the difference in data sources, some figures (e.g., population or the number of households) may vary slightly in different sections. Additionally, the sum of figures may not equal the total due to rounding.

A. Population Characteristics

Population Trends and Projections

Population in the City of Tehama increased by an average of 3.6 percent per year from 1980 to 2023, as shown in **Table 2**. The estimated population for 2020 increased by 7.0 percent from 2010 to 445 persons. However, in contrast to the increase of the previous decade, the population has dropped by 4.5 percent to 425 persons between 2020 and 2023.

TABLE 2
Population Growth Trends

Year	Population	Numerical Change	Percentage Change
1980	360	n/a	n/a
1990	400	40	11.1%
2000	434	34	8.5%
2010	414	-20	-4.6%
2020	445	31	7.5%
2023	425	-20	-4.5%

Source: State of California, Department of Finance Historical Census Populations of Counties and Incorporated Cities in California, 1850-2010; State of California, Department of Finance, E-4 Population Estimates for Cities, Counties and State, 2020-2023, with 2020 Census Benchmark.

Note: because of different dates and sampling methods, total population numbers differ between the Department of Finance estimates and American Communities Survey estimates used elsewhere in the document.

Population Projections

The California Department of Finance reports population projections at the county level across the state, the information is not available at the city level. According to the DOF population projection, it is projected that the County will undergo a steady decline in population. This decrease is expected to average around 0.7 percent over the next two decades. (see **Table 3**). Although there are no current population projections for Tehama City, it is reasonable to expect a slight decline in population for both the City and the County, considering the recent decrease experienced by the City from 2030 to 2060.

TABLE 3
Population Projections

Year	2020	2030	2040	2050	2060
Population	65,706	65,151	64,900	64,129	63,889

Source: California Department of Finance projections, P-1: State Population Projections (2020-2060), Total Population by County (1-year increments).

Age Characteristics

As indicated by **Table 4**, the population of the City of Tehama is classified as aging, with approximately 53.4 percent of the population over 45 years. The median age in Tehama was 46.8 years of age in 2021. The largest age cohort is persons 45 to 64 years, constituting 27.7 percent of the City’s total population. The largest age group consists of individuals aged 65 and older, comprising 25.7 percent of the total population. Following closely behind is the age group of individuals aged 25 to 44, making up 20.1 percent of the population. The age group of 0 to 19-year-olds represents 21.3 percent of the city's population. On the other hand, individuals between the ages of 20 and 24 were the smallest age group, accounting for only 5.2 percent of the population in Tehama City.

TABLE 4
Population by Age

Age Group	Actual Population	Percent of Total Population
0-19	103	21.3%
20-24	25	5.2%
25-44	97	20.1%
45-64	134	27.7%
65 and over	124	25.7%
Total	483	100%

Source: 2017-2021 ACS, Table S0101.

Race and Ethnicity

The City of Tehama is a community with a predominately white population, as indicated by statistics from the 2017 to 2021 ACS data. The White population constitutes approximately 67.1 percent of the total population within the city, which is comparable, yet slightly higher than that of other rural communities in the region. Following White population, Hispanic or Latino population accounted for approximately 21.7 percent., marking an almost twofold increase from the previously recorded 13.6 percent in 2010. The American Indian/Alaskan Native population accounted for 3 percent followed by the Asian/Pacific Islander at 1.2 percent, both groups have slightly increased as a percentage of the overall population within Tehama in recent years. The major ethnic groups in the City of Tehama have remained relatively stable as a percentage of the City’s total population but have been slightly diverse compared to the last decade. The ethnic breakdown in the city in 2021 is detailed in **Table 5**.

TABLE 5
Race and Ethnicity

Race/Ethnicity	Estimate	Percent
White	324	67.1%
Black or African American	0	0.0%
American Indian and Alaskan Native	18	3.7%
Asian	6	1.2%
Native Hawaiian/Other Pacific Islander	0	0.0%
Some other race	0	0.0%
Two or more races	30	6.2%
Total Population	483	100.0%
Hispanic or Latino	105	21.7%

Source: 2017-2021 ACS, Table B02001.

B. Employment Characteristics

Employment trends for the City, as identified in **Table 6**, were estimated by the Committee for Economic Development. Total employment indicates the overall health of the economy. According to the California EDD, “civilian employment includes all individuals who worked at least one hour for a wage or salary, or were self-employed, or were working at least fifteen unpaid hours in a family business or on a family farm.” **Table 6** shows that "educational services, health care, and social assistance" (26.4 percent) are the largest industries in Tehama City, followed "retail trade" (23.6 percent), “transportation and warehousing, and utilities” (9.9 percent), and “manufacturing” (9.3 percent). In contrast, "educational services, and health care and social assistance" (22.7 percent) was also the leading industry but the second largest industry was "manufacturing" (9.7) in Tehama County.

The City experienced a 20.3 percent increase in total employment between 2016 and 2021 compared to the 11.2 percent increase in employment that the County experienced over the same period. Despite the slight increase, the City's employment rate indicates a weak economy and job losses for various reasons; one contributing factor is the aging population, which impacts the total employment of the community.

TABLE 6
Total Employment

Industry	Tehama City		Tehama County	
	Estimate	Percent	Estimate	Percent
Civilian employed population 16 years and over	182	100%	26,019	100.00%
Agriculture, forestry, fishing and hunting, and mining	2	1.1%	2,093	8.0%
Construction	7	3.8%	1,818	7.0%
Manufacturing	17	9.3%	2,528	9.7%
Wholesale trade	13	7.1%	285	1.1%
Retail trade	43	23.6%	3,467	13.3%
Transportation and warehousing, and utilities	18	9.9%	1,829	7.0%
Information	2	1.1%	193	0.7%
Finance and insurance, and real estate and rental and leasing	7	3.8%	814	3.1%
Professional, scientific, and management, and administrative and waste management services	8	4.4%	2,114	8.1%
Educational services, healthcare, and social assistance	48	26.4%	5,901	22.7%
Arts, entertainment, and recreation; accommodation and food services	2	1.1%	2,178	8.4%
Other services, except public administration	8	4.4%	1,083	4.2%
Public administration	7	3.8%	1,716	6.6%

Source: 2017-2021 ACS, Table DP-03.

C. Household Characteristics

Household Type and Size

A household refers to the people occupying a home, such as a family, a single person, or unrelated persons living together. Family households often prefer single-family homes or condominiums to accommodate children, and nonfamily households generally occupy smaller apartments or condominiums.

Table 7 displays household composition as reported by the 2017 to 2021 ACS. In the City of Tehama, there were a total of 209 households in the city, with families comprising 55 percent and nonfamily households accounting for 45 percent. In contrast, Tehama County had 24,551 households, with families comprising 67.6 percent and nonfamily households making up 32.4 percent. The percentage of family households in the County was approximately 12.6 percent higher than that of the City.

TABLE 7
Household Characteristics, 2021

Jurisdiction	Tehama City		Tehama County	
	Number	Percentage	Number	Percentage
Family Households	115	55.0%	16,593	67.6%
Married-Couple Family	94	45.0%	11,466	46.7%
Male-Headed Households	9	4.3%	1,657	6.7%
Female-Headed Households	12	5.7%	3,470	14.1%
Nonfamily Households	94	45.0%	7,958	32.4%
Householder Living Alone	75	35.9%	6,549	26.7%
Householder Not Living Alone	19	9.1%	1,409	5.7%
Total Households	209	100.0%	24,551	100.0%

Source: 2017-2021 ACS, Table S1101.

Overcrowded Households

The US Census Bureau defines overcrowding as a housing unit that is occupied by more than one person per room (not including kitchens and bathrooms). Units with more than 1.5 persons per room are considered severely overcrowded and indicate a significant housing need.

Overcrowding is not a significant housing situation in Tehama. According to data from 2017 to 2021 ACS, there were zero overcrowded households for both owners and renters. This figure decreased by 7 percent in the overcrowded rental households, while the overcrowding rate showed the same for owner households in 2016, which was a 7.3 percent decrease for all render households (See **Table 8**). In contrast, Tehama County,

overcrowded renter households represented 1.4 percent, while overcrowded owners were about 2.7 percent, which was higher than the City of Tehama. Of these, roughly 1.5 percent of the households in Tehama County reported being severely overcrowded.

TABLE 8
Overcrowded Households, 2021

Persons Per Room	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
1.0–1.5	2	1%	0	0%	2	1%
More than 1.5	0	0%	0	0%	0	0%
Total Overcrowded Households	0	0%	0	0%	0	0%
Total Households	142	100%	67	100%	209	100%

Source: 2017-2021 ACS, Table B25014.

D. Income Characteristics

HCD Income Limits

HCD publishes annual income limits for each county in the state. The 2023 area median income (AMI) in Tehama County (for a four-person household) is \$83,800. **Table 9** shows the maximum annual income level for each income group adjusted for household size for Tehama County, as determined by HCD. The maximum annual income data is used to calculate the maximum affordable housing payments for the different households (varying by income level) and their eligibility for federal housing assistance.

TABLE 9
Maximum Household Income Level, 2023
by Household Size for Tehama County

Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1-Person	\$ 17,350	\$ 28,900	\$ 46,200	\$ 58,650	\$ 70,400
2-Person	\$ 19,800	\$ 33,000	\$ 52,800	\$ 67,050	\$ 80,450
3-Person	\$ 24,860	\$ 37,150	\$ 59,400	\$ 75,400	\$ 90,500
4-Person	\$ 30,000	\$ 41,250	\$ 65,950	\$ 83,800	\$ 100,550
5-Person	\$ 35,140	\$ 44,550	\$ 71,250	\$ 90,500	\$ 108,600
6-Person	\$ 40,280	\$ 47,850	\$ 76,550	\$ 97,200	\$ 116,650
7-Person	\$ 45,420	\$ 51,150	\$ 81,800	\$ 103,900	\$ 124,700
8-Person	\$ 50,560	\$ 54,450	\$ 87,100	\$ 110,600	\$ 132,750

Source: California Department of Housing and Community Development, Division of Housing Policy Development, 2023.

Household Income

A household’s income affects its ability to find appropriate housing and determines the type and quality of housing. According to the 2017 to 2021 ACS, Tehama City’s median household income was \$50,140 per year. This was slightly lower than the County median of \$52,901 and significantly lower than the state median of \$97,3888. The distribution of income categories in Tehama City is shown in **Table 10**.

TABLE 10
Household Income, 2021

Income	Number	Percentage
Less than \$10,000	15	7.18%
\$10,000 to \$14,999	16	7.66%
\$15,000 to \$24,999	10	4.78%
\$25,000 to \$34,999	28	13.40%
\$35,000 to \$49,999	35	16.75%
\$50,000 to \$74,999	38	18.18%
\$75,000 to \$99,999	36	17.22%
\$100,000 to \$149,999	22	10.53%
\$150,000 to \$199,999	0	0.00%
\$200,000 or more	9	4.31%
Median household income	\$50,104	

Source: 2017-2021 ACS, Tables B19001, B19013.

Poverty

According to the 2017 to 2021 ACS data presented in **Table 11**, a smaller proportion of Tehama families (1.7 percent) were experiencing poverty compared to the overall county rate of 6.0 percent. Furthermore, there were no female-headed families in poverty, while in Tehama County, the rate was at 6.6 percent. Overall, a total of 14.7 percent of the population was found to be living below the poverty line in Tehama city. Similarly, the percentage of residents living in poverty was recorded at 14.9 percent in Tehama County.

TABLE 11
Poverty Status,
City of Tehama and Tehama County

Poverty Status Category	Percentage in Poverty			
	Tehama City		Tehama County	
Families (married-couple, male householder, no spouse present)	2	1.7%	1003	6.0%
Family with own children	0	0.0%	669	4.0%
Family with without children	2	1.7%	334	2.0%
Female Headed Households, no spouse present	0	0.0%	1093	6.6%
Female Heads with own children	0	0.0%	926	5.6%
Female Heads without children	0	0.0%	167	1.0%
Individuals	71	14.7%	9663	14.9%
Under Age 18	0	0.0%	1905	2.9%
Age 18 to 64	53	11.0%	5729	8.8%
Age 65 and Over	18	3.7%	2029	3.1%

Source: 2017-2021 ACS, Tables S1701, S1702.

Household Overpayment

Households are considered to be overpaying for housing if payment (rent or mortgage) is 30 percent or greater than household income.

The Comprehensive Housing Affordability Strategy, which was developed by the US Department of Housing and Urban Development (HUD) to assist jurisdictions in writing their consolidated plans, has special tabulation data based on the 2016 to 2020 ACS.

According to this data, there were 70 owner households and 44 renter households earning less than 80 percent of the AMI in the city as of 2020. Of these, 10 owner households and 15 renter households fell into the extremely low-income category (incomes less than 30 percent of AMI). As identified in **Table 12**, 25 households (11.6 percent) in Tehama City are extremely low-income households that were overpaying for housing (households with an income 30 percent or less of the AMI). For all lower-income households (households with an income 80 percent or less of the AMI) paying more than 50% of their income, there were 23 that are overpaying (or approximately 10.7 percent of all Tehama households). Additionally, lower income households paying more than 30% were 37 or 17.2 percent To assist in the development of housing affordable to extremely low-income households, the City has included Programs 2, 9, and 10.

Please note: HUD refers to AMI or MFI as HAMFI (Household Area Median Family Income).

TABLE 12
Households Overpaying by Income Category, 2020

Total Households Characteristics	Number	Percent of Total Households
Total occupied units (households)	215	100.0%
Total renter households	75	34.9%
Total owner households	135	62.8%
Total lower-income (0-80% of AMI) households	114	53.0%
<i>Lower-income renters</i>	<i>44</i>	<i>20.5%</i>
<i>Lower-income owners</i>	<i>70</i>	<i>32.6%</i>
Lower-income households paying more than 50%	23	10.7%
<i>Lower-income renter households severely overpaying</i>	<i>15</i>	<i>7.0%</i>
<i>Lower-income owner households severely overpaying</i>	<i>8</i>	<i>3.7%</i>
Lower-income households paying more than 30%	37	17.2%
<i>Lower-income renter households overpaying</i>	<i>27</i>	<i>12.6%</i>
<i>Lower-income owner households overpaying</i>	<i>20</i>	<i>9.3%</i>
Extremely low income (0-30% of AMI) Households	25	11.6%
<i>ELI renter households overpaying</i>	<i>15</i>	<i>7.0%</i>
<i>ELI owner households overpaying</i>	<i>10</i>	<i>4.7%</i>
Total households overpaying	51	23.7%
Total renter households overpaying	27	12.6%
Total owner households overpaying	24	11.2%
Total households paying between 30%-50% income	28	13.0%
Total households paying > 50% income	23	10.7%

Source: CHAS, 2016-2020.

E. Housing Stock Characteristics

Housing Type

Table 13 details housing characteristics for the City of Tehama and their percentage represented by each category. As shown in **Table 13**, nearly all housing units in the City in 2023 (158, or 82.7 percent) were single-family units. This number has remained relatively stable since 2016, with decreasing by 13 unit. There were 10 mobile homes (roughly 5.2 percent) and 11 multi-family housing with 5 or more units (5.8 percent). These numbers indicated that is a lack of infrastructure to support multifamily housing units in the City.

TABLE 13
Housing Units by Housing Type

Housing Type	2023	
	Number	Percentage
Single-Family	158	82.7%
2 to 4 Units	12	6.3%
5 or More Units	11	5.8%
Mobile Homes	10	5.2%
Total Housing Units	191	100.0%

Source: California department of finance, E-5 by Geography, 2023

Housing Tenure

Housing tenure (owner versus renter) can be affected by many factors, such as housing cost (interest rates, economics, land supply, and development constraints), housing type, housing availability, job availability, and consumer preference.

According to the 2017 to 2021 ACS data, renters accounted for 32 percent of households in the city, while owners occupied approximately double that percentage, with 67 percent, as indicated in **Table 14**. Similarly, in Tehama County, renters made up 32.8 percent of households, while owners made up 67.2 percent.

TABLE 14
Housing Tenure

Tenure	City of Tehama		Tehama County	
	Households	Percentage	Households	Percentage
Renter-Occupied Units	67	32.1%	8,055	32.8%
Owner-Occupied Units	142	67.9%	16,496	67.2%
Total	209	100%	24,551	100%

Source: 2017–2021 ACS, Table B25003.

Vacancy Rates

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

According to the 2017 to 2021 ACS data, 94.6 percent of the housing units (209 units) were occupied, while the remaining 5.4 percent (12 units) were vacant (**Table 15**). Out of the vacant units, there were 8 rented/sold, not occupied units, accounting for 67 percent, and 4 seasonal/recreation or occasional units, making up 33 percent. There was no for rent or for sale units.

HUD has established a minimum target rate for overall unit vacancies of 3 percent to ensure an adequate choice of housing for consumers. An acceptable vacancy rate for owner-occupied housing is 1.5 percent, and a vacancy rate of 5 percent is acceptable for rental units. As of 2023, Tehama doesn't currently have any vacant for sale or for rent units which could affect a household's ability to find housing. This is most likely due to a limited housing turnover.

TABLE 15
Occupancy Status of Housing Stock

Type	2021		2020		Percentage Change
	Number	Percentage	Number	Percentage	
Total Housing Units	221	100%	220	100%	-0.5%
Occupied	209	94.6%	184	83.64%	-12.0%
Vacant	12	5.4%	36	16.36%	200.0%
For rent	0	0.0%	0	0.00%	-
For sale	0	0.0%	4	1.82%	-
Rented/sold, not occupied	8	3.6%	0	0.00%	-100.0%
For seasonal/recreational or occasional use	4	1.8%	5	2.27%	25.0%
All other, including migrant workers	0	0.0%	4	1.82%	-

Source: 2017-2021 ACS, Tables B25002, B25004.

Age of Housing Stock

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Thus, units that are older are more likely to need major repairs (e.g., a new roof or plumbing). As a general rule, houses 30 years old or older are considered aged and are more likely to require major repairs. In addition, older houses may not be built to current standards for fire and earthquake safety.

As evident in **Table 16**, the housing stock in Tehama is considered relatively old, with many potentially historical homes that were constructed in the nineteenth and early twentieth century, which translates into a high percentage of the dwelling units being over 50 years old. Approximately 76.5 percent of housing units in the city were over 50 years old, which qualify as potentially historically significant structures. Replacing these structures may be very difficult because of their potential historic significance. These figures also indicated the difficulty in constructing new structures due to FEMA regulations regarding residential construction in designated floodways.

The City of Tehama consulting staff members conducted a Housing Conditions Survey that evaluated and recorded a total of 196 housing units in Tehama in 2003. According to this survey 20.9 percent (41 housing units) of the housing units were found to be in standard condition, however 79.1 percent (155 housing units) are considered substandard (including minor, moderate, substantial, and dilapidated units) and in need of repair in order to be brought up to a standard condition. Of these 41 housing units found to be in standard condition, 40 units (20.4 percent) were single family units and one (0.5 percent) was a manufactured unit. These 155 units include 27 units (13.8 percent) that were considered dilapidated and in need of replacement. Of these 27 units, 19 units (9.7 percent) were single-family units and eight (4.1 percent) were manufactured units. While the housing condition survey identified the dilapidated units using State criteria, it is possible that some of those units could be preserved under a “substantial” rehabilitation program. According to local knowledge, limited data is available on the current condition of individual homes since the 2003 survey was completed. Overall housing conditions in the city are believed to still be aging, with most homes in need in need of at least some rehabilitation. However, it is not estimated that there is a significant need for major repairs to address health and safety issues in the majority of the city’s housing stock. The City will pursue state and federal resources to assist households with home rehabilitation as part of Program 1.

Table 16 illustrates that 84.2 percent of housing units were constructed prior to 1989, thus making them more than 30 years old at present. There has been no new housing construction since 2010. Due to the age of the housing stock in Tehama, substandard housing may continue to be a problem. The City will continue to apply for grant funding to rehabilitate or replace dilapidated units.

TABLE 16
Age of Housing Stock

Year Structure Built	Number	Percent
Built 2014 or later	0	0.0%
Built 2010 to 2013	0	0.0%
Built 2000 to 2009	8	3.6%
Built 1990 to 1999	27	12.2%
Built 1980 to 1989	17	7.7%
Built 1970 to 1979	41	18.6%
Built 1960 to 1969	42	19.0%
Built 1950 to 1959	17	7.7%
Built 1940 to 1949	11	5.0%
Built 1939 or earlier	58	26.2%
Total	221	100.0%

Source: 2017-2021 ACS, Table DP04.

F. Housing Cost and Affordability

Rental Prices

As of March 2024, the City of Tehama had no rental listings available. For this reason, housing data was collected from the surrounding area within approximately a 15-mile radius, including Red Bluff, Los Molinos, and Corning. Based on data from Zillow.com—a website that provided local data on homes for sale, apartments for rent, neighborhood insights, markets, and trends—the median rental price for three-bedroom units in the surrounding area was \$1,635. Three-bedroom units varied from \$1,300 to \$2,100, while two bedrooms units had a median rental price of 1,250 with range of \$800 to \$2,000 as of April 2024

Housing Sales Costs

Similar to rental prices, the City of Tehama had very few listings for homes in March 2024. In order to collect additional data, the search radius was expanded by 15 miles. Housing sales data collected on home listings and sales included Tehama, Red Bluff, Corning, and Los Molinos. According to Rocket Homes, the median sales price for homes with three bedrooms between January and March 2024 was \$315,000 based on 8 home sales. Housing sales trends in the areas was 5.7 percent one-year increase in median sales price as of April 2024.

Housing Affordability

Housing affordability leads to other housing issues. For lower-income renters and owners, severe cost burden can require families to double up, resulting in overcrowding and related problems. Although homeowners enjoy income and property tax deductions and other benefits that help to compensate for high housing costs, lower-income homeowners may need to defer maintenance or repairs due to limited funds, which can lead to housing deterioration.

Significant price inflation in the housing market drove home prices up in the early 2000s. This was often referred to as the “housing bubble,” which hit its peak in 2005 and began to “burst” in 2006. As a result, home prices declined across the country and in the State of California. Since then, home prices have been on a steady rise in recovery, and median home prices in Tehama are above levels prior to the housing crash, according to Zillow.

Table 17 lists the affordable rents and maximum purchase price based on the HCD income limits for Tehama County. As shown in **Table 17**, the maximum affordable rent was \$750 monthly for a very-low-income, four-person household; \$1,031 for a low-income household; and \$1,649 for a moderate-income household. As discussed previously, the median rental price in Tehama as of March 2024 was \$1,295. Therefore, only moderate-income households could afford median rental prices.

According to data from Zillow.com, the median home price was \$287,000 in March 2024. As identified in **Table 17**, the maximum affordable sales price for a four-person household was \$163,163 for a very-low-income household, \$260,863 for a low-income household, and \$397,722 for a moderate-income household. This illustrated low- and moderate-income households would be able to afford existing and newly constructed homes, while very low-income households may have trouble finding an affordable house.

TABLE 17
Housing Affordability by Income Level, 2023

(Based on a Four-person Household in Tehama County)	Income Level		
	Very Low	Low	Moderate
Annual Income	\$41,250	\$65,950	\$100,550
Monthly Income	\$3,438	\$5,496	\$8,379
Maximum Monthly Gross Rent ¹	\$1,031	\$1,649	\$2,514
Maximum Purchase Price ²	\$163,163	\$260,863	\$397,722

Source: 2023 Income Limits, Department of Housing and Community Development, monthly mortgage calculation: <https://www.chase.com/mortgage/mortgage-resources/affordability-calculator>.

¹ Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility cost.

² Affordable housing sales prices are based on the following assumed variables: approximately 5% down payment, 30-year fixed rate mortgage at 7% annual interest rate, taxes, insurance and private mortgage insurance (since borrowers will likely put less than 20% down).

G. At-Risk Housing Analysis

State law requires that all housing elements include information regarding the potential conversion of existing, assisted housing developments to market rents during the next 10 years (Government Code 65583). This requirement stems from concern about the loss of affordable housing due to the expiration of affordability restrictions or the prepayment of government mortgages. At-risk housing refers to assisted housing developments with affordability restrictions that are set to expire during a 10-year period.

According to the California Housing Partnership Corporation (CHPC), and the Tehama City Clerk, there are no units at-risk of conversion in the City of Tehama. There were no at-risk multifamily housing units developed with local or state assistant programs in the last 15 years due to the city being in a floodway and lack of infrastructure, especially adequate sewage disposal, to support it. However, this Housing Element recognizes that there are programs and funding available for the development of low- and very low-income housing that may be used by the City in the future if FEMA regulations would allow it.

Inventory of Affordable Rental Housing Units

CHPC identified that there were no single or multifamily housing units located in the City of Tehama that received Section 8 funding. Therefore, the City of Tehama does not have any units in need of preservation.

Preservation Resources

Efforts by the City to retain low-income housing in the future must be able to draw upon two basic types of resources: organizational and financial. Firstly, qualified non-profit entities need to be made aware of the future possibilities of units becoming at-risk. Demonstrated management and, perhaps, development abilities, should be assessed. Groups with whom the City has an ongoing association are the logical entities

for future participation. Qualified entities in Tehama County, as identified by HCD, that may develop an association with the City or have sought the right of first refusal status with HCD include:

- Volunteers of America National Services
- Community Housing Improvement Program, Inc
- Rural California Housing Corporation

Resources for Preservation

Table 18 provides a summary of the financial resources that may be available to the County for affordable housing development, rehabilitation and preservation from federal, state, local, and private sources. It is important to note that many of these programs require annual budget appropriations and, periodically, may not be funded. The following financial resources have been used by the County, City of Tehama, and surrounding communities for affordable housing activities or other activities that support residential development, such as infrastructure improvements.

Community Development Block Grant Funds - Tehama, not being an “entitlement” community for these funds, obviously cannot rely on annual appropriations to sustain eligible programs, including housing-related activities. The City has received Community Development Building Grant (CDBG) funds, including Planning and Technical Assistance (PTA) Grants, and designated most of it for housing infrastructure and rehabilitation activities. As these loans are repaid, a revolving loan fund will be created that could be a resource for preservation activities.

TABLE 18
Summary of Financial Resources for Housing

Program Name	Description
HUD Section 202 - Supportive Housing for the Elderly Program	Provides funding for construction, rehabilitation or acquisition of supportive housing for very low-income elderly persons and provides rent subsidies for the projects to help make them affordable.
HUD Section 203(k) - Rehabilitation Mortgage Insurance Program	Provides in the mortgage, funds to rehabilitate and repair single-family housing.
HUD Section 207 - Mortgage Insurance for Manufactured Home Parks Program	Insures mortgage loans to facilitate the construction or substantial rehabilitation of multifamily manufactured home parks.
HUD Section 221(d)(3) and 221(d)(4)	Insures loans for construction or substantial rehabilitation of multi-family rental, cooperative and Single-Room Occupancy (SRO) housing.
HUD Section 811 - Supportive Housing for Persons with Disabilities	Provides funding to nonprofits to develop rental housing for persons with disabilities and provides rent subsidies for the projects to help make them affordable.
HUD Self-help Homeownership Opportunity Program (SHOP)	Provides funds for non-profits to purchase home sites and develop or improve the infrastructure needed for sweat equity affordable homeownership programs.

Program Name	Description
HUD Shelter Plus Care Program (S+C)	Provides rental assistance and permanent housing for disabled homeless individuals and their families.
HUD Supportive Housing Program (SHP)	Provides grants to develop supportive housing and services that enable homeless people to live independently.
Low-Income Housing Tax Credit (LIHTC) Program	Provides federal and state income tax credit based on the cost of acquiring, rehabilitating, or constructing low-income housing.
Mortgage Credit Certificate (MCC) Program	MCCs can be used by lower-income first-time homebuyers to reduce their federal income tax by a portion of their mortgage interest.
USDA RHS Direct Loan Program and Loan Guarantee Program (Section 502)	Provides low-interest loans to lower-income households. Also guarantees loans made by private sector lenders.
USDA RHS Home Repair Loan and Grant Program (Section 504)	Provides loans and grants for renovation including accessibility improvements for persons with disabilities.
USDA RHS Farm Labor Housing Program (Section 514)	Provides loans for the construction, improvement, or repair of housing for farm laborers.
USDA RHS Rural Rental Housing - Direct Loans (Section 515)	Provides direct loans to developers of affordable rural multifamily rental housing and may be used for new construction or rehabilitation.

H. Special Housing Needs

Within the overall housing need estimates are segments of the population that require special consideration. These are generally made up of people who are low-income and do not have easy access to housing choices. These groups include the elderly, handicapped, large households, female-headed households, farmworkers, and the homeless.

Senior Households

According to the 2017 to 2021 ACS, 87 senior households resided in Tehama, constituting 41.6 percent of the total households (see **Table 19**). Out of those senior households, 23, or 34.3 percent were renters, while more than double, about 64, or 45.1 percent were owners. Further, One-fourth of senior householders were below the poverty line in Tehama City, making 18 persons or 25 percent. The City has recognized that the elderly have special access and affordability limitations and, therefore, has identified programs and policies in this document to address those issues, including **Program 8**.

There are no institutionalized care facilities for the elderly in the City of Tehama. The closest facility is the Rose Care Home in Los Molinos, approximately two miles from the City of Tehama. Other residential care facilities are in Red Bluff and Corning, approximately 12 to 15 miles away.

TABLE 19
Households by Tenure by Age

Householder Age	Owners		Renters		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
65 - 74 years	25	17.6%	14	20.9%	39	18.7%
75 - 84 years	32	22.5%	4	6.0%	36	17.2%
85 years and over	7	4.9%	5	7.5%	12	5.7%
Total	64	45.1%	23	34.3%	87	41.6%

Source: 2017-2021 ACS, Table S2502.

Persons with Disabilities

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

The City of Tehama had a disabled population of 108 persons, or 22.4 percent of the total population, according to the 2017 to 2021 ACS. **Table 20** provides additional characteristics for the disabled population.

To meet the special needs of disabled residents, the City continues to support the upgrade of existing buildings to conform to the Americans with Disabilities Act (ADA) requirements. Some local buildings are also providing units that are accessible to handicapped people. The City has an implementation plan to upgrade city facilities and infrastructure to meet ADA standard as outlined in the Housing Program section of this element (**Program 14**).

TABLE 20
Disability Characteristics

Characteristics	Number	Percentage
Total Population	483	100.0%
Total Persons with a Disability	108	22.4%
Persons Age 65 + with a Disability	43	8.9%
Type of Disability (All Ages Groups)		
Hearing	25	5.2%
Vision	25	5.2%
Cognitive	41	8.5%
Ambulatory	42	8.7%
Self-Care	6	1.2%
Independent Living	24	5.0%
Total Population in Labor Force	268	55.5%
Employed – with a disability	29	6.0%
Unemployed – with a disability	0	0.0%

Source: 2017–2021 ACS, Table S1810, C18120.

Note: Persons can have more than one type of disability; percentages will not add to 100%.

Developmental Disabilities

Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, requires the City to include in the special housing needs analysis the needs of individuals with a developmental disability within the community. A developmental disability is a severe or chronic disability that occurs before an individual reaches 18 years of age, is expected to continue indefinitely, and constitutes a substantial handicap. Developmental disabilities include intellectual, cerebral palsy, epilepsy, autism, and disabling conditions closely related to mental retardation or requiring similar treatment to that required for mentally retarded individuals.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services provides community-based services to approximately 400,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, 2 developmental centers, 2 acute crisis homes, and 1 community-based facilities. The Far Northern Regional Center (FNRC) is one of 21 regional centers charged by the State of California to provide point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. FNRC is an agency that serves

persons with developmental disabilities in a nine-county area (Butte, Shasta, Modoc, Trinity, Glenn, Lassen, Plumas, Tehama, and Siskiyou), including residential facilities in Red Bluff, Corning, and Los Molino. These facilities, and other services, are available to residents of the City of Tehama.

Table 21 includes information about Tehama’s population of developmentally disabled persons by age and shows Tehama City had fewer than 11 people with developmental disabilities between the ages of 0 and 17.

TABLE 21
Persons with Developmental Disabilities by Age

Age Range	Persons
0–17 years	<11
18+ years	0

Source: State of California Department of Developmental Services, December 2021.

A number of housing types are appropriate for people living with a developmental disability: Rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 housing, special programs for home purchase, HUD housing, and SB 962 homes, which are adult residential facilities for persons with special healthcare needs. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group-living opportunities represent some of the considerations that are important in serving this special-needs group. Incorporating “barrier-free” design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. Housing Element **Program 5** specifically addresses the needs of the developmentally disabled (see the *Housing Goals, Policies, Programs, and Quantified Objectives* section).

Large Households

Large households are defined as those containing five or more persons. According to the 2017 to 21 ACS, there were a total of 15 large households, or 7.2 percent of the total number of occupied households in Tehama (see **Table 22**). All these households were occupied by owners, with no rental occupants. In contrast, 2,521 households or 10.3 percent of the total number of occupied households in Tehama County, contained five or more persons. Housing needs for large households are usually associated with overcrowding and affordability. The City has adopted policies and identified programs to meet the needs of large households, which are discussed in the Housing Program section of this element (**Program 2**).

TABLE 22
Households Size by Tenure

Tenure	1-4 persons		5+ persons		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Owner	127	60.8%	15	7.2%	142	67.9%

Tenure	1-4 persons		5+ persons		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Renter	67	32.1%	0	0.0%	67	32.1%
Total	194	92.8%	15	7.2%	209	100.0%

Source: 2017-2021 ACS, Table B25009.

Female-Headed Households

According to the 2017 to 2021 ACS, the City of Tehama had 115 householders, and 12, or 10.4 percent were female-headed households. Out of these, 10, or 8.7 percent) had children, while 2, or 1.7 percent female headed householders did not have any children. None of the households suffered poverty in Tehama City. All single-parent households and single-female householders, in particular, often experience the full range of housing problems: Affordability, since they are often on public assistance; overcrowding, because they cannot afford units large enough to accommodate their families; insufficient housing choices; and sometimes, discrimination. The City recognizes these problems and has included policies and programs in this document to address affordability, overcrowding, and discrimination to all segments of the population.

Female heads of households have a problem due to generally lower-income levels, having only a single source of income, often having the financial burden of childcare, and reluctance of some people to rent to them as a result of these difficulties. According to ACS 2016-2020, there were 20 families with a female householder and no spouse or partner present, representing 9.4 percent of the total households. Similar to 2021, none of them were below the poverty level in 2020. However, the City will seek state and federal assistance to operate a Rehabilitation Program, which will be available to these households as needed (**Program 1**).

Farmworkers

The City of Tehama is surrounded by farms and farmland. There are seven producing farms partially within the city limits. The city's largest farm provides housing for its permanent workers on a year-round basis. Other farms, which occasionally require the assistance of farmworkers, contract with seasonal labor providers. There are no packing or processing plants in the City of Tehama that require seasonal laborers.

While there is a need for seasonal and migrant farmworkers in northern California, including the Tehama area, the City of Tehama is extremely limited in its ability to impact this need. As of the 2017-2027 ACS, only 2 residents of Tehama work within the agriculture, forestry, fishing and hunting, and mining industry. This represents 1.1 percent of the employed population. –The city also does not attract seasonal or migrant farmworkers. Any farmworkers living within the City are year-round farmworkers, and so are served by the general affordable housing market rather than farmworker-specific housing. Work opportunities do not exist for seasonal or migrant farmworkers within the city, nor are farmworkers attracted to the city for goods or services. There are no packing houses or processing facilities within the city or variety of crops to attract seasonal and/or migrant farmworkers. Permanent farmworkers, utilized by these farms, are provided housing. While there is a regional need, a locally generated need for seasonal and/or migrant housing cannot be attributed to forces within the City of Tehama.

The 2022 Census of Agriculture provides information on operator characteristics for farmworkers by county but does not breakdown that number to a city level. The State of California defines seasonal farm laborers as those who are employed fewer than 150 consecutive days by the same employer.

According to a 2022 census conducted by the United States Department of Agriculture, there were 2,222 total farmworkers across farm operations in Tehama County. This represents a decrease of 548, or 23.2 percent, from the 2017 USDA Census. In 2022, out of the total farmworkers, 868, or 39.1 percent, were permanent, year-round employees, while 1,354, or 60.9 percent, were seasonal, working fewer than 150 days per year. Additionally, out of the farmworkers, 399, or 15.5 percent, accounted for migrant workers. Consequently, there is little demonstrated need for seasonal or transient farmworker housing in Tehama City.

Several farmworker-affiliated organizations across the Central Valley, the lower central coast, and the Napa/Sonoma area participated in a report published by the Community and Labor Center at the University of California (UC) Merced. According to a 2022 report titled “Farmworker Health in California” based on data from the Farmworker Health Study (FWHS survey), 92 percent of the participants rented and resided in single-family homes (55 percent) and about one-third of participants lived in apartments (31 percent). According to the FWHS survey, farmworkers generally experience living in substandard housing requiring repairs or in older homes, apartments, mobile homes, motels, garages, and other similar spaces with poor ventilation that puts them at higher risk for respiratory illnesses. One out of three farmworkers experienced difficulty keeping their home cool or warm, and more than 10 percent of surveyed farmworkers encountered mold, water damage, and water leaks. In addition, 37 percent of those indicated that the water quality was low, which could pose health risks. Furthermore, farmworkers surveyed reported living in overcrowded households with one-fourth of respondents (29 percent) reporting six or more persons per unit, and more than half (55 percent) reporting two persons (including themselves) slept in their room. As a result, substandard housing, affordability, and overcrowding are critical issues among this special-needs group. Additionally, a separate report from the same study, “Agricultural Worker Health and Health Disparities”, indicated that temperature conditions during the work day and exposure to pesticides are also significant occupational health hazards for farmworkers, as are mental health challenges related to persistent, chronic strain.

The City of Tehama, given its limited resources, is best able to contribute to farmworker housing by providing input and support to a county or regional initiative addressing this problem, which includes more than housing. At the time of this Housing Element update, there was no special housing for farmworkers located in the city limits of Tehama.

Homeless Persons and Families

The Tehama County Continuum of Care has not identified any homeless persons living in the City of Tehama. It is unlikely that a homeless population would become established in this community due to a lack of services of any kind that homeless persons could use. The Tehama Rural Area eXpress (TRAX) bus system connects individuals and families in Tehama that need homelessness assistance services with those services that are available in Red Bluff. According to the Continuum of Care, there is not a pressing need for local temporary

or emergency housing in the City of Tehama. Transitional housing and emergency shelters are allowed by right without a use permit or other discretionary review in the R (Residential) Zone.

Extremely Low-Income Households

Extremely low-income (ELI) households are those with an income of 30 percent or less of the AMI, adjusted for family size. In 2023, a family of four making \$30,000 or less would be classified as ELI. An ELI family of four could afford a monthly housing cost of approximately \$750 a month. They would have to spend 52 percent of their monthly income to afford the lowest advertised rent for a three-bedroom apartment (\$1,300 per month). In addition to the challenge of finding affordable housing, ELI households may also have members with mental or other disabilities and special needs, making it even harder to secure housing.

According to the 2016-2020 Comprehensive Housing Affordability Survey (CHAS), approximately 60 percent of ELI households were renters. Many minimum-wage workers would also be considered ELI households. It is estimated that all ELI renter-occupied households in the city overpaid for housing (paying more than 30 percent of their total income to housing costs), and approximately 80 percent of ELI homeowners overpaid for housing.

It is assumed that 50 percent of the Regional Housing Needs Allocation that was assigned to meet the needs of very low-income households will address the needs of extremely low-income households. Therefore, one unit of housing is assumed to be needed to address this need.

The City's Housing Element includes **Program 2**, a program to encourage the development of housing to lower-income households and special needs groups, including extremely low-income households. The City will encourage the development of this housing type through the use of incentives that may include, but are not limited to, reducing development fees and water hook-up fees, identification of sites, information on funding availability, support with funding applications, ensuring zoning facilitates development, and assisting with local development applications processing. Additionally, through **Program 11** the City will inform residents about funds available to households in need of assistance with the cost of housing, which may assist extremely low income households.

IV. Assessment of Fair Housing

A. Introduction

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under California law, AFFH means “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” California Government Code Section 65583 (10)(A)(ii) requires local jurisdictions to analyze racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

This section is organized by fair housing topics. For each topic, the regional and local assessments are addressed. Regional assessments were conducted comparing The City of Tehama to Red Bluff, Corning, unincorporated areas of Tehama County, and Tehama County including its cities, as well as to neighboring Trinity County. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, the **City of Tehama** identified factors that contribute to fair housing issues. These contributing factors are in **Table 35, Factors that Contributing to Fair Housing Issues**, with associated actions to meaningfully affirmatively further fair housing related to these factors. Additional programs to affirmatively further fair housing are in **Chapter VII: Housing Goals, Policies, Programs, and Quantified Objectives**.

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

B. Segregation and Integration

This section analyzes integration and segregation, including patterns and trends, related to people with protected characteristics with an emphasis on race, disability, familial status and income.

Race

As shown in **Table 23** and **Figure 1**, the population of Tehama County is less demographically diverse than the statewide average. However, the county has become more diverse in recent years; as shown in **Table 23**, each jurisdiction in the region has seen an overall increase in proportion of residents of color (residents who do not identify as White non-Hispanic/Latino) during the ten-year period between 2011 and 2021. This shift

is most pronounced in the City of Tehama (13.6 percent increase) and the City of Corning (12.5 percent increase). Overall, Tehama County has seen a greater increase (6.0 percent) than in neighboring Trinity County (3.9 percent), though both are generally consistent with the state average during this time (4.9 percent). Overall, the region is less demographically diverse than the state average, particularly regarding the proportion of Black/African American and Asian residents, which form a substantially smaller proportion of the region's population than the state average.

The increase in diversity among Tehama County residents is primarily due to growth in the proportion of residents identifying as Hispanic/Latino; in the City of Tehama the proportion of Hispanic/Latino residents increased by 8.4 percent, while Corning saw an increase of 8.6 percent. It should be noted that during this ten-year period, the City of Tehama's population increased by 100 residents (from 383 to 483), representing an increase of 26 percent. Because of the City's relatively small population, proportional changes in demographic composition in the City of Tehama over this period represent a relatively small number of residents. According to the 2018-2022 American Community survey, 15.8 percent of households in the city are Spanish-speaking, and just under one-third of those households (28.1 percent) have limited English proficiency. While the demographic composition both of the City of Tehama and the City of Red Bluff closely track that of Tehama County, the City of Corning represents an outlier, with a substantially larger proportion of Hispanic/Latino residents (50.6 percent) than elsewhere in the County. While the population of Red Bluff is nearly twice as large as Corning's, Corning is home to a larger overall number of Hispanic/Latino residents, emphasizing the significance of this jurisdiction as a regional center for Hispanic and Latino residents. The City of Tehama does have a notably higher proportion of Native American or Alaskan Native residents than other parts of the County; 3.7 percent of City of Tehama residents identified as members of this group in 2021, with no other jurisdiction in Tehama County seeing a rate above 1.8 percent in either survey year. This may be due to Tehama's proximity to the Paskenta Rancheria, but Tehama is not the closest incorporated city to the Rancheria. Tehama is located within the traditional home of the Nomlaki Indians, as is much of the west and central areas of the County¹.

In comparison, Trinity County saw a relatively smaller increase in the proportion of residents identifying as Hispanic and Latino (0.8 percent), with a pronounced decrease (7.3 percent) in Weaverville CDP. In Trinity County, increased demographic diversity is instead primarily the result of an increase in the proportion of residents identifying as Other (Non-Hispanic or Latino) and Native American or Alaska Native (Non-Hispanic or Latino).

Within Tehama, there are no known areas of the city that are known to have a particularly high concentration of minority community members. Blocks located immediately adjacent to the Sacramento River may have a higher concentration of White residents, and homes in this area may be higher-priced, but the rest of the city is integrated.

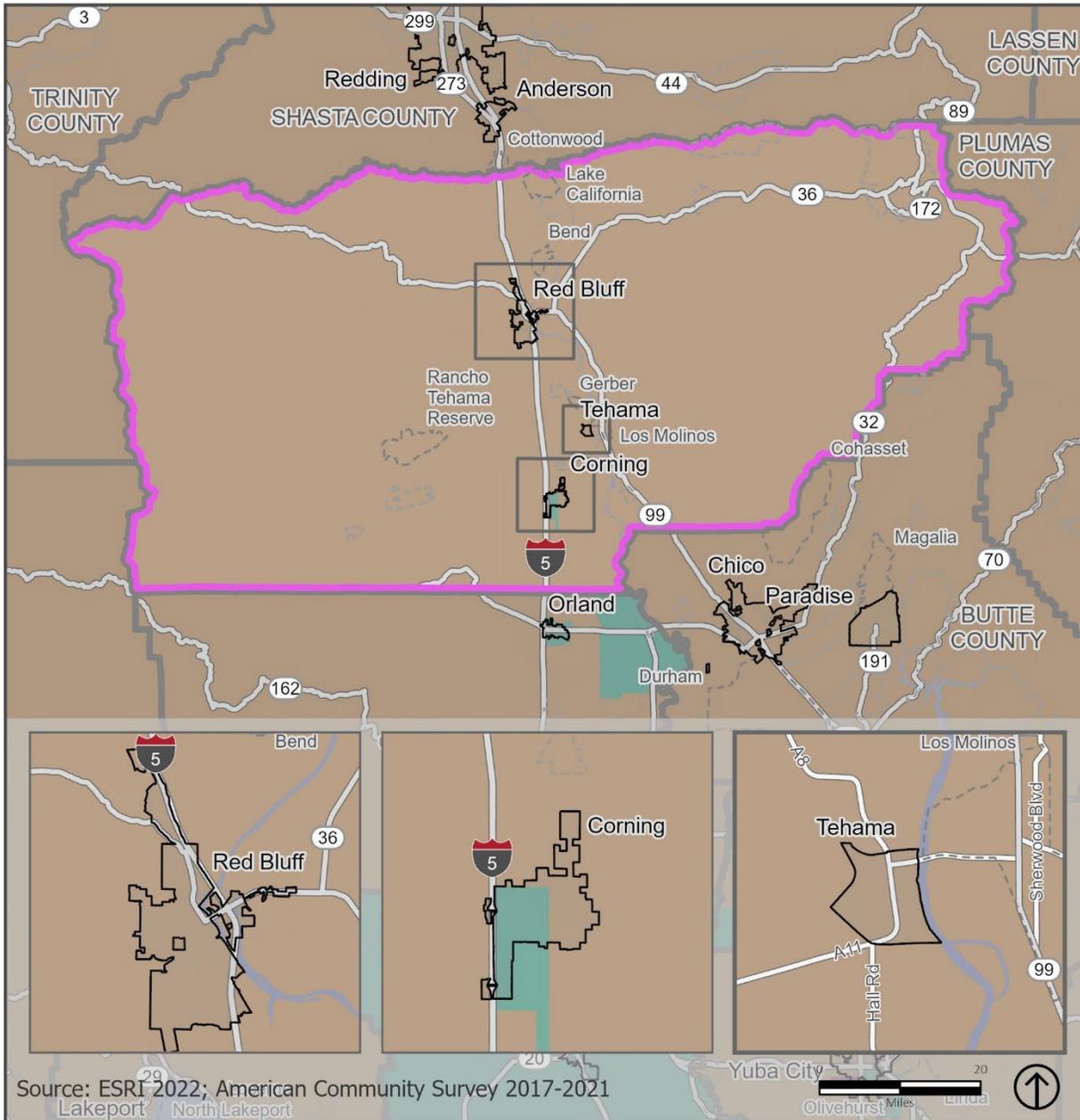
¹ Tehama County Public Works. "Honoring the Nomlāqa Winthun of Tehama County". <https://tcpw.ca.gov/documents/nomlaki.pdf>

TABLE 23 Population by Race/Ethnicity

Race/Ethnicity	City of Tehama		Red Bluff		Corning		Tehama County (Unincorporated)		Tehama County		Trinity County		State	
	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021
White (Non-Hispanic or Latino)	80.7%	67.1%	73.4%	66.9%	54.6%	42.2%	75.3%	70.9%	72.4%	66.4%	83.5%	79.6%	40.7%	35.8%
Hispanic/Latino of Any Race	13.3%	21.7%	21.2%	22.8%	42.0%	50.6%	17.8%	22.8%	21.4%	26.3%	6.7%	7.5%	37.2%	39.5%
Black or African American (Non-Hispanic or Latino)	0.0%	0.0%	0.4%	2.7%	0.0%	0.0%	0.9%	0.3%	0.7%	0.8%	0.4%	0.6%	5.8%	5.4%
Native American or Alaska Native (Non-Hispanic or Latino)	0.0%	3.7%	1.8%	1.3%	1.1%	0.9%	1.9%	1.1%	1.8%	1.1%	1.6%	3.1%	0.4%	0.3%
Asian (Non-Hispanic or Latino)	0.0%	1.2%	0.9%	2.1%	0.8%	4.0%	1.2%	1.2%	1.1%	1.8%	1.1%	2.1%	12.9%	14.7%
Other (Non-Hispanic or Latino)	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%	0.1%	0.1%	0.0%	0.1%	0.2%	3.7%	0.3%	0.4%
Two or More Races (Non-Hispanic or Latino)	6.0%	6.2%	2.4%	3.8%	1.3%	2.3%	2.8%	3.5%	2.5%	3.4%	6.2%	3.2%	2.4%	3.6%

Source: American Communities Survey, 2011 and 2021 ACS 5 year estimates

Figure 1: Predominant Population, Tehama County



County Boundary



City Boundary



Census Designated Place Boundary



Predominant Population

-  White alone, not Hispanic or Latino
-  Hispanic or Latino
-  Black or African American alone, not Hispanic or Latino
-  Asian alone, not Hispanic or Latino

-  American Indian and Alaska Native alone, not Hispanic or Latino
-  Two or more races, not Hispanic or Latino
-  Native Hawaiian and other Pacific Islander alone, not Hispanic or Latino
-  Some other race alone, not Hispanic or Latino

Disability

In Tehama County, the rate of residents living with at least one disability of any kind are comparable to the rate in neighboring Trinity County, and is higher than the state average; as shown in **Table 24**, rates in Tehama County (18.7 percent) are about 8 percent higher than the state average (10.6 percent in Tehama County compared to 10.6 percent statewide). In comparison, rates of disability in neighboring Trinity County are similar (18.5 percent). However, the rate in Tehama County has decreased marginally over the period between 2012 and 2021 (by 0.3 percentage points, respectively), while the statewide average has seen a marginal increase of 0.6 percentage points. The highest rates by jurisdiction are found in the City of Tehama (24.8 percent); and in Unincorporated Tehama County (20.1 percent), while the lowest rate is found in Corning (11.4 percent), the last being most comparable to the statewide average (10.6 percent). All other jurisdictions in Tehama County see rates between 16.4 and 18.7 percent in 2021. The census tract with the highest rate of residents living with a disability (33.0 percent) is found in unincorporated Tehama County bounded by Cottonwood Census-designated place (CDP) to the northeast, I-5 to the east, Basler Road to the south, and Bowman Road to the west (Figure 2). This highest-resource tract is sparsely populated by 3,409 residents, nearly 27 percent of whom are over the age of 65, higher than the countywide rate of 20 percent. The disproportionate older population in this tract may potentially account for a relatively higher rate of disability.

The most common disabilities in Tehama County are ambulatory difficulties (15.3 percent), independent living difficulties (12.5 percent), and cognitive difficulties (11.6 percent). Ambulatory difficulties (serious difficulty walking or climbing stairs) are generally the most common disability in Tehama jurisdictions, which is also true of neighboring Trinity County. However, the City of Corning sees a lower rate of ambulatory difficulty (7.6 percent) more closely aligned with the State average (5.7 percent). Cognitive difficulties (difficulty remembering, concentrating, or making decisions because of a physical, mental, or emotional problem) and hearing difficulties are, respectively, the next most common disabilities in Tehama County jurisdictions after ambulatory difficulties. In Tehama County, rates of residents living with cognitive difficulties are highest in City of Tehama (15.3 percent), Red Bluff (12.4 percent) and Unincorporated Tehama County (12.1 percent). As described previously, rates in Corning (7.8 percent) are more similar to the state average (4.4 percent).

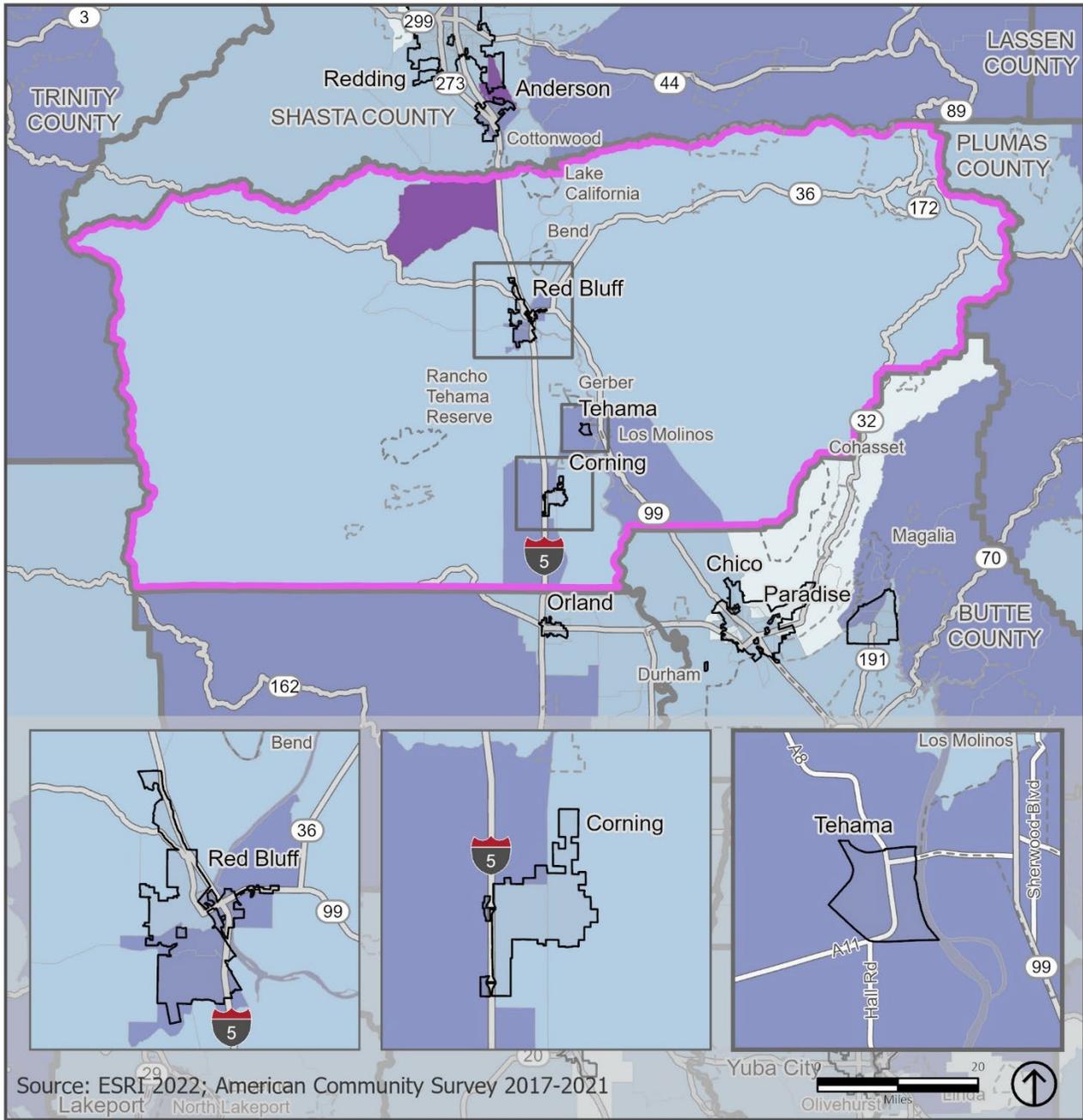
Within Tehama, there are no known areas of the city with higher concentrations of persons with disabilities, nor are there any concentrations of group homes or residential care facilities. Several homes have access ramps, but these homes are distributed throughout the city. No requests for reasonable accommodations were made during the last planning period, and there are no known areas with a disproportionate need of accessibility improvements.

TABLE 24 Population by Disability Type

Disability	City of Tehama		Red Bluff		Corning		Tehama County (Unincorporated)		Tehama County		Trinity County		State	
	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021
Total with a Disability	17%	24.8%	21.6%	18.4%	16.4%	11.4%	18.6%	20.1%	19.0%	18.7%	21.8%	18.5%	10.0%	10.6%
Hearing Difficulty	7.6%	9.3%	3.4%	5.4%	4.1%	1.0%	6.1%	11.4%	5.3%	8.7%	6.6%	7.0%	2.8%	2.9%
Vision Difficulty	3.8%	9.3%	4.5%	7.7%	2.8%	3.9%	3.1%	6.8%	3.4%	6.6%	2.3%	3.0%	1.9%	2.0%
Cognitive Difficulty	3.8%	15.3%	8.3%	12.4%	8.1%	7.8%	6.8%	12.1%	7.3%	11.6%	6.7%	4.0%	3.8%	4.4%
Ambulatory Difficulty	10.3%	15.7%	11.6%	15.9%	7.9%	7.6%	10.5%	16.7%	10.4%	15.3%	14.1%	11.3%	5.3%	5.7%
Self-care Difficulty	3.8%	2.2%	3.5%	4.9%	4.2%	3.7%	3.9%	6.5%	3.9%	5.7%	3.7%	1.9%	2.3%	2.6%
Independent Living	14.1%	9.0%	9.5%	11.8%	8.3%	7.1%	6.8%	13.9%	7.6%	12.5%	7.3%	5.1%	4.1%	5.5%

Source: ACS 2012 and 2021 5-year Estimates

Figure 2: Population with a Disability, Tehama County



County Boundary



City Boundary



Census Designated Place Boundary



Percent of Population with a Disability

< 10%

10% - 20%

20% - 30%

30% - 40%

> 40%

Familial Status

The proportion of family households is 70.0 percent in Tehama County and 68.6 percent statewide. Regionally, in Trinity County, only 51.5 percent of households are family households. Rates of family households are highest in Unincorporated Tehama County (73.8 percent) and Corning (72.7 percent), and lowest in the City of Tehama (55.0 percent) (**Table 25**). Due to their reliance on one income, and compounded by gender-based pay disparity, female-headed single-parent households tend to face disproportionately greater housing insecurity in comparison with other household types. Rates of this household type in Tehama County (6.0 percent) are generally consistent with the statewide average (6.0 percent) and higher than rates in other counties in the region, including Trinity County (2.8 percent). The highest rate is found in Red Bluff (13.8 percent), followed by Corning (9.5 percent)) (Figure 3). As in other counties in the region, rates of single-parent households, and single-parent female-headed households, are higher in more densely populated urban areas and in low-resource areas. Rates outside of the region's population centers are consistent with other low-density rural and semi-rural areas in neighboring counties. There are no known areas in Tehama that have particularly high concentrations of families, non-families, or smaller homes.

State Preschool programs are available in Red Bluff and Corning as well as in the unincorporated community of Gerber. These programs are free to income-qualifying families. Head Start and Early Head Start programming in Tehama County is provided by Northern California Child Development, Inc (NCCDI). According to NCCDI's 2024 Community Assessment, between 2019 and 2021 Tehama County has seen a decrease of 7 percentage points in the percent of children under 12 with parents in the labor force for whom a licensed childcare space is available, from 31 percent in 2019 to 24 percent in 2021, which may be due to pandemic-related reductions in class sizes, which may be due to pandemic-related reductions in class sizes ². Head Start and Early Head Start programs are located in the cities of Red Bluff, Tehama, and Corning. Head Start childcare programming is available at the old Tehama School building, which is leased by the City. Head Start students come from both the city and surrounding areas.

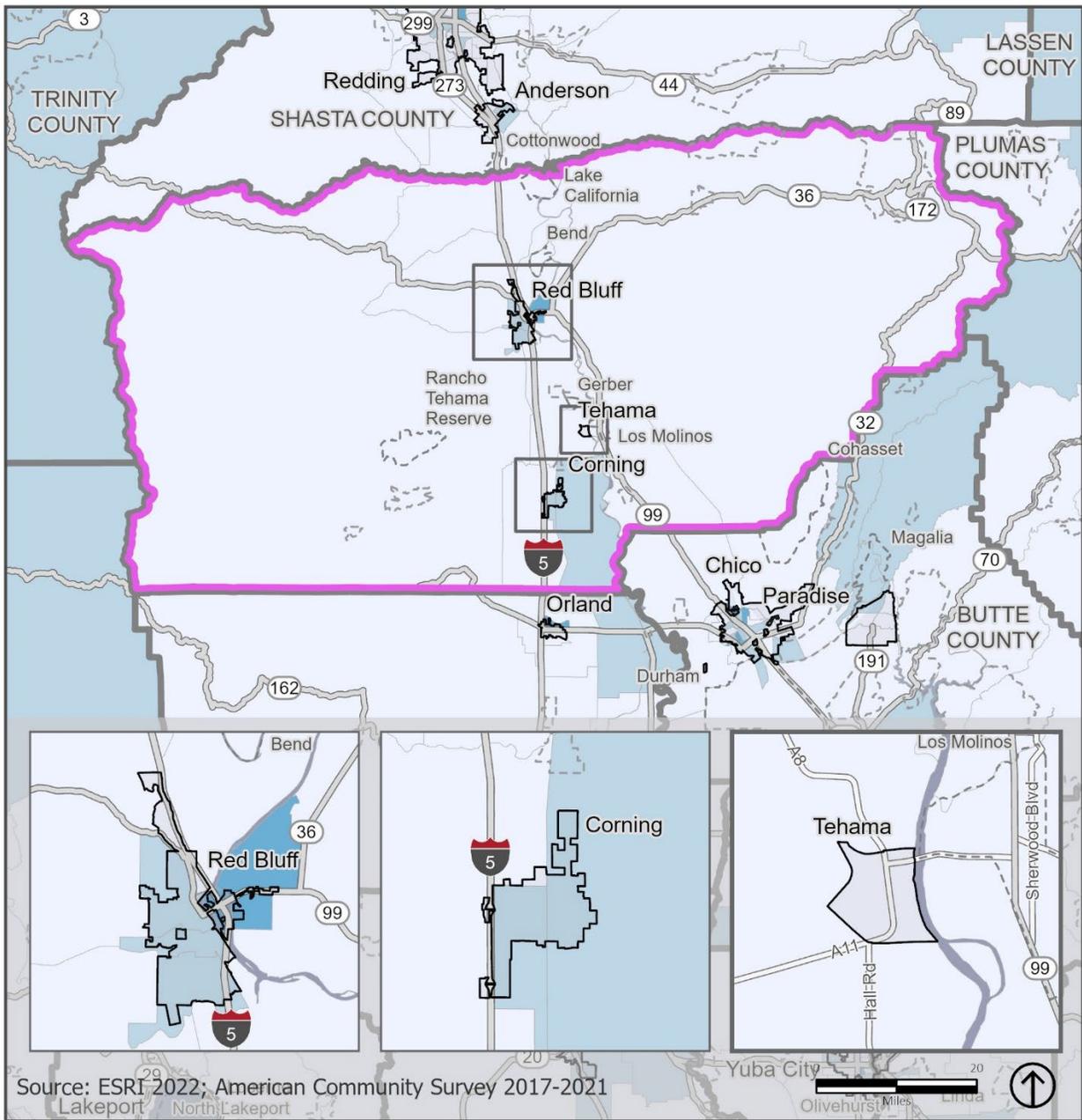
² Northern California Child Development, Inc. *Community Assessment Update*. (2024). https://www.nccdi.com/uploads/4/1/8/2/41820821/ca_update_2024_final.pdf

TABLE 25 Population by Familial Status

Familial Status	City of Tehama		Red Bluff		Corning		Tehama County (Unincorporated)		Tehama County		Trinity County		State	
	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021
Family Households	73.4%	55.0%	56.1%	58.9%	75.8%	72.7%	69.3%	73.8%	66.9%	70.0%	61.2%	51.5%	68.6%	68.6%
Non-family Households	26.6%	45.0%	43.9%	41.1%	24.2%	27.3%	30.7%	26.2%	33.1%	30.0%	38.8%	48.5%	31.4%	31.4%
Percent Female-headed Single-Parent Households	9.1%	1.0%	13.4%	13.8%	16.9%	9.5%	4.3%	2.6%	7.7%	6.0%	2.2%	2.8%	7.2%	6.0%

Source: ACS 2011 and 2021 5 year estimates

Figure 3: Children in Female-Headed Households, Tehama County



County Boundary



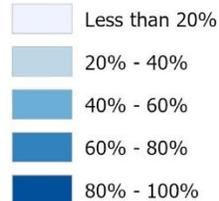
City Boundary



Census Designated Place Boundary



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



Income

As is shown in **Table 26**, median household incomes in Tehama County (\$52,901) is substantially lower than the state average household income (\$84,097). Relative to the average California household, households in Tehama County earn 37.1 percent lower incomes. Over the ten-year period between 2011 and 2021, median household income in Tehama County jurisdictions remained relatively consistent in relation to the statewide average, after accounting for wage growth and inflation. Across California, wages increased by 36.5 percent, while in Tehama County overall, wages also increased by 36.5 percent. However, this growth is not evenly distributed – household income in City of Tehama increased by 36.2 percent, outpacing income growth in Red Bluff (29.4 percent) and Corning (26.4 percent). Growth in median household incomes is greater than other counties in the region; for example, in neighboring Trinity County the median household income has only grown by 12.0 percent (See Figure 4). As is shown in **Table 27**, the rates of households experiencing poverty (households with incomes below the poverty level in the previous year) are higher in Tehama County (18.7 percent) than the rate statewide (11.8 percent). Within the county, the jurisdiction with the highest rates of poverty is Red Bluff (25.1 percent). Corning’s poverty rate is the lowest in the county at 14.1 percent but is higher than the statewide average. (See Figure 5.)

There are no known areas in Tehama that are considered to be lower-income areas or concentrated areas of poverty. There may be more higher-income households in the area along the Sacramento River, but not all households in this area are higher-income.

TABLE 26 Median Household Income

Geography	Median Income	
	2011	2021
City of Tehama	\$36,786	\$50,104
Red Bluff	\$31,690	\$41,004
Corning	\$38,225	\$48,313
Tehama County	\$38,753	\$52,901
Trinity County	\$37,672	\$42,206
State	\$61,632	\$84,097

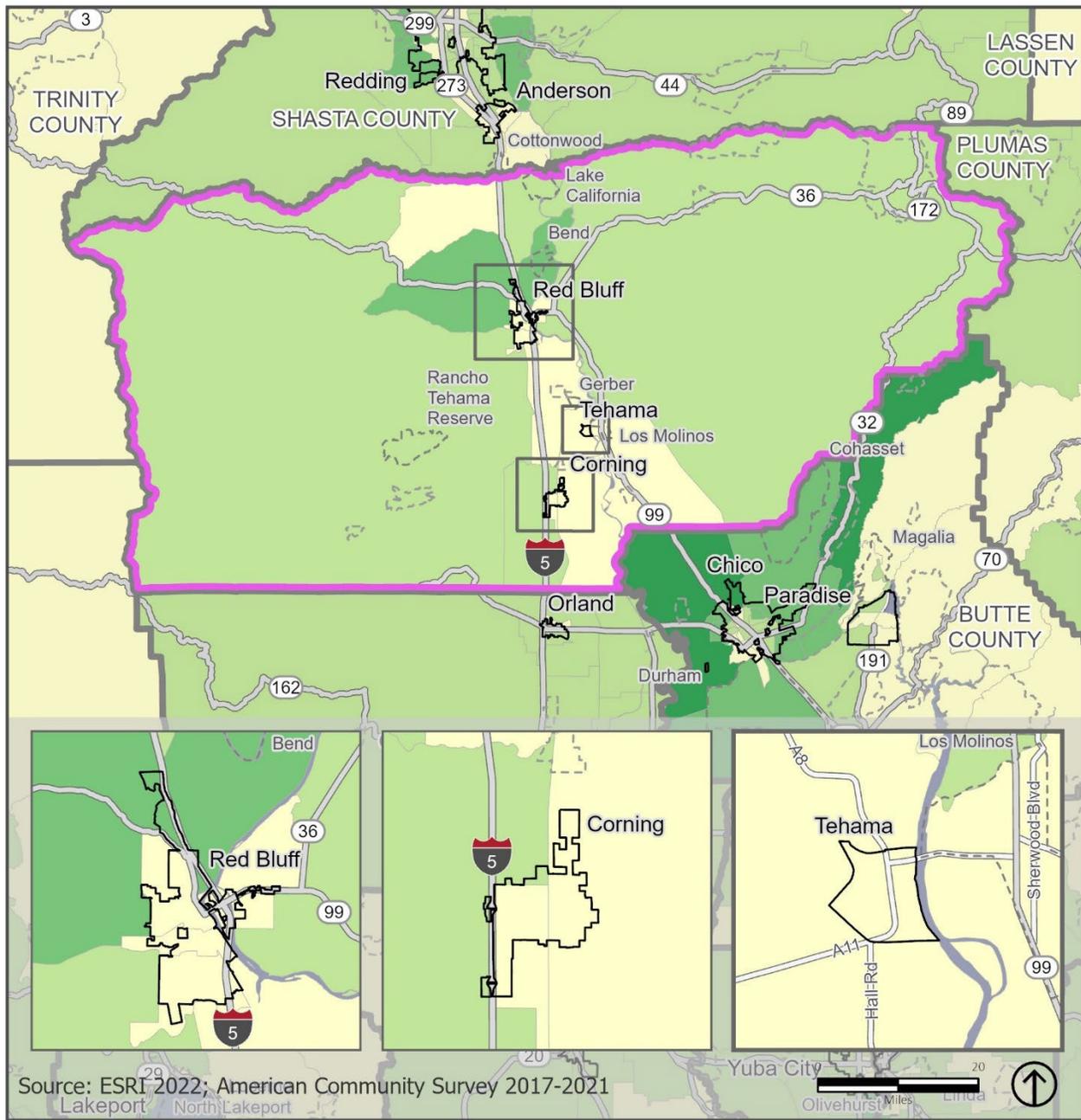
Source: ACS 2011 and 2021 5 year estimates

TABLE 27 Poverty Rate

Geography	Poverty Rate	
	2011	2021
City of Tehama	8.4%	16.3%
Red Bluff	24.3%	25.1%
Corning	19.6%	14.1%
Tehama County (Unincorporated)	15.7%	17.2%
Tehama County	18.1%	18.7%
Trinity County	14.9%	16.8%
State	12.7%	11.8%

Source: ACS, 2011 and 2021 5 year estimates

Figure 4: Median Income, Tehama County



Source: ESRI 2022; American Community Survey 2017-2021

County Boundary



City Boundary



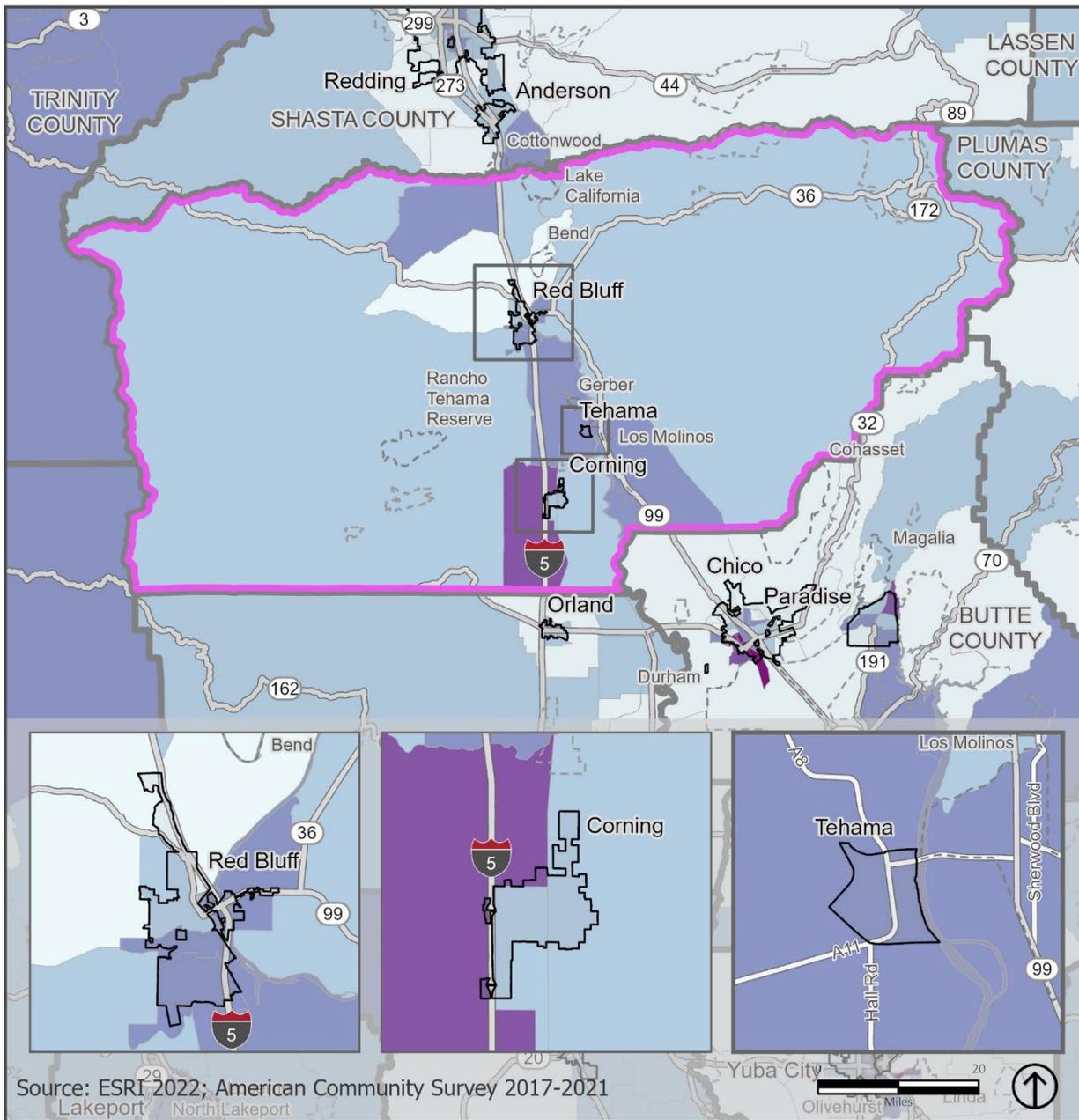
Census Designated Place Boundary



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

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

Figure 5: Percent of Residents with Incomes Below Poverty Level, Tehama County



County Boundary



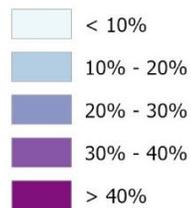
City Boundary



Census Designated Place Boundary



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



C. Concentrated Areas of Poverty and Affluence

Racially/Ethnically Concentrated Areas of Poverty

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) or areas of High Segregation and Poverty are areas that exhibit both high racial/ethnic concentrations and high poverty rates. HUD defines R/ECAPs as census tracts with a majority non-white population (50 percent or more) and a poverty rate that exceeds 40 percent or is three times the average poverty rate for the county, whichever is lower. HCD defines areas of High Segregation and Poverty as census tracts that have an overrepresentation of people of color compared to the county as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$30,000 annually for a family of four in 2023). R/ECAPs or areas of High Segregation and Poverty may indicate the presence of disadvantaged households facing housing insecurity and need. They identify areas whose residents may have faced historical discrimination and who continue to experience economic hardship, furthering entrenched inequities in these communities. There are no R/ECAP or areas of High Segregation and Poverty in Tehama County, including all cities and communities.

Racially Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are neighborhoods in which there are both high concentrations of Non-Hispanic White households and high household income rates. Based on research from the University of Minnesota Humphrey School of Public Affairs, RCAAs are defined as census tracts where 80 percent or more of the population is white, and the median household income is \$125,000 or greater (which is slightly more than double the national median household income for 2016).

HCD further adjusted the RCAA methodology to track more closely with California's higher levels of diversity by setting the white population threshold to 50 percent. There are no RCAAs in in Tehama County, including all cities and communities.

Disparities in Access to Opportunity

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

The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access for lower-income households and communities of color to housing in high-resource areas. TCAC/HCD categorized census tracts into high-, moderate-, or low-resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. The 2023 TCAC/HCD Opportunity Maps compares each tract to those within the council of governments (COG) region.

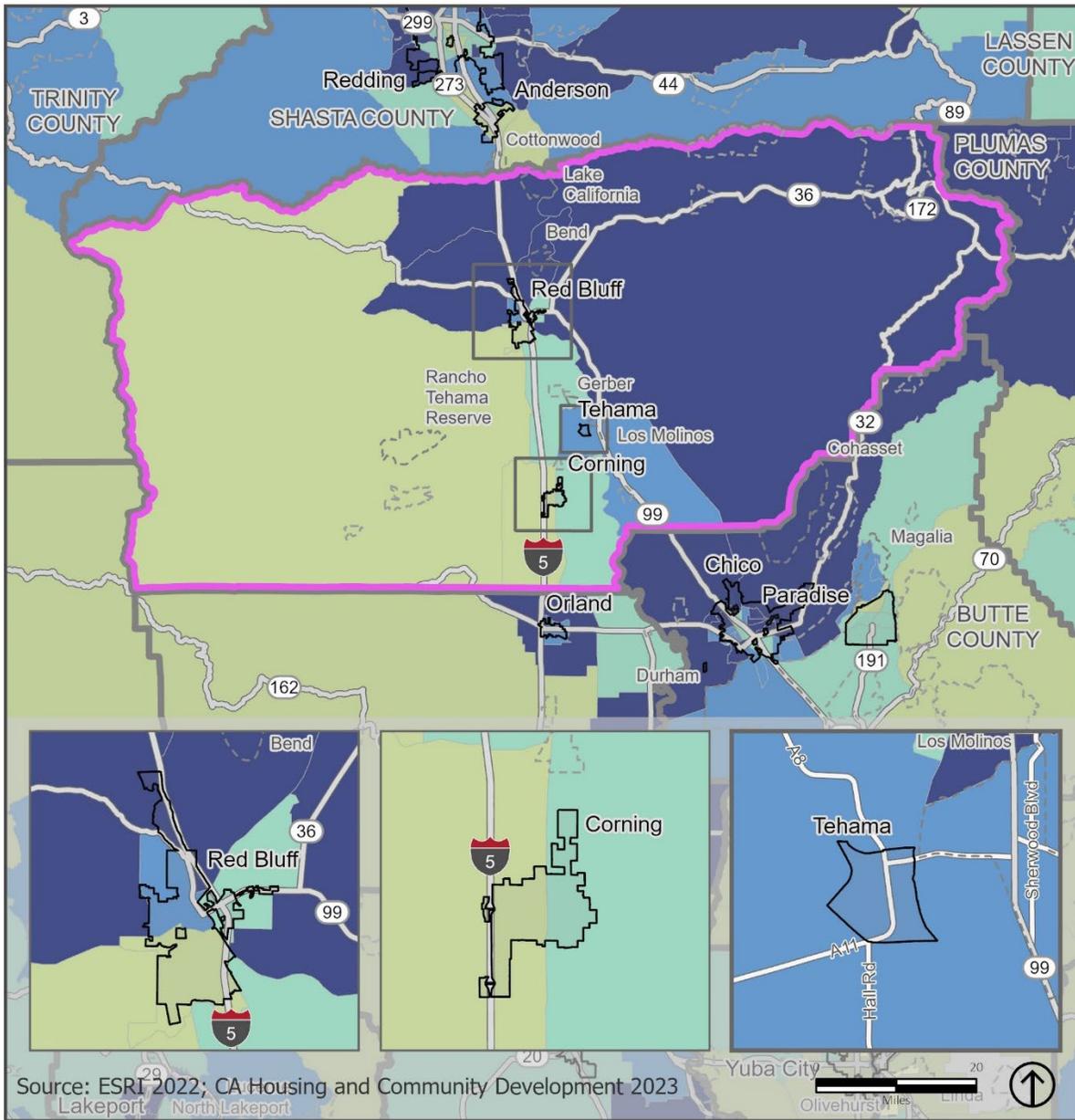
Areas designated as “highest resource” are the top 20.0 percent highest-scoring census tracts in the region. It is expected that residents in these census tracts have access to the best outcomes in terms of health, economic opportunities, and educational attainment. Census tracts designated “high resource” score in the 21st to 40th percentile compared to the region. Residents of these census tracts have access to highly positive outcomes for health, economic, and education attainment.

“Moderate resource” areas are in the top 30.0 percent of the remaining census tracts in the region, and those designated as “moderate resource (rapidly changing)” have experienced rapid increases in key indicators of opportunity, such as increasing median income, home values, and an increase in job opportunities. Residents in these census tracts have access to either somewhat positive outcomes in terms of health, economic attainment, and education, or positive outcomes in a certain area (e.g., score high for health, education) but not all areas (e.g., may score poorly for economic attainment).

“Low-resource” areas score in the bottom 30.0 percent of census tracts and indicate a lack of access to positive outcomes and opportunities. The final designation are those areas identified as having “high segregation and poverty”; these are census tracts that have an overrepresentation of people of color compared to the region as a whole, and at least 30.0 percent of the population in these areas is below the federal poverty line (\$19,720 for a two-person household and \$30,000 annually for a family of four in 2023).

As shown in Figure 6, in Tehama County, low-resource areas are found in the region’s more rural census tracts and wilderness areas, including those in western Tehama County. Regionally, low-resource areas are also found in southwestern and northwestern Trinity County. Low-resource census tracts in more densely-populated areas include tracts in and around the western side of the City of Corning and in the central and southern sections of the City of Red Bluff. Moderate and high-resource tracts are found in Tehama County along the I-5 corridor, including the City of Tehama, which is a high-resource area. Regionally, moderate and high-resource tracts are also located in central Trinity County, encompassing Hayfork. The county’s highest-resource areas are found in the north/northwestern areas of the county, including most of the western portion of the County. Regionally, they are also found in northern Trinity County, including the Weaverville CDP.

Figure 6: TCAC Opportunity Areas, 2023, Tehama County



County Boundary



City Boundary



Census Designated Place Boundary



TCAC Opportunity Areas

-  Highest Resource
-  High Resource
-  Moderate Resource
-  Low Resource
-  High Segregation & Poverty
-  No Data

Education

TCAC/HCD census tract designations of high-, moderate-, or low-resource are based on a composite score of economic, educational, and environmental factors. In addition to the overall composite score which indexes all of these factors, analyses are available which provide a focused on the group of metrics associated with each of these scoring categories, or domains, independently. The Education Domain is an index of the following metrics: math proficiency, reading proficiency, high school graduation rates, and student poverty rates. In the Tehama and Trinity County region, Education Domain scores vary between census tracts in a pattern that generally coincides with high-, moderate-, and low-resource area designations, and are consistent with other patterns of segregation, integration, and access to opportunity in the region, emphasizing the connections between educational outcomes, economic opportunity, and housing stability in the region.

Education Domain scores directly correlate with Opportunity Map Composite scores; most of the western half of the County, designated as low-resource, see Education Domain scores at the lowest end of the score range, indicating less-positive educational outcomes for children living in these areas. Along with large portions of Unincorporated Tehama County, this trend includes census tracts on the west side of the City of Corning, and the central and southern sections of Red Bluff, tracts also identified as being low-resource areas. Tehama County's high and highest-resource tracts in the north and northeastern sections of the county have Education Domain scores of 0.6 and above, indicating positive education outcomes for children living in these areas, and reflecting the connection between access to positive education, economic, and environmental outcomes in these areas.

Regionally, in Trinity County, consistent correlations between Education Domain scores and overall TCAC/HCD Composite scores are not as apparent as in Tehama County. For example, the County contains two census tracts designated as lowest-resource by TCAC/HCD. One of these tracts, at the county's northwestern boundary, sees the County's lowest Education Domain score, demonstrating a strong correlation between educational, economic, and environmental outcomes in the immediate area. However, the County's other lowest-resource tract, found at its southwestern boundary, coincides with its highest Education Domain score, suggesting that, while Education outcomes are relatively strong in this area, this area may see adverse economic and/or environmental conditions that outweigh its positive education outcome in the composite score.

Table 28 shows performance on standardized testing along with other education outcome indicators by school district in Tehama County. As shown in the table, many districts in Tehama County have student performance scores on standardized tests that are below standard for the grade level. Lassen View Elementary and Evergreen Middle School are two exceptions: students in these schools scored above the standard for English Language Arts, and just below the standard in Mathematics. Vina Elementary is another exception, with scores above the state standard in both English Language Arts and Mathematics. Across the region, most districts have a majority of students that are considered socioeconomically disadvantaged, and several schools in Tehama County, including Corning Union Elementary, Los Molinos Unified, Richfield

Elementary, Gerber Union Elementary, and Corning Union High, have high percentages of students that are English Language Learners, both characteristics which can influence student performance on standardized tests.

Tehama students are bused to Los Molinos schools, which are among the better-performing schools in the region. Students do not have multiple school options to select from, and all students in the city attend the same schools except in cases where families elect to send their children to private schools. There are no higher education opportunities, including vocational opportunities, within the city; the closest are located in Red Bluff. There are also no local organizations that provide tutoring services.

TABLE 28 School Performance

School Name	Location	English Language Arts (Points Above or Below Standard)	Math (Points Above or Below Standard)	Chronic Absence	Suspension Rate	Socio-Economic Disadvantage	Foster Youth	English Learners
Lassen View Elementary	Los Molinos	8.9	-0.7	12.8%	0.0%	48.6%	0.8%	4.7%
Los Molinos High	Los Molinos	-7.5	-85.2	n/a	5.4%	66.7%	0.5%	10.8%
Los Molinos Elementary	Los Molinos	-33.2	-53.4	26.4%	3.1%	81.8%	0.8%	33.9%
Woodson Elementary	Corning	-86.3	-99.2	20.2%	4.4%	90.4%	0.7%	43.1%
West Street Elementary	Corning	-80.1	-85.3	25.2%	0.9%	90.1%	0.6%	38.6%
Olive View Elementary	Corning	-65	-72.3	18.3%	1.8%	89.2%	0.4%	47.3%
Maywood Middle	Corning	-74.2	-104	17.3%	10.8%	87.8%	0.7%	35.3%
Rancho Tehama Elementary	Corning	-120	-84.6	39.4%	3.7%	100.0%	2.2%	34.4%
Columbia Academy	Corning	n/a	n/a	54.4%	48.3%	81.8%	18.2%	9.1%
Corning Independent Study	Corning	n/a	n/a	n/a	0.0%	64.3%	0.0%	14.3%
Centennial Continuation High	Corning	-187.4	-206.4	n/a	24.4%	86.1%	2.5%	31.6%
Corning High	Corning	-38.5	-136.7	n/a	8.7%	76.9%	1.1%	26.9%
Kirkwood Elementary	Corning	-35.4	-25.3	2.9%	2.8%	45.1%	0.0%	5.9%
Richfield Elementary	Corning	0	-27.1	4.9%	0.0%	43.3%	0.0%	27.7%
Evergreen Community Day School (K-5)	Cottonwood	n/a	n/a	n/a	n/a	100.0%	0.0%	0.0%
Evergreen Community Day School (5-8)	Cottonwood	n/a	n/a	n/a	n/a	80.0%	0.0%	0.0%
Evergreen Institute of Excellence	Cottonwood	-31	-86.6	0.0%	0.0%	54.8%	0.0%	0.7%

School Name	Location	English Language Arts (Points Above or Below Standard)	Math (Points Above or Below Standard)	Chronic Absence	Suspension Rate	Socio-Economic Disadvantage	Foster Youth	English Learners
Evergreen Elementary	Cottonwood	-9.9	-0.5	26.0%	0.4%	59.2%	1.9%	5.5%
Evergreen Middle	Cottonwood	7	-16.9	25.3%	8.8%	56.5%	1.5%	4.8%
Flournoy Elementary	Flournoy	-35.9	-107.5	18.4%	0.0%	60.0%	0.0%	8.9%
Gerber Elementary	Gerber	-74.9	-110	24.8%	2.5%	83.7%	0.0%	35.1%
Plum Valley Elementary	Paynes Creek	n/a	n/a	n/a	0.0%	94.7%	5.3%	10.5%
Tehama Oaks High	Red Bluff	n/a	n/a	n/a	0.0%	100.0%	12.5%	12.5%
Lincoln Street	Red Bluff	-58.7	-97.9	6.8%	0.0%	77.5%	1.4%	7.0%
Tehama eLearning Academy	Red Bluff	-55.2	-165.4	26.9%	0.0%	75.9%	0.9%	1.7%
Antelope Elementary	Red Bluff	-9	-16.8	21.8%	0.0%	58.8%	1.3%	6.1%
Lassen-Antelope Volcanic Academy (LAVA)	Red Bluff	-30.5	-100.8	3.7%	0.0%	75.5%	0.0%	0.0%
Berrendos Middle	Red Bluff	-6.5	-23.8	20.8%	15.4%	57.4%	0.4%	2.0%
Bend Elementary	Red Bluff	-6.1	-25.9	17.0%	2.0%	53.1%	0.0%	6.1%
Bidwell Elementary	Red Bluff	-49.3	-64.7	29.9%	3.3%	76.2%	0.5%	6.0%
Jackson Heights Elementary	Red Bluff	-53.5	-55.2	33.3%	7.2%	82.6%	0.7%	14.6%
Vista Preparatory Academy	Red Bluff	-68.8	-124.8	33.7%	16.0%	83.8%	1.1%	14.0%
William M. Metteer Elementary	Red Bluff	-70	-82.3	22.9%	3.3%	88.1%	0.9%	22.2%
Red Bluff Community Day	Red Bluff	n/a	n/a	n/a	36.4%	100.0%	0.0%	0.0%
Salisbury High (Continuation)	Red Bluff	-125	-219.7	n/a	5.8%	79.1%	0.0%	15.5%
Red Bluff High	Red Bluff	-15.3	-80.8	n/a	4.6%	66.1%	0.9%	5.1%

School Name	Location	English Language Arts (Points Above or Below Standard)	Math (Points Above or Below Standard)	Chronic Absence	Suspension Rate	Socio-Economic Disadvantage	Foster Youth	English Learners
Reeds Creek Elementary	Red Bluff	-7.7	-58.2	10.9%	0.5%	58.0%	1.7%	0.6%
Vina Elementary	Vina	16.7	28	20.2%	0.0%	63.6%	0.0%	15.2%

Source: California School Dashboard, 2023

Note: Some schools do not report full data due to small enrollment numbers, for privacy purposes. Chronic absenteeism is only reported in schools with K-8 populations.

Economic

The TCAC Opportunity Analysis identifies 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 signify less favorable economic conditions, while scores exceeding 0.8 indicate more favorable economic conditions. The factors that are incorporated into the economic domain score are median home values, poverty levels, employment levels, and the proximity of residents to job opportunities.

Economic Domain Scores in Tehama County are consistent with general spatial patterns in access to opportunities in the region. The lower-resource, rural western half of Tehama County, as well as tracts in and around the City of Corning and the south and central sections of the City of Red Bluff see scores indicating less positive economic outcomes. Tracts along the I-5 corridor, including several census tracts immediately to the north/northwest of Red Bluff, see positive outcomes, while the rural eastern half of the county have a more moderate score. These findings generally align with overall TCAC/HCD Opportunity Analysis composite scores elsewhere in the region; tracts where the composite score diverges from the Economic Domain score suggest that educational and/or environmental outcomes in these areas differ substantially enough to outweigh economic outcomes in the calculation of the composite score.

In comparison, in Trinity County, the County's northwestern census tracts, including and encompassing Weaverville, score more positively, while the remainder of the County sees moderate to adverse outcomes, particularly in the southernmost tract, which scores the lowest in the County. The rural nature of this region, low median household incomes, and distance from many employment centers are likely major factors in this analysis, and scores are consistent with comparable counties in the region.

Within the city, some residents who work in agriculture work locally, while those who work in other fields tend to commute out of the city to employment centers. Most work within a 25-mile radius of the city, including at a nearby lumber mill in Richfield and at the Walmart distribution center in Red Bluff. Many residents in the area have poor cell phone and internet reception unless they pay for satellite access, which may limit work opportunities and access to other resources. There are presently no commercially-zoned areas in Tehama, though new businesses could be permitted anywhere in the R zone by use permit. There are no known economic development programs or initiatives planned or in place that are expected to influence the jobs landscape in the next ten years.

Transportation

All Transit

AllTransit is a transit and connectivity analytic tool developed by the Center for Neighborhood Technology for the advancement of equitable communities and urban sustainability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the town, county, and regional levels.

AllTransit scores geographic regions (e.g., cities, counties, Metropolitan Statistical Areas) on a scale of 0 to 10, with a score of 10 indicating complete transit connectivity.

In Tehama County, AllTransit Scores are generally low, with most areas seeing scores around 1.0. The City of Red Bluff, the highest in the area, scores 2.5. Because AllTransit performance scores represent a ranked rating of all block groups in the country, low scores in Tehama County reflect the state of transit access compared to both high-density urban areas and other rural areas. As shown in **Table 29**, a small proportion of residents in Tehama County commute by public transportation, a finding consistent with AllTransit scoring. Many residents of Tehama that do not have a car rely on either public transit or friends and relatives to access work, school, and other resources.

Public transit services in Tehama County are provided by Tehama Rural Area eXpress (TRAX). TRAX buses operate on fixed schedules within Red Bluff and Corning, and connecting Red Bluff, Corning, Los Molinos, Gerber, the City of Tehama, and stops in between. One pair of TRAX stops serves Tehama, located on both sides of the street at the Tehama Museum, and the majority of the city is within a half-mile radius of these stops. Routes 3A and 3B serve Tehama. The routes run in opposite directions in a loop route that includes Red Bluff, Dairyville, Proberta, Gerber, and Los Molinos. Each route completes nine runs each weekday from 6:20 a.m. to 6:40 p.m. On Saturday, Route 3A runs six times from 8:20 a.m. to 3:20 p.m., and Route 3B completes six runs between 8:40 a.m. and 3:40 p.m. TRAX also provides a dial-a-ride transit service called ParaTRAX for seniors 55 years and older and persons with disabilities. ParaTRAX operates Monday through Saturday. Many individuals aged 65 and older choose to use their senior passes and ride TRAX for free. There is an additional TRAX service that provides medical transportation, Medical Transportation Service (METS), which employs volunteer drivers to transport eligible residents to and from medical appointments, which serves residents of Tehama County and transports residents within Tehama County and to Shasta, Glenn, and Butte Counties.

According to Tehama County RTP's database of collisions between 2003 and 2013, the majority of collisions on Tehama's roadways caused only property damage. Two collisions that caused complaints of pain were reported on the south side of the city on Gyle Road, and a small collection of collisions where visible injuries or complaints of pain occurred were near the intersection of C street and Cavalier Drive, near the bridge across the Sacramento River. Another small collection of crashes occurred at approximately the city boundary on 5th Street/San Benito Avenue just north of B street, one of which had at least one severe injury and another of which had at least one visible injury. The city has no traffic lights, but does have stop signs and two radar speed sensor sides to alert drivers of their speed. Traffic and speeding are typical during the commute hour, and the city has a lot of out-of-town traffic and truck traffic during peak periods, as the area is part of the corridor to connect with 99 East, 99 West, and I-5.

Roads in Tehama tend to be in fair to good condition, with the exception of one street that is scheduled for rehabilitation. The City recently received a grant from Caltrans to complete a community transportation plan

One bike route is proposed for C Street crossing the river into Los Molinos. The city has no sidewalks, but walking is typically safe except on the main streets leading into and out of town.

TABLE 29 Regional AllTransit Scores

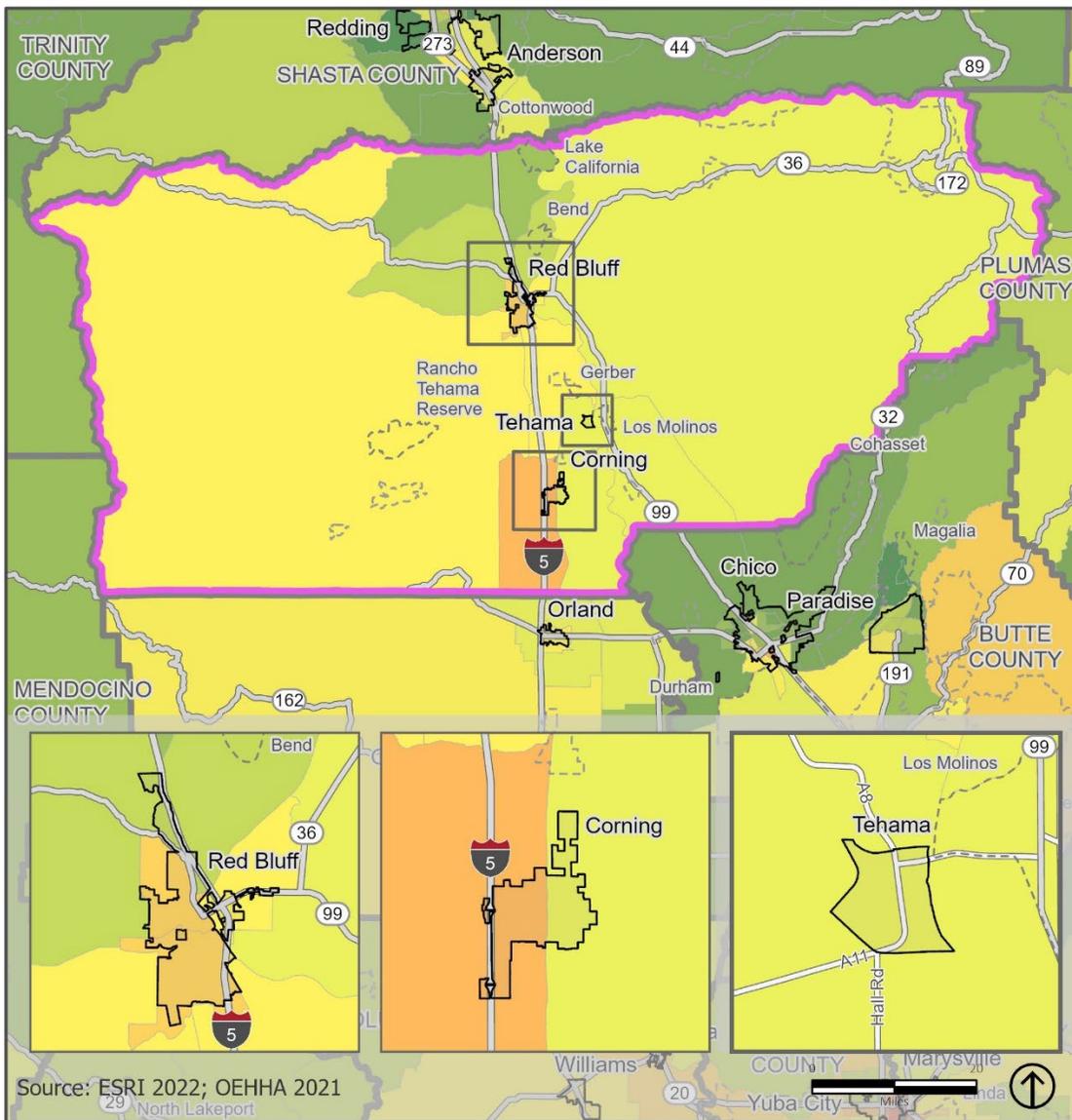
Jurisdiction	AllTransit Score	Percent of workers commuting by public transportation	
		2012	2022
City of Tehama	0.8	0.0%	0.0%
Red Bluff	2.5	2.3%	0.0%
Corning	1.5	0.0%	0.1%
Tehama County	1.0	0.0%	0.0%
Trinity County	0.9	2.3%	1.0%

Source: Center for Neighborhood Technologies, Accessed April 2024, ACS 2012 and 2022 5-year estimate

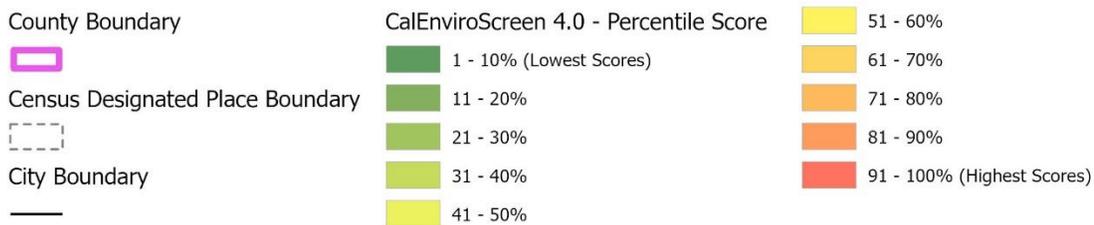
Environment

The CalEnviroScreen environmental health evaluation system indexes social and environmental factors to evaluate potential effects of environmental conditions on health outcomes. In Tehama County, outcomes as reported through CalEnviroScreen are consistent with other comparable counties in the region. Higher scores, which indicate more negative factors, are found in the region’s more densely developed areas, including in and around the City of Corning and City of Red Bluff, a pattern consistent with other areas of the region and state. In more sparsely populated rural areas, scores indicate generally moderate to positive environmental conditions. Tehama County does not have as positive of scores as much of the region, but also does not contain any tracts scoring above the 70th percentile (and therefore no Disadvantaged Communities under SB 535), indicating relatively positive conditions in comparison with many other counties in the state. Within the City of Tehama, pesticides were the environmental factor of greatest concern in the CalEnviroScreen analysis, followed by drinking water contamination, ozone, and lead from housing. Pesticides and drinking water contamination are not uncommon environmental concerns in agricultural areas. However, tests of drinking water in the city typically have positive results. The city has two large parks, located on the north side of the city and the center of the city, and the City recently added an ADA-accessible shelter and picnic area to one park.

Figure 7: CalEnviroScreen Score, Tehama County



Source: ESRI 2022; OEHA 2021



D. Disproportionate Housing Needs, including Displacement

A combination of factors can result in increased displacement risk, particularly for lower-income households, including some factors previously discussed. These factors include environmental hazards, overcrowding, housing cost burden, low vacancy rates, availability of a variety of housing options, and increasing housing prices compared to wage increases.

Overpayment

Renters

Housing represents a significant percentage of the total cost of living for many households in California. Households which spend more than 30 percent of their gross income on housing costs are considered to be overpaying, or “cost burdened.” Overpayment is disproportionately experienced by renters in low-income households and low-resource areas. As is the case across the region and the state, households in Tehama face elevated rates of overpayment.

As shown in Figure 9, in Tehama County, the census tracts with the highest rates of renters overpaying for housing are all found in and around the Cities of Red Bluff and Corning. The tract with the highest rate (64 percent) is found in the northwest section of Red Bluff, in a high-resource area that also sees relatively higher rates of single-parent, female-headed households, consistent with other findings on adverse housing conditions for this household type, as previously described. While most residents of unincorporated Tehama County see rates of overpayment ranging between 20 and 40 percent, tracts along the I-5 corridor see rates between 40 and 60 percent, reflecting higher development and population density in these areas, including the Cities of Corning, Tehama, and Red Bluff, and several CDPs, including Vina, Richfield, Los Molinos, Las Flores, Gerber, Proberta, and Lake California. Tehama County has similar or lower rates of renter overpayment when compared to neighboring areas outside the county. The City of Tehama has lower rates of renter overpayment than the unincorporated County area as well as Red Bluff, and has similar overpayment rates to the City of Corning.

Regionally, in neighboring Trinity County, the census tracts with the highest rates of renter overpayment are also found in the most populated areas of the community including the tract which encompasses Weaverville, where 44.6 percent of renters overpay for housing. Outside of this tract, no census tracts in Trinity County see rates above 35 percent, with the tract immediately to the west of Weaverville seeing a particularly low rate of 13.5 percent. However, it should be noted that Trinity County has one of the smallest populations of renter households by County in the state according to the 2021 ACS 5-year estimate.

Owners

Like renters, many low- to moderate-income homeowners across California spend more than 30 percent of their gross household income on housing costs and so are “cost burdened,” putting families at elevated risk

of foreclosure, preventing owners from making needed repairs, and impacting local economies by diverting money to housing expenses that might otherwise be spent at local businesses.

In Tehama County, the percentage of owner households (with mortgages) with monthly housing expenses greater than 30 percent of household income ranges between 15 and 54 percent by census tract. Three census tracts see rates of cost-burdened homeowners higher than 50 percent, found on the low-resource south side of the City of Red Bluff (54 percent), a small portion of which extends into unincorporated Tehama County (see Figure 8, Homeowners Overpaying for Housing). The next highest rate (52 percent) is in a tract entirely in unincorporated Tehama County bounded by Cottonwood CDP to the northeast, I-5 to the east, Basler Road to the south, and Bowman Road to the west. As previously described, this highest-resource tract is sparsely populated by 3,409 residents, nearly 27 percent of whom are over the age of 65, and 33 percent of whom live with one or more disability. Senior residents on fixed incomes are vulnerable to fluctuation in housing and repair costs and are at elevated risk of displacement. The third tract is immediately east of the City of Corning and includes the east side of the city (51 percent), in an area where residents face several other housing-related issues, as described elsewhere in this section. As is shown in Table 8, rates of overpayment among homeowners in Tehama County jurisdictions have decreased between 2012 and 2020, while rates of renter overpayment have increased in Red Bluff, City of Tehama, and Tehama County have increased during the same period. The City of Tehama has the lowest rate of homeowner overpayment in the county by almost 10 percentage points. However, it is worth noting that in Tehama homes tend to sell for lower prices because of flooding, as homes with mortgages must carry flood insurance.

Regionally, in Trinity County, homeowners with mortgages experience similar rates of overpayment to those of Tehama County but have seen an increase in the 2012-2020 period, indicating that homeowner cost burden is a prevalent issue in the region. Statewide, rates of homeowner overpayment have slightly decreased during the same period from 50.4 percent to 49.5 percent (Table 30).

TABLE 30 Households by Overpayment

Households Paying >30% of Income for Housing Costs	City of Tehama		Red Bluff		Corning		Tehama County (Unincorporated)		Tehama County		Trinity County		State	
	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020
Owner Households	35.5%	17.8%	32.2%	16.7%	38.3%	34.8%	33.6%	27.6%	33.9%	26.6%	23.8%	26.0%	41.2%	29.3%
Renter Households	30.0%	36.0%	51.5%	56.9%	44.9%	34.6%	41.9%	46.3%	45.8%	48.9%	42.0%	48.5%	50.4%	49.5%
Total Households	32.6%	23.7%	43.1%	40.3%	41.3%	34.6%	35.7%	32.0%	38.0%	34.1%	28.6%	33.1%	45.1%	38.3%

Source: CHAS 2016 - 2020, 2006 - 2010

Figure 8: Homeowners Overpaying for Housing, Tehama County

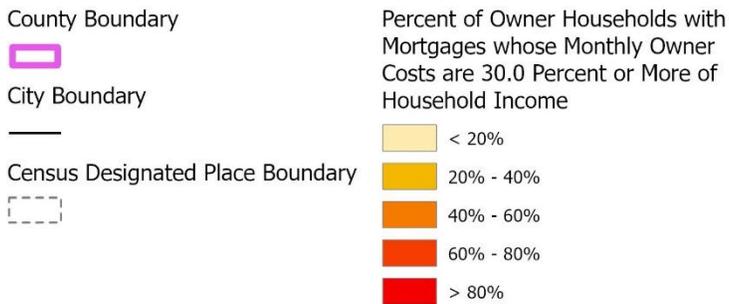
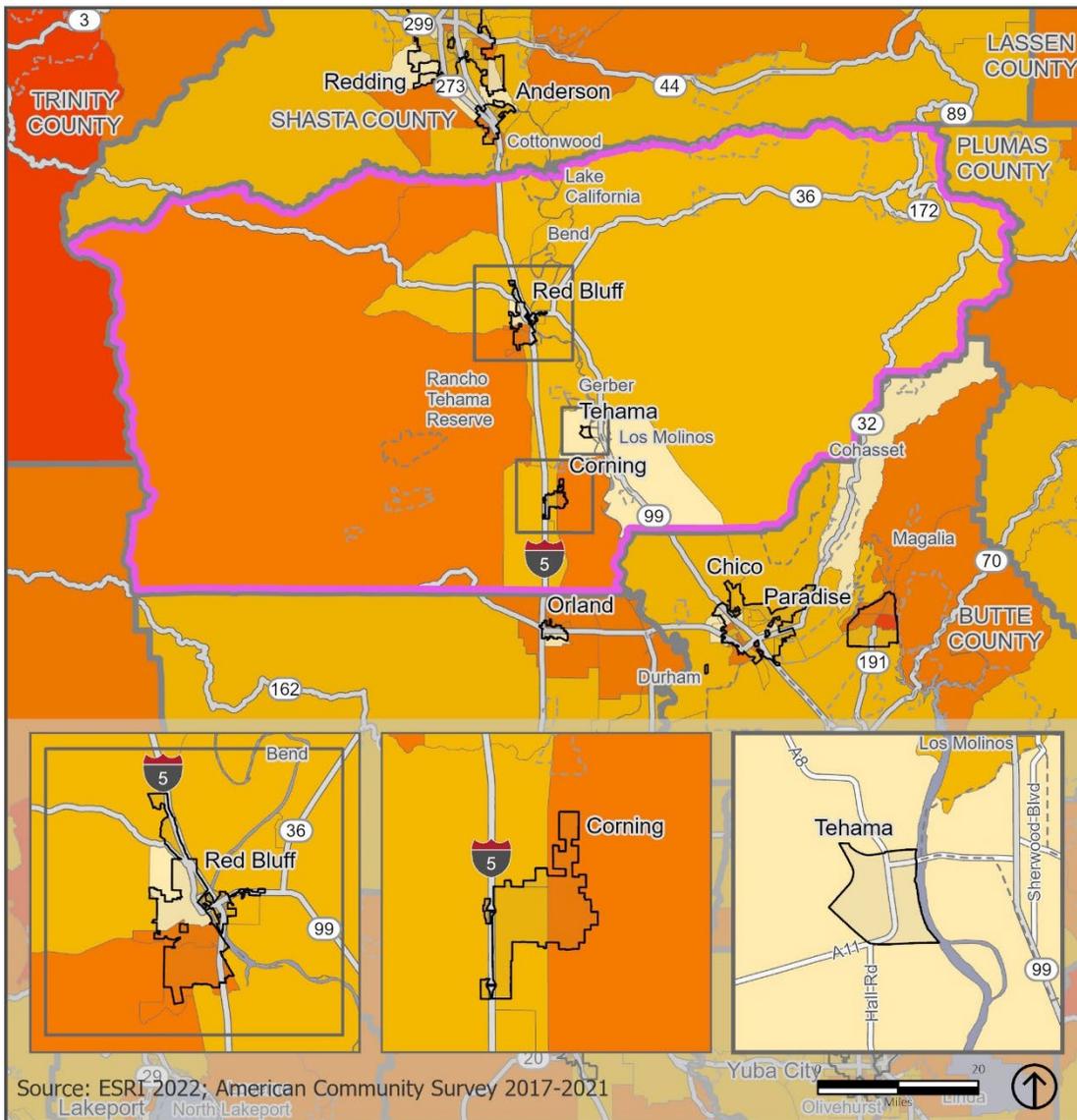
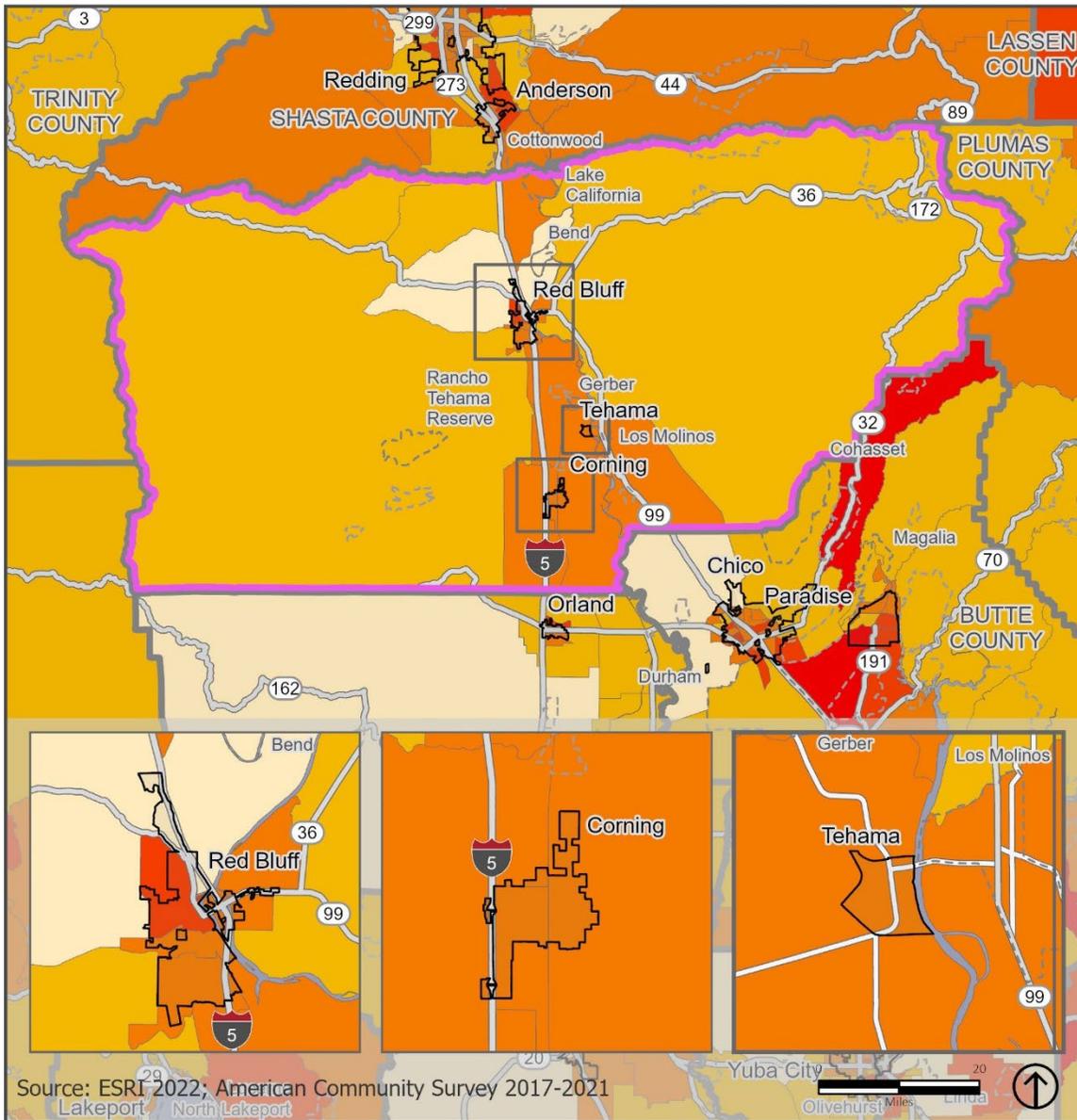
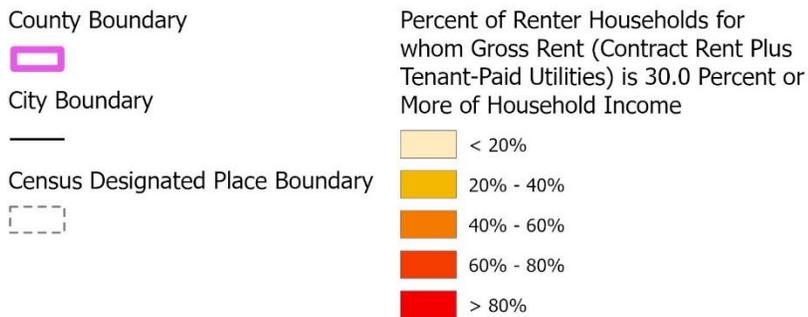


Figure 9: Renters Overpaying for Housing, Tehama County



Source: ESRI 2022; American Community Survey 2017-2021



Overcrowding

Overcrowded units, as defined by the US Census Bureau, have 1.01 to 1.5 persons per room, while units considered to be severely overcrowded have more than 1.5 persons per room. Residents living in overcrowded conditions experience a reduced quality of life, added difficulties in accessing public services, and structural conditions that contribute to housing deterioration. Rates of overcrowding in Tehama County and Trinity County are generally low; tracts that do not intersect with incorporated jurisdictions all see rates of less than 5 percent (see Figure 10, Rates of Overcrowding). As shown in **Table 31**, Tehama County has seen an overall reduction in renter overcrowding between 2011 and 2021. In comparison, neighboring Trinity County has seen an increase during the same period. Overcrowding among homeowners has remained relatively stable during this time in both Counties. Several communities have seen particularly notable reductions in rates of overcrowding over the preceding ten years, including Corning and Weaverville, while others have seen distinct increases, including among homeowners in Red Bluff, as well as renters in Trinity County overall.

The spatial distribution of overcrowded units in the region generally tracks with TCAC/HCD Opportunity Area resource designations. Most census tracts see a proportion of overcrowded units of less than 5 percent. Tracts with overcrowding rates of 5 percent or more are found in low-resource areas around and including the south side of the City of Red Bluff (5.5 percent) and the area immediately west of the City of Corning (11.4 percent), the latter encompassing the Paskenta Rancheria, home to the Paskenta Band of Nomlaki Indians. Nationally, Native Americans living on tribal lands face some of the worst housing conditions in the United States, including overcrowding. Nearly 16 percent of households on tribal lands nationwide live in overcrowded conditions, compared to 2 percent nationally, a pattern consistent with data on overcrowding in unincorporated Tehama County's tribal lands³. However, it is also worth noting that the Native American population in Tehama County is relatively small and in some cases, local data had margins of error higher than the total count, so these statistics may require additional research to verify. Regionally, rates of overcrowding over 5 percent are also found in the southwestern section of Trinity County (5.9 percent),

The spatial distribution and demographic trend of residents living in severely overcrowded conditions within unincorporated Tehama County is consistent with many other low-density rural and semi-rural areas in the region, including Trinity, Shasta, Glenn, and Butte Counties. Within Tehama County, only two tracts see rates of 5 percent of units or more experiencing severe overcrowding, one of which is the same low-resource tract encompassing two small sections of the City of Corning found west of I-5, as well as the Paskenta Rancheria (6.5 percent). The other area with a relatively higher rate of severe overcrowding (5 percent) is adjacent to the first, located immediately to the east of the Paskenta Rancheria. This moderate-resource tract is bounded by Kirkwood Road to the west and the Sacramento River to the east and includes the eastern half of the City of Corning. Incorporated areas generally see higher population densities and are subsequently subject to

³ National Low Income Housing Coalition. "Housing Needs on Native American Tribal Lands". (2022.) <https://nlihc.org/sites/default/files/Native-Housing.pdf>

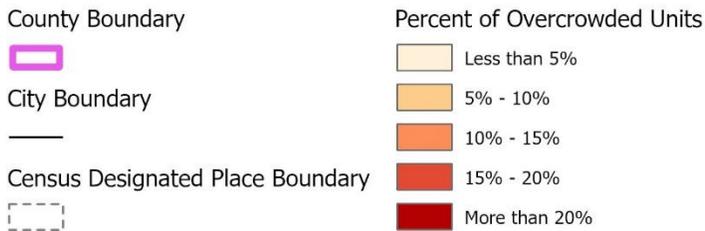
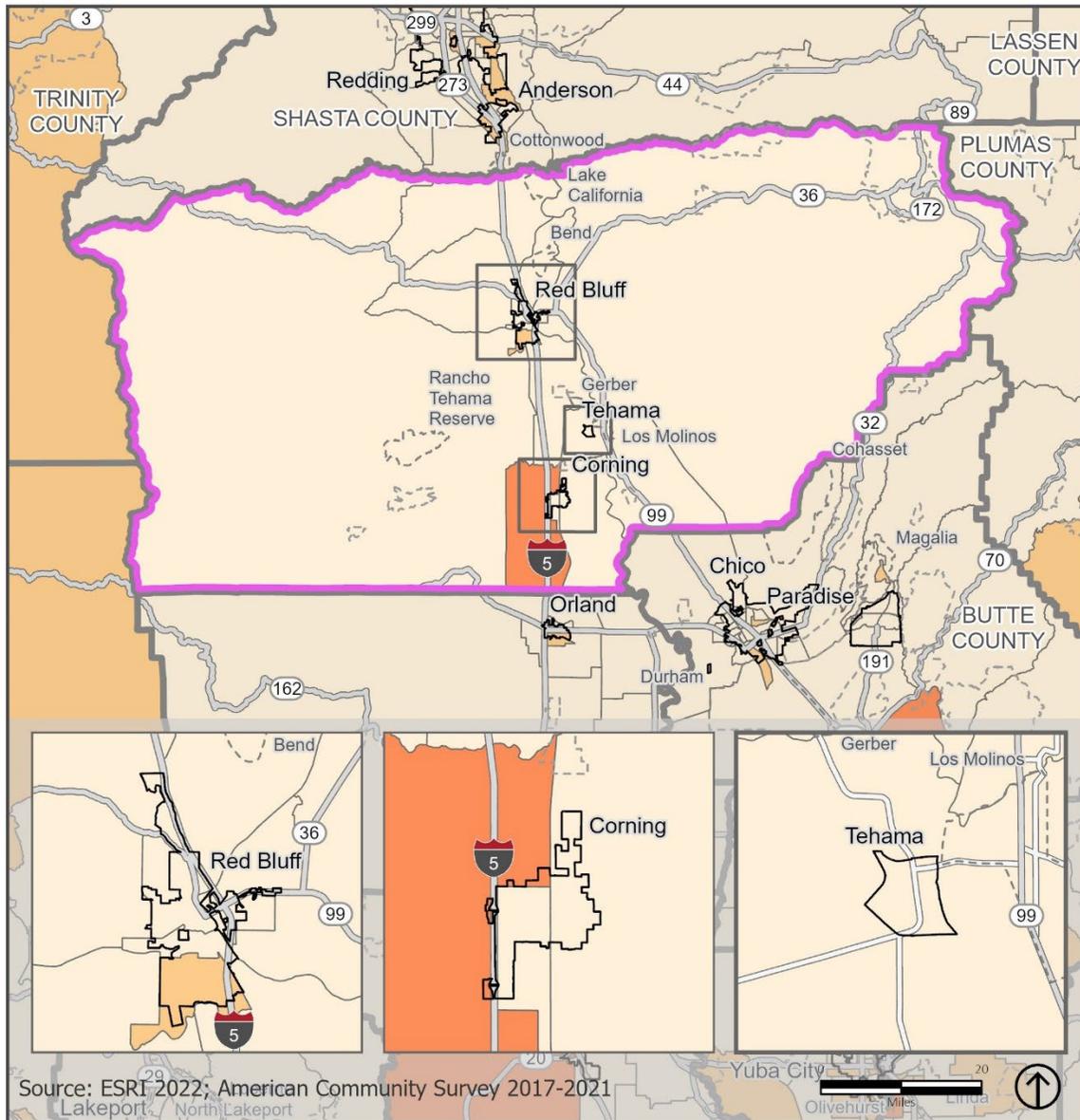
higher rates of overcrowding. Additionally, these two tracts are among Tehama County's more diverse areas. While a majority of residents in Tehama County identify as "White alone, not Hispanic or Latino" (66 percent), the second-largest demographic are residents who identify as having Hispanic or Latino origin (26 percent). Residents of these two census tracts with elevated rates of severe overcrowding identify as having Hispanic or Latino origin at rates of 43 percent and 45 percent, respectively.

TABLE 31 Households by Overcrowding

Households Experiencing Overcrowding	City of Tehama		Red Bluff		Corning		Tehama County		Trinity County		State	
	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021
Percent of Owner Households Experiencing Overcrowding (1.01 - 1.5 Persons Per Room)	0.0%	1.4%	3.5%	4.6%	4.7%	0.9%	2.4%	2.3%	2.0%	2.5%	3.1%	3.1%
Percent of Owner Households Experiencing Severe Overcrowding (> 1.5 Persons Per Room)	0.0%	0.0%	0.6%	0.0%	0.0%	6.4%	0.1%	1.5%	0.3%	0.5%	0.7%	0.8%
Percent of Renter Households Experiencing Overcrowding (1.01 - 1.5 Persons Per Room)	0.0%	0.0%	6.9%	4.4%	12.8%	3.7%	9.0%	3.0%	4.0%	7.2%	8.0%	7.7%
Percent of Renter Households Experiencing Severe Overcrowding (> 1.5 Persons Per Room)	0.0%	0.0%	2.6%	0.2%	3.3%	2.4%	3.0%	1.1%	3.7%	0.0%	5.2%	5.5%
Percent of All Households Overcrowded	0.0%	1.0%	7.4%	4.6%	10.4%	6.7%	5.9%	4.0%	3.9%	4.2%	8.1%	8.2%

Source: ACS 2011 and 2021 5 year estimates

Figure 10: Rates of Overcrowding, Tehama County



Housing Conditions

Most homes in the city are single-family, stick-built homes. There is one four-plex in the city and a small number of modular homes and mobile homes. A small number of homes in Tehama were built in the late 1800s, but due to a fire in 1908, few homes from that area are still standing. Of the 215 homes counted in the 2018-2022 American Community Survey, most were built in 1940 or later, after the Shasta Dam was built. Of those homes built after 1940, the largest group (46 homes, or just over 20 percent) were built between 1960 and 1969. While homes in the city tend to be older, there are no specific areas with a concentration of homes in need of rehabilitation, and no known differences in housing conditions based on unit types (i.e. single-family, multifamily, mobile or manufactured homes). However, limited data is available on the conditions of any specific homes in the city. There are also no areas where there have been a high rate of code enforcement complaints. The only code enforcement action in Tehama within the past year was to eradicate a marijuana growing operation.

Persons Experiencing Homelessness

Homelessness is uncommon within Tehama. In the most recent Point in Time Count, no homeless community members were counted, though some were counted nearby outside of city limits. There are no encampments or areas where homeless residents congregate. The City does not provide emergency rental assistance to community members at risk of homelessness. The City has contributed its CDBG allocations to Tehama County in order to help fund the PATH Center in Red Bluff and its associated services for homeless community member. This center can serve Tehama residents as well as residents of other parts of the county.

Displacement

The Urban Displacement Project (UDP), a joint research and action initiative of the UC Berkeley and the University of Toronto, analyzes income patterns and housing availability to determine the gentrification displacement risk at the census tract level. The UDP analysis identifies the following categories of displacement risk:

- **Lower Displacement Risk:** the model estimates that the loss of low-income households is less than the gain in low-income households. However, some of these areas may have small pockets of displacement within their boundaries.
- **At Risk of Displacement:** the model estimates there is potential displacement or risk of displacement of the given population in these tracts.
- **Elevated Displacement:** the model estimates there is a small amount of displacement (e.g., 10%) of the given population.
- **High Displacement:** the model estimates there is a relatively high amount of displacement (e.g., 20%) of the given population.
- **Extreme Displacement:** the model estimates there is an extreme level of displacement (e.g., greater than 20%) of the given population.

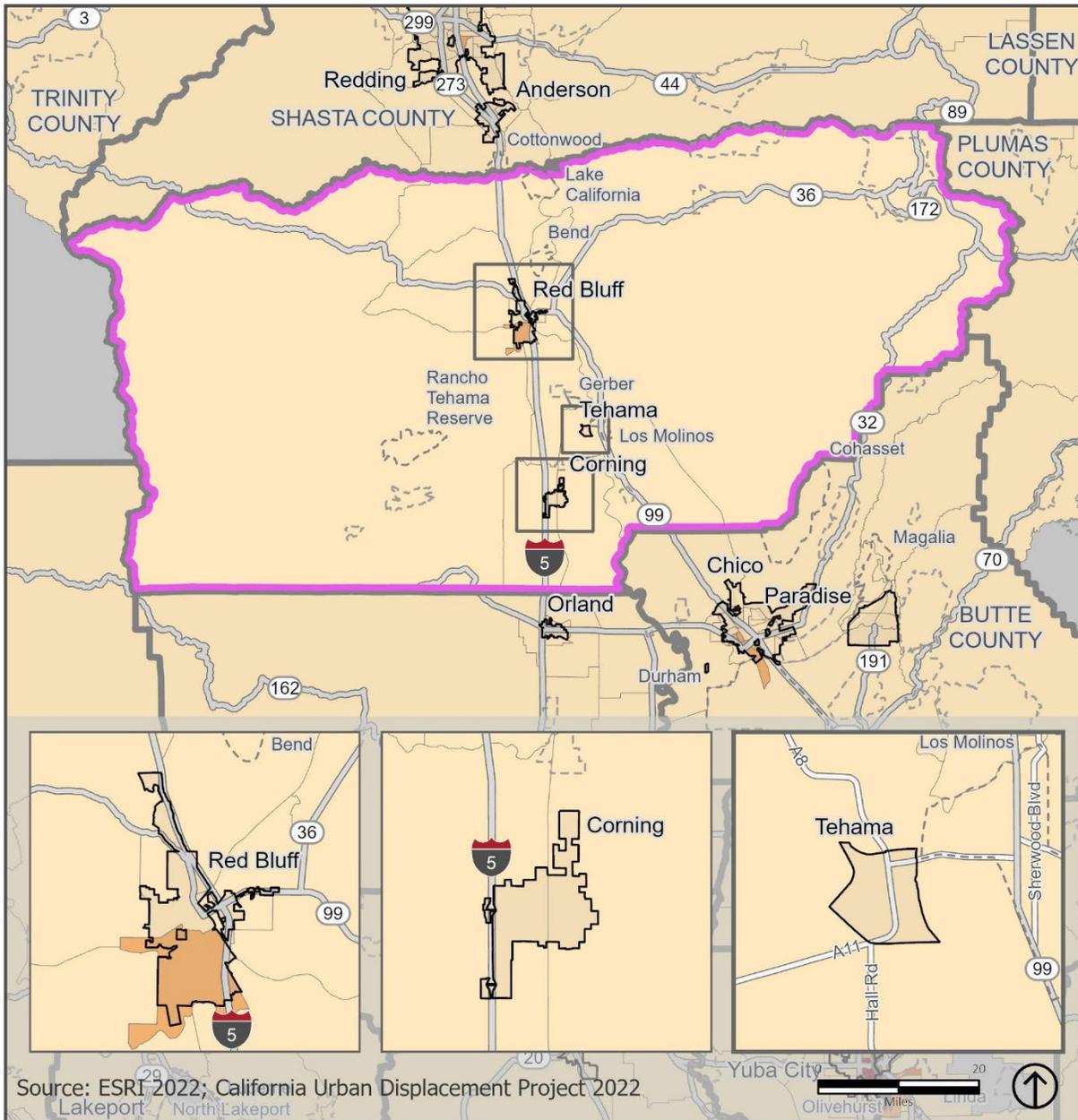
- **Low Data Quality:** the tract has less than 500 total households and/or the census margins of error were greater than 15% of the estimate.

As shown in Figure 11, risk of displacement is not a widespread issue in Tehama County, nor in the region. Most census tracts are categorized as “Lower Displacement Risk” according to the UDP analysis, including the City of Tehama. This is consistent with other comparable counties of a similar character in the region and state. Two census tracts are categorized as “At Risk of Displacement,” both in the southern half of the City of Red Bluff. These two tracts have been identified as having other adverse conditions in terms of housing needs, access to opportunity, and segregation and integration, and their categorization according to the UDP analysis is consistent with these findings. Within the City of Tehama, there have been no recent events that have led to displacement of residents. There are no known areas where homes are more susceptible to environmental damage due to building age or design.

Figure 12 shows the region’s fire hazard severity zones, and demonstrates the widespread distribution of high and very high fire hazard severity zones in rural, unincorporated areas of Tehama County. This is typical for much of rural northern California. In Tehama County, most urban areas in the I-5 and SR-99 corridors, including Tehama, are in moderate or lower fire hazard severity zones. [Cal Fire has also notified the city that in updated assessments of the fire hazard risk, the City will be within a moderate fire hazard severity zone.](#) Due to low fire risk in the area, defensible space inspections are only performed when requested. The City requested one within the past five years. However, the City does have a weed abatement program that is enforced to prevent dried weeds from acting as fuel for fires.

Figure 13 shows the region’s FEMA flood areas. There are very few 1 percent or 0.2 percent flood hazard areas in Trinity County, all located in the immediate vicinity of rivers. In Tehama County, wider sections of the region along the Sacramento River and its tributaries are categorized as being in these flood hazard areas, including sections of the area between I-5 and State Route 99. The entirety of Tehama is in a flood zone, and the lower end of the city has flooded three times in the last year from streams to the west. There is a need to elevate more homes above the 100-year flood level.

Figure 11: Risk of Displacement, Tehama County



County Boundary



City Boundary



Census Designated Place Boundary



Overall Displacement Risk

Low Data Quality

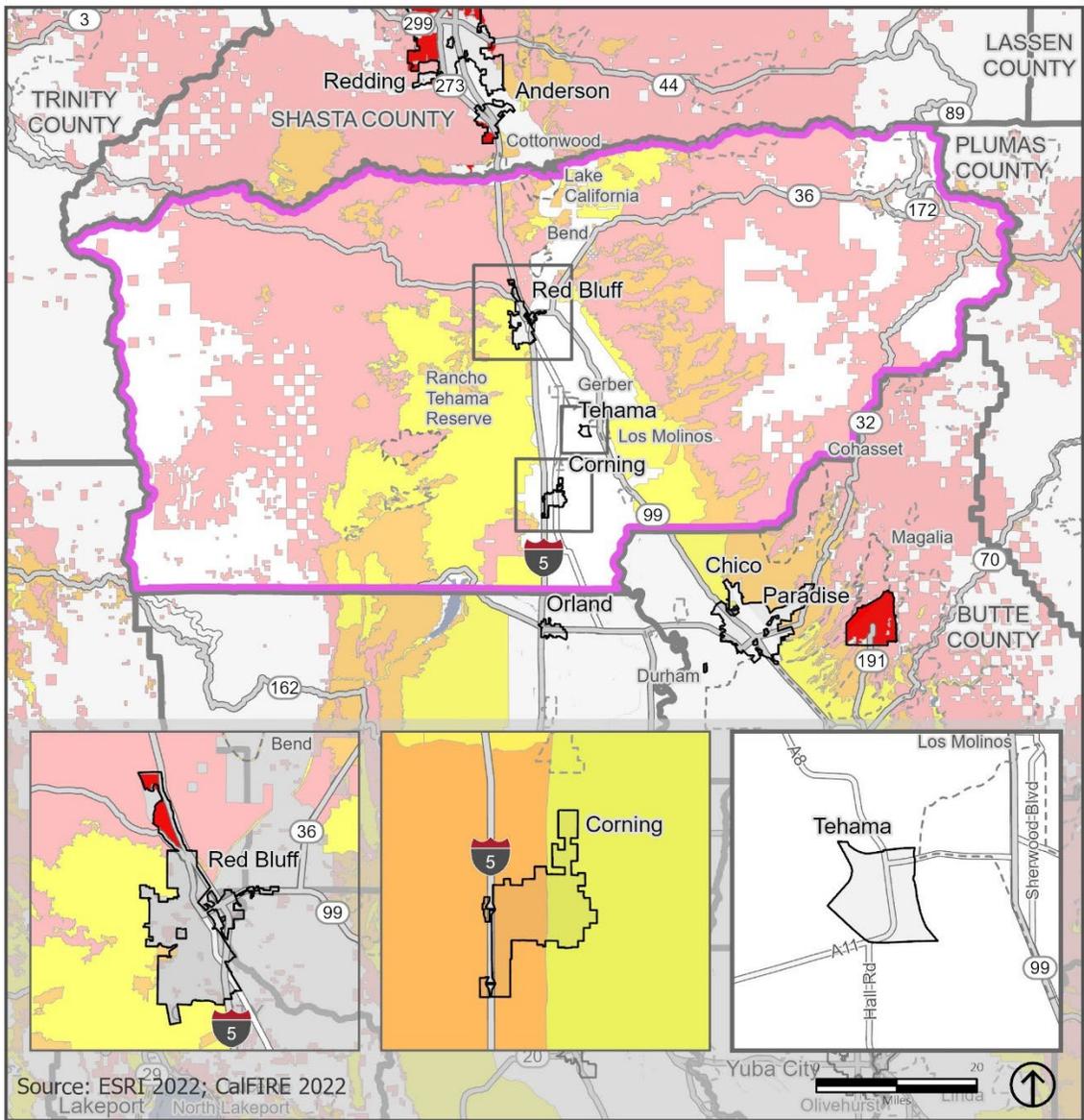
Lower Displacement Risk

At Risk of Displacement

1 Income Group Displacement

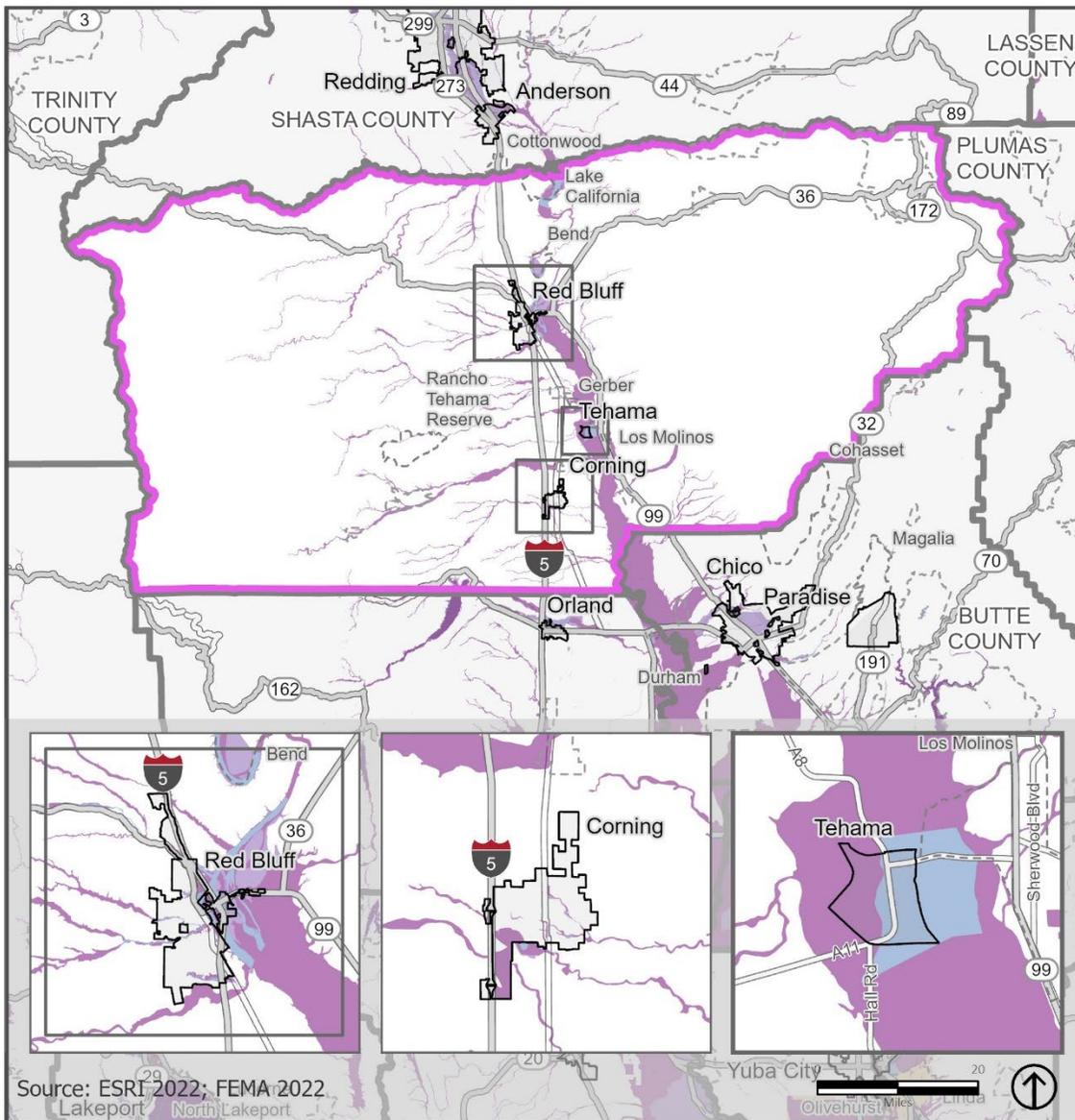
2 Income Groups Displacement

Figure 12: Fire Hazard Severity Zones, Tehama County



- | | |
|---|---|
| County Boundary | Fire Hazard Severity Zones |
|  | State Responsibility Areas |
| City Boundary |  Moderate |
|  |  High |
| Census Designated Place Boundary |  Very High |
|  | Local Responsibility Areas |
| |  |

Figure 13: Flood Hazard Areas, Tehama County



Source: ESRI 2022; FEMA 2022.
 Lakeport North Lakeport

- | | |
|----------------------------------|---|
| County Boundary | Special Flood Hazard Areas (FEMA) |
| | 1% Annual Chance Flood Hazard |
| City Boundary | 0.2% Annual Chance Flood Hazard |
| | Regulatory Floodway |
| Census Designated Place Boundary | Special Floodway |
| | Future Conditions 1% Annual Chance Flood Hazard |
| | Area with Reduced Risk Due to Levee |

E. Enforcement and Outreach Capacity

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

Local Outreach and Fair Housing Issues

The City has done several surveys in the past few years with opportunities for the public to provide input, but no comments about displacement, housing conditions, or housing access were made.

Fair Housing Outreach Capacity

At present there are no fair housing organizations operating in the city.

Fair Housing Enforcement

Between 2013 and 2022, HUD's Fair Housing and Employment Office (FHEO) did not record any fair housing inquiries or cases in the city. If received, fair housing complaints would be referred to either HUD FHEO or the California Department of Fair Employment and Housing (DFEH).

Compliance with Fair Housing Laws

There have been no recent lawsuits, settlements, consent decrees or other related legal matters related to housing in Tehama.

In addition to assessing demographic characteristics as indicators of fair housing, jurisdictions must identify how they currently comply with fair housing laws or identify programs to become in compliance. Tehama enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of local policies and codes for compliance with State law, and referral of fair housing complaints to appropriate agencies. The following Table 32 identifies how the City complies with fair housing laws:

Table 32 Compliance with Fair Housing Laws

Title	Statute	Description	Compliance Efforts
Density Bonus Law	Government Code section 65915	The density bonus ordinance allows up to a 50.0 percent increase in project density depending on the proportion of units that are dedicated as affordable, and up to 80.0 percent for projects that are completely affordable, in compliance with state law.	Per section 17.62.010 of the City’s Municipal Code, residential development shall comply with the allowability of density bonuses, incentives, exemptions, and concessions in compliance with State Density Bonus Law.
No Net Loss Law	Government Code section 65863	The City has identified a surplus of sites available to meet the Regional Housing Needs Allocation.	The City has identified a surplus of sites to meet RHNA in all affordability categories.
Housing Accountability Act	Government Code section 65589.5	The City does not condition the approval of housing development projects for very low-, low-, or moderate-income households, or emergency shelters unless specific written findings are made. Further, the City currently allows emergency shelters by-right, without limitations, in at least one zone that allows residential uses.	No conditional use permits are required for affordable housing. Emergency shelters are permitted by-right in the residential district.
Senate Bill 35	Government Code Section 65913.4	The City has established a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects.	The City does not have an SB 35 process in place.
Senate Bill 330	Government Code Section 65589.5	The City relies on regulations set forth in the law for processing preliminary applications for housing development projects, conducting no more than five hearings for housing projects that comply with objective general plan and development standards, and making a decision on a residential project within 90 days after certification of an environmental impact report or 60 days after adoption of a mitigated negative declaration or an environmental report for an affordable housing project.	The City processes development applications in compliance with Government Code Section 65589.5 but does not have a preliminary application process in place.

Title	Statute	Description	Compliance Efforts
California Fair Employment and Housing Act and Federal Fair Housing Act	Government Code Section 12900 - 12996 Title VIII of the Federal Civil Rights Act	The City provides protections to residents through referrals to legal assistance organizations,	No fair housing inquiries were made during the prior planning period. However, if one were to be made, the City would refer residents to the appropriate fair housing agencies.
Anti-Discrimination in Zoning and Land Use	Government Code Section 65008	The City reviews affordable development projects in the same manner as market-rate developments, except in cases where affordable housing projects are eligible for preferential treatment, including, but not limited to, on residential sites subject to AB 1397.	Confirmed.
Assembly Bill 686	Government Code section 8899.50	The City has completed this AFH analysis and has identified programs to address identified fair housing issues.	This analysis has been completed
Equal Access	Government Code section 1195 et seq.	The City offers translation services for all public meetings and offers accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of membership or perceived membership in a protected class.	

F. Identified Sites and Affirmatively Furthering Fair Housing

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. The City is relying on accessory dwelling units to meet its very low and low-income RHNA, and so the location of these units is not yet known. However, the City has identified capacity on vacant sites distributed across the city that will serve as a surplus of lower-income sites, and it is estimated that any development on these sites will occur primarily at prices or rents affordable to moderate or above moderate-income households. Only one of these sites is located along the Sacramento River, which was identified as potentially having a slight concentration of higher-income households, so it is not estimated that this development will increase any concentration of higher-income households. Sites clustered between the city's northern boundary and E street will be in close proximity to the city's transit stops, which can provide opportunities for residents that don't drive to access resources outside the city. Sites on the south side of the city are clustered nearer to the city's Head Start program, which could be convenient for eligible families living in the area. Each site is within approximately three blocks of one of the city's parks, so access to recreation resources is approximately equal across all surplus sites identified. Local schools, shopping centers, employment centers, and healthcare facilities are all located outside of the city's boundaries, so all surplus sites identified are not in close proximity and development is not expected to exacerbate any existing inequality in resource access within the city.

G. Other Relevant Factors

Relevant Demographic Information

Housing Units by Type

The overwhelming majority of housing in Tehama County are single-family detached units, which is typical for the region. These rates are consistent with other comparable counties in the state, where rural and semi-rural housing predominates. A greater variety of housing types are generally found in incorporated areas and census-designated places in the region, while unincorporated areas see a higher rates of single-family housing. Tehama County has seen a slight increase in the proportion of 2-4 unit types, a moderate increase in single-family units, and a slight decline in all other units types over the 2011-2021 period (**Table 33**).

While the distributions of housing units by type in Tehama County are comparable to other rural and semi-rural counties, they diverge from the statewide average. Across California, the rate of multifamily residences with 5 or more units is 23.7 percent, far greater than anywhere in the region aside from Red Bluff (23.1 percent). In Tehama County, the proportion of housing that is categorized as mobile homes (18.0 percent) is higher than much in the region and comparable to Trinity County, and far higher than the statewide average (3.6 percent). This is particularly true in unincorporated Tehama County, where 23.8 percent of residences

are mobile homes. While marking a significant divergence from the state average, these findings are consistent with other comparable rural and semi-rural counties. Within Tehama, rates of single-family homes are particularly high, with 93.7 percent of homes in 2021 being included in that category. This is indicative of both a relatively small number of mobile homes and a complete lack of multi-family buildings with five or more units. While the percentage of mobile homes is lower than the more remote areas of the region, it is similar to that of Red Bluff and slightly lower than that of Corning. Additionally, a lack of larger multi-family buildings is typical for rural communities in northern California.

TABLE 33 Housing Units by Type

Housing Unit Type	City of Tehama		Red Bluff		Corning		Tehama County (Unincorporated)		Tehama County		Trinity County		State	
	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021
Single Family Detached	76.9%	93.7%	59.8%	56.8%	63.1%	66.7%	66.0%	71.8%	64.4%	68.1%	73.5%	74.1%	58.2%	57.6%
Single Family Attached	6.7%	0.0%	3.8%	3.2%	1.2%	1.6%	1.6%	1.7%	2.1%	2.0%	0.8%	0.5%	7.1%	7.2%
2-4 Units	3.6%	0.9%	12.2%	13.3%	8.6%	9.8%	1.4%	1.6%	4.6%	5.0%	3.7%	3.0%	8.1%	7.8%
5+ Units	9.2%	0.0%	17.3%	23.1%	20.6%	10.3%	1.4%	0.2%	7.0%	6.3%	2.3%	2.7%	22.7%	23.7%
Mobilehomes	3.6%	5.4%	6.6%	3.6%	6.4%	11.7%	28.6%	23.8%	21.2%	18.0%	18.0%	18.3%	3.9%	3.6%
Other	0.0%	0.0%	0.2%	0.0%	0.0%	0.0%	1.0%	0.8%	0.7%	0.6%	1.7%	1.4%	0.1%	0.1%

Source: ACS, 2011 and 2021 5 year estimates

Households by Tenure

The proportion of residents who own their homes in Tehama County (67.2 percent) is higher than the statewide average (55.5 percent), as is also the case within Tehama (67.9 percent) (see **Table 34**). While relatively high rates of homeownership are found throughout the region, renting households are concentrated in and around incorporated communities and higher-density areas, including the Cities of Red Bluff (57.1 percent renters) and Corning (49.5 percent renters), distinguishing these communities as being closer to the statewide average of 45.5 percent of households renting their homes. The spatial distribution of renting households coincides with lower and moderate-resource areas in these jurisdictions. Outside of these jurisdictions, the proportion of renters to owners generally lies within the range of 20-40 percent renter-occupancy and 60-80 percent owner-occupancy, aside from a group of three census tracts to the north of Red Bluff, where rates of homeownership exceed 80 percent. As described previously, these high-resource tracts also see a relatively higher proportion of senior residents, and it is likely that the elevated rate of homeownership in this areas coincides with a generally older population. The unincorporated areas of Shasta County and Butte County see higher rates of homeownership than unincorporated Trinity and Tehama Counties, though the overall rates in the region are still comparable to other rural and semi-rural counties.

TABLE 34 Households by Tenure

Tenure	City of Tehama		Red Bluff		Corning		Tehama County (Unincorporated)		Tehama County		Trinity County		State	
	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021	2011	2021
Percent of Households, Homeowners	65.6%	67.9%	39.4%	42.9%	51.7%	50.5%	75.2%	78.8%	64.4%	67.2%	82.7%	70.3%	56.7%	55.5%
Percent of Households, Renters	34.4%	32.1%	60.6%	57.1%	48.3%	49.5%	24.8%	21.2%	35.6%	32.8%	17.3%	29.7%	43.3%	44.5%
Total Number of Households	154	209	5,537	5,806	2,469	2,644	15,650	15,892	23,810	24,551	4,893	5,492	12,433,172	13,217,586

Source: ACS, 2011 and 2021 5 year estimates

Contributing Factors to Fair Housing Issues

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the jurisdiction identified factors that contribute to fair housing issues, as shown in **Table 35, Factors that Contribute to Fair Housing Issues**. While there are several strategies identified to address the fair housing issues, the most pressing issues are displacement risk due to substandard conditions and rising housing costs as well as barriers to homeownership. Prioritized contributing factors are **bolded** in **Table 35** and associated actions to meaningfully affirmatively further fair housing related to these factors are ***bold and italicized***.

Table 35 Factors that Contribute to Fair Housing Issues

Fair Housing Issue	Contributing Factors	Priority	Meaningful Actions
Limited employment or job training opportunities nearby	Limited cell service and internet connectivity No commercial or office areas within the city No job training programs in the city	Medium	<i>Program 14: Access to Resources and Place-Based Revitalization</i>
Low-Performing Schools	Many disadvantaged students in the district Possible challenges with teacher recruitment and retention in the region due to housing costs	Low	<i>Program 14: Access to Resources and Place-Based Revitalization</i>
Limited Affordable Housing and Multi-family Housing Options	Limited market to develop affordable housing and no City subsidy is available for new development. High cost of developing in a flood zone	High	Program 2: Affordable Housing Development <i>Program 9: Encourage Accessory Dwelling Units for Lower-Income Households</i> Program 10: Multifamily Development Program 12: Preliminary Applications (SB 330) and Streamlined Approval (SB 35)
Flood Hazards Increase Costs to Build and Create Need to Raise Existing Homes	Close proximity to Sacramento River. City is located entirely in a floodway or floodplain.	High	<i>Program 15: Environmental Hazard Mitigation</i>

Goals, Actions, Milestones and Metrics

Programs to affirmatively further fair housing that are included in **Chapter VII: Housing Goals, Policies, Programs, And Quantified Objectives** are summarized in **Table 36**, organized by the action area that the program seeks to address.

Table 36 Summary of Goals, Actions, Milestones, and Metrics to Meet Fair Housing

Action Area	Programs	Specific Commitments	Timeline	Geographic Targeting	Metrics
Housing Mobility	Program 9. Encourage Accessory Dwelling Units for Lower-Income Households	<p>The City will encourage the development of accessory dwelling units by adopting incentives and various other actions as follows:</p> <ul style="list-style-type: none"> • Develop a brochure to educate the community on second units, including permitting requirements. Distribute the brochure to homeowners citywide at least once during the planning period. Post information online within one month of incentive and brochure development. • Develop incentives, as appropriate, such as waiving planning fees, modifying development standards, other regulatory concessions and providing technical assistance to homeowners considering building an accessory dwelling unit. Post information online within one month of incentive and brochure development. • Monitor the development of accessory dwelling units permitted annually, including affordability. <u>If at least one</u> 	<p>-Develop brochures and incentives by December 2026 and distribute information at least once during the planning period. Post information online within one month of incentive and brochure development and post information online within one month of prototype completion, and review the maximum lot</p>	Citywide	Facilitate the development of 4 ADUs during the planning period, of which at least 3 will affordable to lower-income households.

Action Area	Programs	Specific Commitments	Timeline	Geographic Targeting	Metrics
		<p><u>accessory dwelling unit that is affordable to lower-income households has not been developed by December 2025, identify additional incentives to further encourage development and implement within six months.</u></p> <ul style="list-style-type: none"> • Hold workshops on accessory dwelling units at least twice in the planning period. • Developing prototype building plans for accessory dwelling units by December 2027 and post information online within one month of prototype completion. • Review the maximum building coverage of 35 percent of the lot area to ensure this does not constrain development. 	<p>coverage by December 2026 and implement any necessary changes to the Zoning Code within six months of completing the review. , and d Develop prototype floor plans by the end of the planning period building plans by December 2027. <u>If at least one accessory dwelling unit that is affordable to lower-income households has not been developed by December 2025, identify additional incentives to further encourage</u></p>		

Action Area	Programs	Specific Commitments	Timeline	Geographic Targeting	Metrics
			<u>development and implement within six months.</u>		
New Opportunities in Higher Opportunity Areas	Program 2: Affordable Housing Development	The City will annually contact local developers and assist with development of housing affordable to lower-income households and special needs groups, including farmworkers, extremely low income households, persons with disabilities (including developmental disabilities), senior households, and single parent households including incentives that may include, but are not limited to, reducing development fees and water hook-up fees, identification of sites, information on funding availability, support with funding applications, ensuring zoning facilitates development, and assisting with local development applications processing.	Annually reach out to developers, provide incentives and assistance as developers approach the City. Support a funding application at least once during the planning period.	Citywide	Incentivize the development of 3 units that are affordable to lower-income households in the City. Support at least one funding application during the planning period.
	Program 10. Multifamily Development	<ul style="list-style-type: none"> Establish allowable development standards for multifamily development in the R zone, including allowable heights, setbacks, lot coverage, and parking requirements. Development standards will be established to ensure multifamily development is encouraged. Investigate and apply for funding sources and programs to provide assistance or 	Establish development standards by August 2026. Reach out to developers at least twice in the planning period, annually apply for	Citywide	Facilitate the development of at least 5 units of multifamily housing during the planning period, of which at least 1

Action Area	Programs	Specific Commitments	Timeline	Geographic Targeting	Metrics
		<p>funds to develop sewer capacity for the development of multifamily housing.</p> <ul style="list-style-type: none"> Identify and meet with developers that may be experienced in the installation of on-site sewer systems and at least twice in the planning period attempt to identify suitable sites and funding sources. Investigate and apply for funding sources and programs that can assist in the development of extremely low-income households. Review and apply annually as NOFAs are released. Apply or support applications for funding and provide additional incentives and concessions to facilitate the development of multifamily units in the planning period. 	funding as NOFAs are released.		will be affordable to moderate-income households.
	<p>Program 12. Preliminary Applications (SB 330) and Streamlined Approval (SB 35)</p>	<p>The City will work with the County Building Department to ensure that a preliminary application form and procedure is developed or that the County has adopted the Preliminary Application Form developed by HCD pursuant to SB 330. The City will also establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4. The</p>	<p>Ensure form/procedure development or adoption of HCD's SB 330 preliminary application form by June 2025. Develop an SB 35 streamlined approval process</p>	Citywide	Facilitate the development of at least 2 units of affordable housing through these processes.

Action Area	Programs	Specific Commitments	Timeline	Geographic Targeting	Metrics
		applications will be available on the City’s website for developers interested in pursuing the streamlined process or vesting rights.	by June 2026 and implement as applications are received.		
Place-based Strategies for Community Revitalization	Program 1: Rehabilitation	The City will seek state and federal assistance to operate a Rehabilitation Program to upgrade those units needing rehabilitation consistent with state and federal guidelines. The City will review funding opportunities at least annually and apply for funding at least once during the planning period.	Review funding opportunities at least annually and apply for funding at least once during the planning period	Citywide	Assist five lower-income households over the 2024 to 2029 planning period.
	Program 11. Available Funding for Residents	The City will make information about CDBG grants and other low-income funds available through community housing forums and special mailings.	Reach out to developers at least twice in the planning period, annually apply for funding as NOFAs are released.	Citywide	Connect at least 5 households with funding opportunities for home rehabilitation or affordable housing during the planning period.
	Program 14. Access to Resources and Place-Based Revitalization	-At least twice during the planning period, review and apply for available funding opportunities to improve active transportation, transit, safe routes to school, parks and other infrastructure and community revitalization strategies. Implement	Review funding opportunities at least twice during	Citywide	Fund and implement least two infrastructure projects during

Action Area	Programs	Specific Commitments	Timeline	Geographic Targeting	Metrics
		<p>projects as funds are received. These will include, but are not limited to, the following: As funds are available, apply for funding to complete the proposed bike lane on C Street crossing into Los Molinos, and identify and apply for funding for pedestrian safety interventions on the main streets leading into and out of town, as appropriate.</p> <p>Identify possible traffic-calming strategies for streets that experience high levels of traffic during the peak period</p> <p>Identify possible road safety interventions for areas such as the intersection of C Street and Cavalier, 5th Street/San Benito Avenue just north of B street, and on Gyle Road.</p> <p>Of the improvements listed, the City will target completing at least 2 improvements in the planning period.</p> <p>Identify opportunities to improve cell service and internet access throughout the city, and partner with Tehama County to implement strategies identified in the County’s 2023 Broadband Planning and Feasibility Study.</p> <p>Partner with agencies such as the Red Bluff – Tehama County Chamber of Commerce to identify and implement opportunities to encourage</p>	<p>the planning period and apply as opportunities are available, at least once during the planning period. See bullet points for additional timeframes.</p>		<p>the planning period. Connect 5 school district households with affordable housing opportunities. See bullet points for additional metrics</p>

Action Area	Programs	Specific Commitments	Timeline	Geographic Targeting	Metrics
		<p>economic development and job training within the city.</p> <p>Ensure program availability and funding announcements are made available in Spanish and translation is available at public meetings upon request.</p> <p>Meet with school district representatives by June 2025 to analyze whether housing security poses a barrier to student achievement. Work with the school district to assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers to facilitate positive learning environments citywide. As affordable projects are completed, require developers to coordinate with the school district to conduct marketing to district households (<i>not including projects that are exclusive to senior residents</i>) with the goal of connecting at least 5 district households with affordable housing opportunity. If housing availability or affordability is determined to be a barrier to teacher recruitment or retention, the City will work with the district and partner jurisdictions to identify a strategy for funding teacher housing grants or otherwise making housing available at prices affordable to district teachers and apply for or support relevant funding</p>			

Action Area	Programs	Specific Commitments	Timeline	Geographic Targeting	Metrics
		<p>applications at least once during the planning period.</p>			
	<p>Program 15. Environmental Hazard Mitigation</p>	<p>The City will investigate the availability of additional funds and programs to mitigate risks related to flooding, such as funds to elevate houses above 100-year flood level, particularly for low-income households. The City will apply for funds as funding opportunities become available, at least once during the planning period, and will target any program outreach citywide.</p> <p>Additionally, the City will partner with the Tehama County Air Pollution Control District to conduct outreach related to Air District grant programs for residents and multifamily housing buildings at least twice during the planning period, and as new programs are launched. Outreach will be conducted citywide. The City will also investigate the availability of additional funds and programs to mitigate air quality issues and apply as funds become available, particularly in buildings with low-income tenants and for low-income homeowners, as well as funding that can be used to incentivize air quality improvement strategies on projects with lower- or moderate-income units, such as the installation of green roofs.</p>	<p>Review funding opportunities annually and apply as opportunities become available, at least once during the planning period. Conduct air pollution program outreach as programs are available, at least twice during the planning period.</p>	<p>Citywide</p>	<p>Connect at least 15 households with resources for environmental hazard mitigation during the planning period.</p>

Action Area	Programs	Specific Commitments	Timeline	Geographic Targeting	Metrics
Displacement	Program 3. Low-Interest Loans	The City will evaluate the possibility feasibility of transferring existing low-interest loans to new owners, if they meet low-income requirements.	Evaluate feasibility by June 2025 and implement within six months if determined to be feasible. If determined to be feasible, transfer loans on an ongoing basis, as new owners approach the City.	Citywide	N/A
	Program 6. Housing Discrimination and Equal Opportunity	<p>The City will work with Tehama County to develop a plan to Affirmatively Further Fair Housing (AFFH). As part of this, the City will take the following actions:</p> <ol style="list-style-type: none"> 1. Refer interested persons and post contact information on the City’s website and at City Hall to the Tehama County District Attorney, HUD FHEO, California DFEH, and/or the California Rural Legal Assistance (CRLA) for action. 2. Utilize community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities. 	Create Plan by June 2026 and implement within six months of creation, continuing implementation on an ongoing basis.	Citywide	Connect at least five property owners with home rehabilitation resources. Connect at least 15 residents with information on fair housing resources.

Action Area	Programs	Specific Commitments	Timeline	Geographic Targeting	Metrics
		<ol style="list-style-type: none"> 3. Facilitate public education and outreach by creating informational flyers on fair housing that will be made available citywide at public counters, libraries, and on the City’s website. City Council meetings will include a fair housing presentation at least once per year 4. Develop a proactive code enforcement program that holds property owners accountable, connects property owners with home rehabilitation resources, and proactively plans for resident relocation, when necessary. 			
	<p>Program 7: Preservation of Assisted Units</p>	<p>At this time, there are no assisted housing projects located in the city; however, to ensure that assisted affordable housing built in the future remain affordable, the City will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.</p> <p>Specific actions could include:</p> <ul style="list-style-type: none"> • Coordinate informational meetings with public agencies, non-profit organizations, 	<p>Ongoing as projects approach expiration.</p>	<p>Citywide</p>	<p>TBD: Currently no assisted units in the city.</p>

Action Area	Programs	Specific Commitments	Timeline	Geographic Targeting	Metrics
		<p>and other entities with previous experience or chartered responsibilities, to deal with housing-related issues.</p> <ul style="list-style-type: none"> • Establish review procedures for determining adequacy and selecting designated groups to collaborate with the City in addressing the preservation of units that might become at-risk. • Adopt a Preservation Strategies Plan, which will focus on the methods of evaluation and processes to address in retaining various types of affordable housing. • Review the City’s active housing programs on an annual basis and amend if necessary, with the intention of further expanding the effort and dedication to maintaining the existing affordable housing stock as a source of continuing lower-income housing in the City. • Utilize the Housing Needs Assessment section of this element as a guideline for directing efforts to preserve and create units for targeted needs groups in the community. 			

Action Area	Programs	Specific Commitments	Timeline	Geographic Targeting	Metrics
	Program 8: Home Improvement and Other Strategies for Seniors and Persons with Disabilities	The City will explore and apply for funding and other strategies to conserve and improve homes and assist the housing needs of senior and persons with disabilities such as expanding access to resources and services and retrofitting homes for persons with disabilities. As funding or programs become available, program outreach will be conducted citywide.	Contact HCD and explore funding options annually and apply for funding at least once during the planning period.	Citywide	Facilitate the rehabilitation of 10 units that are affordable and accessible for seniors and/or persons with disabilities, including 3 units occupied by lower-income households

V. HOUSING SITES ANALYSIS

California law requires that each city and county, when preparing its state-mandated housing element, develop local housing programs to meet its “fair share” of existing and future housing needs for all income groups. This fair-share concept seeks to ensure that each jurisdiction provides housing for its residents with a variety appropriate to their needs. The fair share is allocated to each city and the county by HCD. One of the major goals of the housing element is to develop policies and programs to meet the goals established through the fair-share allocation.

The State of California (Government Code Section 65584) requires regions to address housing issues and needs based on future growth projections for the area distributed through the Regional Housing Needs Allocation (RHNA), as determined by HCD. HCD provides the County’s total RHNA to the Tehama County Planning Department, including the distribution of the RHNA for each local jurisdiction.

State law requires local governments to provide adequate sites for the construction of housing to meet the RHNA plan. **Table 37** presents the City’s fair-share allocation for the 2024 to 2029 timeframe.

TABLE 37
City of Tehama Regional Housing Need Allocation

Income Category	New Construction Need
Very Low (0-50% of AMI)	2
Low (51%-80% of AMI)	1
Moderate (81%-120% of AMI)	1
Above Moderate (over 120% of AMI)	4
Total Units	8

Source: HCD Regional Housing Needs Plan, 2024-2029.

Note: It is assumed that 50 percent of the very low-income units are allocated to the extremely low-income category.

A. Land Inventory – Accessory Dwelling Unit Potential

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for accessory dwelling units (ADU) based on the number of ADUs developed in the prior housing element planning period, whether the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in State law reducing the time to review and approve ADU applications; requiring ADUs that meet requirements to be allowed by right; eliminating discretionary review for most ADUs; and removing other restrictions on ADUs, it is anticipated that the production of ADUs will increase in the 6th-cycle housing element planning period.

This analysis assumes that three ADUs will be developed during the planning period. Though the City did not issue any permits for ADU developments during the prior planning period, based on expressed interest in building an ADU as part of the resident survey and trends in nearby communities, including

the County; recent changes in State law reducing the time to review and approve ADU applications; requiring ADUs that meet requirements to be allowed by right; eliminating discretionary review for most ADUs; and removing other restrictions on ADUs, the City anticipates an increase in the production of ADUs and assumes that at least four ADUs will be developed. Based on the analysis included on page 21 and 22, two bedroom homes and apartments within a 15-mile radius of Tehama have rents ranging from \$800 to \$2,000 a month, while three-bedroom homes in the same area have rents ranging from \$1,300 to \$2,100. Table 17 shows that rental units on the lower end of this range would be affordable to lower-income households, while rental units at the upper range would be affordable to moderate income households. Additionally, of the 31 accessory dwelling units that were developed in unincorporated Tehama County between 2019 and 2023, 27 were estimated to be affordable to low-income households and 4 were estimated to be affordable to very low-income households, based on project construction costs. The City therefore estimates that ADUs developed within the city limits will have a similarly affordable cost. Based on this analysis the City assumes that at least three ADUs developed in the planning period will also be affordable to lower income households and will meet the lower-income RHNA. To promote ADUs, the City has included **Program HE 9** to comply with State law and make construction of ADUs feasible for more property owners.

A.B. Land Inventory

In addressing the estimated housing needs identified in the *Housing Needs Assessment* section of this element, state law, Government Code Section 65583(c)(1), requires that this element contain an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment. This inventory must identify adequate sites that will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of housing types for households of all income levels. Accordingly, in preparing this updated element, all vacant residentially zoned parcels within the city were inventoried.

As shown in **Table 38**, 34 additional housing units could be constructed on the available vacant sites. The City allows one single-family home per lot in the residential zone; therefore, this inventory assumes a maximum development of one unit per lot. Each city lot is approximately 0.29 acres; sites larger than this includes multiple lots and thus can accommodate more than one unit.

Though all sites in the city are within a floodway or floodplain, as is the case for the entire city, sites included do not have any other environmental constraints or constraints related to contaminants, easements, site shape or size, Williamson Act contracts, compatibility with designated uses, or other physical conditions that would constrain development. Further, all sites have sufficient capacity for water and dry utilities. The City does not have a sewer system.

The City of Tehama is approximately 500 acres in size. Of this, approximately 128 acres are zoned for residential uses and 352 acres are dedicated for agricultural uses. –The residentially zoned land contains 25 vacant parcels suitable for 34 new housing units. This number does not include second units. Many of these lots are owned by adjacent landowners.

The number of potential units for each site is the maximum number that could be constructed if each site was built in accordance with existing zoning. The Residential Zone in the city permits one single-family structure per lot; most developed sites in the city reflect this density. On fewer than 15 residentially zoned lots, two lots have been combined and support one single-family structure. It is assumed that future development will be built at the typical density of one dwelling unit per lot. Section 17.12.010 of the City of Tehama Zoning Ordinance permits second dwelling units, attached or detached, on lots in the residential zone. These units serve as a means for achieving higher densities and reaching low- and very low-income housing needs.

Due to natural features outside of the city's control, the entire city is located within a floodway or floodplain and has limited ability to develop. FEMA provided the city with permission to continue development due to the limited availability of buildable lots in the city. However, in order to increase the developable density of available vacant land, the City would need to complete an engineering study. Therefore, increasing the developable density to encourage the development of lower-cost housing may not be possible, and would have considerable added cost.

The current zoning for potential housing sites will allow for the development of housing that will meet the needs of all income groups (**Table 39**). The development standards that apply to the City's residential zone are reasonable and will not inhibit the production of lower-income housing. As presented in the *Development Cost* section of this element, the average development cost in the region was around \$368,000. Additionally, the median home price in March 2024 was \$315,000 for a single-family home. Based on the affordability analysis, moderate-income households could afford to build a new home in Tehama. Therefore, sites capacity on vacant sites to accommodate the development of housing affordable to lower-income households is included only to provide supplemental capacity, and identification of these sites is not being utilized to accommodate the RHNA. However, as part of Housing Element Program 2, the City will also work to identify incentives that will support the development of single-family homes at a price affordable to lower-income households, such as fee reductions and assistance with funding applications.

While the City believes that some single-family zoning is appropriate for the lower-income RHNA, these sites are assumed as RHNA surplus and the City is only relying on projected Accessory Dwelling Units (ADUs) to accommodate the lower-income RHNA, as shown in **Table 38**. The City has assumed that three ADUs will be developed during the planning period and that those units based on the cost analysis above, the affordability by design component, and the rental rate analysis, it is indicated that these units will be affordable and are appropriate to meet the needs of lower income households. The City also has two pre-approved plans for ADUs that are within the parameters of the flood plan requirements furthering the potential for ADU development. The City has included **Program 9** to encourage the development of accessory dwelling units by adopting incentives and various other actions. Adequate public services and facilities are available for all vacant, residentially zoned land within the City of Tehama.

TABLE 38
Inventory of Vacant Sites Available for Residential Development

RHNA Category	RHNA	Vacant Site Capacity	Projected ADUs	Total Capacity	Surplus
Very Low	2	12*	3	15	12
Low	1				
Moderate	1	15	0	15	14
Above Moderate	4	7	0	7	3
Total	8	34	3	37	29

City of Tehama, 2024

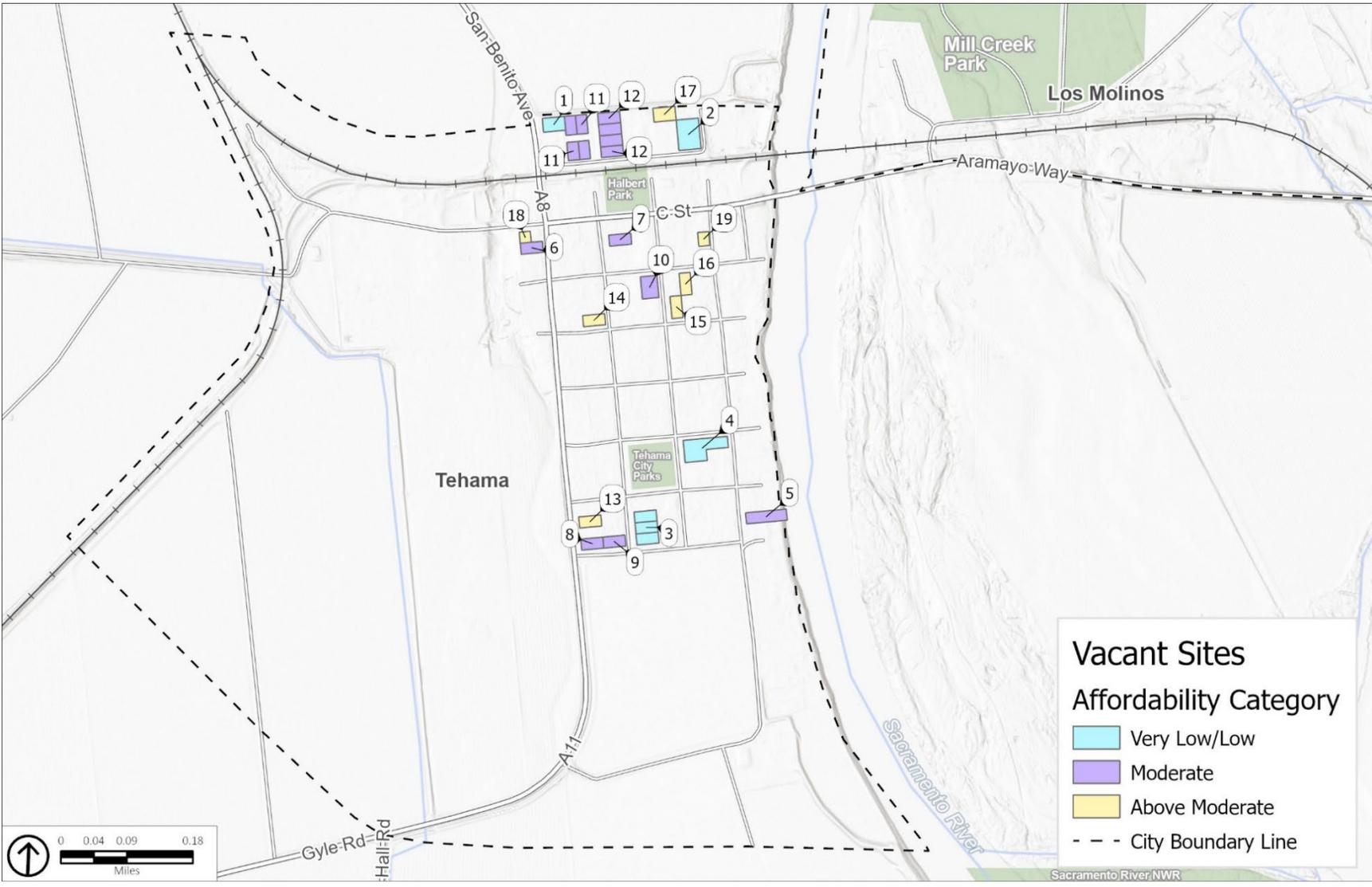
**Assumed to be surplus for the lower income RHNA. Vacant sites capacity in the lower-income categories is included to add to the surplus and identified sites in this category are not being utilized to meet the RHNA.*

TABLE 39
Inventory of Vacant Sites Available for Residential Development

Site Number	APN	Zoning/GP Des	Address	Acres	Realistic Capacity	On-Site Constraints	Income Category
1	066-061-001-000	R	Unassigned	0.37	2	Floodplain	Very Low/Low
2	066-071-003-000	R	Unassigned/B Street	0.88	4	Floodplain	Very Low/Low
3	066-126-008-000	R	Unassigned/4th St. and I St.	0.88	3	Floodplain	Very Low/Low
4	066-131-001-000	R	Unassigned/3rd St. and G St.	0.88	3	Floodplain	Very Low/Low
5	066-134-007-000	R	Unassigned/2nd Street	0.58	2	Floodplain	Moderate
6	066-081-003-000	R	220 5th Street	0.29	1	Floodplain	Moderate
7	066-083-006-000	R	Unassigned/4th Street	0.29	1	Floodplain	Moderate
8	066-125-003-000	R	475 I Street	0.29	1	Floodplain	Moderate
9	066-125-006-000	R	475 I Street	0.29	1	Floodplain	Moderate
10	066-086-003-000	R	Unassigned/D St. and 3rd St.	0.44	1	Floodplain	Moderate
11	066-061-012-000	R	Unassigned/B Street	1.16	4	Floodplain	Moderate
	066-061-010-000						
	066-061-011-000						
	066-061-009-000						
12	066-062-007-000	R	Unassigned/B Street	1.16	4	Floodplain	Moderate
	066-062-008-000						
	066-062-009-000						
	066-062-010-000						
13	066-125-010-000	R	751 5th Street	0.29	1	Floodplain	Above Moderate
14	066-085-008-000	R	425 E Street	0.29	1	Floodplain	Above Moderate
15	066-093-008-000	R	240 E Street	0.29	1	Floodplain	Above Moderate
16	066-093-010-000	R	260 D Street	0.29	1	Floodplain	Above Moderate
17	066-071-001-000	R	Unassigned/B Street	0.29	1	Floodplain	Above Moderate
18	066-081-001-000	R	540 C Street	0.15	1	Floodplain	Above Moderate
19	066-091-011-000	R	250 2nd Street	0.18	1	Floodplain	Above Moderate
TOTAL VERY LOW/LOW				3.59	12		
TOTAL MODERATE				4.50	15		
TOTAL ABOVE MODERATE				1.20	7		
TOTAL VACANT SITES				9.29	34		

Source: Tehama City, 2024.

FIGURE 1
Vacant Sites Available for Residential Development



Source: City of Tehama, 2024

VI. HOUSING CONSTRAINTS

The ability of the private and public sectors to provide adequate housing to meet the needs of all economic segments of the community can be constrained by various interrelated factors. For ease of discussion, these factors have been divided into two categories: non-governmental constraints and governmental constraints. The extent to which these constraints are affecting the supply and affordability of housing in the City of Tehama is discussed herein.

A. Non-Governmental Constraints

Non-governmental constraints on the provision of housing include environmental constraints, the availability of land, the price of land, and the cost of construction. These and other constraints are discussed in this section.

Environmental Constraints

Based on the September 29, 2011, FEMA Flood Insurance Rate Map, the entire City is in the “AE” flood zone. The City lies completely within the 100-year floodplain of the Sacramento River. Because of its AE zone designation, FEMA requires that the first habitable floor of all residences must be above the 100-year flood level. Housing units financed with federally backed financing in the City are required to carry flood insurance, which can act as a constraint to housing development.

This restriction has limited the development of housing in the city. A levy system completely around the city would alleviate this problem, but the cost and other considerations make this solution non-feasible. Therefore, flooding can be seen and is as a major constraint to the development of housing in the city.

Vegetation types in the city include riparian, agriculture, annual grassland, and landscaped yards. Small areas of riparian vegetation, including a few large cottonwood, oak, and willow trees, remain between the homes on 2nd Street and the Sacramento River. The city is surrounded by farmland, boarding the south, west, and north with the river on the east. The vegetation near the homes consists of the lawns and ornamental trees and shrubs, and native black walnut and oak trees planted in the late 1800s and early 1900s are growing along the streets in the city. Annual grassland is found between the homes and in empty lots near the orchards along 5th Street.

Active earthquake faults can be found throughout California; however, the city is in an area that is considered to be relatively free of seismic hazards. The most significant seismic activity that can be anticipated in the city and surrounding area is ground shaking generated by seismic events on distant faults.

Noise exposure at the available housing sites in the city is considered minimal. There are no active, large airports in the vicinity, nor are there any high-speed freeways or highways. However, trains are a source of ambient noise that may act as a constraint to housing development in the city, especially near the train tracks. There is also increasing large truck traffic along 5th and C Streets.

Land Cost

In the city, the cost of undeveloped land is significantly less than other locations in California. According to the City Clerk, the average land cost for a single-family home in the City of Tehama in 2008 was \$30,000 depending on the location of the site. In May 2014, a one-third-acre lot at the southeast corner of G and 4th Streets was priced for sale at \$30,000, three lots together (0.9 acres) was available for \$90,000. While there have not been any recent land sales, the figures provided by the City Clerk and sale prices in 2014 indicate that the costs for raw land in the city has been and remains relatively low when compared to the average statewide figures. With the weak economy and sufficient land to meet the projected housing needs, the cost of raw land is not a constraint in the City of Tehama.

As of March 2024, the City of Tehama had no land listings available. For this reason, the data provided herein is based on data collected from the surrounding area utilizing approximately a 15-mile radius. These areas include Red Bluff, Los Molinos, Cottonwood, Geber, and Corning. Based on data from Redfin and LandWatch, **Table 40** lists vacant residential land for sale near the City of Tehama as of March 2024. Land prices averaged approximately \$1,796 per acre to \$300,000 per acre.

TABLE 40
Land Costs 2024

Community	Price	Acre	Price per Acre
Corning	\$267,500	10	\$26,750
Corning	\$90,000	0.3	\$300,000
Cottonwood	\$4,950	0.25	\$19,800
Cottonwood	\$15,000	0.41	\$36,585
Gerber	\$2,059,000	71	\$29,000
Los Molinos	\$30,000	0.66	\$45,455
Los Molinos	\$230,000	1.16	\$198,276
Los Molinos	\$1,700,000	120	\$14,167
Los Molinos	\$2,145,000	78	\$27,500
Red Bluff	\$67,000	0.67	\$100,000
Red Bluff	\$110,000	39.75	\$2,767
Red Bluff	\$70,000	38.97	\$1,796
Red Bluff	\$165,000	20.14	\$8,193
Red Bluff	\$199,000	6.65	\$29,925
Red Bluff	\$69,000	1.11	\$62,162
Average Price per Area			\$60,158

Source: Redfin.com and Landwatch.com, 2024

Development Cost

The cost of housing development is a major component in the housing affordability equation in a community. The cost of housing production is related to, but not equal to, the price of housing. The cost of production is determined by the costs of land and site development, construction (labor and materials) costs, fees, financing, overhead, and profit. The price of a home is related to the market forces of supply, demand, and speculation.

Based on costs calculated using the International Code Council Building Valuation Data (2018), the hypothetical unit is an average 1,400-square-foot, 2.5-bath, 3-bedroom single-family home. According to Redfin, estimated total construction costs using the square foot method for such a home in Tehama County are \$367,633, excluding the cost of buying lands as of March 2024 (See **Table 41**).

TABLE 41
Construction Costs, 2024

Community	Housing Price	Sq.ft	Price per Sq.ft	Estimated Construction Cost
Red Bluff	\$367,000.00	1,701	\$216	\$421,848.00
Red Bluff	\$370,000.00	1,631	\$227	\$404,488.00
Red Bluff	\$409,000.00	1,731	\$236	\$429,288.00
Red Bluff	\$350,000.00	1,609	\$218	\$399,032.00
Red Bluff	\$367,000.00	1,701	\$216	\$421,848.00
Red Bluff	\$335,000.00	1,531	\$219	\$379,688.00
Red Bluff	\$416,000.00	2,042	\$204	\$506,416.00
Los Molinos	\$365,000.00	1,357	\$269	\$336,536.00
Los Molinos	\$385,000.00	1,517	\$254	\$376,216.00
Los Molinos	\$260,000.00	1,152	\$226	\$285,696.00
Gerber	\$399,000.00	1,200	\$333	\$297,600.00
Gerber	\$575,000.00	1,320	\$436	\$327,360.00
Cottonwood	\$375,000.00	1,440	\$260	\$357,120.00
Cottonwood	\$310,000.00	1,404	\$221	\$348,192.00
Corning	\$324,500.00	1,080	\$300	\$267,840.00
Corning	\$375,000.00	1,627	\$230	\$403,496.00
Corning	\$322,000.00	1,200	\$268	\$297,600.00
Corning	\$375,000.00	1,440	\$260	\$357,120.00
Tehama County	\$314,000.00	1,719	\$183	\$426,312.00
Tehama County	\$335,000.00	1,825	\$184	\$452,600.00
Median Price	\$368,500.00	Avg. Price per Sq.Ft.	\$248	Avg. Est. Const. Cost: \$367,633

Source: Redfin.com, 2024

A major development cost constraint in the city is the FEMA requirement for all new structures to be elevated and built with an engineered foundation that meets flooding requirements.

Development costs differ depending on the region, mainly due to varying labor and materials costs. In areas without unionized labor, the labor costs are much lower than in areas with a unionized labor force. This can also be an inhibitory factor in the development of assisted low-income housing as requirements for state and federal moneys often require the developer to pay “prevailing wages,” which are linked to union wages and are often two to three times higher than area non-unionized wages. The cost of materials can also fluctuate based on the region and the source of those materials.

Additionally, the majority of the expenses incurred in multifamily projects are attributed to the wages of white-collar workers rather than the compensation provided to construction workers. According to a 2020 study of project costs in TCAC project application budgets, construction worker compensation only represents 14 percent of the total per-unit cost for a multifamily project. White collar labor costs, including developer fees, contractor income, and architecture and engineering fees, represent a combined 19 percent of per-unit costs. While prevailing wage requirements do add to project costs, low construction worker wages can create negative externalities by requiring construction workers to enroll in public safety net programs such as Temporary Aid for Needy Families (TANF), Earned Income Tax Credit (EITC), and Supplemental Nutrition Assistance Program (SNAP). Furthermore, construction workers not receiving adequate pay could experience the same challenges of housing cost burden that affordable housing programs seek to address. Therefore, there is a regional benefit in maintaining livable wages for construction workers. There is little that municipalities can do to mitigate the impacts of high construction costs except by avoiding local amendments to uniform building codes that unnecessarily increase construction costs without significantly adding to health, safety, or construction quality.

A major development cost constraint in the city is the FEMA requirement for all new structures to be elevated and built with an engineered foundation that meets flooding requirements.

Due to existing environmental factors, mainly flood requirements, development costs in the city could be looked at as a constraint to new affordable housing; however, the cost of raw land within the City is comparably less than the majority of California’s cities and therefore may balance the increased development costs associated with flood proofing the structures.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in the city. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render infeasible a housing project that could have been developed at lower interest rates. When interest rates decline, sales increase. The reverse has also been true.

In addition to the constraints of interest rates and housing costs, home loan denial due to race or gender by financial institutions is a potential nongovernmental constraint. The Home Mortgage Disclosure Act was enacted by Congress in 1975 and is implemented by the Federal Reserve Board's Regulation C. This regulation provides the public loan data that can be used to assist in determining whether financial institutions are serving the housing needs of their communities, public officials are distributing public-sector investments so as to attract private investment to areas where it is needed, and in identifying possible discriminatory lending patterns.

Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. Variable-rate mortgages may allow lower-income households to become homeowners, but there is a definite risk that monthly housing costs will rise above the financial means of that household. Therefore, the fixed-interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates.

Table 42 illustrates interest rates as of November 2024. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money that is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance, and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment. Mortgage financing is generally considered to be available in the city, depending on buyers' specific financial status. Availability of financing is therefore not considered to be a constraint.

Table 42
Interest Rates

	<u>Interest</u>	<u>Annual Percentage Rate</u>
<u>Conforming</u>		
<u>30-year fixed</u>	<u>6.93%</u>	<u>6.98%</u>
<u>15-year fixed</u>	<u>6.80%</u>	<u>6.85%</u>
<u>5-year Adjustable Rate Mortgage</u>	<u>6.39%</u>	<u>7.26%</u>
<u>Jumbo</u>		
<u>30-year fixed</u>	<u>6.98%</u>	<u>7.03%</u>

	Interest	Annual Percentage Rate
<u>15-year fixed</u>	<u>6.29%</u>	<u>6.36%</u>
<u>5-year Adjustable Rate Mortgage</u>	<u>5.90%</u>	<u>6.94%</u>

Source: www.bankrate.com, November 2024.

B. Governmental Constraints

Potential constraints on the provision of housing, which could be attributed to governmental actions, include land use controls, building codes, permit fees, review procedures, and funding limitations. Each potential constraint and its effect on housing are discussed herein. Consistent with transparency requirements pursuant to Government Code Section 65940.1, subsections (a)(1)(A)) and (a)(1)(B)), all zoning and development standards, and fees are available on the City’s website.

Land Use Controls

The Land Use Element of the City of Tehama General Plan sets forth the City’s policies for guiding local development. These policies, together with existing zoning, establish the amount and distribution of land to be allocated for various uses throughout the city. The City of Tehama’s Zoning Ordinances govern the use of land, thus making it one of the most useful methods for implementing the General Plan. Zoning Ordinances determine the type of use, the density of living or working population, the general arrangement of buildings, and necessary facilities. The intent of the City’s Zoning Ordinance is:

1. To promote and protect the public health, safety, peace, morals, comfort, and general welfare
2. To implement the General Plan of the City
3. To preserve the primary character of the City as residential and agricultural to remain distinguished from industrial and commercial.

The City uses two zoning districts, residential and agricultural/open space. The residentially zoned area of the City encompasses all the platted land. The residential R zone permits single-family homes (including manufactured homes), second dwelling units, and emergency shelters. Single-family dwelling units must:

1. Not be over two stories,
2. Provide two off-street parking spaces per unit,
3. Be at least 20 feet wide,
4. Have a minimum floor area, including walls, of 800 square feet, and
5. Have a minimum lot size of 12,800 square feet (necessary for septic systems)

There is no commercial zoning district in the city, nor is there a mixed-use district. Commercial uses were previously concentrated along D Street, but this section of town was damaged in 1908 in a large fire. Presently, the town’s only businesses are closed, not including institutional uses such as the Post Office and Tehama County Museum. Businesses are currently permitted by use permit, and so could be permitted anywhere in the city.

Pursuant to Government Code Section 65852.2, the City adopted an ordinance to permit second units in the R-Zone subject to development standards such as setbacks, unit size (30 percent) of the main dwelling or 1,200 square feet, and heights (two stories). Accessory Dwelling Units (ADUs) can be a valuable form of housing to accommodate the regional housing need. To accommodate the lower income need of three units, the City will take specific action to market and incentivize the development of ADUs.

As indicated in the *Land Inventory* section of this element, the land that has been allocated for residential use is sufficient to accommodate local housing needs for the planning period in addition to the accessory dwelling units that have been calculated to meet the RHNA.

Since the City's development standards are not more restrictive than those of the surrounding communities, they will not inhibit the development of a range of housing types in the city. However, due to flood constraints, development on some vacant lots, specifically the vacant lots located on 5th Street near the slough, are not as feasible for future development. Yet, using tools such as Specific Plans and Planned Unit Development Ordinances, the City can encourage innovative planning design that, among other benefits, may translate into lower housing costs.

Residential Development Standards

The City does not require, or employ, development standards that are typical of most of northern California's communities. The following standards apply to residential development in the City:

1. Street widths are maintained by following the original city platting and layout.
2. Building setbacks require:
 - a. Minimum front yard of 15 feet
 - b. Minimum rear yard of 20 feet for the main residence and 6 feet of other buildings.
 - c. Minimum side yard shall total not less than 20 percent of the yard width and no side yard may be less than 6 feet.
3. The maximum building coverage cannot exceed 35 percent of the lot area.
4. Existing sidewalks and curbs must be maintained on any portion of property fronting a public street or place.
5. Gutters and street lighting are not required.

5-6. Minimum unit size of 800 square feet.

Due to flood conditions that are prevalent in the city and the fact that every residence is on a septic system, only low-density residential development has generally occurred and does not have a specific zone with development standards designed for multifamily development. To encourage the development of multifamily housing, the City will implement **Program 10** (see the *Housing Goals, Policies, Programs, and Quantified Objectives* section). **Table 42-43** indicates the development standards in the city, and compares them to other cities in Tehama County.

TABLE 4243
Residential Development Standards

Residential (R-1)					
Maximum Density R-1 (Units/Acre)	Yard Setbacks			Off Street Parking (Spaces/Unit)	Maximum Height
	Front	Side	Rear		
3-6	15 feet	6 feet / 20%	20 feet	2	2 Stories

Source: City of Tehama, 2024

The City evaluated the cumulative impact of its land use controls that limit sites' building envelope (setbacks and parking) and lot coverage restrictions. Current development standards for the residential zone were applied to the smallest site that was identified as having capacity to accommodate lower-income households (Site 1, a 0.37 acre parcel). The first step in the analysis was to determine the allowable building footprint given the site size. The next step was to determine the maximum allowed developable envelope given the setback and parking requirements. Parking was subtracted from the maximum building footprint to determine the occupiable area on the first floor. Occupiable area on the second floor was set equal to the first floor building footprint. Average unit size was calculated by dividing the total occupiable building area by the permitted number of units (site acreage multiplied by density). Density bonus units are not factored into the calculations. Two units of just over 2,000 square feet each could be developed on the parcel, with a density of 5.4 units per acre. Based on this evaluation, none of the land use controls in the residential zoning district would constrain housing development at the realistic densities identified in the sites inventory.

Typical Densities for Development

The City of Tehama is a small city in a rural, agricultural area with residential development typically concentrated between 5th Street and the Sacramento River. There was no development in the previous housing cycle, reflecting the slow economy. The residential zone requires parcels to be at least 12,800 square feet in size and is typically made up of one single-family dwelling per parcel. Due to the lack of development in the past several years, the density in the city has not changed. Existing development is consistent with the zoning code at two to three units per acre. The City did not approve any projects in the 5th cycle inventory at lower densities than what was assumed in the sites inventory.

Density Bonus

Under current state law (Government Code Section 65915), cities and counties must provide a density increase up to 80 percent over the otherwise maximum allowable residential density under the municipal code and the land use element of the general plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with 100 percent of units affordable to low- or very low-income households. Per section 17.62.010 of the City's Municipal Code, residential development shall comply with the allowability of density bonuses, incentives, exemptions, and concessions in compliance with State Density Bonus Law.

Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, manufactured housing, mobile homes, emergency shelters, and transitional housing. **Table 43-44** summarizes the permitted housing types. Conversion of single-family homes to multi-family homes is also permitted in the zone, and has occurred in the past.

TABLE 4344
Housing Types Permitted by Zoning District

Housing Types Permitted	Permitted in R Zone
Accessory Dwelling Units/Junior Accessory Dwelling Units	P
Single-Family Attached	P
Single-Family Detached	P
Multifamily (2+ units)	P
Mobile Homes	P
Manufactured Homes	P
Second Units (Accessory Dwelling Units)	P
Emergency Shelters	P
Transitional Housing	P
Supportive Housing	P
Single-Room Occupancy Units	C
<u>Low-Barrier Navigation Centers</u>	<u>C</u>
Care Facilities (6 or fewer persons)	P
Care Facilities (7 or more persons)	C
Employee Housing <u>(up to 6 persons)</u>	P
<u>Employee Housing (up to 36 beds or 12 units)</u>	<u>NP</u>

Source: City of Tehama Municipal Code.

Refer to the City of Tehama Zoning Code for specific details.

Notes: P=Principally Permitted Use; C=Conditionally Permitted Use; NP=Not Permitted

Program 4 has been included to amend the Zoning Ordinance to comply with State Law.

Emergency Shelter

California Health and Safety Code, Section 50801, defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.” Government Code Section 65583 (a)(4) requires jurisdictions to identify a zone where emergency shelters will be allowed as a permitted use without first obtaining a conditional use permit or other discretionary approval. Further, the zone(s) identified must have land available to accommodate an emergency shelter. To that end, legislation also requires that the City demonstrate site capacity in the zone identified to be appropriate for the development of emergency shelters.

Within the identified zone, only objective development and management standards may be applied that are designed to encourage and facilitate the development of or conversion to an emergency shelter.

According to the most recent Point in Time count, there are were no homeless residents counted in the City of Tehama. In compliance with Government Code Section 65583(a)(4)(l), there is ample land area in the Residential zone to accommodate one or more facilities with a small to moderate number of beds. Any of the four sites in the Residential zone that were identified as supplemental capacity to accommodate the lower-income RHNA could accommodate a building of this size (see **Table 39**). The sites are distributed throughout the city, and are in residential areas that are suitable for human habitation. Sites on the north side of the city are close to the city's transit stops, and sites on the south side of the city are also in close proximity to parks and the city's Head Start center. Additionally, existing vacant single-family homes could be converted to emergency shelters.

The City permits emergency shelters in the Residential zone without any discretionary permit and are subject only to the same development standards that apply to the other permitted uses in these zone, except for the following requirements unique to emergency shelters, as authorized by Government Code § 65583(a)(4):

1. The maximum number of persons to be served on any given night shall not exceed ten (10).
2. A maximum distance of three hundred (300) feet shall be maintained from any other emergency shelter.
3. The maximum stay at the facility shall not exceed ninety (90) days in a three hundred sixty-five-day period.
4. On-site client waiting and intake areas shall be located inside the building.
5. A minimum of one manager, in addition to security personnel, shall be on duty and remain on-site during intake hours.
6. Security personnel shall be provided on-site at all times.
7. Exterior lighting shall be provided for the entire outdoor area of the site consistent with the provisions of this code. Exterior lighting shall be stationary, and shall be directed away from adjacent properties and public rights-of-way.
8. A minimum of one parking space for every five beds, or one parking space for each bedroom designated for families with children, plus one parking space for each employee/volunteer on duty during the largest shift, shall be maintained.

As part of Program 4, the City will amend parking requirements for emergency shelters to require no more parking than is needed to accommodate the facility's staff.

Transitional and Supportive Housing

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services, no limit on the length of stay, and that is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities

originated before the age of 18). Services that are linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units, and may include supportive services to allow individuals to gain the necessary life skills to support independent living.

Pursuant to Government Code Section 65583(a)(5), transitional and supportive housing types are required to be treated as residential uses and permitted in residential zones subject only to the restrictions that apply to other residential uses of the same type in the same zone. Additionally, State law requires jurisdictions to allow supportive housing by right in multifamily zones and mixed-use and nonresidential zones allowing multifamily. Transitional and supportive housing are both permitted by-right without a discretionary permit process in the residential zone subject to the same restrictions that apply to other residential uses of the same type in the same zone. The City has no mixed-use or nonresidential zones that allow multifamily, aside from areas zoned residential that are part of the Business Overlay Zone. Transitional and supportive housing is also permitted by-right where the overlay is in effect. The City's zoning is therefore in compliance with State law.

Low-Barrier Navigation Centers

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

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

Low-barrier navigation centers are presently permitted in the residential zone only with a conditional use permit. As part of Program 4, the City will update the zoning code to remove the conditional use permit requirement.

Accessory Dwelling Units

Accessory dwelling units (ADUs) are an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the existing single-family dwelling. The City adopted amendments to its zoning code related to accessory dwelling units and junior accessory dwelling units in June 2023 in order to bring the city in compliance with existing state

law. However, the City has not adopted a separate ADU ordinance. The City permits either attached, detached, or converted accessory dwelling units and junior accessory dwelling units in compliance with California Government Code Section 65852.2. Accessory dwelling units are permitted ministerially in the residential zone without any discretionary permit process.

Single-Room Occupancy Units

Housing elements must identify zoning to encourage and facilitate single-room occupancy units (SRO). These units may be appropriate type of housing for extremely low-income persons. The City's Zoning Ordinance has defined single-room occupancy units and allows these uses in the residential zone with a conditional use permit. Aside from the requirement for a use permit, the development standards for SROs are the same as for other uses in the respective zones and do not constrain the development of SRO types.

Employee and Farmworker Housing

Health and Safety Code Section 17021.5 requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. The City permits employee housing for six or fewer residents by right without any discretionary permit or zoning variance in the residential zone, and is therefore in compliance with Health and Safety Code Section 17021.5.

Section 17021.6 requires that employee housing consisting of no more than 36 beds in group quarters or 12 units or less designed for use by a single family or household be treated as an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone. The production of food or fiber is permitted in the open space district, but employee housing consisting of no more than 36 beds in group quarters is not explicitly permitted in this zone. As part of Program 4, the City will amend this zone to permit employee housing of this type in the agriculture zone.

Constraints on Persons with Disabilities

Persons with disabilities face unique problems in obtaining affordable and adequate housing. This segment of the population includes persons with mental, physical, and developmental disabilities. A disability is a physical or mental impairment that substantially limits one or more major life activities. Most persons with disabilities live on an income that is significantly lower than the non-disabled population. Persons with disabilities have the highest rate of unemployment relative to other groups and when they find work, it tends to be unstable and at low wages.

The City of Tehama does not have any licensed residential care facilities, but there are currently an adequate number in Tehama County. Licensed residential care facilities for six or fewer persons are considered residential uses by state law. Such facilities are not required to obtain a conditional use permit, zoning variance, or other zoning clearance if they are not required of a family dwelling of the same type in the same zone (California Health and Safety Code, Sections 1267.8 and 1566.3). The City acknowledges and will comply with these provisions at all times. Currently residential care facilities with 7 or more persons require a conditional use permit. The City has included **Program 4**, to clarify

that large licensed care facilities ~~required a~~ will no longer require conditional use permit and will be subject only to provisions applied to residential uses of the same type in the same zone.

The City Zoning Code includes no maximum concentration requirements for residential care facilities and no site planning requirements that constrain housing for persons with disabilities. The City will implement **Program 4** to update the City's definition of family to "one or more persons living together in a dwelling unit" (see the *Housing Goals, Policies, Programs, and Quantified Objectives* section). City parking requirements do not present a constraint on housing for persons with disabilities. The City does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities. Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land-use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

According to the 2017-2021 ACS, 22.4 percent of the residents in Tehama had at least one disability. The majority of those are physical disabilities. There is a scarcity of housing in Tehama accessible to persons with a physical disability. When CDBG funds are available, the City offers a rehabilitation program to adapt houses for wheelchairs and other special requirements. While there are no day treatment facilities or programs in the City of Tehama, they are available in Tehama County.

The major constraint on any rehabilitation or development efforts within the City is the strict requirement to have retrofits and new construction be built above the 100-year floodplain. Due to this requirement, housing units for persons with disabilities are allowed to construct ramps or elevators for access.

Reasonable Accommodations

The City's Zoning Code includes administrative procedures for reviewing and approving requests for modifications to land use and zoning requirements or procedures regulating the siting, funding, development, and use of housing for people with disabilities to ensure reasonable accommodations (Chapter 17.30). A reasonable accommodation may be approved based on the following findings.

1. Whether the housing, which is the subject of the request, will be used by an individual defined as disabled under the Acts;
2. Whether the request for Reasonable Accommodation is necessary to make specific housing available to an individual with a disability under the Acts;
3. Whether the requested Reasonable Accommodation would impose an undue financial or administrative burden on the County;
4. Whether the requested Reasonable Accommodation would require a fundamental alteration in the nature of a County program or law, including, but not limited to, land use and zoning;
5. Potential impact on surrounding uses;
6. Physical attributes of the property and structures; and
7. Alternative Reasonable Accommodations that may provide an equivalent level of benefit.

The City has included **Program 4** to remove findings 5, 6 and 7.

Building Codes and Enforcement

The Tehama County Building Department serves as the building department for the City of Tehama. Building codes serve an important role by preventing the construction of unsafe or substandard housing units. They also can ensure that requirements, such as those associated with the federal ADA, are implemented to provide units for special-needs groups. However, building codes and code enforcement do add to the cost of housing, and excessive requirements can be a constraint to housing development.

The California Residential Code (CRC) is designed to ensure both the structural integrity of all buildings and the safety of their occupants. The County adopted the 2022 California Building Code (CBC) Title 24, Part 2 of the California Code of Regulation, based on the 2021 International Building Code, as of January 1, 2022. The 2022 CBC is a comprehensive set of requirements for the construction of buildings and structures. [The County has not made any amendments to local building codes.](#)

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

Site Improvements

Site improvements are typically required to supply services, mitigate environmental constraints, and ensure community compatibility. However, they can add to the cost of housing, and they can be a constraint to housing development if the requirements are excessive. Site improvements are most often placed on a development through the environmental review process as mitigation and as conditions to map approval as outlined in the Subdivision Map Act. Therefore, improvements vary from project to project, depending on the size and nature of the potential impacts. The City can mitigate the cost of these improvement requirements by assisting affordable housing developers in obtaining state and federal financing for their projects, providing density bonuses, and approving planned developments that may waive improvement standards for road widths and sidewalks.

Tehama County has established land division improvement standards. However, required on- and off-site improvements are minimal for most developments. There are few improvement requirements on small, rural developments. The City does not have curbs, gutters, or sidewalks to allow better percolation in the floodplain. Individual septic systems are the norm, and traffic impacts are minimal. Larger-scale developments would be required to mitigate their potential environmental impacts. Such developments, due to their higher densities, would typically be required to install urban improvements such as curb and gutter and water systems. These conditions are typical for larger development, and in some cases are required for health and safety reasons. Therefore, they are not considered a significant constraint on housing development. Road improvements for new land

divisions are based on the size, number, and use of parcels served. **Table 44-45** presents the street standards for development in the City of Tehama.

TABLE 4445
City of Tehama Street Standards

Street Type	Required Right-of-Way	Required Pavement Width
Arterial	80 feet	40 feet
Collector	80 feet	20-26 feet

Source: City Clerk, City Engineer, 2020.

Most city streets are in good condition, except for B Street, North B Street, and North 4th St. which front most vacant lots in the City. To improve infrastructure and encourage housing development, the City was allocated \$1,070,000 in California Department of Transportation (Caltrans) funds to reconstruct those three streets. The City is on the approved list for construction, with project planning and engineering starting in 2023-24, and construction to begin in 2024/2025. By design, city streets do not have curbs, gutters, or sidewalks, and the City does not have a sewer system but there is a natural gas system in the street right-of-way and the gas and water lines have been extended to most of the lots fronting B St, N. B St and North 4th Streets.

Fees

Due to the lack of development in Tehama historically, the City has not established building fee amounts independent of the County. The City also does not charge separate impact fees beyond those charged by the County or other districts. Fees are established as needed based on fee amounts used in surrounding communities. **Table 45-46** shows the development permit fees for nearby communities and the County; the City would consider using an average of these for future development.

TABLE 4546
COMPARISON OF PERMIT FEES

Agency	Fee Category			
	General Plan Amendment	Rezone	Tentative Subdivision Map	Variance
Corning	\$800 ¹	\$750 ¹	\$580+\$50/lot ¹	\$500 ¹
Red Bluff	\$2,826	\$2,486	\$2,260+\$34/lot	\$1,696
Tehama County	\$6,107	\$6,096	\$1,855+\$110/lot	\$3,470

Source: Tehama County Planning Department; City of Red Bluff Planning Department; City of Corning Planning Department.

1. Subject to environmental review fee

Permit fees in the City of Tehama do not represent a constraint on the production of a range of housing types. The City will continue to conduct periodic surveys (both formal and informal) of other communities in the County to ensure that local processing fees do not inhibit housing construction.

Development fees can pose a constraint on the production of housing units in a city when they are higher than those found in the surrounding communities. A survey of the communities in Tehama

County was conducted to determine the development fees and taxes charged by these jurisdictions in comparison to those charged by the City. In the City of Tehama, the anticipated development fees and taxes for a typical 1,500-square-foot housing unit is approximately \$11,178 (see **Table 4647**). The figure is representative of the County fee and tax schedule. The City’s development fees are not considered to be a constraint on the production of housing within the city.

TABLE 4647
Residential Development Fee for a Typical 1,500 Square Foot Single-Family Residence

Fee/Tax Category	Tehama City
Building Permit	\$1,830.93
County Fire Inspection Fee	\$467.00
Plot Plan Approval	\$101.00
Air Pollution Control Fee (new construction only)	\$344.00
School Fees	\$5,685.00
Total Other County Impact Fees	\$2,750.00
Total Building Permit Fees	\$11,177.93

Source: City of Corning, City of Red Bluff, City of Tehama 2014

Permit Processing

The City uses the services of the Tehama County Building Department and Environmental Health Department for the permitting and inspections of residential construction and septic installation. Permit processing timing is therefore dependent on County Building Department processes. Residential development in the city has historically consisted of single-family residential development on existing lots. By utilizing residential zoning, which primarily encompasses the entire area within the city where these lots exist, the issuance of building permits and development of single-family residential units is considered ministerial and exempt from California Environmental Quality Act (CEQA) review.

The applicant contacts the City Clerk, who provides instructions as to the development procedure and floodplain requirements. For a variance this would involve a Planning Commission/City Council hearing. The Planning Commission and City Council are the same body, which expedites the process.

Permit processing time for single-family housing ranges from 14 to 30 days depending on the project. Single-family construction requires an engineered flood certificate and the issuance of building and septic permits from the County. Multifamily housing developers go through the same process as single-family builders. The City’s permitting process is consistent with the typical permitting process throughout the surrounding area and state and is not a constraint on the development of affordable housing.

Permit Streamlining Act

In accordance with Government Code Section 65943, the City provides a determination in writing of application completeness within 30 days of submission. This may be extended once for up to 90 days with the mutual consent of the City and applicant.

In accordance with PRC 21080.1 & 21080.2, the City determines if a housing project is exempt from CEQA within 30 days of receiving a complete application.

In compliance with Government Code Section 65950, the City approves or disapproves projects within the timelines specified by statute. Projects are approved or denied within whichever timeframe is applicable to the project, in accordance with requirements defined in Government Code section 65950:

- A. Where an environmental impact report (EIR) is prepared, within 180 days from the date of the certification of the EIR by the lead agency, or within 120 days for a “development project”. A “development project” refers to a project that is either entirely residential or is a mixed-use project where non-residential uses are less than 50 percent of the total square footage of the development and non-residential uses are limited to first-floor neighborhood commercial uses in a building of two or more stories.
- B. Where an EIR is prepared for a “development project”, projects will either be approved or disapproved within 90 days from the date of certification by the lead agency where at least 49 percent of units are affordable to very low or low-income households and these units are deed-restricted affordable units for at least 30 years in the case of rental housing. The lead agency must also have received written notice from the project applicant that an application has been made or will be made for an allocation or commitment of financing, such as tax credits, bond authority, or other financial assistance from a public agency or federal agency, where this notice specifies the financial assistance that has been applied for or will be applied for and the deadline for application for that assistance, that a prerequisite for funding includes approval of the development by the lead agency, and that the financial assistance is necessary for the project to be affordable. Applicants must confirm that the application has been made to the public or federal agency prior to certification of the EIR.
- C. Where a negative declaration is completed and adopted for the development project, within 60 days from the date of adoption by the lead agency.
- D. Where a project is determined to be exempt from CEQA, within 60 days of determination of exemption by the lead agency.

Service and Facility Infrastructure

Before a development permit is granted, it must be determined that public services and facility systems are adequate, to accommodate any increased demand generated by a proposed project. Information about the adequacy of public services and facilities is presented herein.

Waste Collection and Treatment

There is no centralized sewage disposal system in the city. Residents use individual septic systems that must meet the public health standards for the City, Tehama County, and State of California. Each septic system typically has the capacity to serve two single-family homes; however, a four-plex was constructed on one lot without capacity issues. Given this, despite the size of existing lots, sewage disposal to serve both single-family and multifamily residential units is not a constraint.

Water Service

Water is provided by a municipal water system operated by the City. For this reason, it is not necessary to contact another water agency on the Housing Element update. The City's system consists of two deep wells, each with a pressurized tank and a generator backup, providing water for residents. Based upon the availability of groundwater for the system, the only constraint to further expansion of the water system is cost.

In 2012, the City received a CDBG Planning and Technical Assistance Grant (PTA Grant 2012-STBG-8417) to prepare an operations and maintenance manual for domestic water system improvements. The manual was recently completed by Rolls, Anderson, & Rolls, the City's consulting engineering firm from Chico, California. As of July 2024, a new well is under construction in the city which will increase the city's water supply. At the present time, there is sufficient capacity to serve a growing population for the next 10 years. If necessary, water service would first go to low-income developments. [Through Program 16, the City will formalize their water service policy to give priority to affordable housing units.](#)

Police and Fire Protection

In 2002, the City completed its project to update their water system to meet better fire-flow standards. The City contracts with Tehama County for police and fire service. Adequate levels of police and fire protection service will be maintained with the additional housing units projected for construction in the City over current and future planning periods. The projected housing production in the City is not of the magnitude that is expected to adversely affect the delivery of these services to the citizens of Tehama. Moreover, by closely monitoring new development, any improvements that are needed to maintain adequate service levels can be readily identified and carried out. Therefore, police and fire protection are not constraints on the production of housing in the city.

Natural Gas

Using a combination of CDBG, assessment bonds and other funds, the City installed a natural gas system to all platted lots in the City. After contracting with PG&E to operate it for five years, the City sold the system to PG&E. By making natural gas available to the residents, air quality was improved and the danger of floating propane tanks during flooding was averted. This also decreased the cost of flood insurance to residents by 20 percent.

School Facilities

The Los Molinos Unified School District imposes a fee of \$4.79 per square foot on new residential construction. This fee is updated periodically and used for construction of new facilities to serve future enrollment increases.

Basic Infrastructure

At present, all the vacant residentially designated land within the City of Tehama is in close proximity to required infrastructure systems (e.g., streets, water, gas, and electrical distribution systems). With the basic infrastructure in place, this is not a constraint to the production of housing.

Available Dry Utilities

Dry utilities, including waste collection, electricity, and telephone and internet service, are available to all areas within the city. There is sufficient capacity to meet the current need and any future need; however, cable is only provided in the area surrounding City Hall with no regular cable in other areas of the city. Service providers are as follows:

- Electricity: Pacific Gas and Electric Company (PG&E)
- Telephone: AT&T
- Internet: Shastabeam. AT&T, Hughes Net

Review of Local Ordinances

In 2012, the City adopted the Floodplain Management ordinance, requiring all residential construction in AE, AH, and A1-30 FEMA-designated flood zones to be elevated three feet above the base flood elevation. In the AO zone, residential construction must be elevated above the highest adjacent grade to three feet above the depth specified in FEMA's Flood Insurance Rate Map. While these requirements may constrain development through increased cost of construction, they are intended to protect public health, safety, and general welfare and prevent flood losses. This ordinance is considered necessary to prevent loss of residential development due to flooding.

The City does not have an inclusionary housing ordinance, short-term or vacation rental ordinance, or growth-control ordinance that would impact the available long-term housing supply.

State and Federal Assistance Programs

The availability of future government funding for the provision and rehabilitation of affordable housing in the City presents a constraint on housing. The City has not received state or federal assistance for affordable housing.

VII. OPPORTUNITIES FOR ENERGY CONSERVATION

Energy-related cost could directly impact the affordability of housing in Tehama. Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an “energy budget.” Subsequently, the housing industry must meet these standards and the County is responsible for enforcing the energy conservation regulations. Alternatives that are available to the housing industry to meet the energy standards include, but are not limited to:

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

PG&E provides electricity and natural gas service to the City. PG&E is a privately owned utility whose service area covers most of northern and central California. PG&E provides a variety of energy conservation services for residents, as well as energy assistance programs for lower-income households to help lower-income households conserve energy and control utility costs. These programs include the California Alternate Rates for Energy (CARE) and the Relief for Energy Assistance through Community Help (REACH) programs. The CARE program provides a 15-percent monthly discount on gas and electric rates to households with qualified incomes, certain non-profit organizations, homeless shelters, hospices, and other qualified nonprofit group living facilities. The REACH program provides one-time energy assistance to customers who have no other way to pay their energy bills. The intent of REACH is to assist low-income households, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience hardships and are unable to pay for their necessary energy needs. PG&E has also sponsored rebate programs that encourage customers to purchase more energy-efficient appliances and heating and cooling systems.

The Self-Help Home Improvement Program (SHHIP) manages a weatherization program in Tehama County for lower-income households. SHHIP manages this program under contract with PG&E, which also provides the funding. Eligible households may receive attic insulation, caulking, door replacement, weather stripping, and glass replacement. The City will actively pursue working with SHHIP and PG&E to institute a weatherization program.

HCD is encouraging the use of energy-efficient/green building features. A new bonus category has been added to Notices of Funding Availability (NOFAs) to reward developers that use energy-efficient products that will enhance new units.

The City also has several goals regarding energy conservation in the General Plan.

VIII. HOUSING GOALS, POLICIES, PROGRAMS, AND QUANTIFIED OBJECTIVES

This section of the element sets forth the City's goals, policies, and programs relative to its previously identified housing needs. Goals are general statements of the desires and aspirations of the community regarding the future supply of housing within the city and represent the ends to which housing efforts and resources are directed. Policy statements provide well-defined guidelines for decision-making. Programs are more specific statements and, in many instances, quantified statements that give guidance for later evaluation of housing actions.

Housing goals, policies, and programs presented in this section describe the City's attempt to meet the housing needs of its residents. The City readily acknowledges that it is not solely accountable or responsible for developing housing affordable to all income levels. The City, along with county, state, and federal governments, the housing market, mortgage and banking institutions, for- and non-profit developers, and the public, all play a role in the development of affordable housing for all residents in the city.

A. Housing Goals

- Goal 1.** To allow for the improvement of existing housing units in need of rehabilitation and elevation and replacement of dilapidated units by contracting with a full-time Grant Administration firm to apply for and administer local, state, and federal grants monies.
- Goal 2.** To encourage an adequate supply of safe and sanitary housing for all economic segments of the community.
- Goal 3.** To allow for the development of an adequate housing supply within the economic means of low- and moderate-income residents.
- Goal 4.** To increase opportunities for citizens with special needs, such as the elderly and handicapped, to obtain adequate housing.
- Goal 5.** To remove governmental constraints on the maintenance, improvement, and development of affordable housing, where appropriate and legally possible, to facilitate the needs of citizens with special circumstances, such as the elderly and persons with disabilities.
- Goal 6.** To allow manufactured housing to play an integral part in meeting present and future housing needs in a manner harmonious with the rural character of the area.
- Goal 7.** To mitigate impacts of flooding by continuing the FEMA-sponsored National Flood Insurance Program (NFIP), and participation in the Community Rating System (CRS) as an attempt to lower required flood insurance cost and overall housing costs.

- Goal 8.** To ensure that a variety of affordable utilities are made available to residents, promote the use of alternative energy sources such as solar power, and that the heating fuels that are made available will not degrade local air quality.
- Goal 9.** To attempt to achieve the City’s fair-share housing allocation goals.
- Goal 10.** To promote equal housing opportunities for all persons, regardless of race, religion, sex, marital status, ancestry, national origin, familial status, and/or disability.

B. Housing Policies

- Policy 1.** To become actively involved in federal and state housing assistance programs directed towards new construction, rental assistance, and rehabilitation.
- Policy 2.** To encourage the use of federal and state housing programs by the private sector, non-profit corporations, and individuals for the purpose of expanding housing opportunities for persons of low and moderate incomes. Active support will be given to those programs that are privately initiated.
- Policy 3.** Undertake strategies to remove government and market constraints on the provision of adequate housing opportunities. Administration and/or service system capacities will be expanded where necessary to achieve this objective. Expansion is only possible when the City receives funds from an outside source.
- Policy 4.** Encourage private builders and developers of residential housing to provide for the inclusion of dwelling units suitable for sale or rent to low- and moderate-income households, including housing for persons with special needs, such as elderly and persons with disabilities.
- Policy 5.** Encourage the removal of governmental constraints on the maintenance, improvement, and development of affordable housing; where appropriate and legally possible, to assist citizens with special needs, such as the elderly and persons with disabilities.
- Policy 6.** Accommodate manufactured housing within existing community fabric and adopt design standards assuring its compatibility with the host community character.
- Policy 7.** Encourage conformance with building codes through enforcement procedures to ensure that housing is of safe and sanitary construction and that hazards to public health and safety do not exist.
- Policy 8.** Encourage and support the development of farmworker housing within Tehama County and the north state region.

- Policy 9.** Encourage the local real estate, building industry, and concerned citizens and organizations to present written and oral input to local government as to measures which may be taken to meet the housing needs of the local population.
- Policy 10.** Reduce, where possible, the cost of residential utilities, improve the air quality associated with winter heating, and eliminate a potentially dangerous flood hazard (propane tanks).
- Policy 11.** Inform the public about Equal Opportunity Housing Programs and opportunities in the City of Tehama.
- Policy 12.** While the City of Tehama does not have significant numbers of special housing needs groups, it does recognize that there are individuals with special needs. The City will analyze and attempt to meet the special housing needs with its limited resources.
- Policy 13.** Continue to promote the development of Accessory Dwelling Units to provide affordable housing in the city.
- Policy 14:** The City will encourage the development of multifamily housing.
- Policy 15:** For sites identified in the two prior planning periods, the City will allow multifamily housing by-right without discretionary for projects that contain at least 20 percent of the units affordable to lower income households.

C. Housing Programs

Program 1. Rehabilitation

The City will seek state and federal assistance to operate a Rehabilitation Program to upgrade those units needing rehabilitation consistent with state and federal guidelines. The City will review funding opportunities at least annually and apply for funding at least once during the planning period. The purpose of the program would be to provide low-interest loans to low- and moderate-income families to make necessary repairs. Should funding become available, the City will hold public meetings that inform the citizens of Tehama of opportunities for low-income residents to rehabilitate their homes, and outreach for the program will be targeted citywide.

As available, rehabilitation funding will be used to:

- Elevate low-income houses above the 100-year flood level.
- Rehabilitate low-income renter-occupied housing units, even if the owners of the unit are not low-income.
- Provide barrier-free remodeling for low-income seniors and disabled residents.
- Inform owners of “red tagged” building of any available funding.
- Provide targeted rehabilitation assistance for female-headed households.

Objective: Assist five lower-income households over the 2024 to 2029 planning period.

Responsible Agency: City Council/City Clerk

Funding Source: Community Development Block Grants, Technical Assistance Grants, OES Flood Mitigation Funds

Time Frame: Review funding opportunities at least annually and apply for funding at least once during the planning period.

Program 2. Affordable Housing Development

The City will annually contact local developers and assist with development of housing affordable to lower-income households and special needs groups, including farmworkers, extremely low income households, persons with disabilities (including developmental disabilities), large households, senior households, and single parent households including incentives that may include, but are not limited to, reducing development fees and water hook-up fees, identification of sites, information on funding availability, support with funding applications, ensuring zoning facilitates development, and assisting with local development applications processing. Affordable housing projects will be prioritized citywide.

Monitor HCD’s website annually for Notices of Funding Ability (NOFA) and, at least once during the planning period, prepare or support applications for funding for affordable housing for lower-income households (including extremely low-income households) such as seniors, disabled (including persons with developmental disabilities), the homeless, and those at risk of homelessness.

The City shall coordinate with other jurisdictions in the county as well as partner agencies and non-profit organizations to develop strategies to address homelessness, including pursuing funding opportunities at least once during the planning period to develop, rehabilitate, and/or convert extant buildings to housing that can serve extremely low-income households and/or special needs households.

Objective: Incentivize the development of 3 units that are affordable to lower-income households in the City. ~~Support~~ Prepare or support at least one funding application during the planning period. At least once during the planning period, pursue funding to develop, rehabilitate, and/or convert extant buildings to housing that can serve extremely low-income households and/or special needs households.

Responsible Agency: City Council/City Clerk

Funding Source: CDBG, HOME, USDA, LIHTC, CHFA, OES, other HCD Funds

Time Frame: Annually reach out to developers, provide incentives and assistance as developers approach the City. Support a funding application at least once during the planning period.

Program 3. Low-Interest Loans

The City will evaluate the feasibility of transferring existing low-interest loans to new owners, if they meet low-income requirements. If determined to be feasible, outreach related to this transfer will be available citywide.

Responsible Agency: City Council/City Clerk

Funding Source: City funds

Time Frame: Evaluate feasibility by June 2025 and implement within six months if determined to be feasible. If determined to be feasible, transfer loans on an ongoing basis, as new owners approach the City.

Program 4. Zoning Amendments

The City will amend the Zoning Ordinance to address the following:

- **Residential Care Facilities.** Clarify that large licensed care residential facilities with seven or more persons in the Residential Zone are allowed with out a conditional use permit subject only to provisions applied to residential uses of the same type in the same zone.
- **Reasonable Accommodation.** The City will remove the following approval findings for granting a reasonable accommodation:
 - Potential impact on surrounding uses;
 - Physical attributes of the property and structures; and

- Alternative Reasonable Accommodations that may provide an equivalent level of benefit.
- **Family Definition.** Amend the definition of family as “One or more persons living together in a dwelling unit.” in the Zoning Ordinance in compliance with State law.
- **Emergency Shelter~~s~~-definition:** Update the City’s definition of emergency shelters to include, include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. Additionally, amend the parking requirements for emergency shelters to be no greater than the amount of parking needed for staff.
- **Low Barrier Navigation Centers.** Update uses permitted in the residential zone to allow low-barrier navigation centers without a conditional use permit.
- **Employee Housing.** Update the zoning code to define employee housing consisting of no more than 36 beds in group quarters or 12 units or less designed for use by a single family or household as an agricultural use, and to permit this use type in the Open Space zone.
- **Density bonus.** Review and revise the City’s Density Bonus Section of the Zoning Ordinance to ensure compliance with State law.
- **Supportive housing.** Review and revise the Zoning Ordinance to ensure compliance with Government Code Section 65651 (AB 2162).

Objective: Facilitate the approval of one reasonable accommodation request, one residential care facility, and emergency shelter sufficient to assist at least two community members experiencing homelessness.

Responsible Agency: City Council/City Clerk/Contract Consultant

Funding Source: General Funds, Community Development Block Grant, Technical Assistance Grants

Time Frame: Amend the Zoning Ordinance by June 2026.

Program 5. Assistance for Persons with Developmental Disabilities

Work with the Far Northern Regional Center to implement a citywide outreach program that informs families in the city about housing and services available for persons with developmental disabilities. The program could include developing an informational brochure and directing people to service information on the City’s website.

Objective: Connect at least two residents with regionally-available services.

Responsible Agencies: City Clerk/Contract Consultant

Funding Source: General Fund

Time Frame:

Develop an outreach program by December 2026 to assist persons with development disabilities and implement within six months of finalizing the program structure.

Program 6. Housing Discrimination and Equal Opportunity

The City will work with Tehama County to ~~develop a plan~~ **implement actions** to Affirmatively Further Fair Housing (AFFH). The ~~AFFH Plan~~ **City** shall take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

Specific actions will include:

1. Refer interested persons and post contact information on the City’s website and at City Hall to the Tehama County District Attorney, HUD FHEO, California DFEH, and/or the California Rural Legal Assistance (CRLA) for action.
2. Utilize community Development Block Grant funds for fair housing enforcement, education, and technical assistance activities.
3. Facilitate public education and outreach by creating informational flyers on fair housing that will be made available citywide at public counters, libraries, and on the City’s website. City Council meetings will include a fair housing presentation at least once per year
4. Develop a proactive code enforcement program that holds property owners accountable, connects property owners with home rehabilitation resources, and proactively plans for resident relocation, when necessary.
- 4.5. Implement all actions in Table 36 (p. 80), including specific commitments, timelines, geographic targeting and metrics.**

Objective: Connect at least five property owners with home rehabilitation resources. Connect at least 15 residents with information on fair housing resources.

Responsible Agencies: City Council/City Clerk

Funding Source: General Fund

Time Frame: Create Plan by June 2026 and implement within six months of creation, continuing implementation on an ongoing basis.

Program 7. Preservation of Assisted Units

State law requires jurisdictions to provide a program in their housing elements to preserve publicly assisted affordable housing projects at risk of converting to market-rate housing. At this time, there are no assisted housing projects located in the city; however, to ensure that assisted affordable housing built in the future remain affordable, the City will monitor the status of all affordable housing projects and, as their funding sources near expiration, will work with owners and other agencies to consider options to preserve such units. The City will also provide technical support to property owners and tenants regarding proper procedures relating to noticing and options for preservation.

Specific actions could include:

- Coordinate informational meetings with public agencies, non-profit organizations, and other entities with previous experience or chartered responsibilities, to deal with housing-related issues.
- Establish review procedures for determining adequacy and selecting designated groups to collaborate with the City in addressing the preservation of units that might become at-risk.
- Adopt a Preservation Strategies Plan, which will focus on the methods of evaluation and processes to address in retaining various types of affordable housing.
- Review the City’s active housing programs on an annual basis and amend if necessary, with the intention of further expanding the effort and dedication to maintaining the existing affordable housing stock as a source of continuing lower-income housing in the City.
- Utilize the Housing Needs Assessment section of this element as a guideline for directing efforts to preserve and create units for targeted needs groups in the community.

Objective: To preserve assisted affordable housing units citywide.

Responsible Agencies: City Council/City Clerk

Funding Sources: General Fund

Time Frame: Ongoing as projects approach expiration.

Program 8: Home Improvement and Other Strategies for Seniors and Persons with Disabilities

In coordination with the Department of Housing and Community Development (HCD), the City will explore and apply for funding and other strategies to conserve and improve homes and assist the housing needs of senior and persons with disabilities such as expanding access to resources and services and retrofitting homes for persons with disabilities. As funding or programs become available, program outreach will be conducted citywide.

Objective: Facilitate the rehabilitation of 10 units that are affordable and accessible for seniors and/or persons with disabilities, including 3 units occupied by lower-income households.

Responsible Agency: City Council/City Clerk

Funding Source: General Fund

Time Frame: Contact HCD and explore funding options annually and apply for funding at least once during the planning period.

Program 9. Encourage Accessory Dwelling Units for Lower-Income Households

To accommodate the regional housing need for lower-income households and assist the development of housing for lower-income and extremely low-income households, the City will encourage the development of accessory dwelling units by adopting incentives and various other actions as follows:

- Review and revise the City’s Zoning Ordinance to ensure compliance with State ADU law.

- Develop a brochure to educate the community on second units, including permitting requirements. Distribute the brochure to homeowners citywide at least once during the planning period. Post information online within one month of incentive and brochure development.
- Develop incentives, as appropriate, such as waiving planning fees, modifying development standards, other regulatory concessions and providing technical assistance to homeowners considering building an accessory dwelling unit. Post information online within one month of incentive and brochure development.
- Monitor the development of accessory dwelling units permitted annually, including affordability. If at least one accessory dwelling unit that is affordable to lower-income households has not been developed by December 2025, identify additional incentives to further encourage development and implement within six months.
- Hold workshops on accessory dwelling units at least once in the planning period. Consider partnering with Tehama County to complete these workshops.
- Developing prototype building plans for accessory dwelling units by ~~December 2027~~January 2025 and post information online within one month of prototype completion.
- Review the maximum building coverage of 35 percent of the lot area to ensure this does not constrain development.

Objective: Facilitate the development of 4 ADUs during the planning period, of which at least 3 will be affordable to lower-income households.

Responsible Agencies: City Council/City Clerk

Funding Source: General Fund

Time Frame: Review and revise the zoning ordinance by December 2025, ~~Develop~~ brochures and incentives by December 2026 and distribute information at least once during the planning period. Post information online within one month of incentive and brochure development and post information online within one month of prototype completion. Review the maximum lot coverage by December 2026 and implement any necessary changes to the Zoning Code within six months of completing the review. Develop prototype building plans by ~~December 2027~~January 2025 and post information online. If at least one accessory dwelling unit that is affordable to lower-income households has not been developed by December 2025, identify additional incentives to further encourage development and implement within six months.

Program 10. Multifamily Development

The City will encourage and facilitate the development of multifamily housing through the following actions:

- Establish allowable development standards for multifamily development in the R zone, including allowable heights, setbacks, lot coverage, and parking requirements. Development standards will be established to ensure multifamily development is encouraged.
- Investigate and apply for funding sources and programs to provide assistance or funds to develop sewer capacity for the development of multifamily housing.
- Identify and meet with developers that may be experienced in the installation of on-site sewer systems and at least twice in the planning period attempt to identify suitable sites and funding sources.
- Investigate and apply for funding sources and programs that can assist in the development of extremely low-income households. Review and apply annually as NOFAs are released.
- Apply or support applications for funding and provide additional incentives and concessions to facilitate the development of multifamily units in the planning period.

Objective: Facilitate the development of at least 5 units of multifamily housing during the planning period, of which at least 1 will be affordable to moderate-income households.

Responsible Agency: City Council/City Clerk

Funding Source: General Fund

Time Frame: Establish development standards by August 2026. Reach out to developers at least twice in the planning period, annually apply for funding as NOFAs are released.

Program 11. Available Funding for Residents

The City will make information about CDBG grants and other low-income funds available through community housing forums and special mailings. Outreach will be conducted citywide.

Objective: Connect at least 5 households with funding opportunities for home rehabilitation or affordable housing during the planning period.

Responsible Agency: City Council/City Clerk

Funding Source: Technical Assistance Grants, CDBG funds, general funds, program revenue, and any other funding sources

Time Frame: Reach out to developers at least twice in the planning period, annually apply for funding as NOFAs are released.

Funding Source: Technical Assistance Grants, CDBG funds, general funds, program revenue, and any other funding source that will benefit the community.

Program 12. Preliminary Applications (SB 330) and Streamlined Approval (SB 35)

The City will work with the County Building Department to ensure that a preliminary application form and procedure is developed or that the County has adopted the Preliminary Application Form

developed by HCD pursuant to SB 330. The City will also establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, as set forth under Government Code Section 65913.4. The applications will be available on the City’s website for developers interested in pursuing the streamlined process or vesting rights.

- Objective:** Work with the County to establish application forms and procedures for SB 330 and SB 35. Facilitate the development of at least 2 units of affordable housing through these processes. Projects will be prioritized citywide.
- Responsibility:** City Council/City Clerk
- Funding Source:** General Fund
- Timing:** Ensure form/procedure development or adoption of HCD’s SB 330 preliminary application form by June 2025. Develop an SB 35 streamlined approval process by June 2026 and implement as applications are received.

Program 13. Implementation of California Energy Conservation Standards

The City will continue to work with the Tehama County Building Department to implement the California Energy Conservation Standards. This includes checking building plans and other written documentation showing compliance with energy standards and inspecting construction to ensure that dwelling units are constructed according to those plans. The City will also conduct citywide outreach to inform residents of energy conservation programs for low-income households, including PG&E’s REACH and SHHIP programs, and encourage homeowners/new residents to hook up to natural gas systems. Outreach related to these programs will be conducted citywide.

- Objective:** Promote energy and resource conservation wherever possible and provide safe, clean, low-cost energy sources to residents in the City of Tehama. Provide information to at least 40 households during the planning period.
- Responsible Agencies:** Tehama County Building Department/City Clerk
- Funding Source:** General Fund
- Time Frame:** Ongoing as building application permits are processed through the Tehama County Building Department. Conduct outreach on energy conservation programs at least once during the planning period.

Program 14. Access to Resources and Place-Based Revitalization

The City shall take the following actions to improve access to resources and opportunities citywide:

- At least twice during the planning period, review and apply for available funding opportunities to improve active transportation, transit, safe routes to school, parks and other infrastructure and community revitalization strategies. Implement projects as funds are received. These will include, but are not limited to, the following:
 - As funds are available, apply for funding to complete the proposed bike lane on C Street crossing into Los Molinos, and identify and apply for funding for pedestrian safety interventions on the main streets leading into and out of town, as appropriate.
 - Identify possible traffic-calming strategies for streets that experience high levels of traffic during the peak period
 - Identify possible road safety interventions for areas such as the intersection of C Street and Cavalier, 5th Street/San Benito Avenue just north of B street, and on Gyle Road.

Of the improvements listed, the City will target completing at least 2 improvements in the planning period.

- Continue to implement the City’s plan to upgrade city facilities and infrastructure to meet ADA standards.
- Identify and implement opportunities to improve cell service and internet access throughout the city, and partner with Tehama County to implement strategies identified in the County’s 2023 Broadband Planning and Feasibility Study. Target implementing at least one opportunity during the planning period.
- Partner with agencies such as the Red Bluff – Tehama County Chamber of Commerce to identify and implement opportunities to encourage economic development and job training within the city. Target implementing at least one opportunity during the planning period.
- Ensure program availability and funding announcements are made available in Spanish and translation is available at public meetings upon request.
- Meet with Los Molinos School district Representatives by June 2025 to analyze whether housing security poses a barrier to student achievement. Work with the school district to assist in securing grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers to facilitate positive learning environments citywide. As affordable projects are completed, require developers to coordinate with the school district to conduct marketing to district households (*not including projects that are exclusive to senior residents*) with the goal of connecting at least 5 district households with affordable housing opportunity. If housing availability or affordability is determined to be a barrier to teacher recruitment or retention, the City will work with the district and partner jurisdictions to identify a strategy for funding teacher housing grants or otherwise making housing available at prices affordable to district teachers and apply for or support relevant funding applications at least once during the planning period.

Objective: Fund and implement least two infrastructure projects during the planning period. Connect 5 school district households with affordable housing opportunities.

Responsible Agencies: Tehama City Clerk, Tehama County Building Department

Funding Source: General Fund; State, federal, and regional funding sources as opportunities become available.

Time Frame: Review funding opportunities at least twice during the planning period and apply as opportunities are available, at least once during the planning period. See bullet points for additional timeframes.

Program 15. Environmental Hazard Mitigation

The City will investigate the availability of additional funds and programs to mitigate risks related to flooding, such as funds to elevate houses above 100-year flood level, particularly for low-income households. The City will apply for funds as funding opportunities become available, at least once during the planning period, and will target any program outreach citywide.

Additionally, the City will partner with the Tehama County Air Pollution Control District to conduct outreach related to Air District grant programs for residents and multifamily housing buildings at least twice during the planning period, and as new programs are launched. Outreach will be conducted citywide. The City will also investigate the availability of additional funds and programs to mitigate air quality issues and apply as funds become available, particularly in buildings with low-income tenants and for low-income homeowners, as well as funding that can be used to incentivize air quality improvement strategies on projects with lower- or moderate-income units, such as the installation of green roofs.

Objective: Connect at least 15 households with resources for environmental hazard mitigation during the planning period.

Responsible Agencies: Tehama City Clerk, Tehama County Building Department

Funding Source: General Fund; State, federal, and regional funding sources as opportunities become available.

Time Frame: Review funding opportunities annually and apply as opportunities become available, at least once during the planning period. Conduct air pollution program outreach as programs are available, at least twice during the planning period.

Program 16: Water Priority for Affordable Housing. Pursuant to Government Code Section 65589.7, the City will develop specific procedures to grant priority water service to residential developments that include units affordable to lower-income households.

Responsibility: Public Works Department, Town Administrator and Town Council

Financing: Low-Interest Loans, Grants, and/or General Fund

Timing: Service prioritization ongoing; formal policy adopted by July 2025.

D. Quantified Objectives

As shown in **Table 4748**, the City expects more than eight new dwelling units to be constructed in Tehama during the current (2024 to 2029) planning period.

TABLE 4748
Quantified Objectives by Income Category 2024-2029

Income Category	New Construction	Rehabilitation	Conservation
Extremely Low	1	5	---
Very Low	1	5	5
Low	4	5	5
Moderate	1	---	5
Above Moderate	4	---	
Total	11	15	15

Source: Tehama City Clerk, HCD Regional Housing Needs Allocation Plan: Tehama County Local Governments June 30, 2024 – June 30, 2029.

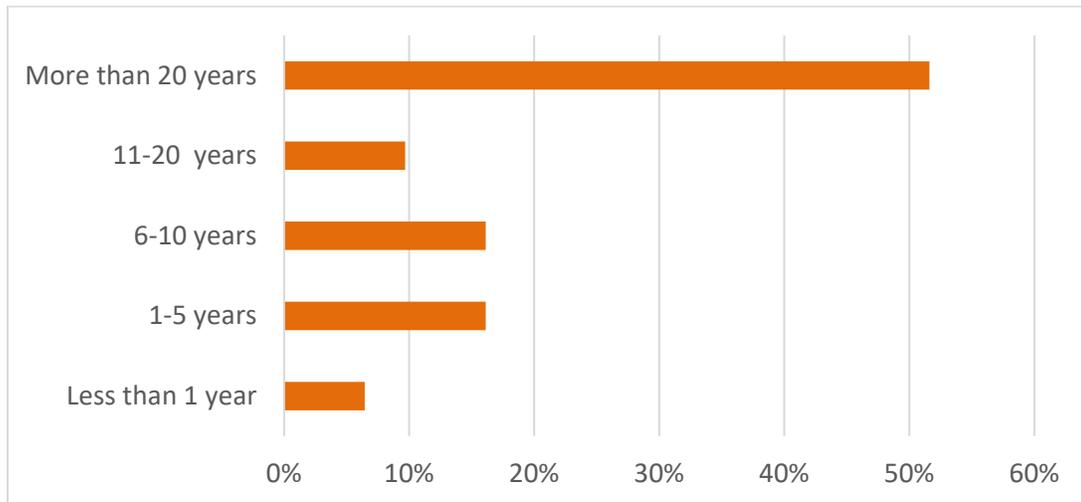
Appendix A

Community Survey Results

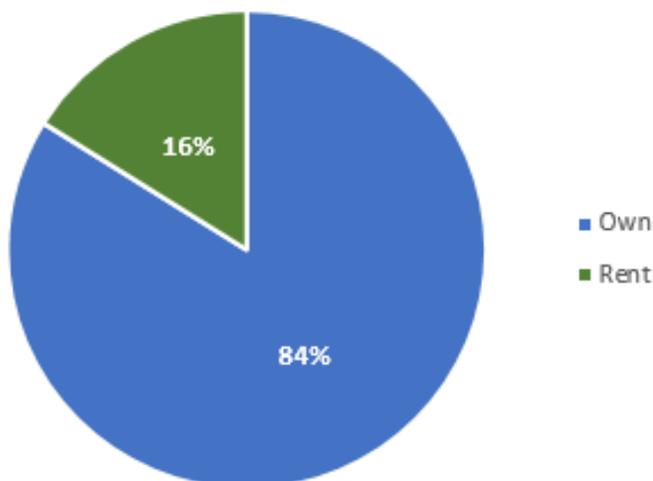
The following questions were included on the survey form. Participants had the option to select multiple responses for many of the questions and, as such, response totals may add up to more than the total of 63 surveys. In other cases, some participants chose not to respond to certain questions.

The City used the responses gathered through the survey to inform constraints to development, housing need, and what issues residents want to see addressed. The City developed several programs to address the need for additional senior housing (**Program 5**), increase capacity for rehabilitation of the existing stock (**Program 1**), and reduce the costs associated with development (**Program 2**), in addition to other programs. The responses from residents were integral to informing this Housing Element update, along with the consultations described.

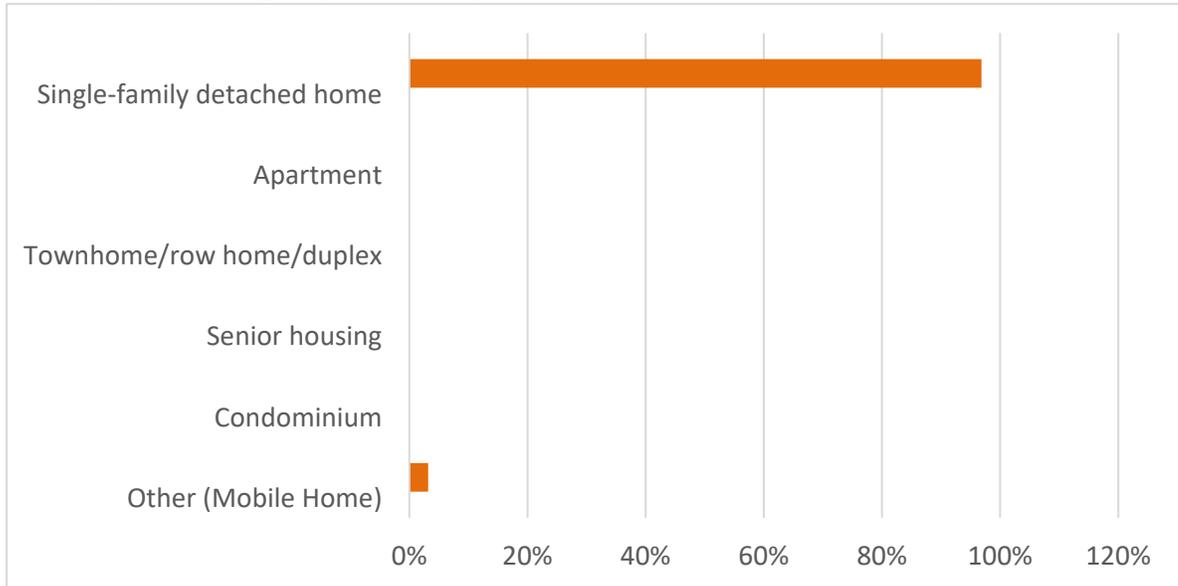
1. How long have you lived in Tehama?



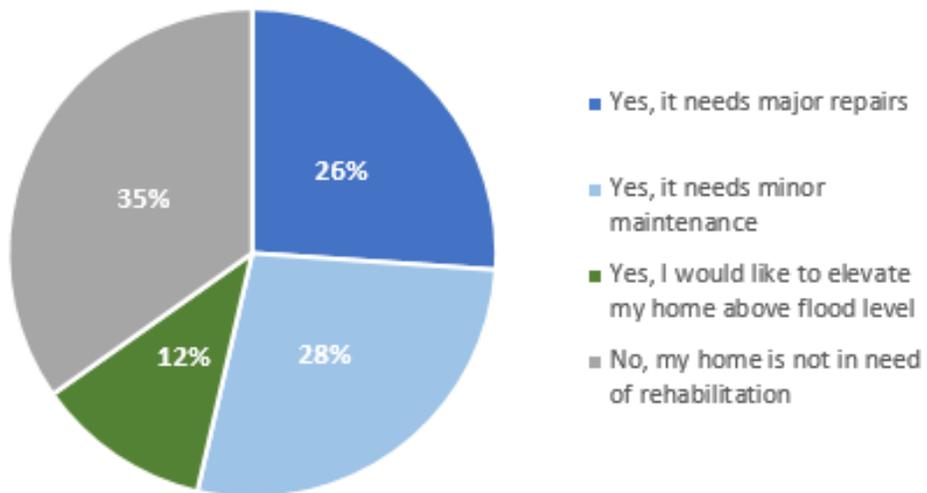
2. Do you currently own or rent your residence?



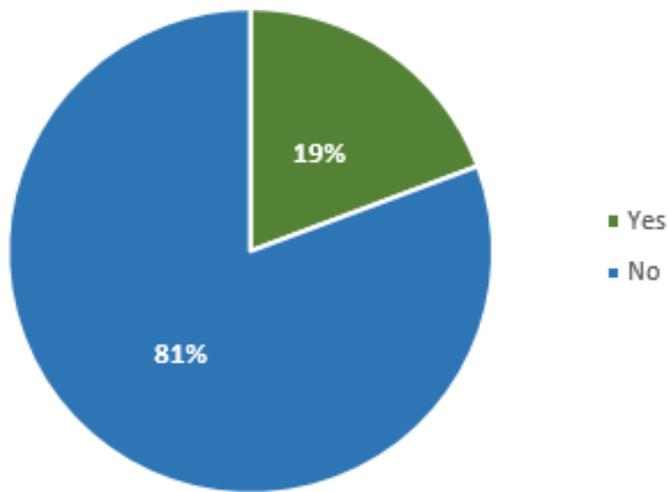
3. What type of housing do you currently live in?



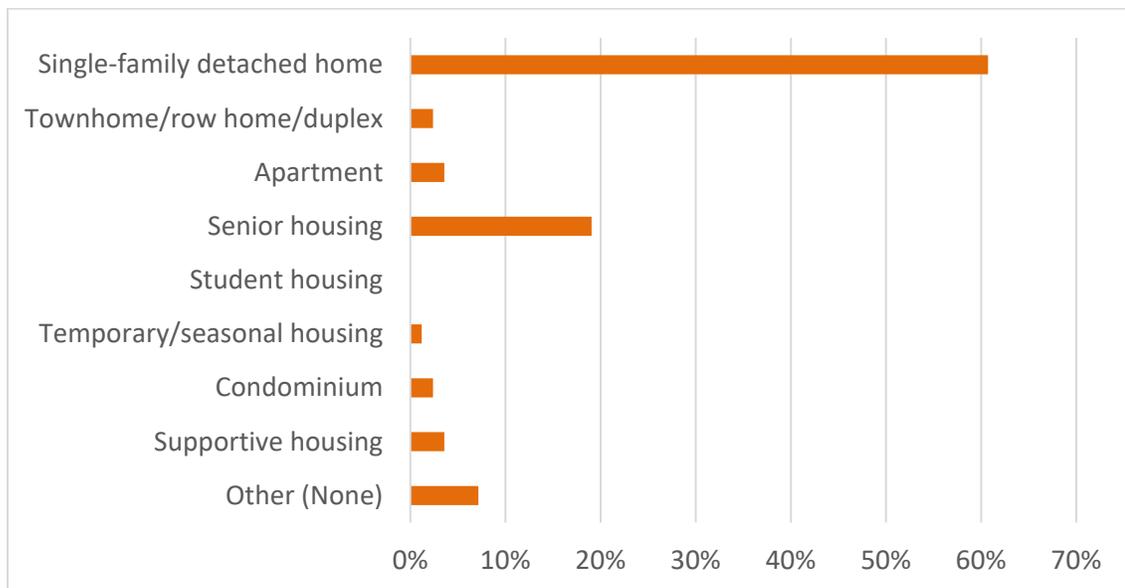
4. Is your home currently in need of rehabilitation?



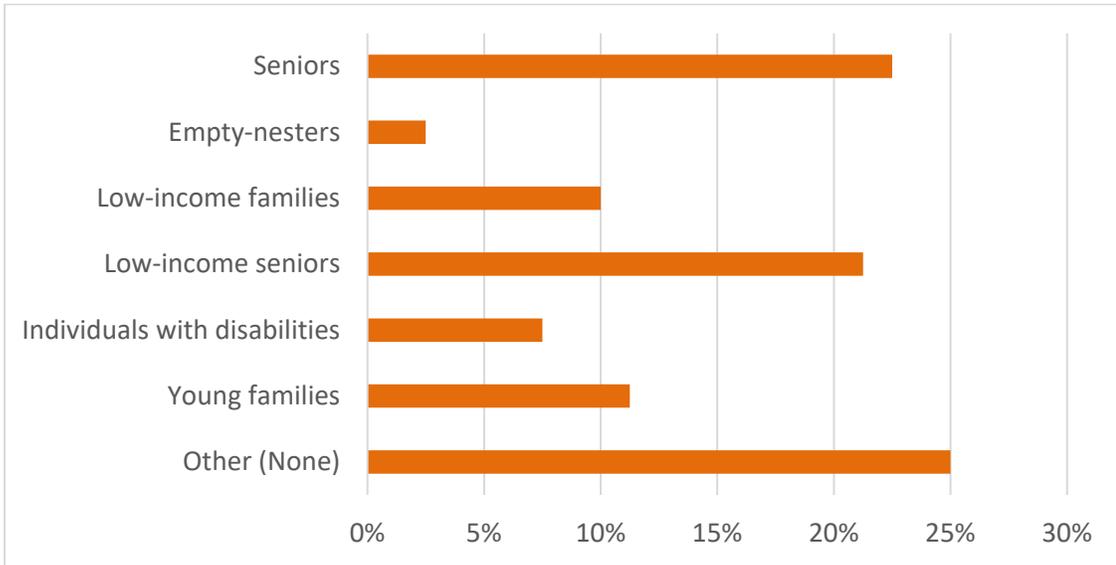
5. Would you be interested in adding an accessory dwelling unit (ADU) to your property?



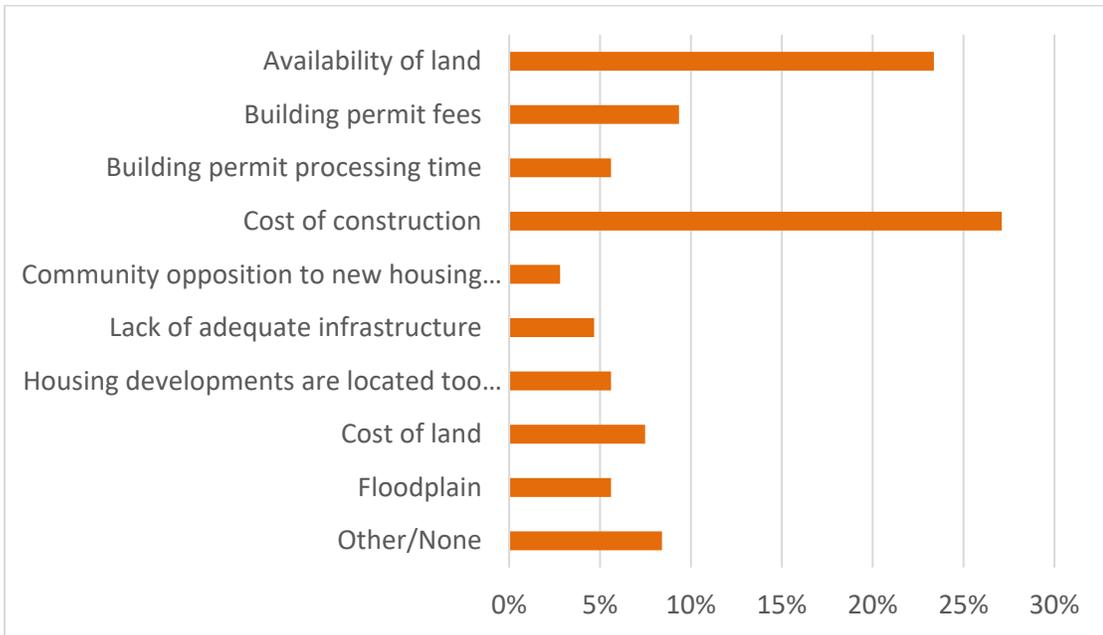
6. What type of housing would you like to see built in Tehama?



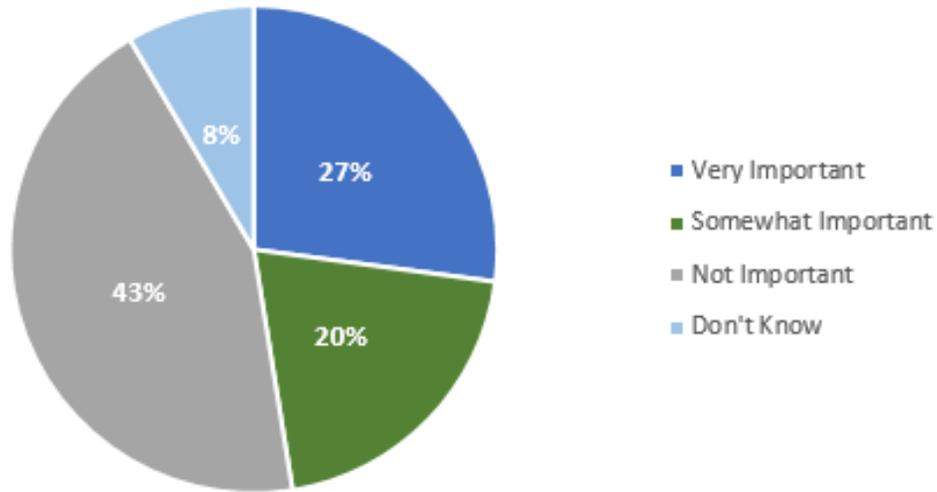
7. Are there populations that you believe are underserved in Tehama?



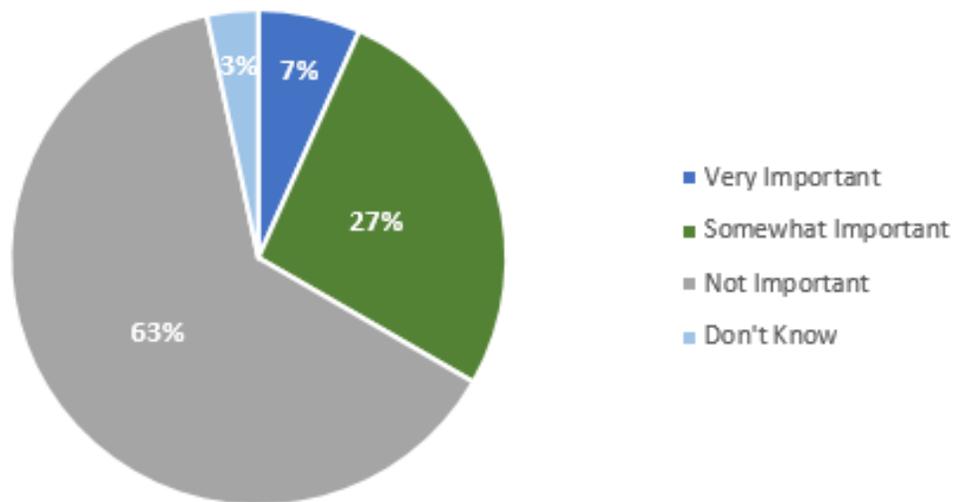
8. What are the greatest barriers to providing housing in Tehama?



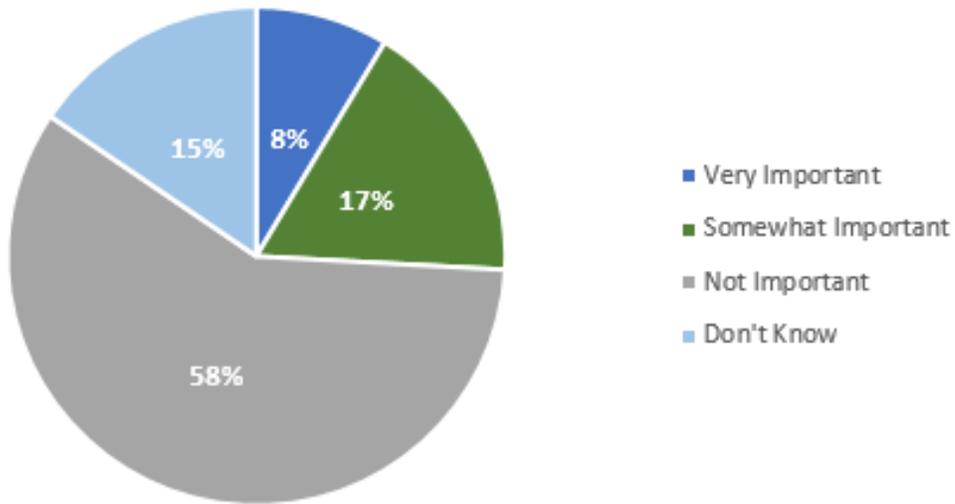
9. How important is it to you to enhance the livability of existing, older neighborhoods? For example, provide new sidewalks, traffic-calming measures, bike lanes, and street lighting and encourage mixed-use (commercial/office and residential) projects that enhance these features?



10. How important is it to you to ensure that the housing market in Tehama provides a diverse range of housing types, including single-family homes, townhouses, duplexes, and apartments to meet the varied needs of local residents?



11. How important is it to you to establish special needs housing for seniors, large families, and persons with disabilities, including shelters and transitional housing for the homeless?



12. How important is it to you to integrate affordable housing throughout the community to create mixed-income neighborhoods and to establish programs to help at-risk homeowners keep their homes?

