
City of Susanville
66 N. Lassen Street • Susanville CA
Mendy Schuster, Mayor
Russ Brown, Mayor pro tem
Curtis Bortle • Patrick Parrish • Dawn Miller

Susanville City Council
Regular Council Meeting • City Council Chambers
Wednesday, January 7, 2026 – 4:30 PM

Call to Order
Roll Call

1. **Approval of Agenda:** (Additions and/or Deletions)
2. **Public Comment Regarding Closed Session Items (if any):** Any person may address the City Council at this time upon any subject for discussion during Closed Session.
 - A. A. Public Employment - pursuant to Government Code §54957
 1. City Manager - Evaluation
4. **Return to Open Session:** (recess if necessary)
 - Reconvene in open session at 5:00 PM
 - Pledge of Allegiance
 - Invocation
 - Report any changes to agenda
 - Report any action out of Closed Session
 - Awards or Presentations by the City Council
5. **Business from the Floor:** Any person may address the City Council at this time upon any subject on the agenda or not on the agenda within the jurisdiction of the City Council. However, comments on items on the agenda may be reserved until the item is discussed and any matter not on the agenda that requires action will be referred to staff for a report and action at a subsequent meeting. **Presentations are subject to a three-minute limit.**
6. **Consent Calendar:** All matters listed under the Consent Calendar are considered to be routine by the City Council. There will be no separate discussion on these items. Any member of the public or the City Council may request removal of an item from the Consent Calendar to be considered separately.
 - 6.A. Minutes of the City Council December 17, 2025 regular meeting
 - 6.B. Vendor and Payroll Warrants
7. **Public Hearings:**
 - 7.A. Consider **Resolution No. 26-6505**, approving the General Plan Housing Element update for the Regional Housing Needs Allocation (RHNA) 7th Housing Cycle 2024-2029
8. **Council Discussion/Announcements:**

9. New Business:

- 9.A. Consider the following resolutions for the upcoming 2026 Election:
Resolution No. 26-6502, calling and giving notice of the holding of a general municipal election to be held on Tuesday, June 2, 2026, for the election of certain officers as required by the provisions of the laws of the State of California relating to general law cities;
Resolution No. 26-6503, adopting regulations for candidates for elective office pertaining to candidate's statements submitted to the voters at an election to be held on Tuesday, June 2, 2026;
Resolution No. 26-6504, requesting the Board of Supervisors of the County of Lassen to consolidate a general municipal election to be held with the statewide primary election to be held on Tuesday, June 2, 2026
- 9.B. Consider the modified approved position list.
- 9.C. Consider discussion regarding updating of the City Council Chambers.
- 9.D. K-9 Program Presentation

10. Planning Commission:

11. Susanville Community Redevelopment Agency:

12. Susanville Municipal Energy Corporation:

13. Continuing Business:

- 13.A. Discussion regarding Memorial Ball Park Grandstand Fire Emergency Operations

14. City Manager's Reports:

- 14.A. Department Reports - Admin Services Department Update

15. Future Council Items:

- 15.A. Future Council Items

16. Adjournment:

- The next regular meeting of the Susanville City Council will be held on January 21, 2026 at 4:30 PM.

Reports and documents relating to each agenda item are on file in the Office of the City Clerk and are available for public inspection during normal business hours and at the meeting. These reports and documents are also available at the City's website www.cityofsusanville.gov, unless there were systems problems posting to the website.

Accessibility: An interpreter for the hearing-impaired may be made available upon request to the City Clerk seventy-two hours prior to a meeting. A reader for the vision-impaired for purposes of reviewing the agenda may be made available upon request to the City Clerk. The location of this meeting is wheelchair-accessible.

I, Heidi Whitlock, certify that I caused to be posted notice of the regular meeting scheduled for January 7, 2026 in the areas designated on December 23, 2025.

**Agenda Item No. 6.A.
Standard Review**

Susanville City Council Agenda Item

Submitted By: Heidi Whitlock, City Clerk

Action Date: January 7, 2026

Subject: Minutes of the City Council December 17, 2025 regular meeting

Presented By: Heidi Whitlock, City Clerk

Summary: Attached for the Council's review and approval are the minutes of the December 17, 2025 meeting.

Fiscal Impact: None.

Action Requested: Motion to approve and file the minutes of the City Council's December 17, 2025 meeting.

Attachments:

1. 2025.12.17.cc.min

Regular Council Meeting Minutes
Wednesday, December 17, 2025 – 4:30 PM

Mayor Schuster called the meeting to order at 4:30pm.

Roll call: Schuster, Brown, Miller, Parrish.

Absent: Bortle

1. Approval of Agenda: (Additions and/or Deletions)

MOVER:	Council Member Dawn Miller
SECONDER:	Council Member Patrick Parrish
AYES:	Mayor Mendy Schuster, Mayor Pro Tem Russ Brown, Council Member Patrick Parrish, Council Member Dawn Miller
NAYS:	None
RESULT:	Passed

2. Public Comment Regarding Closed Session Items (if any): Any person may address the City Council at this time upon any subject for discussion during Closed Session.

No comments offered.

- A. PUBLIC EMPLOYMENT - pursuant to Government Code §54957
1. Public Works Director
 2. Public Safety Chief

Council met in closed session at 4:35pm to discuss the closed session items.

4. Return to Open Session: (recess if necessary)

- Reconvene in open session at 5:00 PM

Council reconvened in open session at 5:01PM

- Pledge of Allegiance
- Invocation
- Report any changes to agenda
- Report any action out of Closed Session

Dan Newton, City Manager, stated that the Council met in closed session, direction was provided to staff but no reportable action was taken.

- Awards or Presentations by the City Council

5. Business from the Floor: Any person may address the City Council at this time upon any subject on the agenda or not on the agenda within the jurisdiction of the City Council. However, comments on items on the agenda may be reserved until the item is discussed and any matter not on the agenda that requires action will be referred to staff for a report

and action at a subsequent meeting.

Presentations are subject to a three-minute limit.

Charlotte Roberts. public, provided an update on the 2025 Turkey Trot.

- 6. Consent Calendar:** All matters listed under the Consent Calendar are considered to be routine by the City Council. There will be no separate discussion on these items. Any member of the public or the City Council may request removal of an item from the Consent Calendar to be considered separately.

MOVER:	Council Member Dawn Miller
SECONDER:	Council Member Patrick Parrish
AYES:	Mayor Mendy Schuster, Mayor Pro Tem Russ Brown, Council Member Patrick Parrish, Council Member Dawn Miller
NAYS:	None
RESULT:	Passed

6.A. Minutes of the City Council December 3, 2025 regular meeting

6.B. Vendor and Payroll Warrants

7. Public Hearings:

- 7.A. Consider **Resolution No. 25-6501**, Accepting FY 2024-25 Annual Report of Development/Mitigation Fees

Mayor Schuster opened the public hearing at 5:06pm.

Mr. Newton provided an explanation of the item and requested approval of Resolution No. 25-6501.

Mayor Schuster closed the public hearing at 5:14pm.

MOVER:	Council Member Patrick Parrish
SECONDER:	Council Member Dawn Miller
AYES:	Mayor Mendy Schuster, Mayor Pro Tem Russ Brown, Council Member Patrick Parrish, Council Member Dawn Miller
NAYS:	None
RESULT:	Passed

8. Council Discussion/Announcements:

Mayor Schuster offered thanks to staff for all their work on the Uptown Country Christmas event.

9. New Business:

- 9.A. Consider **Resolution No. 25-6500**, approving a budget increase and authorizing the City Manager to execute an agreement for the SCADA system upgrade and PRV maintenance.

Erik Edholm, Acting Public Works Director, provided an explanation of the item and requested approval of Resolution No. 25-6500.

MOVER:	Council Member Patrick Parrish
SECONDER:	Council Member Dawn Miller
AYES:	Mayor Mendy Schuster, Mayor Pro Tem Russ Brown, Council Member Patrick Parrish, Council Member Dawn Miller
NAYS:	None
RESULT:	Passed

- 9.B. Consider purchase of Hangar #30 at the Susanville Municipal Airport
Mr. Edholm provided an explanation of the item and requested Council direction.

It was the consensus of the Council to decline the purchase.

10. Susanville Community Redevelopment Agency:

No business.

11. Susanville Municipal Energy Corporation:

No business.

12. Planning Commission :

No business.

13. Continuing Business:

No business.

14. City Manager's Reports:

Mr. Newton provided an update on the backstop netting at the Frank Ernaga Ball Park. The update included a potential date to pour the footings for the poles o2 January 9, 2026. He added that a request has been made to start the fabrication of the poles to keep the process moving forward, and he is hoping the netting is installed prior to the college's opening date in February.

15. Future Council Items:

- 15.A. Future Council Items

No new items.

16. Adjournment:

Meeting adjourned at 5:23pm.

- **The next regular meeting of the Susanville City Council will be held on January 7, 2026 at 4:30 PM.**

Heidi Whitlock, City Clerk

Mendy Schuster, Mayor

Approved on:

Agenda Item No. 6.B.
Agenda Item

Susanville City Council Agenda Item

Submitted By: Stefanie Steward, Asst. Director - Finance

Action Date: January 7, 2026

Subject: Vendor and Payroll Warrants

Presented By: Chandra Jabbs, Finance Director

Summary: Warrants dated December 3, 2025 through December 17, 2025 numbered 225474-225508 and 225510-225589.

Fiscal Impact: Accounts Payable warrants totaling \$143,906.61, plus \$329,530.14 in Payroll warrants, for a total of \$473,436.75.

Action Requested: Motion to file and receive.

Attachments:

1. 12-04-2025
2. 12-11-2025

Report Criteria:

Report type: GL detail

Check.Voided = False

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
12/25	12/04/2025	225490	21	AIRGAS USA LLC	ACETYLENE/ARGON//OXYGEN/	5520525057	1	2007-431-20-46	SUPPLIES-GENERAL	164.90	164.90
12/25	12/04/2025	225490	21	AIRGAS USA LLC	ACETYLENE/ARGON//OXYGEN/	5520525057	2	7401-430-62-46	SUPPLIES-GENERAL	246.74	246.74
12/25	12/04/2025	225490	21	AIRGAS USA LLC	ACETYLENE/ARGON//OXYGEN/	5520525057	3	7110-430-42-46	SUPPLIES-GENERAL	689.41	689.41
Total 5520525057:										1,101.05	1,101.05
12/25	12/04/2025	225491	9432	ALL SEASON HEATING	WRP #112 JOSHUA WYNN	853866506	1	8407-430-10-48	GRANTS	3,750.00	3,750.00
Total 853866506:										3,750.00	3,750.00
12/25	12/04/2025	225492	11498	ALPAKA'S TACOS	BUS TAX FOR RETURN ITEM	BL22905	1	9999-1001-005	CASH CLEARING - BUSINESS T	5.00	5.00
Total BL22905:										5.00	5.00
12/25	12/04/2025	225493	10981	ALSCO INC	LREN2072168 MATS- PW	LREN2072168	1	7620-430-10-46	SUPPLIES-JANITORIAL	122.29	122.29
12/25	12/04/2025	225493	10981	ALSCO INC	LREN2072168 MATS- PW	LREN2072168	2	7620-430-10-44	LINEN SERVICE	78.21	78.21
Total LREN2072168:										200.50	200.50
12/25	12/04/2025	225493	10981	ALSCO INC	LREN2072170 LAUNDRY- PARK	LREN2072170	1	1011-452-20-44	LINEN SERVICES	46.13	46.13
Total LREN2072170:										46.13	46.13
12/25	12/04/2025	225493	10981	ALSCO INC	LREN2072171 LAUNDRY- STRE	LREN2072171	1	2007-431-20-44	LINEN SERVICE	58.93	58.93
Total LREN2072171:										58.93	58.93
12/25	12/04/2025	225493	10981	ALSCO INC	LREN2072172 LAUNDRY- WATE	LREN2072172	1	7110-430-42-44	LINEN SERVICE	64.95	64.95
Total LREN2072172:										64.95	64.95
12/25	12/04/2025	225493	10981	ALSCO INC	LREN2072173 MATS- PW	LREN2072173	1	7620-430-10-44	LINEN SERVICE	38.99	38.99
Total LREN2072173:										38.99	38.99

M = Manual Check, V = Void Check

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
12/25	12/04/2025	225494	1307	C&S WASTE SOLUTIONS	470895 CIRCLE DR - GC	177354493U037	1	7530-451-52-44	DISPOSAL	658.48	658.48
Total 177354493U037:										658.48	658.48
12/25	12/04/2025	225494	1307	C&S WASTE SOLUTIONS	66 N LASSEN ST-ADMIN	177354688U037	1	1000-417-10-44	DISPOSAL	460.94	460.94
Total 177354688U037:										460.94	460.94
12/25	12/04/2025	225494	1307	C&S WASTE SOLUTIONS	1505 MAIN ST-FD	177354693U037	1	1010-422-10-44	DISPOSAL	230.47	230.47
Total 177354693U037:										230.47	230.47
12/25	12/04/2025	225495	99	CALED	DUES & MEMBERSHIPS- ECON	300006563	1	1000-465-10-48	DUES AND MEMBERSHIPS	500.00	500.00
Total 300006563:										500.00	500.00
12/25	12/04/2025	225496	11499		REFUND GAS DEPOSIT	10525500012	1	7401-2228-000	DEPOSITS-CUSTOMER	160.84	160.84
Total 10525500012:										160.84	160.84
12/25	12/04/2025	225497	161	CSK AUTO INC	AIR FILTER-PW	2740-211644	1	7620-430-10-44	REPAIR AND MAINTENANCE-VE	122.73	122.73
Total 2740-211644:										122.73	122.73
12/25	12/04/2025	225497	161	CSK AUTO INC	CUT-OFF WHL- GAS	2740-211762	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	21.57	21.57
12/25	12/04/2025	225497	161	CSK AUTO INC	CUT-OFF WHL- WATER	2740-211762	2	7110-430-42-44	REPAIR AND MAINTENANCE-VE	21.57	21.57
12/25	12/04/2025	225497	161	CSK AUTO INC	CUT-OFF WHL- PARKS	2740-211762	3	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	6.17	6.17
12/25	12/04/2025	225497	161	CSK AUTO INC	CUT-OFF WHL- STREETS SB1	2740-211762	4	2005-431-20-44	REPAIR AND MAINTENANCE VE	12.34	12.34
Total 2740-211762:										61.65	61.65
12/25	12/04/2025	225498	10670	CURRENT ELECTRIC & A	SECURITY SYSTEM MONITORI	054519	1	7530-451-52-43	TECHNICAL SERVICES	40.00	40.00
Total 054519:										40.00	40.00
12/25	12/04/2025	225498	10670	CURRENT ELECTRIC & A	SECURITY SYSTEM MONITORI	054522	1	7620-430-10-43	TECHNICAL SVCS	40.00	40.00
Total 054522:										40.00	40.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
12/25	12/04/2025	225499	10805		FINAL DEPOSIT RETURN EP-25	EP-25-30	1	1001-2228-001	DEPOSITS-CURB, GUTTER, SID	880.00	880.00
Total EP-25-30:										880.00	880.00
12/25	12/04/2025	225500	219	ED STAUB & SONS PETR	210.00 GAL PROPANE-GC	13319112	1	7530-451-52-46	PROPANE	521.88	521.88
Total 13319112:										521.88	521.88
12/25	12/04/2025	225501	1033	FGL ENVIRONMENTAL	WATER SAMPLING-WATER	591258A	1	7110-430-42-43	PROFESSIONAL SVCS	121.00	121.00
Total 591258A:										121.00	121.00
12/25	12/04/2025	225501	1033	FGL ENVIRONMENTAL	WATER SAMPLING-WATER	591259A	1	7110-430-42-43	PROFESSIONAL SVCS	141.00	141.00
Total 591259A:										141.00	141.00
12/25	12/04/2025	225502	257	FOREST OFFICE EQUIPM	COPIES-FD	SV010558	1	1010-422-10-44	RENT & LEASES EQUIP & VEHI	34.51	34.51
Total SV010558:										34.51	34.51
12/25	12/04/2025	225503	265	FRONTIER	257-0315 AWOS AIRPORT	0315 111525	1	7201-430-81-45	COMMUNICATIONS	82.03	82.03
Total 0315 111525:										82.03	82.03
12/25	12/04/2025	225503	265	FRONTIER	257-2521- GOLF COURSE	2521 110125	1	7530-451-52-45	COMMUNICATIONS	250.50	250.50
Total 2521 110125:										250.50	250.50
12/25	12/04/2025	225504	1289	FULL SPECTRUM INC	WATER SCADA 8/23-11/30	20251201_1	1	7110-430-42-43	PROFESSIONAL SVCS	3,518.15	3,518.15
Total 20251201_1:										3,518.15	3,518.15
12/25	12/04/2025	225504	1289	FULL SPECTRUM INC	SCADA WORK 8/23-11/30/2025 -	20251201_2	1	7401-430-62-43	PROFESSIONAL SVCS	652.50	652.50
Total 20251201_2:										652.50	652.50
12/25	12/04/2025	225505	11290		REFUND GAS DEPOSIT	10401350107	1	7401-2228-000	DEPOSITS-CUSTOMER	134.52	134.52

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total 10401350107:										134.52	134.52
12/25	12/04/2025	225506	1074	LASSEN AUTO BODY	VEHECLE REPAIR- PD	8636	1	1009-421-10-44	VEHICLE-REPAIR & MAINTENA	180.31	180.31
Total 8636:										180.31	180.31
12/25	12/04/2025	225507	391	LASSEN COUNTY CHAM	MEMBERSHIP DUES 1/01/25-1/0	1814	1	1000-1430-105	PREPAID - OTHER	150.00	150.00
12/25	12/04/2025	225507	391	LASSEN COUNTY CHAM	MEMBERSHIP DUES 1/01/25-1/0	1814	2	1000-417-10-48	DUES AND MEMBERSHIPS	150.00	150.00
Total 1814:										300.00	300.00
12/25	12/04/2025	225508	10485	LEAF CAPITAL FUNDING	KYOCERA COPIER-FD	19354733	1	1010-422-10-44	RENT & LEASES EQUIP & VEHI	118.76	118.76
Total 19354733:										118.76	118.76
12/25	12/04/2025	225509	1300		PLANS EXAMINER1B CLASS C	090225.01	1	1010-422-10-45	TRAVEL	387.00	387.00
Total 090225.01:										387.00	387.00
12/25	12/04/2025	225510	437	LMUD	GOLF COURSE IRR WELL/ NAG	122907 112525	1	7530-451-52-46	ELECTRICITY	281.77	281.77
Total 122907 112525:										281.77	281.77
12/25	12/04/2025	225510	437	LMUD	GOLF COURSE PUMP STATION	122910 112525	1	7530-451-52-46	ELECTRICITY	842.15	842.15
Total 122910 112525:										842.15	842.15
12/25	12/04/2025	225510	437	LMUD	GOLF COURSE IRR PUMP/8TH	122929 112525	1	7530-451-52-46	ELECTRICITY	30.00	30.00
Total 122929 112525:										30.00	30.00
12/25	12/04/2025	225510	437	LMUD	GOLF COURSE PUMP HOUSE	132052 112525	1	7530-451-52-46	ELECTRICITY	35.89	35.89
Total 132052 112525:										35.89	35.89
12/25	12/04/2025	225510	437	LMUD	470-895 CIRCLE DR-CLUB HOU	144281 112525	1	7530-451-52-46	ELECTRICITY	513.69	513.69

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total 144281 112525:										513.69	513.69
12/25	12/04/2025	225510	437	LMUD	66 N LASSEN ST-CITY HALL	2466 112525	1	1000-417-10-46	ELECTRICITY	752.91	752.91
Total 2466 112525:										752.91	752.91
12/25	12/04/2025	225510	437	LMUD	GOLF COURSE CLUB HOUSE	7394 112525	1	7530-451-52-46	ELECTRICITY	81.63	81.63
Total 7394 112525:										81.63	81.63
12/25	12/04/2025	225510	437	LMUD	GOLF COURSE CART BARN 2	7400 112525	1	7530-451-52-46	ELECTRICITY	39.46	39.46
Total 7400 112525:										39.46	39.46
12/25	12/04/2025	225510	437	LMUD	1801 MAIN ST- PD	8314 112525	1	1009-421-10-46	ELECTRICITY	938.50	938.50
Total 8314 112525:										938.50	938.50
12/25	12/04/2025	225510	437	LMUD	GOLF COURSE BARN 1 & 3	9312 112525	1	7530-451-52-46	ELECTRICITY	30.00	30.00
Total 9312 112525:										30.00	30.00
12/25	12/04/2025	225511	10725	PACE SUPPLY CORP	IRON PIPE- GEO	3110954294	1	7301-430-52-46	SUPPLIES-GENERAL	605.93	605.93
Total 3110954294:										605.93	605.93
12/25	12/04/2025	225511	10725	PACE SUPPLY CORP	SUPPLIES- GAS	3110972689	1	7401-430-62-46	SUPPLIES-GENERAL	60.83	60.83
Total 3110972689:										60.83	60.83
12/25	12/04/2025	225511	10725	PACE SUPPLY CORP	TEE BLK MALL- GAS	3110974740	1	7401-430-62-46	SUPPLIES-GENERAL	315.09	315.09
Total 3110974740:										315.09	315.09
12/25	12/04/2025	225512	558	PLUMAS-SIERRA	INTERNET ACCESS CIRCUIT-CI	58020 112625	1	1000-417-10-45	COMMUNICATIONS	768.00	768.00
Total 58020 112625:										768.00	768.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
12/25	12/04/2025	225512	558	PLUMAS-SIERRA	INTERNET ACCESS CIRCUIT-P	68444 112625	1	7620-430-10-45	COMMUNICATIONS	371.55	371.55
Total 68444 112625:										371.55	371.55
12/25	12/04/2025	225513	76	SUSANVILLE ACE HARD	SUPPLIES- GAS	538113	1	7401-430-62-46	SUPPLIES-GENERAL	10.71	10.71
Total 538113:										10.71	10.71
12/25	12/04/2025	225513	76	SUSANVILLE ACE HARD	SUPPLIES- GAS	538200	1	7401-430-62-46	SUPPLIES-GENERAL	21.62	21.62
Total 538200:										21.62	21.62
12/25	12/04/2025	225514	689	SWRCB	CARROL ST PERMIT FEES 7/20	WD-0309202	1	2007-431-20-48	TAXES, FEES, PERMIT AND CH	3,945.00	3,945.00
Total WD-0309202:										3,945.00	3,945.00
12/25	12/04/2025	225514	689	SWRCB	ANNUAL PERMIT FEE 7/2025-6/	WD-0309205	1	7301-430-52-48	TAXES, FEES, PERMITS & CHA	21,150.00	21,150.00
Total WD-0309205:										21,150.00	21,150.00
12/25	12/04/2025	225515	9544	TONY'S CLEANING SERV	JANITORIAL SERVICES- CITY H	1142	1	1000-417-10-43	PROFESSIONAL SVCS	350.00	350.00
Total 1142:										350.00	350.00
12/25	12/04/2025	225516	530	U.S. BANK EQUIPMENT F	COPIER DOWNSTAIRS CITY HA	568255517	1	1000-417-10-44	RENT & LEASES EQUIP & VEHI	400.56	400.56
Total 568255517:										400.56	400.56
12/25	12/04/2025	225517	770	WESTERN NEVADA SUP	RIDG- GAS	61999941	1	7401-430-62-46	SUPPLIES-SMALL TOOLS	129.32	129.32
Total 61999941:										129.32	129.32
12/25	12/04/2025	225517	770	WESTERN NEVADA SUP	ELEC TAPE- GAS	62033950	1	7401-430-62-46	SUPPLIES-GENERAL	247.18	247.18
Total 62033950:										247.18	247.18
12/25	12/04/2025	225517	770	WESTERN NEVADA SUP	FMLA PRO45- CITY HALL	62039191	1	1000-417-10-46	SUPPLIES-GENERAL	15.33	15.33

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total 62039191:										15.33	15.33
12/25	12/04/2025	225518	1198	WESTWOOD SANITATIO	MEMORIAL PARK-PT	I82059	1	1011-452-20-44	RENT & LEASES EQUIP & VEHI	120.11	120.11
Total I82059:										120.11	120.11
12/25	12/04/2025	225518	1198	WESTWOOD SANITATIO	MEMORIAL PARK-PT	I82076	1	1011-452-27-44	FACILITY - REPAIR & MAINTENA	240.23	240.23
Total I82076:										240.23	240.23
Grand Totals:										47,160.28	47,160.28

Report Criteria:

Report type: GL detail

Check.Voided = False

Report Criteria:

Report type: GL detail

Check.Voided = False

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
12/25	12/11/2025	225537	11233	323 SCADA SERVICES LL	PROFESSIONAL SERVICES-GA	CS092025	1	7401-430-62-43	TECHNICAL SVCS	249.00	249.00
Total CS092025:										249.00	249.00
12/25	12/11/2025	225537	11233	323 SCADA SERVICES LL	PROFESSIONAL SERVICES-GA	CS112025	1	7401-430-62-43	TECHNICAL SVCS	249.00	249.00
Total CS112025:										249.00	249.00
12/25	12/11/2025	225538	1243	AIR RESOURCES BOARD	HOT SPOT ASSESSMENT 21/22	HTSP2100-09	1	7620-430-11-48	TAXES, FEES, PERMIT AND CH	1,674.00	1,674.00
Total HTSP2100-09:										1,674.00	1,674.00
12/25	12/11/2025	225539	21	AIRGAS USA LLC	CHLORINE HIGH PURITY- WATE	9166942463	1	7110-430-42-46	SUPPLIES-GENERAL	6,200.67	6,200.67
Total 9166942463:										6,200.67	6,200.67
12/25	12/11/2025	225540	9432	ALL SEASON HEATING	WRP #0004 CAPP ED BERTRAN	853866495	1	8404-430-15-48	GRANTS	2,500.00	2,500.00
Total 853866495:										2,500.00	2,500.00
12/25	12/11/2025	225540	9432	ALL SEASON HEATING	WRP #0007 CAPP	853866515	1	8404-430-15-48	GRANTS	2,500.00	2,500.00
Total 853866515:										2,500.00	2,500.00
12/25	12/11/2025	225541	11215		REFUND GAS DEPOSIT	10310550314	1	7401-2228-000	DEPOSITS-CUSTOMER	182.73	182.73
Total 10310550314:										182.73	182.73
12/25	12/11/2025	225542	10981	ALSCO INC	LREN2063740-CRD GAS	LREN2063740-CRD	1	7401-430-62-44	LINEN SERVICES	2.20-	2.20-
Total LREN2063740-CRD:										2.20-	2.20-
12/25	12/11/2025	225542	10981	ALSCO INC	LREN2067116-crd - GAS	LREN2067116-CRD	1	7401-430-62-44	LINEN SERVICES	65.00-	65.00-

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total LREN2067116-CRD:										65.00-	65.00-
12/25	12/11/2025	225542	10981	ALSCO INC	LREN2072169 LAUNDRY- GAS	LREN2072169	1	7401-430-62-44	LINEN SERVICES	85.16	85.16
Total LREN2072169:										85.16	85.16
12/25	12/11/2025	225542	10981	ALSCO INC	LREN2073893 MATS- PW	LREN2073893	1	7620-430-10-44	LINEN SERVICE	78.21	78.21
12/25	12/11/2025	225542	10981	ALSCO INC	LREN2073893 MATS- PW	LREN2073893	2	7620-430-10-46	SUPPLIES-JANITORIAL	122.29	122.29
Total LREN2073893:										200.50	200.50
12/25	12/11/2025	225542	10981	ALSCO INC	LREN2073894 LAUNDRY- GAS	LREN2073894	1	7401-430-62-44	LINEN SERVICES	77.13	77.13
Total LREN2073894:										77.13	77.13
12/25	12/11/2025	225542	10981	ALSCO INC	LREN2073895 LAUNDRY- PARK	LREN2073895	1	1011-452-20-44	LINEN SERVICES	46.13	46.13
Total LREN2073895:										46.13	46.13
12/25	12/11/2025	225542	10981	ALSCO INC	LREN2073896 LAUNDRY- STRE	LREN2073896	1	2007-431-20-44	LINEN SERVICE	58.93	58.93
Total LREN2073896:										58.93	58.93
12/25	12/11/2025	225542	10981	ALSCO INC	LREN2073897 LAUNDRY- WATE	LREN2073897	1	7110-430-42-44	LINEN SERVICE	65.04	65.04
Total LREN2073897:										65.04	65.04
12/25	12/11/2025	225542	10981	ALSCO INC	LREN2073898 MATS- PW	LREN2073898	1	7620-430-10-44	LINEN SERVICE	38.99	38.99
Total LREN2073898:										38.99	38.99
12/25	12/11/2025	225543	61		REIM HEALTH INSURANCE JAN	120925	1	7610-2239-006	RETIREE SICK LEAVE BANK PA	506.85	506.85
Total 120925:										506.85	506.85
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	SKYLINE & NUMA- AIR POLLUT	177354262U037	1	8404-430-15-48	GRANTS	2,100.00	2,100.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total 177354262U037:										2,100.00	2,100.00
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	SKYLINE & NUMA- STREETS	177354413U037	1	2007-431-20-44	DISPOSAL	3,525.85	3,525.85
Total 177354413U037:										3,525.85	3,525.85
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	1200 NORTH ST- PARKS	177354423U037	1	1011-452-20-44	DISPOSAL	225.67	225.67
Total 177354423U037:										225.67	225.67
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	1205 MAIN STREET- STREETS	177354477U037	1	2007-431-20-44	DISPOSAL	195.93	195.93
Total 177354477U037:										195.93	195.93
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	725 MAIN STREET-STREETS	177354478U037	1	2007-431-20-44	DISPOSAL	26.88	26.88
Total 177354478U037:										26.88	26.88
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	819 MAIN STREET- STREETS	177354479U037	1	2007-431-20-44	DISPOSAL	53.31	53.31
Total 177354479U037:										53.31	53.31
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	801 MAIN STREET- STREETS	177354480U037	1	2007-431-20-44	DISPOSAL	53.31	53.31
Total 177354480U037:										53.31	53.31
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	701 MAIN STREET- STREETS	177354481U037	1	2007-431-20-44	DISPOSAL	53.31	53.31
Total 177354481U037:										53.31	53.31
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	605 ASH STREET-STREETS	177354482U037	1	2007-431-20-44	DISPOSAL	26.88	26.88
Total 177354482U037:										26.88	26.88
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	617 MAIN ST-STREETS	177354483U037	1	2007-431-20-44	DISPOSAL	53.31	53.31
Total 177354483U037:										53.31	53.31

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	611 MAIN STREET- STREETS	177354484U037	1	2007-431-20-44	DISPOSAL	53.31	53.31
Total 177354484U037:										53.31	53.31
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	400 MAIN STREET- STREETS	177354485U037	1	2007-431-20-44	DISPOSAL	53.31	53.31
Total 177354485U037:										53.31	53.31
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	600 MAIN ST-STREETS	177354486U037	1	2007-431-20-44	DISPOSAL	53.31	53.31
Total 177354486U037:										53.31	53.31
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	626 MAIN ST-STREETS	177354487U037	1	2007-431-20-44	DISPOSAL	53.31	53.31
Total 177354487U037:										53.31	53.31
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	732 MAIN STREET-STREETS	177354488U037	1	2007-431-20-44	DISPOSAL	53.31	53.31
Total 177354488U037:										53.31	53.31
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	1000 MAIN ST-STREETS	177354489U037	1	2007-431-20-44	DISPOSAL	53.31	53.31
Total 177354489U037:										53.31	53.31
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	700 MAIN STREET- STREETS	177354490U037	1	2007-431-20-44	DISPOSAL	53.31	53.31
Total 177354490U037:										53.31	53.31
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	822 MAIN STREET- STREETS	177354491U037	1	2007-431-20-44	DISPOSAL	53.31	53.31
Total 177354491U037:										53.31	53.31
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	950 MAIN STREET- STREETS	177354492U037	1	2007-431-20-44	DISPOSAL	53.31	53.31
Total 177354492U037:										53.31	53.31
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	925 SIERRA ST- PW	177354687U037	1	7620-430-10-44	DISPOSAL	234.88	234.88

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total 177354687U037:										234.88	234.88
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	95 N WEATHERLOW ST-PARKS	177354689U037	1	1011-452-20-44	DISPOSAL	226.06	226.06
Total 177354689U037:										226.06	226.06
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	1801 MAIN ST-PD	177354690U037	1	1009-421-10-44	DISPOSAL	452.12	452.12
Total 177354690U037:										452.12	452.12
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	720 SOUTH ST SHOP- PW	177354691U037	1	7620-430-10-44	DISPOSAL	243.72	243.72
Total 177354691U037:										243.72	243.72
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	1110 NORTH STREET-PARKS	177354766U037	1	1011-452-20-44	DISPOSAL	330.67	330.67
Total 177354766U037:										330.67	330.67
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	900 MAIN ST-STREETS	177354774U037	1	2007-431-20-44	DISPOSAL	53.31	53.31
Total 177354774U037:										53.31	53.31
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	1408 MAIN ST-STREETS	177354775U037	1	2007-431-20-44	DISPOSAL	53.31	53.31
Total 177354775U037:										53.31	53.31
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	1616 MAIN STREET-STREETS	177354776U037	1	2007-431-20-44	DISPOSAL	53.31	53.31
Total 177354776U037:										53.31	53.31
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	65 N LASSEN ST-STREETS	177354791U037	1	2007-431-20-44	DISPOSAL	53.31	53.31
Total 177354791U037:										53.31	53.31
12/25	12/11/2025	225544	1307	C&S WASTE SOLUTIONS	732 MAIN STREET-STREETS	177354900U037	1	2007-431-20-44	DISPOSAL	106.62	106.62
Total 177354900U037:										106.62	106.62

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
12/25	12/11/2025	225545	161	CSK AUTO INC	LIFT SUPPORT- STREETS SB1	2470-214027	1	2005-431-20-44	REPAIR AND MAINTENANCE VE	157.05	157.05
Total 2470-214027:										157.05	157.05
12/25	12/11/2025	225545	161	CSK AUTO INC	1QTMOTOROIL- PARKS	2740-212266	1	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	14.05	14.05
Total 2740-212266:										14.05	14.05
12/25	12/11/2025	225545	161	CSK AUTO INC	RV ANTIFREZE- GAS	2740-212855	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	29.56	29.56
12/25	12/11/2025	225545	161	CSK AUTO INC	RV ANTIFREZE- WATER	2740-212855	2	7110-430-42-44	REPAIR AND MAINTENANCE-VE	29.56	29.56
12/25	12/11/2025	225545	161	CSK AUTO INC	RV ANTIFREZE- PARKS	2740-212855	3	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	8.44	8.44
12/25	12/11/2025	225545	161	CSK AUTO INC	RV ANTIFREZE- STREETS SB1	2740-212855	4	2005-431-20-44	REPAIR AND MAINTENANCE VE	16.88	16.88
Total 2740-212855:										84.44	84.44
12/25	12/11/2025	225545	161	CSK AUTO INC	OIL FILTER - GAS	2740-212860	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	76.68	76.68
Total 2740-212860:										76.68	76.68
12/25	12/11/2025	225545	161	CSK AUTO INC	WIPER BLADE- GAS	2740-212880	1	7401-430-62-44	REPAIR AND MAINT-VEHICLE	24.03	24.03
Total 2740-212880:										24.03	24.03
12/25	12/11/2025	225545	161	CSK AUTO INC	WIPER FLD- PARKS	2740-212882	1	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	3.89	3.89
12/25	12/11/2025	225545	161	CSK AUTO INC	WIPER FLD- GAS	2740-212882	2	7401-430-62-44	REPAIR AND MAINT-VEHICLE	13.62	13.62
12/25	12/11/2025	225545	161	CSK AUTO INC	WIPER FLD- WATER	2740-212882	3	7110-430-42-44	REPAIR AND MAINTENANCE-VE	13.62	13.62
12/25	12/11/2025	225545	161	CSK AUTO INC	WIPER FLD- STREETS SB1	2740-212882	4	2005-431-20-44	REPAIR AND MAINTENANCE VE	7.78	7.78
Total 2740-212882:										38.91	38.91
12/25	12/11/2025	225545	161	CSK AUTO INC	TRAN CS MTR- STREETS SB1	2740-213077	1	2005-431-20-44	REPAIR AND MAINTENANCE VE	321.69	321.69
Total 2740-213077:										321.69	321.69
12/25	12/11/2025	225545	161	CSK AUTO INC	REPAIR AND MAINTENACE- PA	2740-213121	1	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	12.75	12.75
12/25	12/11/2025	225545	161	CSK AUTO INC	REPAIR AND MAINTENACE- GA	2740-213121	2	7401-430-62-44	REPAIR AND MAINT-VEHICLE	44.60	44.60
12/25	12/11/2025	225545	161	CSK AUTO INC	REPAIR AND MAINTENACE- WA	2740-213121	3	7110-430-42-44	REPAIR AND MAINTENANCE-VE	44.60	44.60
12/25	12/11/2025	225545	161	CSK AUTO INC	REPAIR AND MAINTENACE- ST	2740-213121	4	2005-431-20-44	REPAIR AND MAINTENANCE VE	25.48	25.48

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total 2740-213121:										127.43	127.43
12/25	12/11/2025	225545	161	CSK AUTO INC	REPAIR AND MAINTENACE- PA	2740-214014	1	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	3.03	3.03
12/25	12/11/2025	225545	161	CSK AUTO INC	REPAIR AND MAINTENACE- GA	2740-214014	2	7401-430-62-44	REPAIR AND MAINT-VEHICLE	10.60	10.60
12/25	12/11/2025	225545	161	CSK AUTO INC	REPAIR AND MAINTENACE- WA	2740-214014	3	7110-430-42-44	REPAIR AND MAINTENANCE-VE	10.60	10.60
12/25	12/11/2025	225545	161	CSK AUTO INC	REPAIR AND MAINTENACE- ST	2740-214014	4	2005-431-20-44	REPAIR AND MAINTENANCE VE	6.06	6.06
Total 2740-214014:										30.29	30.29
12/25	12/11/2025	225545	161	CSK AUTO INC	BLOWER MOTOR- STREETS SB	2740-214064	1	2005-431-20-44	REPAIR AND MAINTENANCE VE	159.52	159.52
Total 2740-214064:										159.52	159.52
12/25	12/11/2025	225545	161	CSK AUTO INC	REPAIR AND MAINTENACE- PA	2740-214067	1	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	8.12	8.12
12/25	12/11/2025	225545	161	CSK AUTO INC	REPAIR AND MAINTENACE- GA	2740-214067	2	7401-430-62-44	REPAIR AND MAINT-VEHICLE	28.41	28.41
12/25	12/11/2025	225545	161	CSK AUTO INC	REPAIR AND MAINTENACE- WA	2740-214067	3	7110-430-42-44	REPAIR AND MAINTENANCE-VE	28.41	28.41
12/25	12/11/2025	225545	161	CSK AUTO INC	REPAIR AND MAINTENACE- ST	2740-214067	4	2005-431-20-44	REPAIR AND MAINTENANCE VE	16.24	16.24
Total 2740-214067:										81.18	81.18
12/25	12/11/2025	225546	1565	DIRTY JOE'S CAR WASH	CAR WASH- PD	NOV 2025	1	1009-421-10-43	PROFESSIONAL SERVICES	120.00	120.00
Total NOV 2025:										120.00	120.00
12/25	12/11/2025	225547	198	DITCH WITCH EQUIPMEN	PRESSURE PUMP- WATER	1002623	1	7110-430-42-44	REPAIR AND MAINTENANCE-VE	4,702.46-	4,702.46-
Total 1002623:										4,702.46-	4,702.46-
12/25	12/11/2025	225547	198	DITCH WITCH EQUIPMEN	ELBOW- WATER	1010339	1	7110-430-42-44	REPAIR AND MAINTENANCE-VE	505.34	505.34
Total 1010339:										505.34	505.34
12/25	12/11/2025	225547	198	DITCH WITCH EQUIPMEN	PRESSURE PUMP- WATER	1011147	1	7110-430-42-44	REPAIR AND MAINTENANCE-VE	2,402.38	2,402.38
Total 1011147:										2,402.38	2,402.38
12/25	12/11/2025	225547	198	DITCH WITCH EQUIPMEN	PRESSURE PUMP- WATER	999078	1	7110-430-42-44	REPAIR AND MAINTENANCE-VE	2,351.23	2,351.23

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total 999078:										2,351.23	2,351.23
12/25	12/11/2025	225548	219	ED STAUB & SONS PETR	2.00 MACHINERY OIL 32 5 GAL	13388460	1	7201-430-81-46	PROPANE	286.36	286.36
Total 13388460:										286.36	286.36
12/25	12/11/2025	225549	1484	EDGES ELECTRICAL GR	REPAIR AND MAINTENANCE- P	S6572695.002	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	131.90	131.90
Total S6572695.002:										131.90	131.90
12/25	12/11/2025	225549	1484	EDGES ELECTRICAL GR	REPAIR AND MAINTENANCE- P	S6589908.001	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	500.49	500.49
Total S6589908.001:										500.49	500.49
12/25	12/11/2025	225549	1484	EDGES ELECTRICAL GR	REPAIR AND MAINTENANCE- P	S6590841.001	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	4.22	4.22
Total S6590841.001:										4.22	4.22
12/25	12/11/2025	225549	1484	EDGES ELECTRICAL GR	REPAIR AND MAINTENANCE- P	S6598023.001	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	54.67	54.67
Total S6598023.001:										54.67	54.67
12/25	12/11/2025	225549	1484	EDGES ELECTRICAL GR	REPAIR AND MAINTENANCE- P	S6598036.001	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	101.99	101.99
Total S6598036.001:										101.99	101.99
12/25	12/11/2025	225549	1484	EDGES ELECTRICAL GR	REPAIR AND MAINTENANCE- P	S6598036.002	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	52.79	52.79
Total S6598036.002:										52.79	52.79
12/25	12/11/2025	225549	1484	EDGES ELECTRICAL GR	REPAIR AND MAINTENANCE- W	S6598136.001	1	7110-430-42-44	REPAIR AND MAINTENANCE-VE	135.04	135.04
12/25	12/11/2025	225549	1484	EDGES ELECTRICAL GR	REPAIR AND MAINTENANCE-G	S6598136.001	2	7401-430-62-44	REPAIR AND MAINT-VEHICLE	135.04	135.04
12/25	12/11/2025	225549	1484	EDGES ELECTRICAL GR	REPAIR AND MAINTENANCE- P	S6598136.001	3	1011-452-20-44	FACILITY - REPAIR & MAINTENA	135.04	135.04
12/25	12/11/2025	225549	1484	EDGES ELECTRICAL GR	REPAIR AND MAINTENANCE-ST	S6598136.001	4	2005-431-20-44	REPAIR AND MAINTENANCE VE	135.05	135.05
Total S6598136.001:										540.17	540.17
12/25	12/11/2025	225549	1484	EDGES ELECTRICAL GR	SUPPLIES- PARKS	S6599785.001	1	1011-452-20-46	SUPPLIES-SMALL TOOLS	51.87	51.87

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total S6599785.001:										51.87	51.87
12/25	12/11/2025	225549	1484	EDGES ELECTRICAL GR	REPAIR AND MAINTENANCE- P	S6601375.001	1	1011-452-20-44	MISC - REPAIR & MAINTENANC	74.94	74.94
Total S6601375.001:										74.94	74.94
12/25	12/11/2025	225550	10993	EXPRESS EVALUATIONS	EMPLOYEE EVAL SOFTWARE 2	1677	1	1000-416-10-43	TECHNICAL SVCS	3,500.00	3,500.00
Total 1677:										3,500.00	3,500.00
12/25	12/11/2025	225551	1033	FGL ENVIRONMENTAL	WATER SAMPLING-WATER	591429A	1	7110-430-42-43	PROFESSIONAL SVCS	141.00	141.00
Total 591429A:										141.00	141.00
12/25	12/11/2025	225552	257	FOREST OFFICE EQUIPM	COPIES-GAS	SV010449	1	7401-430-62-43	TECHNICAL SVCS	44.08	44.08
12/25	12/11/2025	225552	257	FOREST OFFICE EQUIPM	COPIES-WATER	SV010449	2	7110-430-42-43	TECHNICAL SVCS	44.08	44.08
Total SV010449:										88.16	88.16
12/25	12/11/2025	225552	257	FOREST OFFICE EQUIPM	COPIES-PW	SV010535	1	7620-430-10-43	TECHNICAL SVCS	340.50	340.50
Total SV010535:										340.50	340.50
12/25	12/11/2025	225553	11510		REFUND GAS DEPOSIT	10120650631	1	7401-2228-000	DEPOSITS-CUSTOMER	176.83	176.83
Total 10120650631:										176.83	176.83
12/25	12/11/2025	225554	11501		REFUND WATER DEPOSIT	10514200031	1	7110-2228-000	DEPOSITS-CUSTOMER	10.21	10.21
Total 10514200031:										10.21	10.21
12/25	12/11/2025	225555	11506		REFUND GAS DEPOSIT	10222400023	1	7401-2228-000	DEPOSITS-CUSTOMER	63.75	63.75
Total 10222400023:										63.75	63.75
12/25	12/11/2025	225556	11290		COMMUNITY CENTER DEPOSIT	120925	1	1000-2228-009	DEPOSITS-COMM CENTER RE	105.00	105.00

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total 120925:										105.00	105.00
12/25	12/11/2025	225557	11508		REFUND GAS DEPOSIT	10306900117	1	7401-2228-000	DEPOSITS-CUSTOMER	95.43	95.43
Total 10306900117:										95.43	95.43
12/25	12/11/2025	225558	11511		COMM CENTER DEPOSIT REIM	120925	1	1000-2228-009	DEPOSITS-COMM CENTER RE	55.00	55.00
Total 120925:										55.00	55.00
12/25	12/11/2025	225559	11503		REFUND GAS DEPOSIT	10115600125	1	7401-2228-000	DEPOSITS-CUSTOMER	189.73	189.73
Total 10115600125:										189.73	189.73
12/25	12/11/2025	225560	11504		REFUND GAS DEPOSIT	10226750007	1	7401-2228-000	DEPOSITS-CUSTOMER	183.95	183.95
Total 10226750007:										183.95	183.95
12/25	12/11/2025	225561	1074	LASSEN AUTO BODY	REPAIR & MAIN-STREETS SB1	25-00362	1	2005-431-20-43	PROFESSIONAL SVCS	231.00	231.00
Total 25-00362:										231.00	231.00
12/25	12/11/2025	225562	392	LASSEN COUNTY CLERK	SOFTWARE SUPPORT-PLANNI	110225	1	1011-419-10-47	SOFTWARE	250.00	250.00
Total 110225:										250.00	250.00
12/25	12/11/2025	225563	412	LASSEN REGIONAL SOLI	WASTE- STREETS SB1	375556	1	2005-431-20-44	REPAIR AND MAINTENANCE-MI	5.00	5.00
Total 375556:										5.00	5.00
12/25	12/11/2025	225563	412	LASSEN REGIONAL SOLI	GREEN WASTE- STREETS SB1	375578	1	2005-431-20-44	REPAIR AND MAINTENANCE-MI	5.00	5.00
Total 375578:										5.00	5.00
12/25	12/11/2025	225564	10485	LEAF CAPITAL FUNDING	KYOCERA COPIER- PW	19410378	1	7620-430-10-44	RENT & LEASE EQUIP & VEHIC	140.73	140.73
Total 19410378:										140.73	140.73

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
12/25	12/11/2025	225565	11507		REFUND WATER DEPOSIT	10432250046	1	7110-2228-000	DEPOSITS-CUSTOMER	33.99	33.99
Total 10432250046:										33.99	33.99
12/25	12/11/2025	225566	437	LMUD	471-920 JOHNSTONVILLE RD-AI	10108 112525	1	7201-430-81-46	ELECTRICITY	68.91	68.91
Total 10108 112525:										68.91	68.91
12/25	12/11/2025	225566	437	LMUD	JOHNSTONVILLE RD SPRINKLE	10262 112525	1	1011-452-20-46	ELECTRICITY	36.94	36.94
Total 10262 112525:										36.94	36.94
12/25	12/11/2025	225566	437	LMUD	STREET LIGHTS-STREETS	14039 112525	1	2007-431-60-46	ELECTRICITY	231.61	231.61
Total 14039 112525:										231.61	231.61
12/25	12/11/2025	225566	437	LMUD	STREET LIGHTS-STREETS	14041 112525	1	2007-431-60-46	ELECTRICITY	4,559.40	4,559.40
Total 14041 112525:										4,559.40	4,559.40
12/25	12/11/2025	225566	437	LMUD	SOUTH ST - PW OFFICE	14590 112525	1	7620-430-10-46	ELECTRICITY	606.41	606.41
Total 14590 112525:										606.41	606.41
12/25	12/11/2025	225566	437	LMUD	SOUTH ST ROOSEVELT AREA L	1744 112525	1	1011-452-20-46	ELECTRICITY	11.04	11.04
Total 1744 112525:										11.04	11.04
12/25	12/11/2025	225566	437	LMUD	RIVERSIDE PARK- PARKS	1999 112525	1	1011-452-20-46	ELECTRICITY	91.09	91.09
Total 1999 112525:										91.09	91.09
12/25	12/11/2025	225566	437	LMUD	S GAY ST-STREETS	24323 112525	1	2007-431-60-46	ELECTRICITY	60.91	60.91
Total 24323 112525:										60.91	60.91
12/25	12/11/2025	225566	437	LMUD	STREET LIGHTS-STREETS	2467 112525	1	2007-431-60-46	ELECTRICITY	2,035.66	2,035.66

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total 2467 112525:										2,035.66	2,035.66
12/25	12/11/2025	225566	437	LMUD	CADY SPRINGS-WATER	26784 112525	1	7110-430-42-46	ELECTRICITY	501.07	501.07
Total 26784 112525:										501.07	501.07
12/25	12/11/2025	225566	437	LMUD	65 N WEATHERLOW ST- PARKS	2865 112525	1	1011-452-20-46	ELECTRICITY	66.17	66.17
Total 2865 112525:										66.17	66.17
12/25	12/11/2025	225566	437	LMUD	65 N WEATHERLOW ST- PARKS	2867 112525	1	1011-452-20-46	ELECTRICITY	256.08	256.08
Total 2867 112525:										256.08	256.08
12/25	12/11/2025	225566	437	LMUD	N WEATHERLOW ST-TENNIS C	2870 112525	1	1011-452-20-46	ELECTRICITY	30.00	30.00
Total 2870 112525:										30.00	30.00
12/25	12/11/2025	225566	437	LMUD	1505 MAIN ST FIRE STATION	2876 112525	1	1010-422-10-46	ELECTRICITY	1,174.03	1,174.03
Total 2876 112525:										1,174.03	1,174.03
12/25	12/11/2025	225566	437	LMUD	SKYLINE DR WELL 4-WATER	29931 112525	1	7110-430-42-46	ELECTRICITY	892.45	892.45
Total 29931 112525:										892.45	892.45
12/25	12/11/2025	225566	437	LMUD	HARRIS DR & HWY 36- STREET	30658 112525	1	2007-431-60-46	ELECTRICITY	55.24	55.24
Total 30658 112525:										55.24	55.24
12/25	12/11/2025	225566	437	LMUD	472-105 JOHNSTONVILLE WATE	350161 112525	1	7112-430-42-46	ELECTRICITY	205.81	205.81
Total 350161 112525:										205.81	205.81
12/25	12/11/2025	225566	437	LMUD	RICHMOND RD BRIDGE-STREE	35094 112525	1	2007-431-60-46	ELECTRICITY	320.67	320.67
Total 35094 112525:										320.67	320.67

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
12/25	12/11/2025	225566	437	LMUD	LITTLE LEAGUE PARK AREA LI	3522 112525	1	1011-452-20-46	ELECTRICITY	76.09	76.09
Total 3522 112525:										76.09	76.09
12/25	12/11/2025	225566	437	LMUD	N WEATHERLOW ST SIGNALS-	3651 112525	1	2007-431-60-46	ELECTRICITY	184.42	184.42
Total 3651 112525:										184.42	184.42
12/25	12/11/2025	225566	437	LMUD	720 SOUTH EMULSION TANK-P	38646 112525	1	7620-430-10-46	ELECTRICITY	122.74	122.74
Total 38646 112525:										122.74	122.74
12/25	12/11/2025	225566	437	LMUD	105 S ASH ST - STREETS	412864 112525	1	2007-431-60-46	ELECTRICITY	39.46	39.46
Total 412864 112525:										39.46	39.46
12/25	12/11/2025	225566	437	LMUD	SAN FRANCISCO ST- STREETS	416835 112525	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 416835 112525:										19.69	19.69
12/25	12/11/2025	225566	437	LMUD	FIRST STREET & ALLEY LIGHTS	416848 112525	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 416848 112525:										19.69	19.69
12/25	12/11/2025	225566	437	LMUD	LITTLE LEAGUE PARK DRIVEW	416851 112525	1	1011-452-20-46	ELECTRICITY	19.69	19.69
Total 416851 112525:										19.69	19.69
12/25	12/11/2025	225566	437	LMUD	LONG ALLEY & LOVELL ALLEY-	416860 112525	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 416860 112525:										19.69	19.69
12/25	12/11/2025	225566	437	LMUD	LAUREL ST- STREETS	416902 112525	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 416902 112525:										19.69	19.69
12/25	12/11/2025	225566	437	LMUD	INSPIRATION POINT- STREETS	416915 112525	1	2007-431-60-46	ELECTRICITY	19.69	19.69

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total 416915 112525:										19.69	19.69
12/25	12/11/2025	225566	437	LMUD	SOUTH ST- STREETS	416924 112525	1	2007-431-60-46	ELECTRICITY	39.39	39.39
Total 416924 112525:										39.39	39.39
12/25	12/11/2025	225566	437	LMUD	CAMPBELL ST- STREETS	416940 112525	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 416940 112525:										19.69	19.69
12/25	12/11/2025	225566	437	LMUD	WASHO LN- STREETS	416959 112525	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 416959 112525:										19.69	19.69
12/25	12/11/2025	225566	437	LMUD	130 N LASSEN STREET- STREE	416962 112525	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 416962 112525:										19.69	19.69
12/25	12/11/2025	225566	437	LMUD	RICHMOND RD & PEARL CR- S	416984 112525	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 416984 112525:										19.69	19.69
12/25	12/11/2025	225566	437	LMUD	1801 MAIN ST- PD	417512 112525	1	1009-421-10-46	ELECTRICITY	39.39	39.39
Total 417512 112525:										39.39	39.39
12/25	12/11/2025	225566	437	LMUD	ORCHARD ST- STREETS	418802 112525	1	2007-431-60-46	ELECTRICITY	23.12	23.12
Total 418802 112525:										23.12	23.12
12/25	12/11/2025	225566	437	LMUD	RIVERSIDE DR. & RIVER- STRE	418824 112525	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 418824 112525:										19.69	19.69
12/25	12/11/2025	225566	437	LMUD	RIVERSIDE DR. & LAUREL STR	418833 112525	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 418833 112525:										19.69	19.69

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
12/25	12/11/2025	225566	437	LMUD	MARTHA & ARNOLD STREET LI	421476 112525	1	2007-431-60-46	ELECTRICITY	39.39	39.39
Total 421476 112525:										39.39	39.39
12/25	12/11/2025	225566	437	LMUD	130 N PINE ST STREET LIGHT-	425450 112525	1	2007-431-60-46	ELECTRICITY	19.69	19.69
Total 425450 112525:										19.69	19.69
12/25	12/11/2025	225566	437	LMUD	UPTOWN DECOR LIGHTS-STRE	43511 112525	1	2007-431-60-46	ELECTRICITY	277.49	277.49
Total 43511 112525:										277.49	277.49
12/25	12/11/2025	225566	437	LMUD	115 N WEATHERLOW ST-PARKS	43866 112525	1	1011-452-20-46	ELECTRICITY	72.27	72.27
Total 43866 112525:										72.27	72.27
12/25	12/11/2025	225566	437	LMUD	N PINE & COOK - SCADA-WATE	44153 112525	1	7110-430-42-46	ELECTRICITY	30.00	30.00
Total 44153 112525:										30.00	30.00
12/25	12/11/2025	225566	437	LMUD	MEMORIAL PARK TEMP POWE	441880 112525	1	1011-452-20-46	ELECTRICITY	90.78	90.78
Total 441880 112525:										90.78	90.78
12/25	12/11/2025	225566	437	LMUD	GLENN & CHERRY TR - SCADA-	44298 112525	1	7110-430-42-46	ELECTRICITY	40.94	40.94
Total 44298 112525:										40.94	40.94
12/25	12/11/2025	225566	437	LMUD	PAIUTE LN SCADA-WATER	44316 112525	1	7110-430-42-46	ELECTRICITY	37.78	37.78
Total 44316 112525:										37.78	37.78
12/25	12/11/2025	225566	437	LMUD	BAGWELL SPRINGS - SCADA-W	45542 112525	1	7110-430-42-46	ELECTRICITY	105.92	105.92
Total 45542 112525:										105.92	105.92
12/25	12/11/2025	225566	437	LMUD	WELL #3-WATER	4559 112525	1	7110-430-42-46	ELECTRICITY	1,507.27	1,507.27

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total 4559 112525:										1,507.27	1,507.27
12/25	12/11/2025	225566	437	LMUD	MAIN & ALEXANDER SIGNAL-S	49496 112525	1	2005-431-20-46	SAFETY LIGHTING	208.67	208.67
Total 49496 112525:										208.67	208.67
12/25	12/11/2025	225566	437	LMUD	MAIN & FAIRFIELD-SB-1 SAFET	49497 112525	1	2005-431-20-46	SAFETY LIGHTING	165.76	165.76
Total 49497 112525:										165.76	165.76
12/25	12/11/2025	225566	437	LMUD	MAIN & FOSS SIGNAL LIGHT-SB	49498 112525	1	2005-431-20-46	SAFETY LIGHTING	196.95	196.95
Total 49498 112525:										196.95	196.95
12/25	12/11/2025	225566	437	LMUD	RIVERSIDE & MAIN LIGHTS-SB-	49499 112525	1	2005-431-20-46	SAFETY LIGHTING	307.48	307.48
Total 49499 112525:										307.48	307.48
12/25	12/11/2025	225566	437	LMUD	QUARRY ST LIGHTS-STREETS	49500 112525	1	2007-431-60-46	ELECTRICITY	78.77	78.77
Total 49500 112525:										78.77	78.77
12/25	12/11/2025	225566	437	LMUD	MAIN & FOSS SIGNAL LIGHT-SB	49501 112525	1	2005-431-20-46	SAFETY LIGHTING	225.71	225.71
Total 49501 112525:										225.71	225.71
12/25	12/11/2025	225566	437	LMUD	471-920 JOHNSTONVILLE RD-AI	54333 112525	1	7201-430-81-46	ELECTRICITY	45.35	45.35
Total 54333 112525:										45.35	45.35
12/25	12/11/2025	225566	437	LMUD	SPRING RIDGE BL- WATER	55754 112525	1	7110-430-42-46	ELECTRICITY	268.69	268.69
Total 55754 112525:										268.69	268.69
12/25	12/11/2025	225566	437	LMUD	606 NEVADA STREET	58209 112525	1	7620-430-10-46	ELECTRICITY	99.19	99.19
Total 58209 112525:										99.19	99.19

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
12/25	12/11/2025	225566	437	LMUD	925 SIERRA RD SPORTS CTR- P	60453 112525	1	1011-452-20-46	ELECTRICITY	30.42	30.42
Total 60453 112525:										30.42	30.42
12/25	12/11/2025	225566	437	LMUD	471-920 JOHNSTONVILLE RD-AI	7146 112525	1	7201-430-81-46	ELECTRICITY	480.67	480.67
Total 7146 112525:										480.67	480.67
12/25	12/11/2025	225566	437	LMUD	471-920 JOHNSTONVILLE RD-AI	7154 112525	1	7201-430-81-46	ELECTRICITY	60.39	60.39
Total 7154 112525:										60.39	60.39
12/25	12/11/2025	225566	437	LMUD	WELL #1-WATER	7714 112525	1	7110-430-42-46	ELECTRICITY	493.20	493.20
Total 7714 112525:										493.20	493.20
12/25	12/11/2025	225566	437	LMUD	NORTH ST PARK LIGHTS-PARK	9283 112525	1	1011-452-20-46	ELECTRICITY	126.31	126.31
Total 9283 112525:										126.31	126.31
12/25	12/11/2025	225566	437	LMUD	GEO PUMP #1	9297 112525	1	7301-430-52-46	ELECTRICITY	2,427.42	2,427.42
Total 9297 112525:										2,427.42	2,427.42
12/25	12/11/2025	225566	437	LMUD	MAIN ST & PINE ST-SB1 SAFET	94811 112525	1	2005-431-20-46	SAFETY LIGHTING	30.21	30.21
Total 94811 112525:										30.21	30.21
12/25	12/11/2025	225566	437	LMUD	RIVERSIDE PARK- PARKS	9501 112525	1	1011-452-20-46	ELECTRICITY	168.17	168.17
Total 9501 112525:										168.17	168.17
12/25	12/11/2025	225566	437	LMUD	GEO PUMP #2	9503 112525	1	7301-430-52-46	ELECTRICITY	52.50	52.50
Total 9503 112525:										52.50	52.50
12/25	12/11/2025	225566	437	LMUD	HOSPITAL LN-GEO	9963 112525	1	7301-430-52-46	ELECTRICITY	30.21	30.21

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total 9963 112525:										30.21	30.21
12/25	12/11/2025	225567	467	METER VALVE & CONTR	GAS REGULATOR- GAS	INV-009188	1	7401-430-62-47	MACHINERY & EQUIPMENT	1,088.88	1,088.88
Total INV-009188:										1,088.88	1,088.88
12/25	12/11/2025	225567	467	METER VALVE & CONTR	GAS REGULATOR- GAS	INV-009190	1	7401-430-62-47	MACHINERY & EQUIPMENT	1,079.07	1,079.07
Total INV-009190:										1,079.07	1,079.07
12/25	12/11/2025	225568	480	MINERS & PISANI INC	1-1/4 AL425TC W/ODOM INDEX-	IN-027119	1	7401-1410-003	INVENTORY-GAS METERS	2,850.37	2,850.37
Total IN-027119:										2,850.37	2,850.37
12/25	12/11/2025	225568	480	MINERS & PISANI INC	1-1/4 AC-630-25 -GAS	IN-027232	1	7401-1410-003	INVENTORY-GAS METERS	2,045.71	2,045.71
Total IN-027232:										2,045.71	2,045.71
12/25	12/11/2025	225568	480	MINERS & PISANI INC	3/4 IN 1813C AM REF- GAS	IN-027768	1	7401-430-62-46	SUPPLIES-GENERAL	1,674.31	1,674.31
Total IN-027768:										1,674.31	1,674.31
12/25	12/11/2025	225569	11509		REFUND WATER DEPOSIT	10219600006	1	7110-2228-000	DEPOSITS-CUSTOMER	20.29	20.29
Total 10219600006:										20.29	20.29
12/25	12/11/2025	225570	528	NST ENGINEERING INC	BACKSTOP REBUILT MEMORIA	21233	1	1011-452-27-44	FACILITY - REPAIR & MAINTENA	2,500.00	2,500.00
Total 21233:										2,500.00	2,500.00
12/25	12/11/2025	225571	1228	ONLINE INFORMATION S	ONLINE UTILITY EXCHANGE RE	1359497	1	7401-430-62-43	TECHNICAL SVCS	46.08	46.08
12/25	12/11/2025	225571	1228	ONLINE INFORMATION S	ONLINE UTILITY EXCHANGE RE	1359497	2	7110-430-42-43	TECHNICAL SVCS	46.08	46.08
Total 1359497:										92.16	92.16
12/25	12/11/2025	225572	11505		REFUND WATER DEPOSIT	10214600019	1	7110-2228-000	DEPOSITS-CUSTOMER	2.86	2.86

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total 10214600019:										2.86	2.86
12/25	12/11/2025	225573	546	PAYLESS BUILDING SUP	HURRICANE TIE- PARKS	378378	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	66.84	66.84
Total 378378:										66.84	66.84
12/25	12/11/2025	225573	546	PAYLESS BUILDING SUP	STRUC SCREW 500- PARKS	379262	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	82.37	82.37
Total 379262:										82.37	82.37
12/25	12/11/2025	225574	558	PLUMAS-SIERRA	INTERNET ACCESS CIRCUIT-FD	69319 112625	1	1010-422-10-45	COMMUNICATIONS	307.15	307.15
Total 69319 112625:										307.15	307.15
12/25	12/11/2025	225575	9689	PRENTICE LONG & EPPE	ATTORNEY CONTRACT 25/26 F	8163	1	1000-412-10-43	PROFESSIONAL SVCS	6,500.00	6,500.00
Total 8163:										6,500.00	6,500.00
12/25	12/11/2025	225576	572	QUILL CORPORATION	SUPPLIES-FINANCE	46671509	1	1000-415-10-46	SUPPLIES-GENERAL	108.65	108.65
Total 46671509:										108.65	108.65
12/25	12/11/2025	225576	572	QUILL CORPORATION	SUPPLIES-FINANCE	46675655	1	1000-415-10-46	SUPPLIES-GENERAL	35.71	35.71
Total 46675655:										35.71	35.71
12/25	12/11/2025	225577	11512	RAUL OROZCO	DEPOSIT COMM CENTER REIM	120325	1	1000-2228-009	DEPOSITS-COMM CENTER RE	55.00	55.00
Total 120325:										55.00	55.00
12/25	12/11/2025	225578	10780	RIKKI DOMINGUEZ	REFUND GAS DEPOSIT	10300300019	1	7401-2228-000	DEPOSITS-CUSTOMER	4.25	4.25
Total 10300300019:										4.25	4.25
12/25	12/11/2025	225579	11093	ROADSAFE TRAFFIC SY	ROLL UP SIGN- STREETS SB1	258020	1	2005-431-20-46	SUPPLIES-GENERAL	1,843.63	1,843.63
Total 258020:										1,843.63	1,843.63

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
12/25	12/11/2025	225580	11502		REFUND GAS DEPOSIT	10244470008	1	7401-2228-000	DEPOSITS-CUSTOMER	7.05	7.05
Total 10244470008:										7.05	7.05
12/25	12/11/2025	225581	1479	SIERRA BROADCASTING	ADVERTISING-GAS	25110118	1	7401-430-62-45	ADVERTISING	499.00	499.00
Total 25110118:										499.00	499.00
12/25	12/11/2025	225582	9946	SUN RIDGE SYSTEMS IN	RECORD MNG SYSTEM CONTR	8872.1	1	1009-421-10-43	TECHNICAL SERVICES	12,178.00	12,178.00
Total 8872.1:										12,178.00	12,178.00
12/25	12/11/2025	225583	11500		REFUND WATER DEPOSIT	10110300011	1	7110-2228-000	DEPOSITS-CUSTOMER	19.17	19.17
12/25	12/11/2025	225583	11500		REFUND GAS DEPOSIT	10110300011	2	7401-2228-000	DEPOSITS-CUSTOMER	200.00	200.00
Total 10110300011:										219.17	219.17
12/25	12/11/2025	225584	76	SUSANVILLE ACE HARD	REPAIR & MAINT- PARKS	537889	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	57.68	57.68
Total 537889:										57.68	57.68
12/25	12/11/2025	225584	76	SUSANVILLE ACE HARD	LUG XTREME STUD- PARKS	538001	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	10.71	10.71
Total 538001:										10.71	10.71
12/25	12/11/2025	225584	76	SUSANVILLE ACE HARD	SUPPLIES- PW/ENG	538045	1	7620-430-11-46	SUPPLIES GENERAL	16.55	16.55
Total 538045:										16.55	16.55
12/25	12/11/2025	225584	76	SUSANVILLE ACE HARD	REPAIR & MAINT- PARKS	538084	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	29.03	29.03
Total 538084:										29.03	29.03
12/25	12/11/2025	225584	76	SUSANVILLE ACE HARD	REPAIR & MAINT- PARKS	538117	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	40.83	40.83
Total 538117:										40.83	40.83
12/25	12/11/2025	225584	76	SUSANVILLE ACE HARD	COLOR TESTER- CITY HALL	538166	1	1000-417-10-44	FACILITY - REPAIR & MAINTENA	53.88	53.88

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
Total 538166:										53.88	53.88
12/25	12/11/2025	225584	76	SUSANVILLE ACE HARD	SUPPLIES- GAS	538197	1	7401-430-62-46	SUPPLIES-GENERAL	11.90-	11.90-
Total 538197:										11.90-	11.90-
12/25	12/11/2025	225584	76	SUSANVILLE ACE HARD	SUPPLIES- GAS	538198	1	7401-430-62-46	SUPPLIES-GENERAL	4.86-	4.86-
Total 538198:										4.86-	4.86-
12/25	12/11/2025	225584	76	SUSANVILLE ACE HARD	SUPPLIES- GAS	538199	1	7401-430-62-46	SUPPLIES-GENERAL	4.86-	4.86-
Total 538199:										4.86-	4.86-
12/25	12/11/2025	225584	76	SUSANVILLE ACE HARD	SCREW EYE- PARKS	538366	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	16.51	16.51
Total 538366:										16.51	16.51
12/25	12/11/2025	225584	76	SUSANVILLE ACE HARD	SANDPAPER- FD	538377	1	1010-422-10-45	TRAVEL	77.17	77.17
Total 538377:										77.17	77.17
12/25	12/11/2025	225584	76	SUSANVILLE ACE HARD	JAW CHANNELLOCK- FD	538393	1	1010-422-10-45	TRAVEL	168.45	168.45
Total 538393:										168.45	168.45
12/25	12/11/2025	225584	76	SUSANVILLE ACE HARD	FOAM WASP- CITY HALL	538396	1	1000-417-10-46	SUPPLIES-JANITORIAL	27.24	27.24
Total 538396:										27.24	27.24
12/25	12/11/2025	225584	76	SUSANVILLE ACE HARD	LED HEAD LAMP- PARKS	538404	1	1011-452-20-44	MISC - REPAIR & MAINTENANC	146.12	146.12
Total 538404:										146.12	146.12
12/25	12/11/2025	225584	76	SUSANVILLE ACE HARD	SUPPLIES- FD	538448	1	1010-422-10-46	SUPPLIES- GENERAL	31.13	31.13
Total 538448:										31.13	31.13

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
12/25	12/11/2025	225585	9259	SUSANVILLE INDIAN RA	FINAL DEPOSIT RETURN EP 23-	EP 23-10	1	1001-2228-001	DEPOSITS-CURB, GUTTER, SID	5,480.00	5,480.00
Total EP 23-10:										5,480.00	5,480.00
12/25	12/11/2025	225586	10461		REFUND GAS DEPOSIT	10419910110	1	7401-2228-000	DEPOSITS-CUSTOMER	200.00	200.00
12/25	12/11/2025	225586	10461		REFUND GAS OVERPAYMENT	10419910110	2	9999-1001-001	CASH CLEARING - UTILITIES	194.10	194.10
Total 10419910110:										394.10	394.10
12/25	12/11/2025	225587	712	TNS TRUCKING CO	TRANSFER BASE ROCK-STREE	6929	1	2005-431-20-44	REPAIR AND MAINTENANCE-MI	293.78	293.78
12/25	12/11/2025	225587	712	TNS TRUCKING CO	TRANSFER BASE ROCK-WATE	6929	2	7110-430-42-44	REPAIR AND MAINTENANCE-FA	713.79	713.79
12/25	12/11/2025	225587	712	TNS TRUCKING CO	TRANSFER BASE ROCK-GAS	6929	3	7401-430-62-44	REPAIR AND MAINTENANCE-FA	713.79	713.79
Total 6929:										1,721.36	1,721.36
12/25	12/11/2025	225588	770	WESTERN NEVADA SUP	REPAIR & MAINT- PARKS	61813808	1	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	1,110.09	1,110.09
Total 61813808:										1,110.09	1,110.09
12/25	12/11/2025	225588	770	WESTERN NEVADA SUP	REPAIR & MAINT- GEO	62001112	1	7301-430-52-44	REPAIR AND MAINTENANCE-MI	68.87	68.87
Total 62001112:										68.87	68.87
12/25	12/11/2025	225588	770	WESTERN NEVADA SUP	REPAIR & MAINT- GEO	62007012	1	7301-430-52-44	REPAIR AND MAINTENANCE-MI	721.49	721.49
Total 62007012:										721.49	721.49
12/25	12/11/2025	225588	770	WESTERN NEVADA SUP	SUPPLIES- WATER	62019134	1	7110-430-42-46	SUPPLIES-GENERAL	495.42	495.42
Total 62019134:										495.42	495.42
12/25	12/11/2025	225588	770	WESTERN NEVADA SUP	REPAIR & MAINT- PW	62025985	1	7620-430-10-44	REPAIR AND MAINTENANCE-FA	112.44	112.44
Total 62025985:										112.44	112.44
12/25	12/11/2025	225588	770	WESTERN NEVADA SUP	REPAIR & MAINT- PARKS	62029464	1	1011-452-20-44	VEHICLE - REPAIR & MAINTENA	13.40	13.40
Total 62029464:										13.40	13.40

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Description	Invoice Number	Inv Seq	GL Account No	GL Account Title	Seq Amount	Check Amount
12/25	12/11/2025	225588	770	WESTERN NEVADA SUP	SUPPLIES- GAS	62034101	1	7401-430-62-46	SUPPLIES-GENERAL	382.73	382.73
Total 62034101:										382.73	382.73
12/25	12/11/2025	225588	770	WESTERN NEVADA SUP	SUPPLIES- GAS	62034112	1	7401-430-62-46	SUPPLIES-GENERAL	51.02	51.02
Total 62034112:										51.02	51.02
12/25	12/11/2025	225588	770	WESTERN NEVADA SUP	SUPPLIES- GAS	62034123	1	7401-430-62-46	SUPPLIES-GENERAL	17.01	17.01
Total 62034123:										17.01	17.01
12/25	12/11/2025	225588	770	WESTERN NEVADA SUP	REPAIR & MAINT- PARKS	62036571	1	1011-452-20-44	FACILITY - REPAIR & MAINTENA	204.43	204.43
Total 62036571:										204.43	204.43
12/25	12/11/2025	225588	770	WESTERN NEVADA SUP	SUPPLIES- PARKS	62041353	1	1011-452-20-46	SUPPLIES-GENERAL	2.92	2.92
Total 62041353:										2.92	2.92
Grand Totals:										96,746.33	96,746.33

Report Criteria:

Report type: GL detail

Check.Voided = False

Susanville City Council Agenda Item

Submitted By: Jolene Arredondo, Deputy City Manager

Action Date: January 7, 2026

Subject: Consider **Resolution No. 26-6505**, approving the General Plan Housing Element update for the Regional Housing Needs Allocation (RHNA) 7th Housing Cycle 2024-2029

Presented By: Dan Newton, City Manager

Summary: **Housing Element Update - Background**

Since 1969, every city and county in California has been required to have a Housing Element as part of their General Plan. Unlike other mandatory General Plan elements, the Housing Element must be updated on a prescribed schedule (every four or eight years) and is subject to review and certification by the California Department of Housing and Community Development (HCD). The City initiated the Housing Element Update in April 2024 as part of a larger Technical General Plan Update. City staff has been coordinating with the consultants (Mintier Harnish), the public, and stakeholders to draft an updated Housing Element for the community for the 2024-2029 planning period prescribed by the State. The Housing Element includes technical analyses and a policy document. The technical analyses evaluate housing needs, constraints to production, opportunities for residential development, and fair housing issues. Informed by the conclusions of these evaluations, the policy document (Section 6: Policy Document) includes goals, policies, and programs that make up the City's housing action plan to address housing needs through 2029.

Each section of the Housing Element is summarized below.

- **Section One: Introduction.** This chapter summarizes the purpose of the Housing Element and community engagement efforts that informed the process.
- **Section Two: Housing Needs Assessment.** This chapter summarizes existing population, demographic, and housing data. It also discusses households with special housing needs, like seniors, those with a disability, and large households.
- **Section Three: Zoning for a Variety of Housing Types.** This section describes the zoning regulations relative to a variety of housing types and identifies any

constraints imposed by the existing Zoning Ordinance on households with special housing needs.

- **Section Four: Housing Constraints.** This section identifies potential governmental and non-governmental constraints to housing production, including an evaluation of current City practices such as permit processing and zoning regulations.
- **Section Five: Sites Inventory Analysis.** This section summarizes residential capacity to meet the City's State-identified housing goal, called the Regional Housing Need Allocation (RHNA).
- **Section Six: Policy Document.** This section includes the City's housing goals, policies, and implementation programs that work to encourage and support housing production, preservation, and rehabilitation, as well as to promote affordability and access.
- **Appendix A: Evaluation of the Existing Housing Element.** This appendix summarizes the City's efforts to implement the existing 2019-2024 Housing Element Update.
- **Appendix B: List of Entities Qualified to Preserve At-Risk Units.** This appendix includes a list of organizations, government agencies, and companies qualified to own and operate assisted housing developments.
- **Appendix C: Affirmatively Furthering Fair Housing Analysis.** This appendix analyses fair housing issues in the city and proposes meaningful actions to work to overcome them.

The City published the Public Review Draft on April 15, 2025, for review and comment.

On June 4, 2025, the City held a study session on the Public Review Draft 2024-2029 Housing Element Update during the regularly scheduled City Council meeting. This informational meeting included an introductory presentation summarizing the Public Review Draft Housing Element, followed by discussion with the City Council and opportunities for public input.

Following the study session, the City submitted the Housing Element to the California Department of Housing and Community Development (HCD) for initial 90-day review, as required by State law. During this review period, HCD provided informal comments to the City outlining additional edits required for compliance with State law. The City revised the Housing Element accordingly, posted the revised document for 7-day public review, and resubmitted it to HCD for consideration in the review period. On November 10, 2025, HCD completed its initial formal review and

found that the Housing Element, as drafted and revised, meets the requirements of State law.

DISCUSSION AND PROJECT OVERVIEW

Public Engagement Efforts

As required by State housing law, public participation played a critical role in the formation and refinement of the updated Housing Element. A community engagement program was developed to ensure the community and other stakeholders were engaged in the process and were given ample opportunities to provide input. Engagement efforts that informed the Draft included virtual workshops, online surveys, study sessions with the City Council, stakeholder interviews, and a Housing Element Focus Group including City staff from various departments.

Residential Sites Inventory

The sites inventory is a required component of the Housing Element used to identify specific sites to meet the City's RHNA, which represents the future housing needs for all income levels in the City for the next five years (2024-2029). The RHNA is prepared by HCD and allocates to the City and unincorporated areas of the county their "fair share" of the projected housing need, based on household income groupings over the five-year planning period for the Housing Element of each specific jurisdiction. The sites inventory must identify sites with appropriate zoning and available capacity to meet the RHNA.

For the 2024-2029 planning period, the City's RHNA included two units; one very-low income and one low-income. To meet the RHNA, the City identified five vacant sites with R-4 zoning appropriate for very low- and low-income capacity. Based on the low density development trends in the city, these sites are assumed to have a realistic capacity of 127 units.

For more information, see Section Five: Sites Inventory Analysis.

Affirmatively Furthering Fair Housing (AFFH)

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.

Appendix B: Affirmatively Furthering Fair Housing Analysis, provides an in-depth assessment of fair housing issues and identifies factors that contribute to fair housing issues in Susanville.

The Analysis is organized by fair housing topic. For each topic, the regional and local conditions are addressed. Through public input and discussions with stakeholders and the Housing Element Focus Groups, the City of Susanville identified factors that contribute to fair housing issues. These contributing factors are in Table 14, Factors Contributing to Fair Housing Issues, with associated actions to meaningfully affirmatively further fair housing related to these factors. Programs to affirmatively further fair housing are included in the Policy Document.

Policy Document

This section describes housing goals, policies, and programs for the City of Susanville. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action, which implements policies and moves the community toward the achievement of its goals.

Key Housing Element programs Include:

- **HE-1: Housing Element Implementation.** Engage the State and HCD to secure technical and financial assistance in implementing the requirements of the Housing Element.
- **HE-2: Zoning Ordinance Update.** Revise to the Zoning Ordinance to address constraints and ensure compliance with State law. All actions within this program are required by State law.
- **HE-14: Wastewater Service Capacity.** Engage the sewer district to encourage and assist in assessing conditions and pursuing grant funding.
- **HE-18: Affirmatively Furthering Fair Housing.** Complete various actions to address specific fair housing issues and increase housing access. This program is required by State law, but the details of the individual actions may be revised.
- **HE-19: Place-based Strategies for Community**

Revitalization. Complete geographically-targeted actions aimed at improving conditions in areas with concentrated needs or disproportional impacts.

- **HE-22: Anti-displacement Strategy.** Plan and adopt a multi-pronged strategy to work to relieve displacement pressures caused by the increasing income gap, lack of recent production, and increasing housing costs in the City. The program is required by State law, but the details of the Strategy can be determined based on engagement with the public and decision-makers facilitated in preparation of the Strategy.
- **HE-24: Address Fire Risk and Safety.** Address fire risk and the high cost of insurance by ensuring continued status as a Firewise community, addressing fuel reduction and weed abatement, providing information to residents, and partnering with CalFire to provide inspections and mitigation of issues.
- **HE-25: Residential Capacity Beyond the RHNA.** Evaluate non-residential zones to identify the feasibility for residential development; update the Zoning Ordinance to allow residential uses by right in appropriate zones based on the results of the evaluation; identify and make available City-owned surplus sites for residential development.
- **HE-26: Economic Development to Support Housing.** Work to expand job opportunities and bring in new employers, industries, and businesses to meet the needs of the local community.

Summary of Recent Revisions

As discussed above, several edits were made to the draft Housing Element based on HCD comments during the 90-day review period. These revisions are summarized below.

Please note: All page numbers reflect the final Public Hearing Draft, rather than version in track changes showing additions and deletions.

- **Program HE-16:** We have added a commitment that the City will “assist with funding applications or provide letters of support” to encourage the preservation of existing affordable housing.
- **Program HE-19:** We’ve revised action b to include a commitment to pursue funding for targeted infrastructure improvements. This change is shown below:

“Evaluate and assess current infrastructure and public facilities to identify deficiencies and priority projects; continue to pursue funding to complete improvements to roadways, parks, public facilities, and infrastructure, providing priority to projects in lower resource areas.”

- **Program HE-25:** We’ve added a new action (action f) that works to evaluate opportunities to expand residential capacity in the R-3 zone by increasing maximum density and/or removing use permit requirements for missing middle housing types.

“Missing Middle Housing: Work with the local and regional development community to evaluate opportunities to expand residential capacity in the R-3 zone by increasing maximum density, removing the use permit requirement for small apartments, or both; document the potential impacts these efforts would have on development feasibility based on input from the development community; amend the zoning ordinance based on the results of the evaluation and feasibility analysis.”

- **Households Experiencing Homelessness:** We have added three diagrams with captions to provide additional information on where more people experience homelessness and how transportation and services are available to those areas. Please see pages HE-91 and HE-92.
- **Constraints.** We have added the heading “On/Off-site Improvements” to page HE-142 and added a paragraph referencing Zoning Code section 12.20.140 to explain one way the City addresses constraints.
- **Sites Inventory - Infrastructure.** We have added the following to page HE-154: “Infrastructure. All sites are located along established roadways and are within local water and sewer districts. None of the sites would require septic, nor would it be allowed. All sites have access to utilities, including electrical, broadband, telecommunications, and cell service. Additionally, all five sites are located along public transit routes.”
- **Sites Inventory Summary Table.** We have edited the table to include a column for each of the individual income categories. Please see page HE-155.
- **Capital Improvements Inventory.** To illustrate to HCD the

efforts the City has made to invest in and improve community facilities, we have included a list of recent and ongoing capital improvement projects beginning on page HE-187.

[Link to HCD informal comment matrix, with City responses.](#)

Next Steps

Following adoption, the City must resubmit the Adopted Housing Element to HCD for final review and certification.

CEQA/Environmental Analysis

The Housing Element Update is exempt as a “common sense” exemption under State CEQA Guidelines Section 15061(b)(3) because the project involves policies, programs, and actions to meet the City’s RHNA that would not have the potential to cause a significant physical effect on the environment. Because the City does not have to rezone any sites or make any physical improvements to adopt the Housing Element Update, it can be seen with certainty that there is no possibility that the proposed Housing Element would have a significant effect on the environment.

Fiscal Impact:

None

Action Requested:

Motion to approve Resolution No. 26-6505, approving the General Plan Housing Element update for the Regional Housing Needs Allocation (RHNA) 7th Housing Cycle 2024-2029

Attachments:

1. 26-6505
2. Susanville Housing Element Informal Prelim Review
3. 2024-2029 Housing Element Draft
4. Official HCD Comment Letter - Post 90 Day Review

RESOLUTION NO. 26-6505
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUSANVILLE
ADOPTING THE CITY OF SUSANVILLE HOUSING ELEMENT OF THE GENERAL
PLAN FOR THE PERIOD OF 2024-2029 IN COMPLIANCE WITH
STATE HOUSING ELEMENT LAW

WHEREAS, the California Legislature has found that “California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state’s environmental and climate objectives” (Government Code Section 65589.5.); and

WHEREAS, the Legislature has further found that “Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration” (Government Code Section 65589.5.); and

WHEREAS, the Legislature recently adopted the Housing Crisis Act of 2019 (SB 330) which states that “In 2018, California ranked 49th out of the 50 states in housing units per capita... California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years;” and

WHEREAS, State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the five-year period 2024-2029 to accommodate the City of Susanville regional housing need allocation (RHNA) of two housing units, comprised of one very low-income unit and one low-income unit; and

WHEREAS, to comply with State Housing Element Law, the City of Susanville has prepared the Housing Element 2024-2029 (the Housing Element) in compliance with State Housing Element Law and has identified sites that can accommodate housing units meeting the City’s RHNA; and

WHEREAS, as provided in Government Code Section 65350 et. seq., adoption of the Housing Element constitutes a General Plan Amendment; and

WHEREAS, as provided in Government Code sections 65352 – 65352.5 the City of Susanville has mailed a public notice to all California Native American tribes provided by the Native American Heritage Commission and to other entities listed; and

WHEREAS, the City of Susanville conducted extensive community outreach over the last fourteen months including two public workshops before the City Council and Planning Commission and three publicly available workshops held online available to the public; and

WHEREAS, in accordance with Government Code Section 65585 (b), on April 15, 2025, the City posted the draft Housing Element and requested public comment for a 30-day review period, and on August 12, 2025, after responding to public comments, the City submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for its review; and

WHEREAS, on October 22, 2025, HCD contacted the City of Susanville to discuss the adequacy of the draft Housing Element, and based upon this, City staff revised the draft Housing Element to include additional information and data; and

WHEREAS, on November 10, 2025, the City received a letter from HCD stating that the draft Housing Element is in substantial compliance with State Housing Element Law, and will comply with State Housing Element Law when it is adopted; and

WHEREAS, on November 11, 2025, the City published the final draft Housing Element (determined to be in substantial compliance by HCD) on the City's website and requested public comment on the final draft; and

WHEREAS, on January 7, 2026, the City Council conducted a duly and properly noticed public hearing to take public testimony and consider this Resolution regarding the proposed Housing Element, reviewed the Housing Element and all pertinent maps, documents and exhibits, including HCD's findings, the City's response to HCD's findings, the staff report, and all attachments, and oral and written public comments.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Susanville hereby approves the 2024-2029 Housing Element in its current form, which has been found by HCD to be in substantial compliance and as attached hereto.

Exhibit A: 2024-2029 City of Susanville Housing Element
Exhibit B: HCD Finding Letter, dated November 10, 2025

APPROVED: _____
Mendy Schuster, Mayor

ATTEST: _____
Heidi Whitlock, City Clerk

The foregoing resolution was adopted at a regular meeting of the City Council of the City of Susanville, held on the 7th day of January 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Heidi Whitlock, City Clerk

APPROVED AS TO FORM: _____
Margaret Long, City Attorney

Susanville Draft 1 Preliminary Review 1

Received: 8/12/2025

Prior Review: 6/9/2025 (Informal)

Sent: 10/22/2025

Topic	Guidance	Page #	Prelim Review	Notes
Public Participation				
General	• Discuss how public outreach targeted lower income and special needs households or organizations • Discuss language access efforts to local populations such as Hmong populations; revise and incorporate further language access in future outreach efforts • Consider adding program to increase allowable densities in the R3	HE-23- HE-45	~/FYI	• Moving forward, continue to use a variety of methods and target outreach for lower/special needs households or representative agencies beyond the list on HE-24 • Add program to increase allowable densities We will continue to use a variety of methods and will expand targeted outreach with additional contacts at local churches, non-profits, the Susanville Rancheria, senior facilities, and other relevant groups/agencies. R3 density: The City will engage developers to discuss constraints to development in the R3 zone, and opportunities to increase development by increasing density and/or removing the CUP requirement for small apartments. See new action f in program HE-25.

Housing Needs Assessment				
Extremely Low-Income	Expand analysis of ELI households such as disproportionate needs, compare conditions to other income groups, consider overlap with other special housing needs, and discuss effectiveness of strategies and magnitude of the remaining need.	HE-88-	Yes	
Housing Conditions	Estimate the number of units in need of rehabilitation and replacement	HE-74	Yes	
Special Housing Needs	For all special needs groups, expand analysis to discuss unmet needs (difference between needs and resources) Add discussion around growth trends in population Estimate of the number of persons experiencing homelessness in the City and evaluate characteristics (e.g., gender, disability, race)	HE-75-	~/Yes	Programs HE-8, HE-9 and HE-10
Affirmatively Furthering Fair Housing				
Outreach and Capacity	Address the capacity to provide outreach, education and handle complaints and add or modify programs as appropriate	HE-185 C-83	Yes	Program HE-17
Disproportionate Housing Needs, Including Displacement	For persons experiencing homelessness, discuss access to services and other opportunities. For example, the element could expand discussion on areas where more people experience homelessness and how transportation and homeless services are available to those areas.	HE-91 C-71 C-73	Yes	<i>We have added three diagrams with captions to help address the comment in red. The diagrams show a google map view of services concentrated along Main Street; a portion of the City zoning diagram showing commercial services concentrated along Main and Ash; and a diagram of public transit and bus stops.</i> <i>See pages HE-92 and 93.</i>

	Analyze disaster driven displacement and disproportionate impact on lower income and special needs			
Contributing Factors to Fair Housing Issues	Based on the outcome of a complete analysis, the element should reassess contributing factors to fair housing issues and prioritize those factors and then formulate appropriate policies and programs.	C-100	N/A	
Sites Inventory and Analysis				
Pending Projects	- Demonstrate affordability based on actual or anticipated sales and rents or other mechanism ensuring affordability (e.g., deed restrictions) - Demonstrate availability in the planning period including status, remaining steps, barriers to development in the planning period and likelihood - Consider adding pending SRO development - Alternatively, the element could just rely on identified sites and not use pending projects toward the RHNA	HE-157 HE-167	Yes	Pending projects removed
Parcel Inventory	Split out moderate and above moderate income units	HE-163	~	No moderate or above moderate RHNA Could separate out for clarity and consistency with electronic sites form We have split out the income categories, including VL, L, Mod, and ABMod. See Page HE 165.
Realistic Capacity	Support assumptions based on recent trends – could utilize pending projects	HE-160 HE-142	Yes	
Infrastructure	Discuss accessibility of infrastructure to identified sites		?	Is this addressed

				We have added the following to page HE-163: Infrastructure. All sites are located along established roadways and are within local water and sewer districts. None of the sites would require septic, nor would it be allowed. All sites have access to utilities, including electrical, broadband, telecommunications, and cell service. Additionally, all five sites are located along public transit routes.
Environmental Constraints	- Clarify what constraints were considered beyond flooding (e.g., slope, soil, fire) - Address any other known constraints on development in the planning period (e.g., shape, access, contamination, airport compatibility, easements, Williamson act contracts)	HE-161 HE-163	Yes	
Electronic Site Inventory	FYI - The City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory and submit an electronic version of the sites inventory with the adopted element.	---	FYI	
Zoning for a Variety of Housing Types				
Emergency Shelters	Discuss development standards, including any special standards and parking and add or modify programs	HE-108- HE-176	Yes	Program HE-2
Single-room Occupancy (SRO)	Add discussion around development standards and approval procedures such as conditions placed on SROs and amend Program HE-6 as necessary to address identified constraints	HE-104 HE-179	Yes	Program HE-6
Governmental and Non-governmental Constraints				
Land Use Controls	Analyze development standards in multifamily zones including heights, lot	HE-133-	~/Yes	

	coverage and parking and add or modify programs to address identified constraints			
Codes and Their Enforcement	- Identify which building code is used - Identify and analyze any local amendments to the building code - Discuss enforcement type (e.g., complain versus proactive)	HE-78 HE-137	Yes	
On/Off Site Improvements	Identify and analyze on- and off-site improvements for impacts on housing costs and supply	HE-148	~/Yes	Yes, this is covered on Page HE 150. We've added the heading "On/Off Site Improvements" and included a paragraph explaining one way the city works to overcome constraints. I've also added the statement, "Additionally, parcels zoned for multifamily uses in the city are positioned along existing streets and are not constrained by the need to install new roadways." (Page HE-150) We've added the clarified that curb, gutter, and sidewalk improvement costs "are not considered a constraint to development." On page HE-151.
Processing and Permit Procedures	- List approval findings for the Architectural Design and Site Plan review and analyze impacts on approval certainty - Address multifamily CUP requirement as a constraint if necessary	HE-138 HE-177	Yes	Program HE-2 Yes, this was added previously to Program HE-2.
Non-governmental Constraints	<i>Timing</i>: Discuss typical time between approval and request for building permits <i>Density</i>: Address recently requested densities relative to assumptions in the sites inventory	HE-135- HE-142	Yes	

Housing Programs: Adequate Sites				
General	Add or modify programs based on a complete analysis	---	N/A	
Infrastructure	Expand actions to include technical assistance in Program HE-14	HE-183	Yes	
Emergency Shelters	Program HE-2 - Commit to zone, non-discretionary review and appropriate development standards including revising parking requirements if necessary	HE-176	Yes	
By Right Permanent Supportive Housing	Program HE-2 - Correct cite from 65583 to 65651; see suggested language below	HE-105-HE-176	Yes	
Water/Sewer Priority	Program HE-14 – Commit to establish written procedures to grant priority water service (City controlled)	HE-183	Yes	Program HE-13
Housing Programs: Assist in Development				
General	Add or modify programs based on a complete analysis	---	N/A	
Density Bonus	Add programs to revise ordinance with minimal procedures, review authority and timing, etc. to comply with state density bonus law	HE-21 HE-102 HE-177	Yes	Program HE-2
Housing Programs: Constraints				
General	Add or modify programs based on a complete analysis	---	N/A	
Housing Programs: Conserve and Improve				
General	Add or modify programs based on a complete analysis	---	N/A	
Rehabilitation	Add actions to address rehabilitation needs	HE-193	~/Yes	Program HE-27
Mobile Home Parks	Add actions to address mobile home park conditions	HE-187	?	structural conditions need to be addressed?

				Programs 19 and 27 address mobile home park conditions. Each program targets mobile home parks (in addition to Central Susanville). HE-19: e) Pursue funding opportunities in support of community revitalization and improvement, with a goal of securing \$50,000 for priority projects with 75 percent targeted to Central Susanville and existing mobile home parks. f) Complete three community improvement projects benefitting residents of a mobile home park, potentially including, but not limited to, sidewalk installation or repair, community cleanup events/dumpster days; enhancements to the public realm and connections to surrounding uses, and improvements to utility or roadway infrastructure. HE-27: Targets mobile home parks for rehabilitation program (private residences). The program prioritizes any funding for mobile home parks and Central Susanville.
Housing Programs: Affirmatively Furthering Fair Housing				
General	Add or modify programs based on a complete analysis	HE-175 C-100-	N/A	
	Expanding programs to address natural disaster displacement or risk, particularly for elderly and persons with disabilities; consider intersections with safety element	HE-191	Yes	Program HE-24

Place-based Strategies	- Expand place-based strategies such as community facilities, home-based occupations small-scale/low intensity commercial uses in Central Susanville - Add proactive outreach to community groups to form private-public civic partnerships for place-based improvements such as parks	HE-187	?	Other improvements needed? Parks, community facilities? Response to the questions listed in this cell: The City has recently identified and completed many of these projects. We have added a current list of capital improvement projects on page HE-197 and HE-198, most of which have been completed. These include facility upgrades, park improvements, and repairs to public facilities, among other projects. Program HE-19, action C identifies remaining projects (ADA bathrooms and sidewalk improvements). We have also revised action B of Program HE-19 to continue these efforts, as follows: <i>“Evaluate and assess current infrastructure and public facilities to identify deficiencies and priority projects; continue to pursue funding to complete improvements to roadways, parks, public facilities, and infrastructure, providing priority to projects in lower resources areas”.</i>
Displacement	Revise geographic targeting to central Susanville	HE-189		We have clarified this within the program.
Housing Programs: At-risk Preservation				
Program HE-16 (At-risk)	Expand actions to preserve at-risk units during planning period, including outreach with qualified entities, assistance with funding, education and assistance for tenants	HE-184-	~/No	Add assist with funding applications or provide letters of support for funding applications

				We have added “assist with funding applications or provide letters of support” to the third bullet in Program HE-16.
Quantified Objectives				
ELI Households	Add ELI and VL income group	HE-196	~/Yes	Could separate
Other Revisions				
Other (HCD use only)				
Public comments	David Kellog			
Document availability			Yes	See transmittal email
Rezone timing	N/A – no shortfall and no prior identified sites		N/A	
50% nonvacant resolution	All vacant sites and RHNA of 2		N/A	
Electronic sites inventory	FYI – Submit with adopted Element		FYI	
AB 2339	Program HE-2		Yes	
Overlay	N/A – No shortfall		N/A	No shortfall
Other follow up items from questions	- Increased density program - PD process - Multifamily 12 unit per structure requirement - Pending SRO development - Other - See prior informal review questions and response		?	HCD Comments: Increased density program? Large household footnote fix? Female headed household analysis? Increased density in R3: See new action f in Program HE-25. PD process: We commented on this previously. The process of applying the PD zone to a parcel is optional. MF CUP for over 12 units: See revisions to Program HE-2

				Pending SRO Development: As stated in the last review, this was not counted towards the RHNA. The City adopted a resolution allowing for conversion of motel units on the site (Frontier Inn) to SROs allowing long term stays in the existing units. Other: See responses to prior review (shown as deleted by HCD in the track changes here).
--	--	--	--	---



City of Susanville

2024-2029 Housing Element

Public Hearing Draft | November 2025

Prepared By:

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Prepared For:

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Susanville
Technical General Plan Update

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City of Susanville General Plan 2024-2029 Housing Element

Table of Contents

Section One: Introduction 9

Community Context9

Purpose Of The Element 13

Organization 13

State Requirements..... 14

New Housing Laws 15

Data Sources23

Public Participation23

Consistency With The General Plan.....48

Section Two: Housing Needs Assessment 51

Population51

Employment.....55

Household Characteristics and Housing Supply58

Housing Stock Characteristics69

Special Housing Needs.....74

Assisted Housing Units.....94

Section Three: Zoning For a Variety of Housing Types 101

Multifamily Residential Housing..... 101

Density Bonuses 101

Accessory Dwelling Units (Second Dwelling Units)..... 102

Manufactured Homes..... 103

Mobile Homes and Mobile Home Parks 104

Single-Room Occupancy Units 104

Supportive Housing 105

Transitional Housing..... 106

Emergency Shelters..... 107

Low Barrier Navigation Centers 109

Residential Care Facilities 109

Reasonable Accommodation..... 109

Farmworker / Agricultural Employee Housing 112

Section Four: Housing Constraints 115

 Analysis of Environmental/Physical Constraints 115

 Analysis of Governmental Constraints 119

 Analysis of Non-Governmental Constraints 141

Section Five: Sites Inventory Analysis..... 151

 Regional Housing Needs Allocation..... 151

 Meeting the RHNA 152

Section Six: Policy Document 163

 Goals and Policies..... 163

 Goal HE-1 163

 Goal HE-2 164

 Goal HE-3 165

 Goal HE-4 166

 Goal HE-5 166

 Implementation Programs 167

 Capital Improvements Inventory 187

 Quantified Objectives 189

Appendix A: Evaluation of the Existing Housing Element A-1

Appendix B: List of Entities Qualified to Preserve At-Risk Units B-1

Appendix C: Affirmatively Furthering Fair Housing Analysis, 7th Cycle Housing Element..... C-1

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Section One

Introduction

City of Susanville General Plan, 2024-2029 Housing Element
Public Hearing Draft



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Section One: Introduction

Community Context

City of Susanville is in the south-central part of Lassen County located in northeastern California. It is situated approximately 111 miles east of Red Bluff and 85 miles north-northwest of Reno on the eastern slopes of where the Sierra Nevada and Cascade mountain ranges meet in California.

Susanville was designated as the county seat in 1864 when Lassen County was established and became an incorporated city in 1900. Susanville remains today as the only incorporated city in Lassen County. The city encompasses approximately eight square miles. The population as of 2020, as estimated by the U.S. Census, is 16,728 or approximately 51.1 percent of Lassen County's total population of 32,730.

The Susanville Indian Rancheria has approximately 1,402 acres of land in trust status and 288 acres in fee status both within and immediately north of the city boundary. A portion of these tribal lands is surrounded by the city of Susanville boundary, and is bounded to the north by Skyline Road, to the east by N. Weatherlow Street, to the south by Chestnut Street, and to the west by Parkdale Avenue. The anthropological tribes associated with the Susanville Indian Rancheria are: Maidu, Paiute, Pit River, and Washoe.

The principal highway access to Susanville is via State Highway 36, which runs in a general east- west direction through the central portion of the city and is also Susanville's Main Street. Highway 36 connects to Interstate 5 to the west in Red Bluff and to Highway 395 approximately four miles southeast of the city. State Highway 139 leaves Susanville in the center of town heading to the north to connect with the city of Alturas in Modoc County.

As seen in Figure HE-2, there are four census tracts present within the Susanville city limits. To increase readability, these census tracts will be referred to as:

- Census tract 6035040305 (Northern Susanville)
- Census tract 60350403031 (Eastern Susanville)
- Census tract 6035040304 (Central Susanville)
- Census tract 6035040302 (Southern Susanville)

Figure HE-1 Regional Map

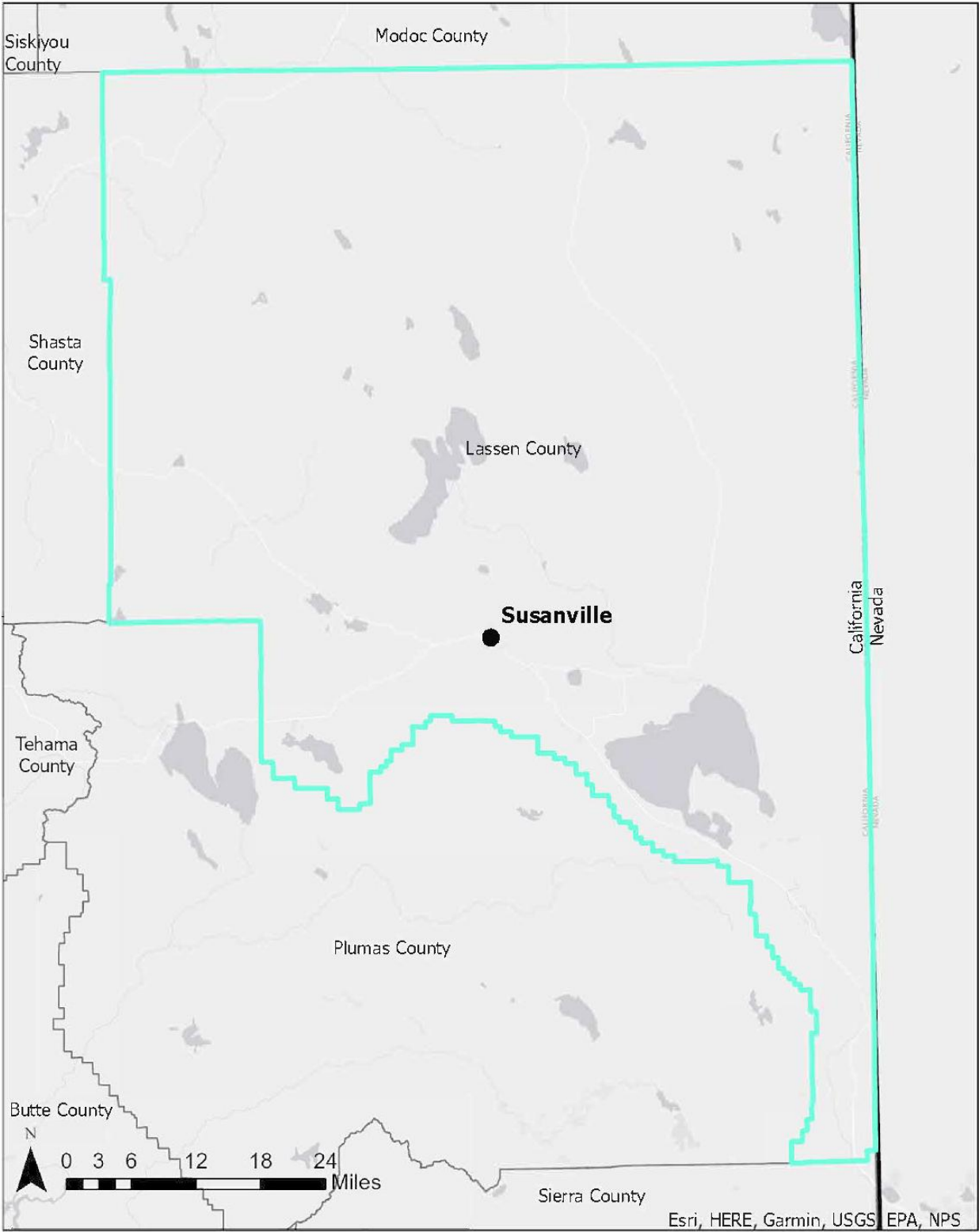
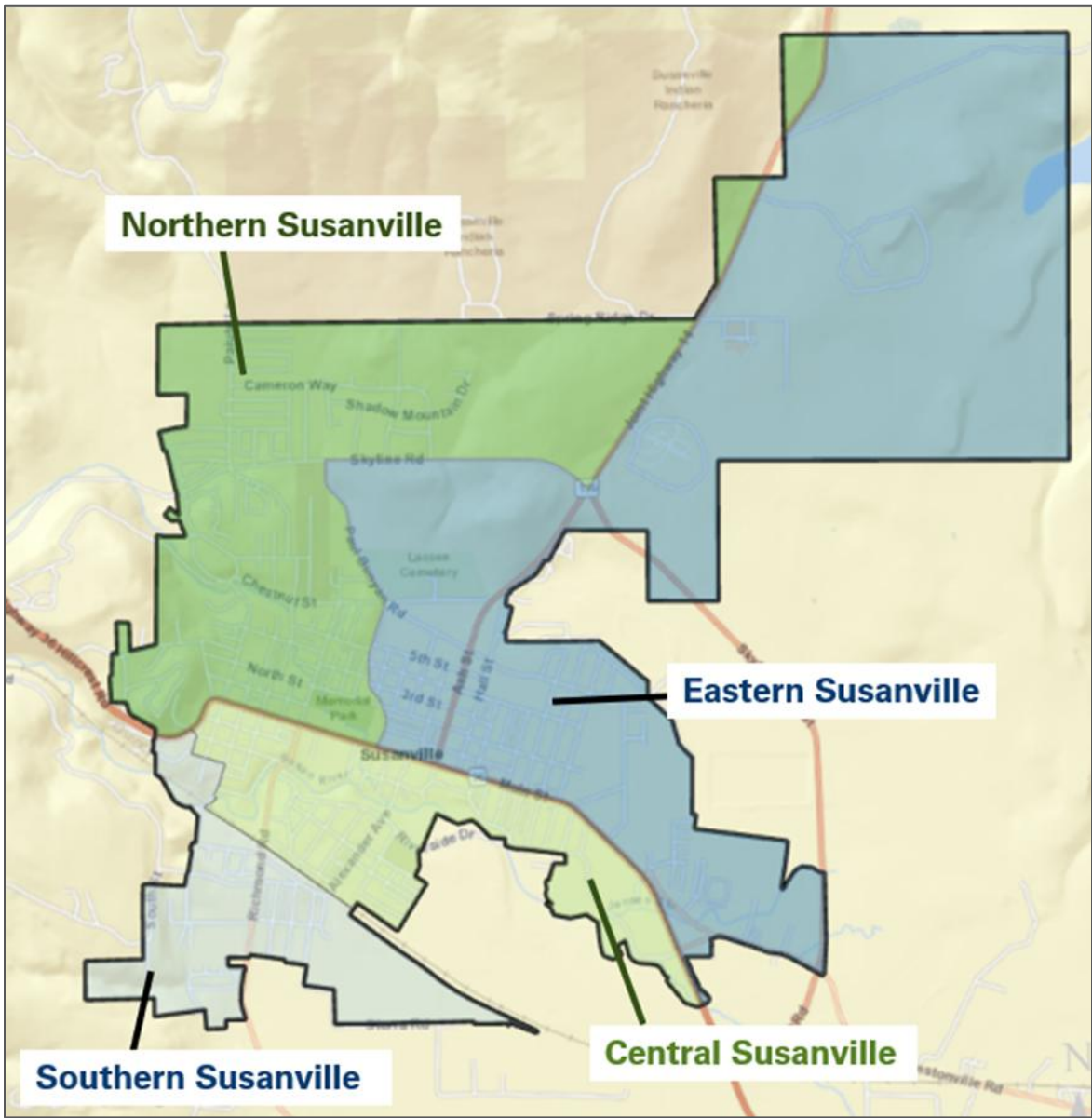


Figure HE-2 Census Tract Reference Names, Susanville



Source: AFFH Data Viewer 2.0, HCD, 2023.

History Of Susanville's Origin

As the discovery of gold in 1848 sparked a flow of westward migration, new settlers sought an alternative to the route through Donner Pass to cross the Sierra Mountain Range. Peter Lassen first explored the area that is now Lassen County and, in 1851, William Nobles began leading settlers over a route that ran from the Humboldt River (in the state of Nevada) to Shasta City at the northern end of the Sacramento Valley. Of the thousands of people that passed through what is now Lassen County, some chose to remain in the Honey Lake Valley (what is now Susanville). Among those early settlers of Susanville was Isaac Roop, who established a trading post where travelers along the Nobles Emigrant Trail could stock up with provisions before crossing the Sierra Mountains. First known as Roptown, Isaac Roop's settlement later was named Susanville for Roop's daughter, Susan.

In 1856, Isaac Roop and Peter Lassen led a group of disgruntled settlers, who were unhappy over efforts of Plumas County, California officials to levy and collect taxes in the isolated and sparsely populated region in and around Susanville. At the same time, those settlers were equally unwilling to be considered a part of the Territory of Utah - a vast region that included parts of what were to become several western states. Roop, Lassen, and their followers opted to form a separate territory, which they named Nataqua. When the Territory of Nevada was established in 1861, Isaac Roop was made governor of the Territory. A few years later, surveys of the area established that Susanville was actually a part of the State of California, and the County of Lassen was established in 1864.

The Fernley & Lassen Railroad, built in 1913, finally provided a much-needed economic boost to Susanville and Lassen County by tapping into western Lassen's timber resources. The population growth of Susanville naturally followed. Today, the predominant sector of employment in Susanville is "Public Administration," which comprised 30.1 percent of jobs in the city in 2022. Prior to 2023, Susanville had two State Correctional Centers located within the incorporated boundary of the City, which employed approximately half of the adult population of Susanville and the surrounding area. However, the Susanville California Correctional Center was permanently deactivated in June 2023, leaving only the High Desert State Prison. In addition to the prison, other major employers are the Forest Service, the Bureau of Land Management, Lassen College, Banner Lassen Medical Center, as well as local schools and local governmental agencies. In production terms, however, agriculture has long been identified as Lassen County's leading industry and the City of Susanville benefits from this industry by providing services to a larger surrounding population.

The operations of the two prisons, the California Correctional Center (permanently deactivated as of June 2023) and High Desert State Prison, in the incorporated limits of Susanville have long been a major factor in the population numbers for the city. The California Correctional Center was established in 1963 and was annexed into the city in 1991. The High Desert State Prison was established within the city limits in 1995. As of the 2020 US Census, 7,550 inmates were housed between the California Correctional Center and the High Desert State Prison; however, following the closure of the California Correctional Center in 2023, the city's prison's population has decreased substantially. The effects of this unique population will be discussed further in Section 2: Housing Needs Assessment.

Susanville, and correspondingly Lassen County, have experienced some economic downturns that have affected their overall housing situation. In December 2003, Sierra Pacific Industries announced the closure of its sawmill complex adjacent to Susanville. The reason for the closure was linked to the loss of Forest Service timber contracts and competitive disadvantages from foreign imports and other states with fewer environmental regulations. Sierra Pacific Industries was the largest private sector employer in the county. The closure of the Susanville facility, which was the last operating sawmill in the county, resulted in the loss of approximately 150 direct jobs and additional support sector jobs. In June 2023, the California Correctional Center permanently closed due to an increasingly declining prison population which reduced the demand for prison employees and made the maintenance of the prison financially impractical. Although data is not available, this closure was expected to result in the loss of 1,000 prison jobs locally.¹

Purpose Of The Element

The Susanville Housing Element is part of the City's General Plan, which is a comprehensive policy statement regarding the physical, economic, and social development of the city; the preservation and conservation of natural and human features of the landscape; and the reuse of land and buildings within the city. Although housing represents a high priority, planning for housing must be balanced with the community's economic needs and environmental, resource, and open space protection policies, which are also essential aspects of the City's General Plan.

Whereas general plans often reflect planning periods 15-25 years long, housing elements are updated every five to eight years, in accordance with State law. Susanville's Housing Element is updated on a five-year cycle; the most recent update covered the 2019 to 2024 planning period. Housing elements address one of the State-mandated general plan topics and most basic human needs: shelter. For this reason, housing elements represent a critical link between land use and transportation policies, which define the location, layout, and movement of people and goods, and environmental/resource policies.

Organization

This Housing Element is organized into six sections that identify the housing needs in the community, the availability of zoning for a variety of housing types, constraints to development, resources for future development, a review of the past Housing Element, and goals, policies and programs to address the needs and constraints in the city of Susanville. The sections are as follows:

- **Section One: Introduction** provides information on the housing element process, State requirements for housing elements, primary data sources used for the Element, community involvement, and consistency with the General Plan.

¹ Source: <https://www.latimes.com/california/story/2022-09-09/la-me-rural-california-prison-closure-lawsuit>

- **Section Two: Housing Needs Assessment** contains an analysis of population, housing, and employment characteristics and trends; the needs of special population groups such as seniors, large families, persons with disabilities and developmental disabilities; indicators of unmet need, such as overcrowding, overpayment, substandard housing, and the potential loss of affordable rental housing; and future housing construction needs. The purpose of the community profile is to characterize existing conditions and unmet housing needs among Susanville’s current residents and to plan for future residents in the city.
- **Section Three: Zoning for a Variety of Housing Types** analyzes the availability of zoning for a variety of housing types to promote a diverse housing stock (i.e., price, configuration, size).
- **Section Four: Housing Constraints** contains an analysis of barriers to the development of housing as well as the financial and administrative resources available to facilitate housing production.
- **Section Five: Sites Inventory Analysis** identifies adequate sites with appropriate zoning, development standards, and infrastructure capacity to accommodate new construction needs.
- **Section Six: Policy Document** identifies an action plan for meeting Susanville’s housing needs.
- **Appendix A: Evaluation of the Existing Housing Element** evaluates the City’s past performance based on its progress toward achieving the objectives identified in the 2019-2024 Housing Element.
- **Appendix B: List of Entities Qualified to Preserve At Risk Units** provides a list of organizations and individuals who are interested in bidding on affordable properties and have been identified by the California Department of Housing and Community Development (HCD) as qualified to own and operate assisted housing.
- **Appendix C: Affirmatively Furthering Fair Housing** identifies fair housing issues in the community, the factors that have contributed to these issues, and meaningful actions that work to overcome them.

State Requirements

Beginning in 1980 and refined periodically, the California Legislature passed and Governors signed into law requirements for the contents of housing elements (California Government Code Sections 65580 to 65589.5). The contents of a housing element, as mandated by State law, include:

- An assessment of housing needs that includes an analysis of population and housing characteristics, employment and population projections, special housing needs, subsidized rental housing at risk of conversion, future housing construction need (regional housing allocation), and opportunities for energy conservation;

- An analysis of constraints (governmental and non-governmental) to the maintenance, improvement, or development of housing for all income levels;
- An inventory of vacant and underutilized sites by zoning category, with an assessment of the availability of public facilities and services to those sites; and
- A housing strategy containing an evaluation of past program achievements, goals, and policies, and a schedule of new implementing actions with quantified objectives.

Although State law regarding housing elements requires communities to address the needs of all residents, particular attention in the housing element law is devoted to the needs of extremely-low-, very low-, and low-income households. Specifically, State law requires housing elements to:

- Identify adequate sites to facilitate and encourage housing for all income levels;
- Remove governmental constraints to housing production, maintenance, and improvement;
- Incentivize or assist in the development of adequate housing for low- and moderate-income households;
- Conserve and improve the condition of existing affordable housing; and
- Take meaningful action to overcome fair housing issues (e.g., discrimination, disparities in access) and promote housing opportunities for all.

New Housing Laws

Since the last Housing Element (2019-2024), many new laws have been passed that impact the content of this Housing Element Update. Below is a summary of these laws by topic:

Special Housing Needs

AB 2162 (2018) and AB 101 (2019) - By Right Transitional and Permanent Supportive Housing

AB 2162 requires the City to change its zoning to provide a “by right” process and expedited review for supportive housing. The bill prohibits the City from applying a conditional use permit or other discretionary review to the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater. The change in the law applies to sites in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily use. Additionally, AB 101 requires that a low barrier navigation center development be a use by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements. Program HE-2 commits the City to revising the Zoning Ordinance for compliance with the requirements of AB 101.

AB 139 (2019) - Emergency and Transitional Housing Act of 2019

AB 139 established new criteria for evaluating the needs of the homeless population and established new parking standards for emergency shelters. The law also requires the Housing Element to include a review of the effectiveness of the housing element goals, policies, and related actions to meeting the jurisdiction's special housing needs. For more information, please see the analysis of Special Housing Needs within Section 2: Housing Needs Assessment.

AB 2339 (2022) - Housing Element: Planning for Emergency Shelters

AB 2339 makes two changes to housing element law. First, existing law requires local governments to plan for emergency shelters in their housing elements, and that the sites identified for emergency shelters must be in residential areas, which prohibits local governments from situating shelters in industrial zones or other areas disconnected from services. The law also seeks to ease constraints on the development of emergency shelters by requiring that any development standards applied to emergency shelters be "objective." The City of Susanville is not in compliance with the requirements of this new legislation. Currently, the City allows emergency shelters by right in the Public Facilities (PF) zoning district and with a use permit in the General Commercial and Shopping Center (C-2) Zoning district; however, emergency shelters are not currently allowed by right in any zoning districts which also allow residential uses. Program HE-2 commits the City to revising Zoning Ordinance to allow emergency shelters by right in a zone allowing residential uses (with sufficient capacity to meet the identified need) and to expand the definition of emergency shelters for compliance with AB 2339.

Accessory Dwelling Units (ADUs)

AB 68 (2019), AB 881 (2019), AB 587 (2019), SB 13 (2019), AB 670 (2019), and AB 671 (2019) - Accessory Dwelling Units

In recent years, multiple laws have added requirements for local governments related to ADU ordinances. New laws approved by the legislature in 2016 and 2017 included changes pertaining to the allowed size of ADUs, permitting ADUs by right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent laws reduce the time to review and approve ADU applications to 60 days, remove lot size requirements and replacement parking space requirements and require local jurisdictions to permit junior ADUs. Expanding on these laws, AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, prohibits fees on units of less than 750 square feet, and permits ADUs at existing multifamily developments. In addition, AB 671 requires the Housing Element to include plans to incentivize and encourage affordable ADUs.

AB 2221 (2022) - ADU: Cleanup of ADU Laws

AB 2221 contains clean-up language and clarifications to reduce permitting hurdles for ADU applicants, including:

- Expressly requires agencies to "approve or deny" an ADU application within 60 days of the completeness determination; agencies cannot use internal intermediary actions (such as inter-departmental referrals, issuing design comments) to bypass the 60-day deadline.
- Agencies that deny an ADU application must provide a full set of comments to the applicant with a list of items that are deficient and a description of how the application can be remedied.
- Clarifies that the construction of an ADU does not trigger a change in "Group R" occupancy of the residential building (thereby requiring stricter building code standards), unless the agency makes specific findings that the ADU would create an adverse impact on health and safety.
- Clarifies that the construction of an ADU (attached or detached) cannot trigger a requirement to install fire sprinklers in an existing multifamily dwelling.
- Finally, AB 2221 adds front setbacks to the list of objective development standards that local agencies cannot impose if they would prevent the construction of an ADU that is 800 square feet or smaller and adheres to four feet of rear and side yard setbacks and revised height limits. Front setbacks remain inapplicable to the "state exempt" class of ADUs found in Subdivision (e) of the state law.

SB 897 (2022) - ADU: Increased Height Limit and Detached ADUs

SB 897 increases the minimum height limits that local governments may impose on ADUs to:

- 16 feet for detached ADUs on same lot with an existing or proposed single-family or multifamily dwelling,
- 18 feet for detached ADUs located on lot that is within a half mile of a major transit stop, or detached ADUs on lot with an existing or proposed multistory, multifamily dwelling, and
- 25 feet or base zone height, whatever is lower, for attached ADUs.

The law introduces the potential for two-story ADUs if certain conditions are met, but ensures local agencies are not required to permit three-story ADUs. SB 897 clarifies that two detached ADUs may be constructed and qualify for building permit ministerial review under Subdivision (e) on lots with proposed multifamily dwellings. This change will allow developers to include two detached ADUs in their design and planning processes for new multifamily residential projects.

AB 976 (2023) - Accessory Dwelling Units, Owner-Occupancy Requirements

This law authorizes local agencies to require rental terms that are 30 days or longer for accessory dwelling units. This law also prohibits local agencies from imposing an owner-occupancy requirement on any accessory dwelling unit.

AB 1033 - Accessory Dwelling Units, Sale of ADUs

This law authorizes local governments to allow ADUs to be sold separately from the primary residence as a condominium.

AB 1332 (2023) - Accessory Dwelling Units, Pre-Approved Plans

This law requires each local agency to develop a program by January 1, 2025, for the preapproval of ADU plans, whereby the local agency accepts ADU plan submissions for preapproval and approves or denies the preapproval applications. Under this law, local agencies are authorized to charge a fee to an applicant for the preapproval of an ADU plan. The law requires the local agency to post preapproved ADU plans on the local agency's internet website. Local agencies are required to either approve or deny an application for a detached, pre-approved ADU within 30 days.

Summary of Compliance with Recent ADU Laws

The Susanville Zoning Ordinance Section 17.136 defines requirements for ADUs. The City most recently updated the ADU ordinance on September 18, 2024, as a part of the Zoning Ordinance update. The City's ADU ordinance permits the construction of attached ADUs, detached ADUs, and JADUs in all zones that allow for residential uses. Portions of this ordinance that are not in compliance with State law include the following:

- The existing ordinance does not allow up to eight detached units in multifamily zones in compliance with Government Code Section 66323

Additionally, the City does not have a process for approving preapproved ADU plans, as required by AB 1332 (2023).

Program HE-2 commits the City to revising the Zoning Ordinance for compliance with all recent changes to ADU State law. Program HE-2 also commits the City to develop a program for the preapproval of ADUs.

Density Bonus

AB 1763 (2019) - Density Bonus

AB 1763 amended California's density bonus law to authorize significant development incentives to encourage 100 percent affordable housing projects, allowing developments with 100 percent affordable housing units to receive an 80 percent density bonus from the otherwise maximum allowable density on the site. If the project is within half a mile of a major transit stop, the City may not apply any density

limit to the project, and it can also receive a height increase of up to three additional stories (or 33 feet). In addition to the density bonus, qualifying projects will receive up to four regulatory concessions. Additionally, the City may not impose minimum parking requirements on projects with 100 percent affordable housing units that are dedicated to special needs or supportive housing.

Density Bonus Law Changes: AB 2345 (2020)

AB 2345 makes certain changes to the State's Density Bonus Law. Changes include:

- adds density bonuses of 38.75 to 50 percent for projects that provide 12 to 15 percent very low-income units, 21 to 24 percent lower income units, or 41 to 44 percent moderate income units;
- reduces the percentage of lower income units required to qualify for additional incentives or concessions from 20 to 17 percent for the second incentive or concession and from 24 to 20 percent for the third incentive or concession; and
- reduces parking requirements from 2 to 1.5 per dwelling unit for two- and three-bedroom units and clarifies the income requirements to qualify for the 0.5 parking space maximum for projects near transit.

AB 2345 also requires that additional information on density bonuses be included in annual reports to the Department of Housing and Community Development.

SB 290 (2021) - Density Bonus Law: Incentives or Concessions for Student Housing and Moderate-Income Families

This new law specifies that units required to satisfy a local government's inclusionary zoning ordinance must count toward the total number of units to determine incentives and concessions under density bonus law. The law adds one incentive or concession for projects that provide housing to students that reserve at least 20 percent of the units for lower-income students. It also requires local agencies to include data on density bonuses granted to lower-income student housing development projects in their housing element Annual Progress Report.

SB 290 modifies the density bonus requirements for moderate-income developments to no longer require that the project be a common-interest development. Moderate-income developments may also receive a waiver from imposing a parking ratio of above 0.5 spaces per unit if the project provides at least 40 percent moderate-income units and is located within one half of an unobstructed mile of a major transit stop. The law also removes the option for a local government to refuse an incentive or concession on the grounds of an adverse impact to the environment.

AB 1551 (2022) - Density Bonus Law: Benefits for Mixed Use Projects

AB 2551 reenacts a law that previously sunset on January 1, 2022, that provided State density bonus law benefits for commercial projects that include affordable housing. In order to qualify, a commercial

developer must partner with a housing developer or provide housing that includes 30 percent low-income units or 15 percent very low-income units. The housing must be on the site of the commercial development or on a site that is within the boundaries of the local government, in close proximity to public amenities including schools and employment center and be within a half mile of a major transit stop. Eligible commercial developments may be granted the following incentives, including but not limited to:

- Up to a 20 percent increase in maximum allowable intensity in the General Plan
- Up to a 20 percent increase in maximum allowable floor area ratio
- Up to a 20 percent increase in maximum height requirements
- Use of a limited use/limited applicable elevator for upper floor accessibility or an exception to a zoning ordinance or other land use regulation

This tool may be useful in jurisdictions that want housing developed in tandem with commercial uses and where State density bonus law benefits can make a mixed-use project more financially feasible to support the residential component. This new law will continue until January 1, 2028.

AB 682 (2022) - Density Bonus Law: Benefits for Shared/Co-Living Housing

AB 682 creates a new category of "shared housing" projects eligible for benefits under the State density bonus law. A shared-housing building is defined as a residential or mixed-use structure with five or more housing units and one or more common kitchens and dining areas designed for permanent residence of more than 30 days by its tenants. A shared-housing building qualifies for State density bonus law benefits if it contains 10 percent lower-income units, 5 percent very low-income units, or is a senior housing development. The law prohibits jurisdictions from requiring any minimum unit size requirements or minimum bedroom requirements for an eligible shared-housing building project. This is an important benefit as many shared-housing projects cannot meet local requirements as a result of the small size of the units.

AB 1287 (2023) - Density Bonus Law, Maximum Allowable Residential Density and Additional Incentives

This law defines "maximum allowable residential density" to mean the greatest number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, if a range of density is permitted, the greatest number of units allowed by the specific zoning range, specific plan, or land use element of the general plan applicable to the project. The law also removes the provision that the greater density prevails if the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan or specific plan. Additional density bonuses are required to be granted by jurisdictions when the applicant conforms to specific requirements, including the percentage of units that are affordable to the range of very low- to moderate-income households.

Summary of Compliance with Recent Density Bonus Law

Due to the changing nature of the State's density bonus requirements, the City's density bonus provisions, addressed in Chapter 17.130 (adopted September 18, 2024) default to State standards.

Chapter 17.130 DENSITY BONUSES AND AFFORDABLE HOUSING INCENTIVES

§ 17.130.010 Purpose and intent.

Residential development shall comply with the allowability of density bonuses, incentives, exemptions, and concessions in compliance with State Density Bonus Law (Government Code Section 65915, as revised). Government Code Section 65915 requires the city to provide incentives for affordable housing, senior housing, and childcare facilities.

Although defaulting to State requirements is an appropriate approach to meeting State law, Chapter 17.130 does not outline a framework for processing density bonus requests. This creates uncertainty in the application and review process that could potentially constrain development. Program HE-2 commits the City to updating the Chapter 17.130 to identify the City's framework for processing density bonus requests, including but not limited to, submittal requirements, decision-making authority, and review timelines.

Housing Element Contents and Requirements

SB 6 (2019) - Standardization of Sites Inventory Analysis and Reporting

SB 6 requires the City to electronically submit the sites inventory to HCD starting in 2021. The Housing Element will report on compliance with this requirement. The City will submit the form to HCD for review with each submission of the Housing Element Update.

SB 99 and AB 747 (2019) - Evacuation Routes

Two recent laws, AB 747 and SB 99, require the General Plan Safety Element to be updated to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios and to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes. The laws require these updates to occur with the 2024-2029 Housing Element update period. The City is currently updating the Safety Element, as required by State law. Adoption of the update Element is tentatively scheduled for spring 2026.

AB 1304 (2021) - Affirmatively Further Fair Housing: Housing Element Inventory of Land

AB 1304 clarifies that a public agency has a mandatory obligation to affirmatively further fair housing. It revises the requirements and methodology for the housing element's analysis of fair housing issues and requires that the schedule of actions to implement the housing element include an analysis of historical

origins and current practices that contribute to fair housing issues. The law also requires the inventory of land to consider the relationship of parcels to fair housing obligations and determine whether the inventory affirmatively furthers fair housing. For more information, please see Appendix C: Affirmatively Furthering Fair Housing.

AB 1398 (2021) - Housing Element: Rezones to Meet a Regional Housing Needs Allocation (RHNA) Shortfall

AB 1398 requires a local government that fails to adopt a housing element that the Department of Housing and Community Development deems compliant with state law within 120 days of the statutory deadline to complete any rezones proposed to meet the state-identified housing need within one year of the statutory deadline. Further, a jurisdiction that adopts a housing element more than one year after the deadline cannot be deemed compliant until rezoning is complete. This Housing Element does not propose rezones to meet a RHNA shortfall.

Development Approvals and Permit Processing

AB 1486 and AB 1255 (2019) - Surplus Land Act Amendments

AB 1486 refines the Surplus Land Act to provide clarity and further enforcement to increase the supply of affordable housing. The law requires the City to include specific information relating to surplus lands in the Housing Element and Housing Element Annual Progress Reports, and to provide a list of sites owned by the City that have been sold, leased, or otherwise disposed of in the prior year. AB 1255 requires the City to create a central inventory of surplus and excess public land each year. The City is required to transmit the inventory to the Department of Housing and Community Development and to provide it to the public upon request.

AB 1483 (2019) - Housing Impact Fee Data

AB 1483 requires the City to publicly share information about zoning ordinances, development standards, fees, exactions, and affordability requirements. The City is also required to update such information within 30 days of changes.

SB 330 (2019) - Housing Crisis Act of 2019

SB 330 enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prohibits localities from imposing a moratorium or similar restriction or limitation on housing development; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any

demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels.

The City has not formally adopted a procedure for processing SB 330 applications. Program HE-2 commits the City to revising the Zoning Ordinance, as appropriate, to ensure compliance with the requirements of SB 330 by 2026.

Data Sources

Information contained in the Housing Element was compiled through the use of a variety of data sources, agency contacts, interviews, and the review of existing documents. This included data from the United States 2000, 2010, and 2020 Census of Population and Housing, State, and local government agencies and information from local organizations. The following is a list of the primary data sources that were used for the preparation of the Housing Element:

- U.S. Census data (2000-2020 data), including American Community Survey data (2022 five-year estimates)
- State Department of Finance, Housing and Population Data
- State Department of Housing and Community Development (HCD) – Lassen County 7th Cycle Housing Element data package

Public Participation

Section 65583(c)(5) of the Government Code states that *"The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort."* Public participation played a critical role in the formulation and refinement of the City's housing goals and policies.

Housing issues affect the entire community including residents, employers, and the public and private sectors. The public participation requirement of housing element law presents an opportunity to engage community members and stakeholders in a dialogue where they define problems and create solutions. The inclusion of community stakeholders in the housing element public participation process helps ensure appropriate housing strategies are more efficiently and effectively evaluated, developed, and implemented. An inadequate public participation process may lead to community disagreements. Successful public participation is important because a diverse cross section of the population can be engaged in defining housing problems and in crafting community sensitive solutions. Another benefit of broad public participation and true engagement of the public is that when it is time to adopt housing strategies and approve housing developments, a greater portion of the community has been involved and participated in the plan and more frequently will support its implementation.

In response to the need for public participation, City planning staff worked with consultants to develop a robust community engagement program tailored to ensure the community and other stakeholders are

engaged in the process and are given ample opportunities to provide input. The key objective of the community engagement program is to maximize opportunities for everyone interested in the Housing Element to participate. The engagement program includes overall project branding, a project website, newsletters and eblasts, announcements on the City website, City's Susanville Click & Fix app, City's various social medias, eblasts distributed through email mailing lists, multiple workshops, and Planning Commission and City Council meetings and hearings. This section summarizes the City's engagement program.

Engagement Targeted to Lower-income Households. The City worked to engage lower-income households, as well as agencies representing them, by providing a wide variety of engagement efforts and ways to participate. The City's social media platforms and Click & Fix app were regularly used to broadcast notices and announcements citywide, as well as to agencies that work with, support, and provide services to lower-income households. The City provided an easily accessible Project website and videos of workshops so that working residents could participate after hours. The City also provided surveys in English and Spanish, accessibility tools for the website, and an extended public review period for the Draft Housing Element. Finally, the City reached out to over a dozen agencies and organizations to schedule stakeholder interviews, including agencies representing or supporting lower-income households, such as the Susanville Indian Rancheria, Lassen Community College, Banner Lassen Medical Center, and the California Correction Center, however, due to scheduling conflicts and lack of stakeholder availability, the City was not able to schedule one-on-one meetings with these groups as part of this Update effort.

Branding



A branding package was prepared for the Technical General Plan Update, including the Housing Element Update. This included a project logo and style templates for all work products, maps, presentations, and publicity materials. The common branding helps to build recognition for the project and ensures that this effort is distinct in the minds of the community. The logo above will be used on all materials developed for all elements being updated during the Susanville Technical General Plan Update process.

eBlasts and Noticing

Throughout the Project, the Housing Element team sent out a variety of eblasts and notices to both residents and stakeholders that have signed up for the email list. Additionally, the City used mailing lists, Susanville Click & Fix app, social media, and physical flyers to extend the reach of notifications on the Housing Element and all related events and meetings.

Project Website (plansusanville.com)

During the development and review of the Housing Element, the City created and maintained a website for the Technical General Plan Update, including a page dedicated to the 2024-2029 Housing Element. This website provided easy access to information on the project, including general information about housing elements and details about workshops and other engagement opportunities. Project documents were posted to the website and comments were encouraged through the provided "Comments" button on each page. A button on the website allowed residents to sign up for the email list, as shown in the images on the following pages.



Housing Element Update

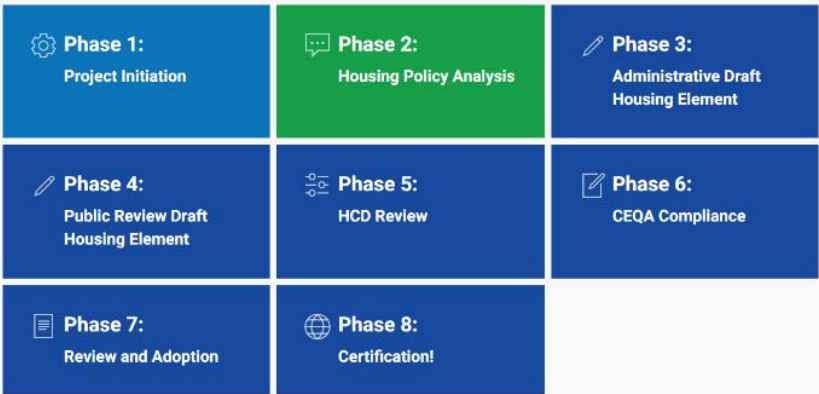
This page includes general information on the Housing Element, its connection to the General Plan, and the State requirements that drive the Update.

What is the Housing Element?

The City is currently working on an update to its Housing Element for the 2024-2029 planning period. The purpose of the housing element is to identify and analyze existing and projected housing needs in order to preserve, improve, and develop housing for all economic segments of the community.

The Housing Element consists of two parts: a Needs Assessment and Policy Document. The Needs Assessment analyzes existing housing conditions and projected housing need through 2029. The Needs Assessment includes analyses of housing needs and constraints to housing production, a fair housing assessment, and an inventory of sites available for residential use. The Policy Document includes goals, policies, and programs that respond to the housing needs, constraints, and issues identified in the Needs Assessment and serves as the City's housing action plan for the next four years.

The Housing Element Process



Want to Participate in the Process?

The Technical General Plan Update process provides all residents, property owners, and businesses the chance to help guide the future of Susanville. A successful Update will reflect the community needs and priorities. To do this we need YOUR input!

 [Learn More About Ways to Participate](#)

Join Email List

Comments

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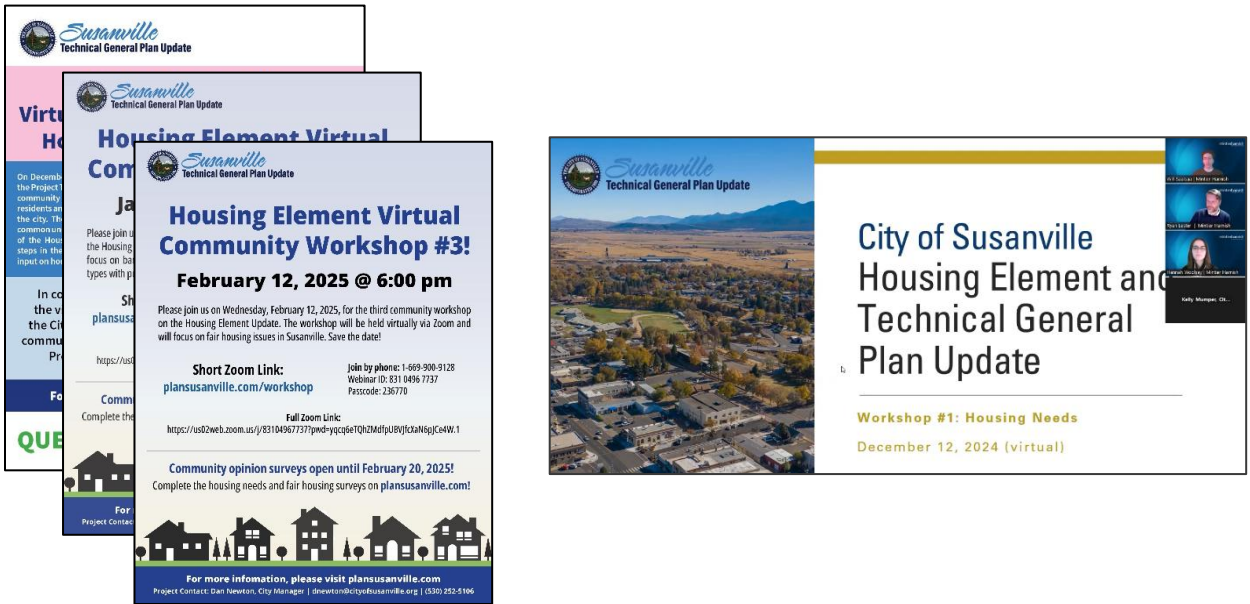
Email and contact buttons allow users to join the project email list and provide a comment to the project team.

Community Workshop and Focus Group Meeting Series

From December 2024 through February 2025, the General Plan Update Team facilitated a series of community workshops and Focus Group meetings to gain an understanding of housing needs, residential development opportunities, and fair housing needs in the city. Through this outreach, the Team heard a range of perspectives and opinions from residents and City staff members. The workshops and focus group meetings were designed to have corresponding meeting topics scheduled on the same day. These three topics were as follows: housing needs, constraints/sites inventory, and fair housing issues. Following publication of the Draft Housing Element, the City held a study session with the City Council to present and discuss the Public Review Draft Housing Element Update..

Community Workshops

The community workshop series includes four live virtual workshops via Zoom to discuss the Housing Element Update. The workshops provided a common understanding of the purpose of the Housing Element Update, key steps in the process, and sought public input on housing issues and distinct economic, social, and geographic housing needs. Each of the virtual workshops were recorded and posted to the project website. Residents who were unable to attend the workshops were encouraged to watch the meeting recording and submit their feedback either through the comments tab of the website or by emailing their responses to the Project Team, and to complete the online surveys posted to the project website.



Focus Group Meetings

In coordination with each public workshop, the Project Team facilitated a series of Focus Group meetings to obtain input from City staff. The Focus Group members were selected by the City and included nine members working in different City departments. The purpose of the Focus Group was to generate ideas, provide comments on each draft of the Housing Element, and offer recommendations to the Planning Commission and City Council.

Focus Group Members

Name	Details
Dan Newton	City Manager
Bob Godman	Public Works Director
Erik Edholm	Public Works Assistant Director - Engineering
Jolene Arredondo	Deputy City Manager
Tamra Spade	Economic Development Director
Kelly Mumper	City Planner/Code Enforcement Supervisor
Ruth McElrath	Building Permit Technician
Heidi Whitlock	City Clerk
Marci Rojas	Program Coordinator
Rebecca Peconom	Community Services Officer

Comments from the Workshops and Focus Group Meetings

Throughout the community workshop and Focus Group meeting series, the Project Team facilitated discussions with residents and City staff on housing needs, housing constraints, sites inventory, and fair housing topics. A range of opinions and ideas were expressed in both the workshop and Focus Group discussions. Comments heard at these meetings are summarized below.

Please note that the fourth workshop and Focus Group meeting are scheduled for spring 2025 to review and discuss the Public Review Draft Housing Element.

Workshop #1/Focus Group Meeting #1: Housing Needs

A virtual public workshop and Focus Group meeting covering the purpose of the Housing Element Update, key steps in the process, and housing needs in the city occurred on December 12th, 2024. The following table summarizes comments received and identifies how the comment was addressed or responded to in the Housing Element Update:

**City of Susanville General Plan
2024-2029 Housing Element**

Housing Needs Topic	Comment	Response
Senior Needs	The Susanville Indian Rancheria will soon be opening a new health clinic, including a dialysis clinic. Currently, residents need to travel a substantial distance to access a dialysis clinic. Once complete, the clinic may attract and increase the city's senior population in the coming years.	Thank you for the information. Program HE-10 works to incentivize housing for households with special housing needs, such as seniors.
Student Housing	There is a low stock of affordable housing appropriate for students. At times, this pushes students to live in substandard housing. The Lassen Community College has noted this issue in the past.	Program HE-9, Program HE-5, and Program HE-6 we included to promote the construction of new affordable housing types (deed-restricted, ADUs, and SROs).
Rental Housing	Citywide rental costs have increased in recent years. This is particularly a financial concern for large families, households with pets, and low-income families.	Program HE-8, Program HE-9, and Program HE-22 encourage the development of affordable rental housing, and an anti-displacement strategy that addresses low stock and other displacement pressures.
	There is a low stock of existing rental properties, causing competition amongst prospective renters and inflating rental housing costs.	
Housing Conditions	Residences in the southeast quadrant of the city have a higher need for rehabilitation due to age and/or being in substandard condition, particularly for rental properties.	Program HE-6 and Program HE-20 address rehabilitation. Program HE-6 targets "Central Susanville" which includes the southeast quadrant of the city.
Mixture of Housing Types	ADUs and JADUs create an opportunity to fill part of the city's housing need, as many parcels in the city are large enough to fit a second unit and permitting for this housing type is streamlined.	Program HE-9, Program HE-5, and Program HE-6 we included to promote the construction of new affordable multifamily uses as well as more affordable housing types (ADUs, and SROs).
	Most rental units in the city are on single-family properties; more multifamily rental units are needed to provide housing to a range of household incomes.	
Subsidized Housing	Several motels along Main Street are being used for subsidized housing by the County; however, many of these uses are in poor condition. The City should continue to support the conversion of these motels to single room occupancy (SRO) units or to short-term stays.	Program HE-6 promotes the conversion of substandard hotels/motels to SRO units.
Supportive Housing	The city's only homeless shelter is over capacity and there is a need to increase the city's capacity for supportive housing.	Program HE-7 addresses Emergency Housing/Extremely low-income housing needs; Program HE-2 commits the City to allowing supportive housing in all zones allowing residential uses and to streamlining approval of supportive housing.

**City of Susanville General Plan
2024-2029 Housing Element**

Transportation	The local public transportation system only stops once an hour at bus stops. Students are the largest user of this system.	Program HE-18 commits the City engagement local and regional transportation agencies to explore opportunities to expand current services and routes.
Affordable Housing Development	There is a need for affordable housing to be developed near transit, retail and health care opportunities, and the community college.	The City considered this comment in the development of the sites inventory, and will continue to prioritize residential development, as particularly affordable housing development near Main Street, Lassen Indian Health Center, and community college.

Workshop #2/Focus Group Meeting #2: Housing Constraints and Sites Inventory

On January 9, 2025, the Project Team facilitated a virtual public workshop and Focus Group meeting to discuss housing production, residential sites in the city, and housing types with potential for affordable development. The following table summarizes comments received and identifies how the comment was addressed or responded to in the Housing Element Update:

Housing Constraints or Sites Inventory Topic	Comment	Response
Development Barriers	There is a lack of available developers for typical home repairs or improvements. This can make it difficult to afford a home that requires many repairs. Some past approved subdivisions never began construction of units due to being unable to secure or afford a developer.	The City has included Program HE-26, which identifies actions the City will take to promote economic development, including the recruitment of developers, contractors, and home service-oriented businesses.
	Local market for new homes does not allow developers to make enough profit, which has decreased the amount of homes being developed. Renovating existing, substandard houses and new ADU development seem to be more financially feasible for contractors than development of new homes.	Rehabilitation and preservation of existing residential units is a priority for the City and are addressed in Program HE-6 (rehab of substandard units to SROs), Program HE-16 (preservation) addresses this issue. Program HE-5 encourages the development of ADUs.
	The Susanville Sanitary District lacks capacity to support new residential development. In recent years, multifamily development in northern Susanville have been disapproved due to this lack of capacity.	This is the main constraint to housing production in the City. Please see Program HE-12 and Program HE-14.
	The City placed a moratorium on impact fees for five years and increased the cost threshold that would require residential	This information was incorporated into the analysis of development/impact fees within the Constraints Analysis.

**City of Susanville General Plan
2024-2029 Housing Element**

Housing Constraints or Sites Inventory Topic	Comment	Response
	property owners to complete public improvements.	
Mixture of Housing Types	There is a need for preapproved ADU plans to streamline their development and reduce costs for applicants.	Program HE-2 commits the City to provide a procedure for approving pre-approved ADU plans, as is now required by State law. Program HE-5 encourages the development of ADUs generally.
	Past multifamily and/or affordable housing developments have faced public/NIMBY backlash, leading to project delays or disapproval. City staff has found success with residential permit processes that are less discretionary, and wonder if educating the public on the benefits of affordable housing might reduce this opposition.	The City included engagement efforts in as many housing programs as feasible and is committed through Program HE-2 to provide streamlined processes for approving affordable housing developments in compliance with SB 330 and SB 35.
	Increasing the allowable density of the Duplex/Triplex Residential (R-3) zone to 15 dwelling units per acre may encourage denser residential developments in this zone.	The Housing Element does not dictate allowable density. At this time, the R-3 zone allows up to 12 du/ac; the City will consider this comment in the next update to the General Plan Land Use Element.
	There is interest in allowing residential mixed use developments in commercial zones in the city to expand housing opportunities and improve economic development.	Program HE-25 commits the City to evaluating the feasibility of high density residential uses in non-residential zones and amending the zoning code, as appropriate, to expand capacity on commercial, public facilities, or City-owned sites.
	There is interest in allowing residential developments in the Public Facilities (PF) zone.	Program HE-25 commits the City to evaluating the feasibility of high density residential uses in non-residential zones and amending the zoning code, as appropriate, to expand capacity on commercial, public facilities, or City-owned sites.
	There is interest in allowing residential developments on City-owned parcels, particularly for student housing projects.	Program HE-25 commits the City to evaluating the feasibility of high density residential uses in non-residential zones and amending the zoning code, as appropriate, to expand capacity on commercial, public facilities, or City-owned sites.
Housing and Neighborhood Conditions	Some older homes in the city are uninsulated and have high energy costs due to not being energy efficient. These families may benefit from a weatherization program.	Program HE-20 addresses energy conservation and weatherization.
	Some water infrastructure improvements will be needed in the future due to system age and occasional issues with leaks. These	Program HE-12 commits the City to seeking funding for infrastructure improvement projects.

**City of Susanville General Plan
2024-2029 Housing Element**

Housing Constraints or Sites Inventory Topic	Comment	Response
	improvements are laid out in the City's water utility capital improvement plan.	
Housing Costs	High fire insurance costs can make it unaffordable to purchase a home, particularly for first-time homeowners and low-income families.	To address high costs, Program HE-11 commits the City to seek funding to implement a Homebuyer Assistance Program targeted to lower- and moderate-income household.

Workshop #3/Focus Group Meeting #3: Affirmatively Furthering Fair Housing (AFFH)

On February 12, 2025, the Project Team facilitated a virtual community workshop and a Focus Group meeting to discuss fair housing and contributing factors to fair housing issues. The following table summarizes comments received and identifies how the comment was addressed or responded to in the Housing Element Update:

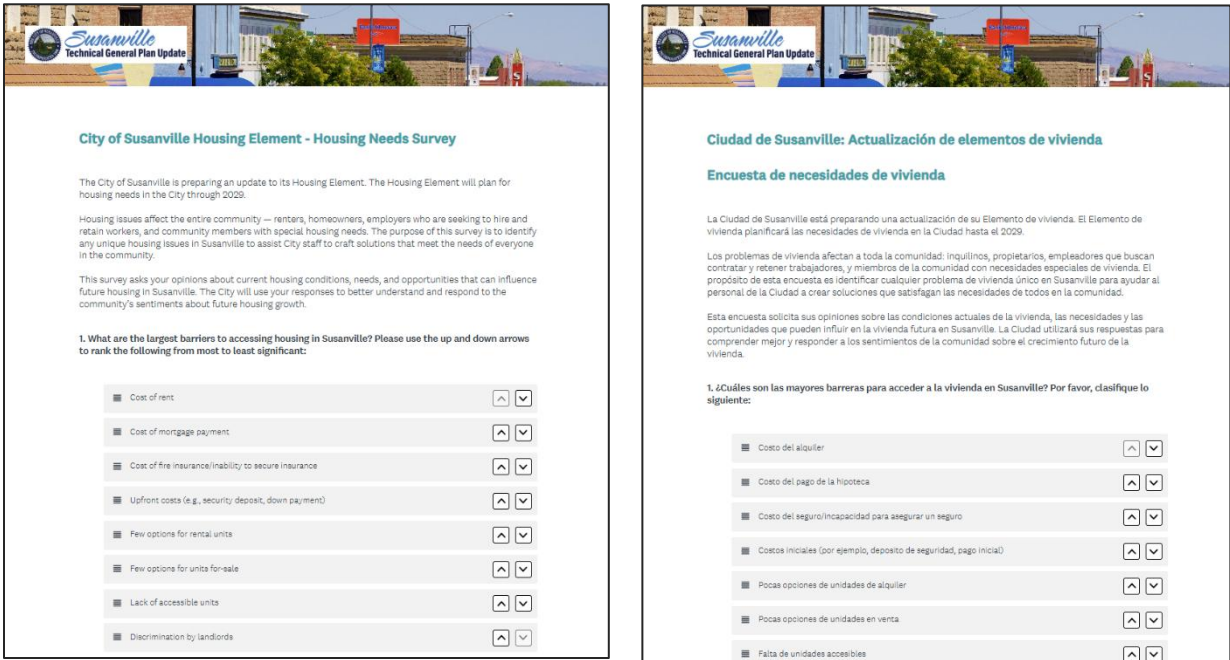
AFFH Topic	Comment	Response
Concentrations of Lower-income Households	Central Susanville has higher amount of lower-income housing compared to other areas of the city.	The City included a number of programs to address conditions in Central Susanville (Program HE-11: Homebuyer Assistance program targeting to Central Susanville, Program HE-19: Place-based Strategies for Community Revitalization), as well as to increase production of affordable housing and affordable housing types in higher resource areas (Program HE-5, Program HE-8, Program HE-9, Program HE-19).
Areas of Concentrated Rehabilitation Needs	Older, substandard housing is concentrated in Central and Eastern Susanville.	The City several program that assist in rehabilitation and community revitalization, including Program HE-6, Program HE-20, and Program HE-19
Barriers to Homeownership	Homes within a High Fire Hazard Severity Zone find it difficult to afford and/or secure fire insurance	The Housing Element includes a program to address fire risk and safety from a housing and fair housing perspective. Please see Program HE-24. Please also note that this program is meant to be coordinated with programs in the Community Health, Safety, and Conservation Element Update still being drafted and is not the City's comprehensive approach to fire safety.
Reducing Displacement Risk	The City is interested in launching weatherization or accessibility programs, with assistance from grant funding.	Program HE-20 addresses energy conservation and weatherization

**City of Susanville General Plan
2024-2029 Housing Element**

AFFH Topic	Comment	Response
	The City takes a strict stance on code enforcement violations and provides technical assistance to property owners to resolve issues.	Thank you for the information; Code Enforcement and technical assistance are discussed in Program HE-15
Improving Livability	The limited capacity of the Susanville Sanitary District is a constraint on new residential development. Improvements and expansions to the system are needed to allow new development.	This is the main constraint to housing production in the City. Please see Program HE-12 and Program HE-14
	The City is collaborating with the County to address internet access issues. Currently, they have a last-mile technical assistance grant to improve broadband infrastructure, including installing fiber and multiple hubs to distribute internet.	Program HE-26 commits the City to annually engage local broadband and cell service providers to explore opportunities for expansion, assist in navigating constraints, and expedite permitting for necessary infrastructure.
	The City has taken steps to reduce risk of wildfire damage to properties, including an annual weed abatement program and maintaining its status as a Firewise community. The City would like to commit to fuel reduction projects and property inspections in conjunction with CalFire, as well as to expand existing programs related to fire hazard mitigation.	The Housing Element includes a program to address fire risk and safety from a housing and fair housing perspective. Please see Program HE-24. Please also note that this program is meant to be coordinated with programs in the Community Health, Safety, and Conservation Element Update still being drafted and is not the City's comprehensive approach to fire safety.

Housing Needs Online Survey

From September 16, 2024, to February 19, 2025, the General Plan Update Team posted an online survey to the project website that aimed to understand residents’ opinions on current housing conditions, needs, and opportunities that could influence future housing in Susanville. The survey questions were designed to better understand and respond to the community’s sentiments about future housing growth. This survey included nine questions and took about five minutes to complete. At the end of the survey, participants had the option to sign up for the project e-blast list in order to stay informed on the City’s Housing Element Update. The survey was available in both Spanish and English. All responses to questions asked during the survey are summarized below.



Preview images of the Housing Needs Survey in English and Spanish

Question 1: What are the largest barriers to accessing housing in Susanville?

Findings: For this question, respondents were asked to rank eight housing barriers from most to least significant. In the table below, responses are ranked 1-8 from most to least significant. Their average scores are shown. The three highest ranked barriers to housing were the cost and availability of insurance, upfront housing costs, and the cost of rent.

Table HE-1 Housing Barriers Survey Responses

Largest barriers to accessing housing within the city	Score
Cost of fire insurance/inability to secure insurance	6.67
Upfront costs (e.g., security deposit, down payment)	6.07
Cost of rent	5.93
Few options for rental units	5.13
Cost of mortgage payment	5
Few options for units for-sale	3.2
Lack of accessible units	2.27
Discrimination by landlords	1.73

Response: Responses to this question helped the City to prioritize program efforts, as resources are limited. The Housing Element includes a variety of programs that address these issues directly, as well as program actions to encourage new construction and the development of more affordable housing types to work to increase vacancy rates and reduce the cost of housing generally.

Question 2: If you rent or have rented in Susanville in the past, are there barriers to finding affordable rental housing options within the city?

Findings: For this question, respondents were asked to select all answers that apply. Half of responses indicated that rental housing in the city is too expensive and/or in poor condition. Additionally, just under 38 percent of responses demonstrate that there are too few units available for rent. The single responses in the “Other” category provided an open response, noting that many landlords do not practice fair housing and that existing apartment complexes in the city do not provide rental housing for a range of incomes.

Table HE-2 Barriers to Affordable Rental Housing Survey Responses

Answer Choices	Responses	
Yes; existing rental housing is too costly	50.0%	8
Yes; existing rental housing was in too poor of condition	50.0%	8
Yes; there are too few units available for rent	37.5%	6
No; there are no barriers to finding affordable rental housing options	25.0%	4
Yes; existing rental housing units are not the right size for my household	18.8%	3
I have never rented within the city	12.5%	2
Other	6.3%	1

Response: The City has included a number of programs that work to address the cost of housing, rental housing, and substandard housing. Key programs include, Program HE-9 (works to encourage new

affordable housing construction), and Program HE-8 (addresses rental assistance through the Section 8/Housing Choice Voucher program and program expansion).

Question 3: What types of housing are most appropriate to fill Susanville’s housing needs?

Findings: For this question, respondents were asked to rank eleven housing types from most to least appropriate to fill the city’s housing needs. In the table below, responses were ranked 1-11 from most to least significant. Their average score is shown. Respondents felt that single-family housing types on smaller lots and rental units would be the most appropriate type of housing for Susanville’s housing needs. They also felt that affordable homes (for purchase) or housing for seniors would be beneficial.

Table HE-3 Housing Types and Needs Survey Responses

What types of housing are most appropriate to fill Susanville’s housing needs?	Score
Single-family housing types on smaller lots (such as cottage housing or single-family homes with reduced yard space)	8.81
Rental units	8.75
Affordable homes available for purchase	8.44
Housing for seniors, with or without assisted living	6.25
Multifamily housing/apartments	6.06
Townhomes	5.69
Tiny homes or tiny home communities	5.69
Housing for large or multi-generational families	4.81
Supportive housing for individuals with a disability	4.69
Shelters for those experiencing homelessness	3.63
Agricultural/farmworker housing	3.19

Response: Responses to this question helped the City to prioritize program efforts, as resources are limited. The Housing Element includes programs addressing affordable rental housing, affordable homeownership, housing for households with special housing needs, and emergency housing/extremely low-income units.

Question 4: A majority of the housing units in the city are single-unit, detached residences, or mobile homes. What other types of residential development opportunities should be encouraged in Susanville?

Findings: For this question, respondents were asked to rank eight residential development opportunities from most to least desired/appropriate to encourage in the city. In the table below, responses were ranked 1-8 from most to least significant. Their average score is shown. Respondents indicated that accessory dwelling units, both for rent and for housing family members, friends, and extended family, should be encouraged the most in Susanville. They also felt that smaller multifamily

housing developments (i.e. duplexes, triplexes, four-plexes) and larger multifamily housing developments would be beneficial.

Table HE-4 Residential Development Opportunities Survey Responses

What other types of residential development opportunities should be encouraged in Susanville?	Score
Accessory dwelling units for rent	6.08
Accessory dwelling units for housing family members, friends, and extended family	5.54
Duplexes, triplexes, four-plexes and other smaller multifamily housing types	5.38
Apartments and multifamily developments with 12+ units	4.92
Developments with a mix of commercial and residential uses	4.54
Lot splits that allow owners to build another home on their property	3.92
Tiny home villages/communities	3.69
RV/mobile home parks	1.92

Response: Responses to this question helped the City to prioritize program efforts, as resources are limited. The Housing Element includes programs addressing the top responses here, including ADUs, multifamily rental housing, and residential development in typically non-residential areas (commercial and public facilities zones, and city-owned surplus land).

Question 5: Accessory dwelling units (ADUs; also known as a guest unit or granny flat) are one way to increase housing availability in existing residential areas of the city. ADUs can take a variety of different forms, but are generally smaller, single bedroom or studio residences located on the same property as an existing single-family home or within a converted garage space. If you own your home, what would make you consider adding an accessory dwelling unit to your property?

Findings: For this question, respondents were asked to select all responses that apply. Half of respondents indicated that they would develop an ADU on their property if the City had preapproved building plans they could use. Just under 44 percent of responses would also consider adding an ADU to their property if it would increase their property value and if the permitting process was easy, quick, and expectable.

Table HE-5 ACCESSORY DWELLING UNIT DEVELOPMENT SURVEY RESPONSES

If you own your home, what would make you consider adding an accessory dwelling unit to your property?	Positive Response percentage
Pre-approved building plans	50.0%
If it would increase your property's potential sale price	43.8%
Not interested/doesn't apply to me	43.8%
Easy, quick and expectable application and permitting process	37.5%
Reduced, waived, or deferred fees	31.3%
Help with financing	31.3%
The availability of technical assistance relates to permitting and code compliance	31.3%
Renting the accessory dwelling unit would be a new source of income	31.3%
Other	0.0%

Response: The Housing Element includes programs encouraging ADUs (Program HE-5) as well as a pre-approved ADU approvals (Program HE-2).

Question 6: If you are a renter, would you be interested in renting an accessory dwelling unit?

Findings: Over half of respondents noted that they were not interested in renting an ADU, or that it did not apply to them. Just under 38 percent of responses noted an interest in renting an ADU, as long as it was separate from the main dwelling. A quarter of responses indicated an interest in renting an ADU if it were affordable and/or the right size for their household.

Table HE-6 Rental Accessory Dwelling Unit Survey Responses

Answer Choices	Positive Response percentage
Not interested/doesn't apply to me	56.3%
Yes, if I had some degree of separation from the main dwelling	37.5%
Yes, if it is affordable	25.0%
Yes, if the unit was the right size for my household	25.0%
Yes, if it had yard access	18.8%
Very interested, no concerns	12.5%
Other	0.0%

Response: Responses to this question helped the City to understand the extent to which ADUs can assist in meeting the needs of the community, as well as the constraints that may impact a homeowners' decision-making process.

Question 7: Another way to increase housing availability is to allow multifamily housing developments in more areas of the city. Where should multifamily developments be prioritized?

Findings: For this question, respondents were asked to select all responses that apply. Just under 63 percent of responses indicate that multifamily developments should be prioritized on vacant or underutilized parcels. Half of responses noted a preference for multifamily developments near existing commercial areas, and just under 44 percent of responses would like to prioritize these developments within commercial zones.

Table HE-7 Multifamily Development Location Survey Responses

Where Should Multifamily Developments Be Prioritized?	Response percentage
Underutilized or vacant parcels	62.5%
Near existing commercial areas	50.0%
Within commercial zones	43.8%
Residential areas	37.5%
Along major streets and transportation corridors	31.3%
Near schools	31.3%
In proximity to employment opportunities/major employers	31.3%
Other	0.0%

Response: The City considered these responses in the development of the sites inventory, as well as in Program HE-25, which focuses on expanding residential capacity to traditionally non-residential zones.

Question 8: Incorporating new amenities into areas with existing or proposed residential developments can enhance resident’s quality of life and create a more comfortable and appealing environment to live in. What are your top three choices for amenities to prioritize near new residential developments?

Findings: For this question, respondents were asked to select all responses that apply. Responses indicate that the highest priorities for new residential developments include parks and play areas (75 percent of responses), open space and trails (56 percent) and bus stops (38 percent). Only one respondent wrote an open response for the Other category, noting that they would like to see “dog runs in each community.”

Table HE-8 Amenities to Prioritize Near New Residential Developments

Top Amenities to Prioritize Near New Residential Developments	Response percentage
Parks and play areas	75.0%
Open space and trails	56.3%
A bus stop	37.5%
Grocery stores and other retail shopping	31.3%
Schools	31.3%
Community centers, libraries, or other public facilities	25.0%
Proximity to downtown areas	18.8%
Proximity to government services	12.5%
Health Care Providers	12.5%
Other	6.3%
Pharmacy	0.0%

Response: The City considered these responses in the development of the sites inventory, which prioritized sites in higher resource areas.

Question 9: What additional factors would you like us to consider when updating Susanville's housing plan?

Findings: This question was open ended. All responses received are listed verbatim in the table below. Responses note a range of important factors to consider in this Housing Element Update. Several responses note the importance of encouraging and streamlining development and public improvements in vacant or underutilized commercial areas. Other responses noted a need for pedestrian infrastructure improvements, allowing for flexibility of land uses in existing developments, encouraging low maintenance landscaping, and encouraging housing for all income levels.

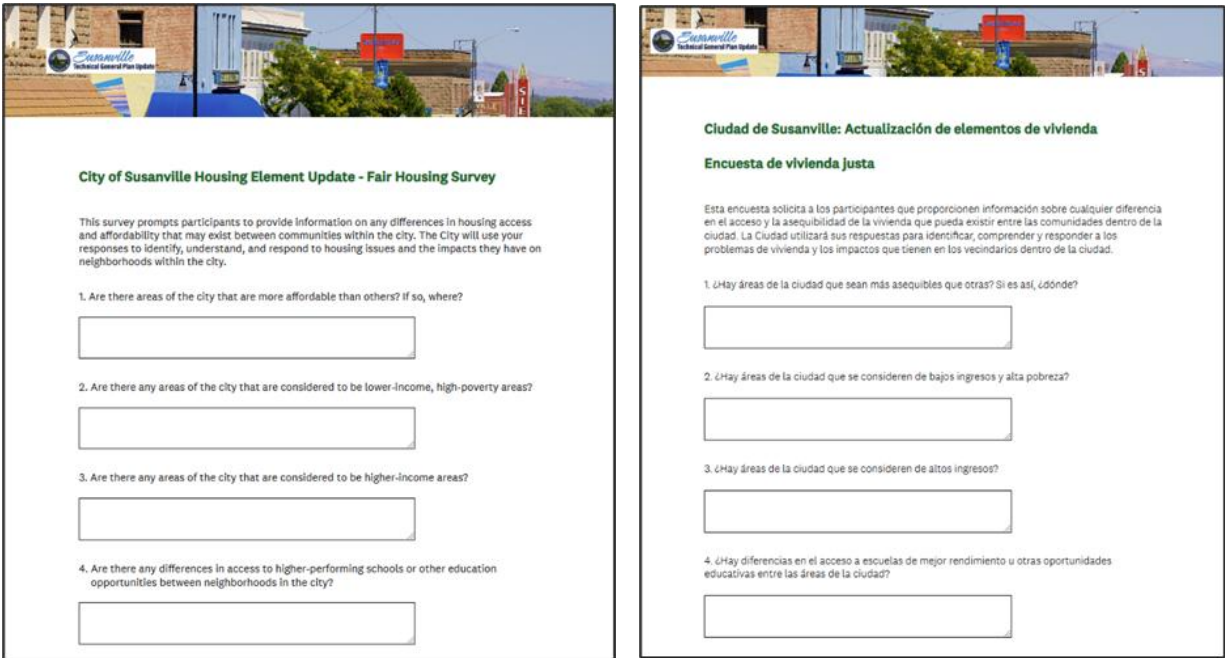
Table HE-9 Other Factors to Consider Open Responses

Additional Factors to Consider in the Susanville Housing Element
Adding sidewalks and upkeeping paint on the street
Make development easier. More streamlined. Help with the commercial sector. Need to make a better effort getting commercial tenant/owners to Susanville. Too many vacant spaces within the Main Street corridor. Get help to buildings that are dilapidated.
Have pride in what is already here. Develop, as part of the plan, a strategy for preserving historic character of neighborhoods along with the "uptown" but allow for creative and different uses so they are inhabited.
Encourage low maintenance front yards, xeriscape, low clutter
Making places that are currently underutilized and/or areas in town that need general updating and infrastructure improvement, look nicer, and provide housing to folks in need would be great! And to not listen to all the NIMBY folks, considering if we want folks to stay in Susanville, the first thing they need is shelter and employment.
Need housing for MEDIAN income residents. Also, this is a rural area and everyone has a pet, need to be pets ok and have safe available area for dog walkers.

Response: The responses to this question were incorporated into a variety of programs, including programs for community revitalization and investment, infrastructure improvements, permit processing, emergency/extremely low-income households, and a homebuyer assistance program eligible to moderate-income households (as well as lower-income households).

Fair Housing Online Survey

From September 16, 2024, to February 19, 2025, the Project Team posted an online survey to the project website that aimed to understand potential fair housing issues in Susanville. The survey questions prompted participants to provide information on any differences in housing access and affordability that may exist between different areas and neighborhoods in the city. These responses were used to identify, understand, and respond to housing issues and the impacts they have on Susanville residents. This survey included 11 questions and took about 10 minutes to complete. At the end of the survey, participants had the option to sign up for the project e-blast list in order to stay informed on the City’s Housing Element Update. The survey was available in both Spanish and English. Fair housing issues expressed through this survey generally fall under the following topics summarized below:



Preview images of the survey in English and Spanish.

Table HE-10 Fair Housing Online Survey Public Input Summary

Comment	Response to Comment
There are affordable housing options in the southeast quadrant of Susanville, as well as in the various low-income housing units throughout the city.	The City considered these comments in the development of the sites inventory, and worked to avoid concentrations of affordable housing in lower resource areas.
The southeast quadrant of Susanville (near Riverside Park) is considered to be a low-income, high-poverty area.	
The northwestern quadrant of Susanville and the Historic Uptown District are considered to be higher-income areas.	This information informed <i>Appendix C: Affirmatively Further Fair Housing</i> .
Homes in the southeast quadrant of Susanville are more likely to have a high need for rehabilitation for safety or accessibility reasons.	This comment informed Program HE-8.
Rental costs in Susanville are higher than nearby, unincorporated communities in the county.	The City has included multiple programs that address affordable/rental housing construction and preservation. Additionally, the City has included programs to address infrastructure and sewer system constraints that limit the potential for new development, increased vacancy rates, and, ultimately, reduced rental costs.

Stakeholder Interviews

From November 2024 through January 2025, the City’s consultants conducted one-on-one interviews with local housing developers and agencies to gain an understanding of the housing conditions, issues, and opportunities throughout the city. The input received during these interviews provides context to the consultants on housing needs and constraints in the city. The interviews included four participants.

Who we spoke to:

Name	Details
Cynthia Raschein	Lassen County Transportation Department
Silas Rojas	Lassen County Office of Emergency Services
Gaylon Norwood	Lassen County Planning and Building Services
Steve Stump	Susanville Sanitary District

As a part of the stakeholder interview outreach effort, the City’s consultants reached out to 10 additional stakeholders that were identified by the City, including agencies representing or supporting lower-income households, such as the Susanville Indian Rancheria, Lassen Community College, Banner Lassen Medical Center, and the California Correction Center. Outreach efforts included emails, multiple phone calls, and voice messages over the course of two months. Despite multiple attempts to contact and schedule interviews with stakeholders, many of the potential stakeholders were unavailable or did not respond to requests for a meeting.

Summary of Interviews

Each interview lasted approximately 30-45 minutes and was conducted virtually via Zoom. After the Project Team provided a brief project overview, stakeholders were encouraged to share their thoughts on local housing needs and constraints. Although a broad range of opinions and ideas were expressed during the interviews, comments can be generally summarized into issues and opportunities.

Issues

- **Governmental constraints.** State regulations on residential development have contributed to the rising cost of construction, making residential development less financially viable for local builders. Current construction costs for a basic single-family home range from \$300-450/square foot in Susanville.
- **Material constraints.** The cost of building materials is high and materials are poorly stocked in Lassen County, forcing builders to purchase materials outside of the county at a loss to the local economy.

- **Electrical infrastructure.** Electrical infrastructure in Susanville is old and causes regular power outages throughout the city that can take multiple days to restore, leaving homes without heat or refrigeration. Seniors tend to be more severely impacted by power outages due to reliance on medical devices that need electricity to run.
- **Sewer infrastructure.** The city currently faces significant sewer capacity constraints limiting the number of new residential units that can be built. Areas of the city north of SR 36 are more susceptible to infiltration issues, while the system servicing the southern portion of the city is in better condition. The current system can support about 10 new residential units, with five in the southern portion and five in the north. These sewer capacity limitations impose constraints on residential development throughout the city and cannot be resolved until the system is updated.
- **Substandard affordable housing.** There is a limited supply of affordable housing and many of the units that are affordable are in substandard condition. There are issues with local property managers not maintaining their buildings, especially units that are priced as affordable.
- **Student housing.** While there is a demand for education in Susanville and a growing effort to expand trade programs at the local community college, there is a very limited supply of student housing. Limited student housing is forcing prospective students to seek other education opportunities outside Susanville.
- **Young residents.** While there are education and employment opportunities in the city, many young workers tend to leave Susanville for alternative educational or employment opportunities. The local community college provides some higher education opportunities, but many students end up leaving for four-year colleges. The job opportunities, higher wages, and better housing access offered in neighboring counties often prevent young workers from returning to Susanville.
- **Economic development.** The Lassen County Economic Development Department has in the past shifted its attention towards housing, resulting in the loss of local business programs that help attract and retain businesses.
- **Neighborhood Opposition.** There is some local pushback on potential new housing developments in Susanville, especially affordable multifamily housing.
- **Property insurance.** Property insurance for the structure alone can cost up to \$12,000 per year, and that is assuming the homeowner will qualify under highly restrictive requirements. Homeowners then need to purchase a separate policy for personal property, driving prices up even further. The State is currently in the process of updating the statewide wildfire hazard maps, which is expected to increase insurance costs throughout Lassen County.

Opportunities

- **First-time homebuyer program.** The formation of a first-time homebuyer program would be helpful in providing pathways to affordable homeownership in Susanville.
- **Housing rehabilitation program.** Establishing a housing rehabilitation program or providing services that assist homeowners in applying for existing rehabilitation programs would help property owners struggling to maintain rental housing units.
- **Aging population.** The aging population in Susanville is increasing the demand for affordable senior housing. A housing rehabilitation program tailored to senior housing needs would help alleviate the demand for affordable housing.
- **Transit services.** There are existing transit services throughout the southern half of Lassen County; however, there are limited/no connections to Redding or Reno, where many residents commute for medical services. Expanding transit services to Redding and Reno would benefit residents, especially seniors.
- **Point-in-Time count.** Lassen County only conducts a homeless Point-in-Time (PIT) count in the winter, resulting in the undercounting of people experiencing homelessness in Susanville. Efforts to conduct an additional PIT count during the summer would provide a more accurate assessment of the need for emergency shelters and transitional and supportive housing in the city.
- **Sanitary District coordination.** The Susanville Sanitary District is currently engaged in a citywide effort to collect data on the existing sewer system to inform the Sewer Master Plan update expected to begin in 2025. Facilitating collaboration between the City and the Sanitary District on grant funding efforts, data collection, and the Sewer Master Plan update would help improve the service quality provided by the Susanville Sanitary District.
- **City-County collaboration.** Facilitating collaboration efforts between the City and County on cross-jurisdictional issues including providing and maintaining emergency housing, applying for grant funding, and supporting transit services would benefit both parties.

Response:

Information provided by stakeholders was used to inform the Housing Needs Assessment and Policy Document. Specifically, information from stakeholders informed programs related to sewer district constraints, infrastructure improvements/community revitalization, housing rehabilitation, assistance for homebuyers, incentives for housing for households with special housing needs, and emergency housing/extremely low-income households.

Consistency With The General Plan

The City of Susanville 2024-2029 Housing Element is a required component of the Susanville General Plan, which was completed and adopted in August 1991 and has been amended and updated from time to time. California Government Code Section 65300.5 requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies..." Additionally, Government Code section 65583(c) requires that a housing element describe how consistency has been achieved among the general plan elements. The most important aspect of internal consistency among general plan elements is that policies and implementation measures do not conflict and provide a clear policy guide for the future maintenance, improvement, and development of housing within the City.

The Housing Element has been reviewed to ensure internal consistency between it and other General Plan elements. No conflicts exist between the goals, policies and implementation strategies of the Housing Element and other elements of the General Plan. This Housing Element is for the planning period from 2024-2029 and complies with the state-mandated five-year update cycle. The City will continue to ensure internal consistency between the Housing Element and the General Plan through its annual review and reporting process, as well as through 0: Plan Consistency.

Section Two

Housing Needs Assessment

City of Susanville General Plan, 2024-2029 Housing Element

Public Hearing Draft



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Section Two: Housing Needs Assessment

This section analyzes the demographic, household, income, employment, and housing stock characteristics for the City of Susanville and surrounding Lassen County to determine the City’s existing and future housing needs through 2029.

This assessment is divided into four subsections. **Population** examines and identifies population trends that may affect future housing needs. **Employment** describes primary income sources by occupation and individual’s ability to afford adequate housing. **Household Characteristics** explores Susanville by families, households, or living groups to see how past and projected household changes will affect housing needs. **Housing Stock Characteristics** discloses the overall housing environment in Susanville and details availability, affordability, and condition of housing. These analyses provide a general direction and focus for goals, policies and programs to meet the City’s identified housing needs.

Population

Population characteristics, such as growth rate and age, affect the type and amount of housing needed in a community, as well as the community’s ability to afford housing. The following section analyzes Susanville’s population characteristics and trends.

Table HE-11 shows population trends in Susanville from 2000 to 2020. Between 2010 and 2020, the city’s population decreased by approximately one percent, which equates to an average annual decrease of less than 0.1 percent (approximately 122 residents annually).

Table HE-11 Population Trends – Susanville, 2000–2020

Year	Population	Numerical Change	Average Annual Change	
			Number	Percentage
2000	13,574			
2010	17,947	4,373	437	2.4%
2020	16,728	-1,219	-122	<0.1%

Source: U.S. Census Bureau, 2000 Census Table DP1, 2010 and 2020 Census, Table P1.

Impact of Prisons on City Demographic Data

Individuals in “group quarters,” which includes those incarcerated in prisons, are counted towards the total population for the U.S Decennial Census.

Two prisons were active within the city limits as of the 2020 Decennial Census: the High Desert State Prison and the California Correctional Center. Although the California Correctional Center was deactivated on June 30, 2023, any inmates living in the Center at the time of the 2020 Decennial Census were counted towards the city’s population. In 2020, residents living in correctional facilities for adults accounted for 7,550 of the city’s total population of 16,728 residents. As of January 2025, no inmates live in the California Correctional Center due to its closure and 2,801 inmates live in the High Desert State Prison.

The inclusion of populations in group quarters in Susanville’s census data likely skews other census data points for the non-prison portion of the city, including, but not limited to, the city’s population by age and sex ratio, and population by race and ethnicity. The City has considered the impact of the incarcerated population on city demographic data in the development of the Housing Element and each of the implementation programs planned within. Further, the State of California does not require the City to adopt any actions to address the incarcerated population housed within the city.

Table HE-12 depicts population trends in Lassen County from 2000 to 2020. During this period, the overall population fell by just over three percent (1,098 residents). However, population trends varied by decade; between 2000 and 2010, the county population increased by three percent, but decreased the following decade by six percent. The county’s remote nature and the lack of access to rail and larger truck routes are limiting factors to industrial and other commercial growth. These limits affect access to the employment necessary for growth, particularly for younger families.

Table HE-12 Population Trends – Lassen County, 2000-2020

County	Population			Population Change (2000–2020)	
	2000	2010	2020	Number	Percentage
Lassen County	33,828	34,895	32,730	-1,098	-3.2%

Source: U.S. Census Bureau, 2000 Census Table DP1, 2010 and 2020 Census, Table P1.

Table HE-13 reports on population estimates in Susanville and Lassen County for the year 2022 based on U.S. Census Bureau ACS estimates. As shown, the total population in Susanville was 15,737 while the countywide population was 37,873. This data indicates a population decrease of nearly 1,000 residents in Susanville between 2020 and 2022. Countywide, a similar population decrease was experienced during this period, indicating that residents who left Susanville during this period likely moved to locations outside the county.

Table HE-13 Population Trends – Susanville and Lassen County, 2022

Jurisdiction	2022 Population
Susanville	15,737
Lassen County	31,873

Source: U.S. Census Bureau, American community Survey (ACS), 2010, 2020 and 2022 5-Year Estimates, Table DP05.

Population by Age

Table HE-14 shows population data by age group. Between 2010 and 2022, the number of people in the 25 to 34 age group increased by nearly 35 percent in Susanville. The 65 to 74 age group increased by nearly 17 percent, and the 35 to 44 age group had a nearly 12 percent increase during the same period. The population for all other age groups decreased between 2010 and 2022. The under 5 years group experienced the largest decrease in population at 43 percent.

Table HE-14 Population by Age – Susanville, 2010-2022

Age Group	2010		2022		Population Change	
	Number	Percentage	Number	Percentage	Number	Percentage
Under 5 years	998	5.72%	569	3.62%	-429	-43.0%
5 to 9 years	802	4.59%	603	3.83%	-199	-24.8%
10 to 14 years	982	5.62%	761	4.84%	-221	-22.5%
15 to 19 years	1157	6.63%	685	4.35%	-472	-40.8%
20 to 24 years	1728	9.90%	1,462	9.29%	-266	-15.4%
25 to 34 years	3,080	17.64%	4,148	26.36%	1,068	34.7%
35 to 44 years	2,636	15.10%	2,943	18.70%	307	11.6%
45 to 54 years	2,753	15.77%	1,851	11.76%	-902	-32.8%
55 to 59 years	932	5.34%	639	4.06%	-293	-31.4%
60 to 64 years	891	5.10%	576	3.66%	-315	-35.4%
65 to 74 years	726	4.16%	847	5.38%	121	16.7%
75 to 84 years	529	3.03%	478	3.04%	-51	-9.6%
85 years and over	246	1.41%	175	1.11%	-71	-28.9%
Median age (years)	34.9		33.7			

Source: U.S. Census Bureau, American community Survey (ACS), 2011 and 2022 5-Year Estimates, Table DP05.

Table HE-15 shows that in 2022, a majority of the population of Susanville was between the ages of 18 to 64 years old (75 percent). Just under 14 percent of residents are under the age of 18, and almost 9 percent of residents are 65 years or older. The large number of adults 18 to 64 age is heavily influenced by the sizeable incarcerated population counted in the city demographic data, nearly all of whom fit within this age range.

Table HE-15 Population Age Group, Susanville, 2022

Age Group	Total	Percentage
Under 18 years	2,367	15.0%
18 to 64 years	11,870	75.4%
65 years and over	1,500	9.5%

Source: U.S. Census Bureau, American community Survey (ACS), 2022 5-Year Estimates, Table DP05.

Table HE-16 shows population data by sex and age group. Of all residents aged 18 years and older, the city has a sex ratio of over 290 males per 100 females, which reflects the impact of the incarcerated population. However, the city population aged 65 and older has a significantly lower sex ratio of approximately 75 males per 100 females. As with data on the population by age, the large disparity in sex ratio is heavily influenced by the sizeable incarcerated population counted in the city demographic data, as the prisons are intended for incarcerated males.

Table HE-16 Population by Sex and Age Group, Susanville, 2022

	Total
18 years and over	13,370
Male	9,945
Female	3,425
Sex ratio (males per 100 females)	290.4
65 years and over	1,500
Male	642
Female	858
Sex ratio (males per 100 females)	74.8

Source: U.S. Census Bureau, American community Survey (ACS), 2022 5-Year Estimates, Table DP05.

Population by Race and Ethnicity

Table HE-17 presents population by race and ethnicity. Approximately 29 percent of the city's population is Hispanic or Latino (of any race). Of this category, nearly 93 percent identifies as Mexican and over one percent identifies as Puerto Rican. The other 71 percent of the city's population identifies as "not Hispanic or Latino." The largest racial group of the city's population is "white alone" at approximately 63 percent of the total city population, followed by "two or more races" at just over 15 percent of the population. Additionally, approximately 14 percent of residents identify as "Black or African American alone." Almost three percent of the city's population identifies as "some other race alone", followed by "American Indian and Alaska Native alone," "Asian alone," and "Native Hawaiian and other Pacific Islander alone", each with approximately two percent.

Table HE-17 Population by Race and Ethnicity – Susanville, 2022

	Total	Percent of Total Population	Percent of Population Group
Total population	15,737	-	-
Race			
White alone	9,873	62.7	-
Black or African American alone	2,157	13.7	-
American Indian and Alaska Native alone	383	2.4	-
Asian alone	273	1.7	-
Native Hawaiian and Other Pacific Islander alone	250	1.6	-
Some other race alone	429	2.7	-
Two or more races	2372	15.1	-
Ethnicity			
Hispanic or Latino (of any race)	4,516	28.7%	-
Mexican	4196	26.7%	92.9%
Puerto Rican	69	0.4%	1.5%
Cuban	0	0.0%	0.0%
Other Hispanic or Latino	251	1.6%	5.6%
Not Hispanic or Latino	11,221	71.3%	-

Source: U.S. Census Bureau, American community Survey (ACS), 2022 5-Year Estimates, Table DP05.

Employment

Employment characteristics, such as major employers and income levels, can greatly affect the community’s ability to afford housing. The following section analyzes Susanville’s employment characteristics and trends.

Employment by Industry

Table HE-18 shows employment by industry for residents of Susanville. In 2022, there were approximately 3,927 employed residents in Susanville. The largest industries by employment included “public administration,” “Educational services, and health care and social assistance,” and “retail trade” industries, constituting a combined 61 percent of the city’s total employment.

Table HE-18 Employment by Industry – Susanville, 2022

Industry Type	2022	
	Estimate	Percentage
Civilian employed population 16 years and over	3,927	100.00%
Agriculture, forestry, fishing and hunting, and mining	114	2.90%
Construction	186	4.74%
Manufacturing	107	2.72%
Wholesale trade	61	1.55%
Retail trade	477	12.15%
Transportation and warehousing, and utilities	181	4.61%
Information	87	2.22%
Finance and insurance, and real estate and rental and leasing	17	0.43%
Professional, scientific, and management, and administrative and waste management services	289	7.36%
Educational services, and health care and social assistance	692	17.62%
Arts, entertainment, recreation, and accommodation and food services	342	8.71%
Other services, except public administration	164	4.18%
Public administration	1,210	30.81%

Source: U.S. Census Bureau, American Community Survey (ACS), 2022 5-Year Estimates, Table S2405.

Table HE-19 shows employment by occupation in Susanville. “Management, business, science, and arts occupations” were the largest proportion of occupations in the city at over 29 percent of all occupations. This was followed by “service occupations,” which made up over 28 percent of all occupations in the city, and “Sales and office occupations” at just over 20 percent. “production, transportation, and material moving occupations” and “natural resources, construction, and maintenance occupations” made up just over 13 percent and approximately nine percent of all occupations, respectively.

Table HE-19 Employment by Occupation – Susanville, 2022

Industry	Total	Percent
Total	3,927	100.0%
Management, Business, Science, And Arts Occupations	1,155	29.4%
Service Occupations	1,115	28.4%
Sales And Office Occupations	789	20.1%
Natural Resources, Construction, And Maintenance Occupations	361	9.2%
Production, Transportation, And Material Moving Occupations	503	12.8%

Source: U.S. Census Bureau, American Community Survey (ACS), 2022 5-Year Estimates, Table S2405.

Major Employers

Table HE-20 lists major employers in Susanville in 2024. Schools, health care providers, legislative bodies, and employers falling into the category of “administration of conservation programs” appear most frequently on the list, along with supermarkets and grocery stores.

Table HE-20 Major Employers – Susanville, 2022

Employer Name	Industry	Number of Employees
Army National Guard	Legislative Bodies	50-99
Banner Lassen Medical Center	General Medical and Surgical Hospitals	100-249
Credence Continuation High School	Elementary and Secondary Schools	50-99
Diamond Mountain Casino-Hotel	Casinos	50-99
Diamond View Middle School	Elementary and Secondary Schools	50-99
Forestry & Fire Protection	Administration of Conservation Programs	100-249
Lassen Community College	Junior Colleges	100-249
Lassen County Adult Detention	Legislative Bodies	50-99
Lassen National Forest	Administration of Conservation Programs	100-249
Lassen Nursing Rehab Center	Continuing Care	50-99
Lassen union High School	Elementary and Secondary Schools	100-249
Long Valley Charter School	Elementary and Secondary Schools	50-99
Mckinley Elementary School	Elementary and Secondary Schools	50-99
Northeastern Rural Health	Offices of Physicians	100-249
Safeway	Supermarkets and Other Grocery Stores	100-249
Susanville Indian Rancheria	Tribal Government	50-99
Susanville Supermarket	Supermarkets and Other Grocery Stores	50-99
US Eagle Lake Ranger District	Support Activities for Forestry	50-99
Walmart	Department Stores	100-249

Source: California Employment Development Department, Labor Market Info, Largest Employers by County, 2024.

Jobs-to-Housing Balance

Commute times and distances play an important role in housing affordability. These distances are also an indicator of a community’s jobs-to-housing balance, which shows if there is a sufficient number of jobs in the community to serve workforce residents. Communities with longer commutes generally have a poor jobs-to-housing balance, while communities with shorter commutes tend to have a stronger balance. The additional costs associated with extended commuting disproportionately burdens lower-income households who must spend a larger portion of their overall income on fuel and other transportation costs, affecting a household’s ability to afford decent housing.

Table HE-21 highlights the number of commuters traveling for a given length of time in Susanville. In 2022, approximately 84 percent of commuters traveled less than 30 minutes to work one way. The mean travel time to work is almost 18 minutes, which would seem to indicate a relatively strong jobs-to-housing balance in Susanville.

Table HE-21 Travel Time to Work – Susanville, 2022

	Number of Commuters	Percentage of Commuters
Less than 10 minutes	1,172	30.1%
10 to 14 minutes	869	22.3%
15 to 19 minutes	744	19.1%
20 to 24 minutes	471	12.1%
25 to 29 minutes	312	0.8%
30 to 34 minutes	167	4.3%
35 to 44 minutes	47	1.2%
45 to 59 minutes	160	4.1%
60 or more minutes	234	6.0%
Total Commuters	3,895	100%

Source: US Census Bureau, ACS 2022 Five-Year Estimates, Table S0801.

Household Characteristics and Housing Supply

This section provides an analysis of household characteristics and housing supply, such as household population, composition, size, tenure, overcrowding, and ability to afford housing. The US Census Bureau defines a household as all persons who occupy a housing unit, including single persons, families, and unrelated individuals living together. Persons living in group quarters such as retirement homes, dormitories, and prisons are counted separately from the household population.

Household Growth and Tenure Trends

Table HE-22 shows the number of households by tenure, which refers to whether a unit is owner or renter occupied. From 2010 to 2017, Susanville lost over 46 percent of households; however, the total number of households increased by 14 percent between 2017 and 2022. Since 2010, Susanville has had a consistent rate of homeownership between 47 and 54 percent of total households.

Table HE-22 Households by Tenure – Susanville, 2010-2022

Year	Number of Households	Owner- Occupied	Percentage	Renter- Occupied	Percentage
2010	5,581	2,924	52.4%	2,657	47.6%
2017	3,002	1,410	47.0%	1,592	53.0%
2022	3,447	1,867	54.2%	1,580	45.8%

Source: US Census Bureau, 2010 Demographic Summary Profile and ACS Five-Year Estimates 2017, 2022, Table S1101.

The lower percentage of rental housing and the poor condition as identified in the housing condition section of this report are indicators of a need for affordable rental housing. Any growth in the number of service-oriented jobs will require an increase in the number of affordable rental housing units.

Table HE-23 shows household tenure by age. Within the “owner occupied” group, a majority of homeowners are between the ages of 25 to 44 (19 percent of all homeowners), followed by the 65 to 74 year age group (8.7 percent of all homeowners). Only about two percent of all homeowners are 85 years or over. Within the “renter occupied” group, most renters are between the ages of 25 to 34 (8.8 percent of all renters), 65 to 74 (8.8 percent), and 45 to 54 (8.7 percent).

Table HE-23 Households by Tenure and Age – Susanville, 2022

	Estimate	Percent of Total Households
Total:	3,447	
Owner occupied:	1,867	54.2%
Householder 15 to 24 years	17	0.5%
Householder 25 to 34 years	311	9.0%
Householder 35 to 44 years	342	9.9%
Householder 45 to 54 years	295	8.6%
Householder 55 to 59 years	65	1.9%
Householder 60 to 64 years	215	6.2%
Householder 65 to 74 years	298	8.6%
Householder 75 to 84 years	243	7.0%
Householder 85 years and over	81	2.3%
Renter occupied:	1,580	45.8%
Householder 15 to 24 years	146	4.2%
Householder 25 to 34 years	303	8.8%
Householder 35 to 44 years	164	4.8%
Householder 45 to 54 years	299	8.7%
Householder 55 to 59 years	147	4.3%
Householder 60 to 64 years	92	2.7%
Householder 65 to 74 years	302	8.8%
Householder 75 to 84 years	95	2.8%
Householder 85 years and over	32	0.9%

Source: US Census Bureau, ACS Five-Year Estimates 2022, Table B25007.

Table HE-24 shows household tenure by size of household. Within the “owner occupied” group, a majority of households consist of 1-person or 2-person households, at approximately 18 percent and 19 percent of all owner-occupied households, respectively. Five percent of all owner-occupied households consist of five or more people. Similarly, a largest categories of “renter occupied” households consist of 1-person or 2-person households, at approximately 16 percent and 15 percent of all renter occupied households, respectively. Nearly five percent of all renter-occupied households consist of five or more people.

Table HE-24 Households by Tenure and Size – Susanville, 2022

	Estimate	Percent of Total Households
Total:	3,447	
Owner occupied:	1,867	54.2%
1-person household	614	17.8%
2-person household	644	18.7%
3-person household	280	8.1%
4-person household	153	4.4%
5-person household	118	3.4%
6-person household	41	1.2%
7-or-more person household	17	0.5%
Renter occupied:	1,580	45.8%
1-person household	540	15.7%
2-person household	524	15.2%
3-person household	268	7.8%
4-person household	89	2.6%
5-person household	92	2.7%
6-person household	26	0.8%
7-or-more person household	41	1.2%

Source: US Census Bureau, ACS Five-Year Estimates 2022, Table B25009.

Household Composition

The U.S. Census divides households into two different categories, depending on their composition: family and non-family. Family households are those consisting of two or more related persons living together. Non-family households include persons who live alone or in groups composed of unrelated individuals.

Table HE-25 shows information on household characteristics in Susanville. The largest household type in Susanville is married couple households, representing 46.2 percent of total households, of which less than half have children under 18. This is comparable to both the county and state. There is a slightly higher percentage of single female-headed households in Susanville (27.6 percent) compared to the county (25.4 percent). In Susanville, there are notably more single female-headed households (27.6 percent) than single male-headed households (18.9 percent). This trend is consistent across both the county and state.

Table HE-25 Household Characteristics – Susanville, 2022

Household Type	City of Susanville		Lassen County		California	
Total:	3,447	100.0%	8,925	100.0%	13,315,822	100.0%
Married-Couple Household	1,593	46.2%	4,500	50.4%	6,545,790	49.2%
With Own Children Under 18 Years	655	19.0%	1,424	16.0%	2,762,776	20.8%
With No Own Children Under 18 Years	938	27.2%	3,076	34.5%	3,783,014	28.4%
Cohabiting Couple Household	252	7.3%	601	6.7%	977,441	7.3%
With Own Children Under 18 Years	91	2.6%	177	2.0%	345,763	2.6%
With No Own Children Under 18 Years	161	4.7%	424	4.8%	631,678	4.7%
Female Householder, No Spouse or Partner Present	952	27.6%	2,266	25.4%	3,453,571	25.9%
Living Alone	700	20.3%	1,264	14.2%	1,737,142	13.1%
With Own Children Under 18 Years	121	3.5%	398	4.5%	601,899	4.5%
With No Own Children Under 18 Years	131	3.8%	604	6.8%	1,114,530	8.4%
Male Householder, No Spouse or Partner Present	650	18.9%	1,558	17.5%	2,339,020	17.6%
Living Alone	454	13.2%	1,132	12.7%	1,439,626	10.8%
With Own Children Under 18 Years	62	1.8%	114	1.3%	169,901	1.3%
With No Own Children Under 18 Years	134	3.9%	312	3.5%	729,493	5.5%

Source: U.S. Census Bureau, ACS 17-22 (5-year Estimates), Table DP02.

Household Income

A major factor affecting a household's ability to afford adequate housing is income. The median income of a community identifies the midpoint or middle income of an area's income distribution and is a key indicator used to determine the level of affordable housing need. The US Department of Housing and Urban Development (HUD) and California Department of Housing and Community Development (HCD) have established income categories using county area median income (AMI) as adjusted for household size. These income categories are a guideline for defining housing needs and include the extremely low-, very low-, and low-income categories.

Table HE-26 illustrates 2024 HCD income levels for Susanville by household size. Susanville's area median income (AMI) for a household of four 2024 was \$87,900.

Table HE-26 Income Levels – Lassen County, 2024

Income Limit Category	Persons in Household			
	1	2	3	4
Extremely Low (0–30% AMI)	\$18,450	\$21,100	\$25,820	\$31,200
Very Low (31–50% AMI)	\$30,800	\$35,200	\$39,600	\$43,950
Low (51–80% AMI)	\$49,250	\$56,250	\$63,300	\$70,300
Median (100% AMI)	\$61,550	\$70,300	\$79,100	\$87,900
Moderate (81–120% AMI)	\$73,850	\$84,400	\$94,950	\$105,500

Source: HCD 2024.

While HCD’s income limits are controlled by State and federal law, the actual median income in countywide is much lower. According to American Community Survey (ACS) data for 2022, the median income in the city was just \$52,997. This equates to \$42,398 for a low-income household, \$26,499 for a very low-income household, and \$15,899 for an extremely low-income household.

As noted above, the State annually determines income levels annually for use in calculation eligibility and rent cost of income-restricted affordable housing units. In developing the income limits, the State applies a methodology that works to protect rents from shifts in the area median income by never decreasing below a minimum threshold. When the minimum threshold is applied, a greater number of residents may qualify for income-restricted assisted housing, however, some households may have to pay more than 30 percent of their income on rents to afford rent calculated in this manner.

Table HE-27 highlights Susanville’s income distribution for households by tenure, as estimated by the 2022 ACS. Overall, more renters have incomes of less than \$75,000 than homeowner, with the exception of the “\$15,000 to \$19,999” and “less than \$5,000” income categories, which had more homeowners than renters. Far more homeowners have incomes of more than \$75,000 than renters.

Table HE-27 Household Income by Tenure – Susanville, 2022

Income Category	Total		Owner-Occupied		Renter-Occupied	
	Number	Percentage	Number	Percentage	Number	Percentage
Less than \$5,000	111	3.2%	74	4.0%	37	2.3%
\$5,000 to \$9,999	132	3.8%	37	2.0%	95	6.0%
\$10,000 to \$14,999	66	1.9%	22	1.2%	44	2.8%
\$15,000 to \$19,999	244	7.1%	149	8.0%	95	6.0%
\$20,000 to \$24,999	139	4.0%	44	2.4%	95	6.0%
\$25,000 to \$34,999	372	10.8%	121	6.5%	251	15.9%
\$35,000 to \$49,999	566	16.4%	246	13.2%	320	20.3%
\$50,000 to \$74,999	516	15.0%	255	13.7%	261	16.5%
\$75,000 to \$99,999	373	10.8%	226	12.1%	147	9.3%
\$100,000 to \$149,999	575	16.7%	436	23.4%	139	8.8%
\$150,000 or more	353	10.2%	257	13.8%	96	6.1%
Total	3,447	62.9%	1,867	34.1%	1,580	28.8%

Source: US Census Bureau, ACS Five-Year Estimates, 2022, Table S2503.

Overcrowded Households

The US Census Bureau defines overcrowding as when a housing unit 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 inadequate housing.

Table HE-28 shows the number of overcrowded households by tenure. In 2022, overcrowding was not a significant housing issue in Susanville, as about 98 percent of owner households and 95 percent of renter households occupied units of sufficient size. Overall, just over three percent of total households are overcrowded.

Table HE-28 Overcrowded Households – Susanville, 2022

Persons per Room	Total		Owner		Renter	
	Households	Percentage	Households	Percentage	Households	Percentage
1.00 or less	3,329	96.6%	1,828	97.9%	1,501	95.0%
1.01 to 1.50	70	2.0%	36	1.9%	34	2.2%
1.51 or more	40	1.2%	3	0.2%	37	2.4%
Total	3,439	100.0%	1,867	100.0%	1,572	100.0%

Source: US Census Bureau, ACS Five Year Estimates, 2022, Table B25014.

Households Overpaying

Household overpayment is defined by State and Federal standards as any monthly shelter costs greater than 30 percent of a household's income. Shelter costs include mortgages, debts on the property, taxes, insurance, and utilities, or the monthly rent plus utilities costs. Households paying 50 percent or more of their income towards shelter costs fall into the category of severe overpayment. It is important to view overpayment in terms of tenure because renters, particularly lower-income renters, tend to pay a larger percentage of their household income toward housing, which leaves less income for other necessities such as food, clothing, transportation, and education. For owners, the cost of housing tends to be more stable and declines over time, as mortgage payments remain constant while income grows.

HUD Comprehensive Affordable Housing Strategy (CHAS) data, as adapted from the ACS, estimated that approximately 33 percent of all households earn less than 80 percent of the area median income and pay more than 30 percent of their income toward shelter costs.

Table HE-29 shows to what extent occupied housing units (households) are overpaying for housing costs by tenure and whether they were cost burdened (30–50 percent of household income) or severely cost burdened (50+ percent of household income). Of the 405 owner-occupied lower-income households, 250 (61 percent) overpaid for housing costs in 2020. Similarly, 495 (62 percent) of the 795 lower-income renter-occupied households overpaid. Data indicates that renters are more likely to be severely cost burdened (paying more than 50 percent of household income on housing) than homeowners. In 2020 there were 300 severely cost burdened renter-occupied households (20 percent of total renter households) compared to 155 severely cost burdened owner-occupied households (12 percent of owner households).

Table HE-29 Households Overpaying – Susanville, 2020

Type of Household	Renter-Occupied Housing		Owner-Occupied Housing		All Occupied Housing	
	Number	% of Households	Number	% of Total Housing	Number	% of Total Housing
Total Households	1,455	100.0%	1,330	100.0%	2,785	100.0%
Total Low-Income Households	795	54.6%	405	30.5%	1,195	42.9%
Cost Burdened (30% to 50%)						
Household Income <= 30% HAMFI (extremely low-income)	230	44.7%	130	42.1%	355	43.3%
Household Income >30% to <=50% HAMFI (very low-income)	140	27.2%	55	17.8%	195	23.8%
Household Income >50% to <=80% HAMFI (low income)	125	24.3%	65	21.0%	190	23.2%
Household Income >80% to <=100% HAMFI (moderate-income)	20	3.9%	25	8.1%	45	5.5%
Household Income >100% HAMFI (moderate- and above moderate-income)	0	0.0%	34	11.0%	34	4.2%
Low-Income Subtotal	495	96.1%	250	80.9%	740	90.4%
Total	515	100.0%	309	100.0%	819	100.0%
Severely Cost Burdened (50%)						
Household Income <= 30% HAMFI (extremely low-income)	210	70.0%	120	75.5%	330	71.9%
Household Income >30% to <=50% HAMFI (very low-income)	55	18.3%	15	9.4%	70	15.3%
Household Income >50% to <=80% HAMFI (low income)	35	11.7%	20	12.6%	55	12.0%
Household Income >80% to <=100% HAMFI (moderate-income)	0	0.0%	0	0.0%	0	0.0%
Household Income >100% HAMFI (moderate- and above moderate-income)	0	0.0%	4	2.5%	4	0.9%
Low-Income Subtotal	300	100.0%	155	97.5%	455	99.1%
Total	300	100.0%	159	100.0%	459	100.0%

Source: CHAS 2020.

Housing Problems

Households with housing problems include those with a cost burden, overcrowded households, and/or households living in units without complete kitchen or plumbing facilities. Households with a cost burden are households paying shelter costs in excess of 30 percent of their household income and are described in detail above.

Table HE-30 shows households with housing problems by tenure and income category, as reported by CHAS. This data indicates that lower income renter households with at least one housing problem account for 40.8 percent of total households, while lower income owners represent 18.0 percent of total households. This data indicates that there is a significant difference between low-income renters and owners with housing problems, which further illustrates the need for affordable, safe, and secure rental housing options for Susanville residents.

Table HE-30 Housing Problems – Susanville, 2020

Household Income Category	With Problems			All Households		
	Owners	Renters	Total	Owners	Renters	Total
0–30% AMI (extremely low-income)	125	235	360	170	290	460
30%–50% AMI (very low-income)	55	145	200	115	215	330
50%–80% AMI (low-income)	65	175	240	195	375	570
80%–100% AMI (moderate-income)	35	30	65	85	205	290
100% AMI or more (moderate- and above moderate-income)	50	4	54	765	375	1,140
Total Households	330	585	915	1,330	1,455	2,785
Percentage of Households (0–80% AMI) with any housing problems				18.0%	40.8%	58.8%

Source: State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data 2020.

Note: It is important to recognize that, similar to ACS data, the CHAS dataset uses small samples and is subject to large margins of error and therefore may have totals and percentages that are slightly different from other data sources used in this document.

Housing Affordability

Table HE-31 outlines the maximum affordable home prices in 2024 for extremely low-, very low-, low-, and median-income households. The table presents maximum affordable monthly mortgage payments by income category and household size, assuming 30 percent of household income for housing costs

including utilities. Although utility costs vary between households, this analysis applies a utility cost of \$200 per month for all income categories and household sizes.

Based on these calculations, an extremely low-income household of four can afford a maximum home price of \$79,399, a very low-income household of four can afford a maximum home price of \$123,551, and a low-income household of four can afford up to \$214,110, which are below the 2024 average housing sales price in the city of \$234,460, as identified by the Zillow Home Index (see Table HE-34). Housing subsidies would be needed to make homeownership affordable for these lower income households without paying more than 30 percent of their monthly income on mortgage and utilities. Households that make the median income can afford a maximum home price of \$274,597, which is more than the average home price in the city.

Table HE-31 also assesses the monthly rents affordable to households of different sizes in the different income categories. An extremely low-income four-person household can afford maximum monthly rental payments of up to \$580 and very low-income four-person households can afford monthly rental payments up to \$899, while low-income households of the same size can afford rents up to \$1,558. The range of current rents in the city shows that extremely low-income households cannot afford even the lowest cost for smaller units of one bedroom (see Table HE-37). Very low-income households would also have difficulty affording most rental units in the city. Low-income households could reasonably afford a one- to two- bedroom apartment. Median and moderate-income families could afford a three-bedroom unit. Lower-income families that require larger units to adequately accommodate family members have a limited range of units which they can afford.

Table HE-31 Housing Affordability Based on 2024 State Income Limits - Susanville

Income Category	1-Person	2-Person	3-Person	4-Person
Extremely Low (0-30% AMI)				
Annual income limit	\$18,450	\$21,100	\$25,820	\$31,200
Monthly income	\$1,538	\$1,758	\$2,152	\$2,600
Max. monthly rent	\$261	\$328	\$446	\$580
Max. sales price	\$35,914	\$45,021	\$61,243	\$79,733
Very Low (31-50% AMI)				
Annual income limit	\$30,800	\$35,200	\$39,600	\$43,950
Monthly income	\$2,567	\$2,933	\$3,300	\$3,663
Max. monthly rent	\$570	\$680	\$790	\$899
Max. sales price	\$78,358	\$93,480	\$108,601	\$123,551
Low (51-80% AMI)				
Annual income limit	\$49,250	\$56,250	\$63,300	\$70,300
Monthly income	\$4,104	\$4,688	\$5,275	\$5,858
Max. monthly rent	\$1,031	\$1,206	\$1,383	\$1,558
Max. sales price	\$141,766	\$165,823	\$190,052	\$214,110

**City of Susanville General Plan
2024-2029 Housing Element**

Income Category	1-Person	2-Person	3-Person	4-Person
Median (100% AMI)				
Annual income limit	\$61,550	\$70,300	\$79,100	\$87,900
Monthly income	\$5,129	\$5,858	\$6,592	\$7,325
Max. monthly rent	\$1,339	\$1,558	\$1,778	\$1,998
Max. sales price	\$184,038	\$214,110	\$244,353	\$274,597
Moderate (101-120% AMI)				
Annual income limit	\$73,850	\$84,400	\$94,950	\$105,500
Monthly income	\$6,154	\$7,033	\$7,913	\$8,792
Max. monthly rent	\$1,646	\$1,910	\$2,174	\$2,438
Max. sales price	\$226,310	\$262,568	\$298,826	\$335,083

Source: Mintier Harnish, 2025.

Notes: Affordable monthly rent assumes 30% of gross household income minus the cost of utilities. A utility cost of \$200 per month was applied to rental and maximum affordable sales price calculations. Affordable housing sales prices are based on the following assumed variables: 10% down payment, 30-year fixed rate mortgage at 6.72% annual interest rate, no monthly debts, debt-to-income ratio of 30%.

Housing Stock Characteristics

This section provides an analysis of the housing inventory and supply of existing units in Susanville, including the total number housing units available in the city, changes in vacancy, and structural condition of existing units.

Housing Units by Type

Table HE-32 shows the number of housing units in Susanville by structure type. In 2022, the majority of housing units in the city were single-family (1-unit) detached structures (70.6 percent). The second largest category of housing units were three to four-unit and 20 or more-unit multifamily homes, each consisting of over six percent of the total housing units in the city.

Table HE-32 Housing Units by Structure Type – Susanville, 2022

Structure Type	Total	Percent
Total housing units	4,183	100.0%
1-unit, detached	2,955	70.6%
1-unit, attached	58	1.4%
2 units	147	3.5%
3 or 4 units	263	6.3%
5 to 9 units	152	3.6%
10 to 19 units	153	3.7%
20 or more units	262	6.3%
Mobile home	193	4.6%
Boat, RV, van, etc.	0	0.0%

Source: ACS Five Year Estimates, 2022, Table DP04.

Occupied Housing Units

Table HE-33 shows the number of occupied and vacant housing units in Susanville. In 2022, 17 percent of the housing stock was vacant. That number includes a large portion of housing units that are purposely left vacant for seasonal and recreational use. When not accounting for seasonal vacancies, the percentage of vacant units is reduced to approximately 15 percent. The vacancy rate is higher than is generally considered healthy and suggests there is an imbalance between the demand for and the supply of housing. The high vacancy rate shown in the data indicates that there are a number of substandard units, unoccupied second/vacation homes, units for sale or recently sold, or homes used as short-term rentals in the city.

Table HE-33 Occupied Housing Units – Susanville, 2022

	Number	Percentage
Total housing units	4,183	100.0%
Occupied housing units	3,447	82.4%
Total Vacant housing units	736	17.6%
<i>Vacant for rent</i>	90	2.2%
<i>Rented, not occupied</i>	13	0.3%
<i>Vacant, for sale only</i>	145	3.5%
<i>Sold, not occupied</i>	54	1.3%
<i>For seasonal, recreational, or occasional use</i>	89	2.1%
<i>For migrant workers</i>	-	-
<i>All other vacant units¹</i>	345	8.2%
Homeowner vacancy rate		7.0%
Rental vacancy rate		5.3%

¹ "All other vacant" includes units that fit into the following categories: foreclosure, personal/family reasons, legal proceedings, preparing to rent/sell, held for storage of furniture, needs repairs, currently being repaired/renovated, specific use housing, extended absence, abandoned/possibly condemned, other.

Source: ACS Five Year Estimates, 2022, Table DP04.

Homes Sales Price

A review of the home value index from Zillow indicates that the average home value in 2024 in Susanville was approximately \$234,460 (as shown in Table HE-34). Average home values in the same period in Lassen County were slightly lower at approximately \$227,811.

Table HE-34 Home Value Index

Area	2024 Home Value Index
Susanville	\$234,460
Lassen County	\$227,811

Source: www.zillow.com, May 2024

Table HE-35 provides a point-in-time snapshot of home and parcel sales listed between March 1, 2024, and April 30, 2024, in Susanville according to Zillow for comparison to calculations prepared by Zillow (Table HE-34) and the American Community Survey (Table HE-36). The average home sales price during this period was \$204,921 for less than 10-acre parcels, with an average developed parcel size of 0.2 acres. Between March and April 2024, no parcels 10 acre or larger were sold; moreover, no 10-acre parcels have been sold in Susanville in the previous 36 months. Additionally, two undeveloped parcels were sold during this period for an average of \$21,500 and an average parcel size of 0.2 acres.

Table HE-35 Average Home Sales Cost in March and April 2024

Sale Type	Average Sales Price
10 Acres or More	
Developed Parcel – Home	N/A ¹
Less Than 10 Acres	
Developed Parcel – Home	\$204,921 ²
Undeveloped Parcel	\$21,500 ³

(1) No developed 10 acre parcels were sold in the previous 36 months in Susanville

(2) Data based on 19 sales listed on Zillow

(3) Data based on two sales listed on Zillow

Source: www.zillow.com, March to April 2024

Table HE-36 shows American Community Survey estimates for home values for owner-occupied units throughout Susanville in 2022. Homes valued between \$200,000 to \$299,999 represent the largest category, accounting for nearly 34 percent of all owner-occupied units. followed by homes ranging from \$150,000 to \$199,999 (18.7 percent). Less than one percent of owner-occupied units have a value greater than \$500,000. Half of all owner-occupied units have a value of \$199,999 or less.

Table HE-36 Home Values, Owner Occupied – Susanville, 2022

	Total	Percentage
Owner-occupied units	1,867	100.0%
Less than \$50,000	149	8.0%
\$50,000 to \$99,999	114	6.1%
\$100,000 to \$149,999	298	16.0%
\$150,000 to \$199,999	350	18.7%
\$200,000 to \$299,999	631	33.8%
\$300,000 to \$499,999	313	16.8%
\$500,000 to \$999,999	12	0.6%
\$1,000,000 or more	0	0.0%
Median (dollars)	\$203,100	

Source: ACS Five Year Estimates, 2022, Table DP04.

Rental Prices

Rents are ultimately determined by the interaction of supply and demand within the housing market. The two most significant factors contributing to rental prices are location and amenities. Table HE-37 provides data on rental housing prices in Susanville as identified through a point-in-time survey conducted in May 2024. Rental costs for one-bedroom units during this period ranged from \$850 to \$875, while three-bedroom units ranged from \$1,500 to \$2,300, depending on their location, condition, and offered amenities.

Table HE-37 Rental Prices in Susanville, May 2024

Type	Number of Units	Low	High
One-Bedroom	2	\$850	\$875
Two-Bedroom	9	\$895	\$1,150
Three-Bedroom	3	\$1,500	\$2,300

Source: Apartments.com, zillow.com, May 2024

Table HE-38 shows the distribution of rental costs across the 1,496 rental units in Susanville in 2022. Over 40 percent of all renters paid between \$500 to \$999 in rental costs per month, followed by renters who paid \$1,000 to \$1,499 in rental costs, which made up approximately 24 percent of all renters. Approximately 16 percent of all renters paid less than \$500 in rental costs. The median monthly rental cost in 2022 was \$918.

Table HE-38 Occupied Units Paying Rent – Susanville, 2022

	Total	Percentage
Occupied units paying rent	1,496	100.0%
Less than \$500	234	15.6%
\$500 to \$999	603	40.3%
\$1,000 to \$1,499	351	23.5%
\$1,500 to \$1,999	212	14.2%
\$2,000 to \$2,499	19	1.3%
\$2,500 to \$2,999	48	3.2%
\$3,000 or more	29	1.9%
Median (dollars)	\$918.00	
No rent paid	84	5.6%

Source: ACS Five Year Estimates, 2022, Table DP04.

Although the monthly cost of rental housing is important, most landlords require an additional first month rental payment plus a security deposit prior to a tenant moving in. Some landlords require a minimum monthly income of up to three times the monthly rent. There may also be requirements for deposits to connect to services such as water and electricity and possibly extra charges for additional

people or pets. Due to these factors, the actual cost of moving into a rental unit is often a greater burden than the monthly rent.

Recent Housing Units Built and Permitted

Most housing units built in the city in recent years have been single-family homes. Multifamily housing construction has historically been sparse in the city and county, as the region has had trouble attracting developers and builders interested in higher density uses. The rural nature, low incomes, and minimal infrastructure are some reasons cited by developers. Most home construction is sparked by individuals seeking single-family homes, and most subdivisions are small, consisting of four parcels or less. However, as of January 2024, 23 new multifamily permit applications were submitted to the City in the previous planning period. Table HE-39 shows counts of recent housing building permit applications. Since 2019, 37 building permit applications have been approved, 23 of which were for multifamily units.

Table HE-39 Recent Housing Building Permit Applications – Susanville, 2019-2023

Applications	Total New Housing Permitted (2019-2023)
Single-Family	8
Multi-Family	23
ADU	6
Total	37

Source: Susanville Planning Department 2024.

Housing Stock Conditions

Table HE-40 shows the number of occupied housing units by year constructed. As of 2022, about 52 percent of housing in Susanville was 53 years old or newer. The largest period of new housing construction was in 1939 or earlier with just over 13 percent of the city’s total housing stock built during that decade. A similar level of construction took place from 1960 to 1969 and 1980 to 1989. New construction of housing has declined rapidly since 2009. The City estimates that approximately seven percent of housing units citywide are in need of major repair or replacement.

Table HE-40 Occupied Housing Units by Year Built – Susanville, 2022

Year	Number	Percentage
Total:	4,183	100.0%
Built 2020 or later	3	0.1%
Built 2010 to 2019	99	2.4%
Built 2000 to 2009	531	12.7%
Built 1990 to 1999	509	12.2%
Built 1980 to 1989	546	13.1%
Built 1970 to 1979	493	11.8%
Built 1960 to 1969	556	13.3%
Built 1950 to 1959	472	11.3%
Built 1940 to 1949	412	9.8%
Built 1939 or earlier	562	13.4%

Source: US Census Bureau, ACS Five-Year, 2022, Table B25034.

Special Housing Needs

Certain segments of the population may have more difficulty finding decent, affordable housing due to their unique needs or circumstances. Examples of special housing needs include accessibility for the mobility impaired and otherwise disabled, transitional housing for those experiencing homelessness, and housing specifically designed for the physical and social needs of older adults.

State Housing Element law identifies the following special needs groups: senior households, persons with disabilities, persons with developmental disabilities, single-parent (particularly female-headed) households, large households, farmworkers, extremely low-income households, and households in need of emergency shelter. This section provides a discussion of housing needs for each group and identifies the programs and services available to address their housing and supportive services needs.

Table HE-41 shows population and household data for noninstitutionalized groups with special housing needs in Susanville. There are 1,051 senior households in Susanville, making up almost 31 percent of all households in the city. Susanville also has 632 female-headed households, making up 18 percent of total households. Around 10 percent of the total population in the city (1,718 persons) has a disability. The city does not have a high proportion of farmworker or unsheltered persons.

Table HE-41 Special Needs Groups – Susanville, 2022

Special Needs Group	Total	Percent of Total Population	Percent of Total Households
Senior Households	1,051	-	30.5%
Female-Headed Households ¹	632	-	18.3%
Large Households ²	335	-	9.7%
Persons with Disabilities (including Developmental Disabilities)	1,718	10.9%	-
Persons in Poverty	1,577	10.0%	-
Farmworkers ³	114	0.7%	-
Individuals Experiencing Homelessness (countywide ⁴)	102	0.6%	-

¹ This is composed of female householder with no spouse or partner present.

² Large households are categorized as households with five or more people.

³ This is composed of people employed in the agriculture, forestry, fishing and hunting, and mining industries.

⁴ City-specific data not available.

Source: U.S. Census Bureau, ACS 2022 (1-Year Estimate), Table S1810, Table S0103, Table DP02, Table S1701; ACS 18-22 (5-Year Estimate), Table C24070; U.S. HUD, CoC Homeless Populations and Subpopulations Reports (2023).

Persons with Disabilities

Persons with disabilities may experience difficulty due to a lack of available housing that is specifically designed to accommodate disabilities. Inadequate bathrooms and kitchens, lack of ramps, and narrow hallways are examples of inappropriate design. In addition, persons with disabilities may also have low incomes due to work disabilities. Often, their housing needs are more costly than conventional housing.

Table HE-42 indicates the employment status of all disabled and non-disabled persons between the ages of 18 to 64. As shown, there are 189 individuals with a disability in the workforce. Further, 61 unemployed individuals have a disability and 583 individuals not in the labor force have a disability. It is assumed that many of the individuals with a disability that fall into the categories of “unemployed” or “outside the labor force” may be in need of housing assistance, especially if living on a fixed income.

Table HE-42 Persons with Disability by Employment Status – Susanville, 2022

	Number	Percentage
Total population 18 to 64 years:	5,397	100.0%
In the labor force:	3,943	73.1%
Employed:	3,647	67.6%
With a disability	189	3.5%
No disability	3,458	64.1%
Unemployed:	296	5.5%
With a disability	61	1.1%
No disability	235	4.4%
Not in labor force:	1,454	26.9%
With a disability	583	10.8%
No disability	871	16.1%
Total working population with a disability	833	15.4%

Source: US Census Bureau, ACS Five-Year, 2022, Table C18120.

There are several types of disabilities. Table HE-43 documents the number of persons with disabilities, by disability type in 2022 based on available ACS data. The totals exceed those shown in Table HE-42 because some people have been counted two or more times, depending on whether their disabilities put them into more than one category. Each disability suffered by an individual was tallied separately. According to ACS data, amongst those with disabilities, the most common disabilities for individuals in all age categories (aged 18 to 64 and aged 65 and older) include ambulatory difficulties and independent living difficulties.

Table HE-43 Persons with Disabilities by Disability Type – Susanville, 2022

	Number	Percentage
Total Disabilities Tallied	3,503	100.0%
Total Disabilities for Ages 18-64	1,718	49.0%
Hearing Difficulty	141	4.0%
Vision Difficulty	214	6.1%
Cognitive Difficulty	265	7.6%
Ambulatory Difficulty	439	12.5%
Self-Care Difficulty	249	7.1%
Independent Living Difficulty	410	11.7%
Total Disabilities for Ages 65 and Over	1,601	45.7%
Hearing Difficulty	257	7.3%
Vision Difficulty	119	3.4%
Cognitive Difficulty	190	5.4%
Ambulatory Difficulty	509	14.5%
Self-Care Difficulty	160	4.6%
Independent Living Difficulty	366	10.4%

Source: US Census Bureau, ACS Five-Year, 2022, Table S1810.

The three principal statutes that address the fair housing and building standards for persons with disabilities are the Federal Fair Housing Act, the California Fair Employment and Housing Act of 1964, and the Americans with Disabilities Act (ADA) as supported in Title 24 of the California Government Code. The City has adopted the latest version of the California Building Code (2022), in which Chapters 11A and 11B set forth standards for accessibility of buildings or portions of buildings to persons with disabilities. The City of Susanville ensures that new housing developments comply with California building standards and federal requirements for accessibility.

Persons with Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual that includes intellectual disability, cerebral palsy, epilepsy, and autism. Senate Bill (SB) 812 requires Susanville to include the needs of individuals with a developmental disability within the community in the special housing needs analysis.

Many developmentally disabled persons can live and work independently in 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 currently provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers. Susanville is served by the Far North Regional Center, which provides point of entry to services to approximately 10,600 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. According to information received from the California DDS office there are 132 developmentally disabled individuals being served in Susanville. Of the 132, 24 are in an independent living environment, 92 are living at home with a parent or guardian, 13 are in a community care living facility, and less than 11 are in a foster family home.

Table HE-44 Persons with a Developmental Disabilities – Susanville, 2021

Community Care	Home with Parent or Guardian	Independent/Supported Living	Intermediate Care Facility	Foster/Family Home	Other	Grand Total
13	92	24	0	<11	0	>129
Developmental Disability by Age Group						
Under 18 years			Over 18 Years			Grand Total
53			79			132

Source: 6th Cycle HCD Data Packet: California Department of Developmental Services 2021

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed residential care facilities, inclusionary housing, housing accepting Section 8 vouchers, special programs for home purchase, U.S. Housing and Urban Development (HUD) housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of 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 developmentally 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 for developmentally disabled individuals is not a one-size-fits-all prospect. In most cases, existing housing can be modified with little effort to accommodate individuals capable of independent living or living with a caretaker. For individuals requiring assisted living facilities there are no regulatory barriers to constructing those facilities in a wide range of zone districts in the city. Ultimately, cost becomes one of the most limiting factors for this segment of the population. It is the goal of the City to help provide housing to meet the needs of the developmentally disabled.

Resources for Persons with Disabilities

The Section 8 (Housing Choice Voucher) Program for Lassen County is administered by the Plumas County Community Development Commission (PCCDC). The PCCDC serves three counties (Lassen County, Plumas County, and Sierra County), and there are 637 vouchers in use across all three counties. PCCDC does not separately report on their Section 8 Program by county. According to PCCDC, applications for HCV are currently open as of June 11, 2025. Additional services for residents with disabilities include:

Northern Valley Services (NVS) is a licensed Adult Day Program. NVS provides day-time care and activities including self-advocacy, sign language, learning self-help skills, culinary activities, academic skills, with activities constantly being developed to assist individuals in attaining their personal goals. North Valley Services is licensed for 30 clients.

Lassen Life Skills (LLS) is a licensed Adult Day Program. LLS provides similar on site-training as well as services in the clients' homes for one-on-one assistance. Lassen Life Skills is licensed for 45 clients.

In-Home Supportive Services (IHSS) is a State and Federally funded program that enables the elderly, blind and/or disabled who qualify, to remain in their home with the aid of a care provider. Lassen County Adult Services offers IHSS services to all residents countywide from their Susanville office. All applicants must have current Medi-Cal eligibility. IHSS provides various services in clients' homes for one-on-one assistance, such as domestic, medical, and paramedical supportive services.

The Far Northern Regional Center partners with persons with developmental disabilities to live how they choose as equal and valued members of the community. Services include in-home independent living support, respite care to provide temporary relief to caregivers, training programs and/or education support to teach life and work skills, job coaching, residential living arrangements, adaptive equipment to increase independence, and other supports to improve quality of life for their clients.²

As shown in Table HE-42, there are 250 individuals with a disability that are in the labor force, indicating the potential need for independent housing accessible to those with a disability living independently or heading family households. Assuming that Lassen County receives an equal share of Housing Choice Vouchers provided for the four county region, an estimate of approximately 160 vouchers are available to lower-income households in Susanville and the unincorporated county. Additionally, there are 366 subsidized affordable units in the city (Table HE-53). Due to the availability of Housing Choice Vouchers and rent-restricted affordable units, there is not a significant resource gap for persons with a disability in Susanville.

To improve access to housing for those with disabilities, Program HE-10 is included that directs the City to work with housing providers and provide incentives to encourage housing for households with special housing needs, including individuals with a disability. Further Program HE-8 commits the City to

² <https://www.farnorthernrc.org/about-us/>

continuing to partner with the PCCDC to maintain and expand the HCV Program, and Program HE-9 seeks funding in support of affordable housing construction.

Seniors

The special needs of many elderly households (those 65 and older) often result from lower fixed incomes, physical disabilities, and dependence needs. However, elderly households that have purchased and paid off a home have their home as a major financial asset. Table HE-45 provides estimates for Susanville householders by age in 2022. This table shows that 30.5 percent of all households in Susanville are headed by a person 65 years or older. Approximately 59 percent of those elderly headed households are homeowners; the other 41 percent are renters. While the proportion of elderly renters is low, if rental housing costs increase, housing affordability can be severely impacted for the elderly, who are usually on fixed incomes.

Table HE-45 Householders by Tenure by Age – Susanville, 2022

Age Category	Owner Occupied		Renter Occupied		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Householder 15–24 Years	17	0.9%	146	9.2%	163	4.7%
Householder 25–44 Years	653	35.0%	467	29.6%	1,120	32.5%
Householder 45–64 Years	575	30.8%	538	34.1%	1,113	32.3%
Householder 65 Years and Over	622	33.3%	429	27.2%	1,051	30.5%
Total	1,867	100.0%	1,580	100.0%	3,447	100.0%

Source: U.S. Census Bureau, ACS Five-Year Estimates, 2022, Table B25007.

Table HE-46 shows senior household estimates for Susanville by income. As shown, Approximately 41 percent of the senior population earns less than \$35,000 annually. Just 275, or 26 percent of senior households have annual income higher than \$60,000.

Table HE-46 Senior Households by Income – Susanville, 2022

Income Bracket	Number of Households	Percentage of Households
\$14,999 and Below	105	10.0%
\$15,000 to \$24,999	179	17.0%
\$25,000 to \$34,999	151	14.4%
\$35,000 to \$59,999	341	32.4%
\$60,000 and Above	275	26.2%
Total Elderly Households	1,051	100.0%

Source: U.S. Census Bureau, ACS Five-Year Estimates, 2022, Table B19037.

Resources for Seniors

Eskaton Lassen Manor, located at 205 N Mesa Street in Susanville, provides 40 low-income apartments available to seniors. All units are provided under Section 42, Low Income Tax Credit (LIHTC) program. Rents are based on the Area Median Income and tenant-based utility allowances. This apartment complex offers support and amenities for seniors who do not wish to live alone and cannot complete typical home maintenance. The complex also provides options for meal service, housekeeping, transportation, and social activities.

Susan River Apartments, located at 1625 Riverside Drive, SPC 41 in Susanville, provides 82 low-income apartments available to seniors. All units are provided under Section 42, Low Income Tax Credit (LIHTC) program. Residents' income must meet income guidelines for USDA-RD 515 and LIHTC Programs. The apartment complex is designed specifically for individuals 62 years of age and over, or those who are disabled, regardless of age.

Eagle Lake Village, located at 2001 Paul Bunyan Road in Susanville, provides 75 assisted living apartments to seniors. This care facility offers a variety of services, including supported independent living, assisted living, memory care, respite and transitional care, and hospice care. This is the only licensed elderly residential care facility in the city.

Susanville Indian Rancheria Housing Authority ("SIRHA") was established by the Susanville Indian Rancheria in the year 2000, to develop, manage and maintain affordable housing and housing programs to benefit the tribal members of the Susanville Indian Rancheria, including seniors. The SIRHA office accepts housing applications for rental housing, lease to purchase homes and for the various housing improvement programs. Susanville Indian Rancheria Housing Authority has received over \$5 million in Indian Housing Block Grants from HUD between 2021-2023 to develop and operate affordable housing on the Susanville Rancheria reservation. A \$2.5 million 2023 IHBG award will support housing activities through March 2025. A \$541,049 2021 IHBG formula grant runs through September 2026 to provide housing assistance for tribal members. Susanville also received a 2020 \$242,000 Indian Community Development Block Grant supporting housing infrastructure projects on the reservation through 2025. Susanville Indian Rancheria Housing Authority utilizes its HUD grants to carry out essential housing services for the Susanville Rancheria tribe consistent with federal Native American housing program regulations.³

As of 2022, there were a total of 1,500 people 65 years of age or older living in Susanville. This represented approximately 9.6 percent of the population. In 2024, 52 people were living in a licensed senior care facility; however, the city's facilities have a total of 75 beds available for senior residents needing these services. This means that over 96 percent of the senior population was living in a traditional housing environment and that there was available capacity within existing facilities. This could be the result of various factors, such as senior residents not requiring assisted housing or low-

³ <https://govtribe.com/vendors/susanville-indian-rancheria-susanville-indian-rancheria-housing-authority-41pg5>

income seniors being unable to afford the monthly costs of living in an assisted care facility. Seniors in the community who do not need special housing can live in normal housing unassisted with the aid of a spouse or caregiver; this housing could be modified, as necessary, to meet most needs. In addition to the 75 total available beds in licensed senior care facilities, there is an 82-unit senior apartment facility and a 40-unit apartment facility which offers housing for low-income seniors in the community. Based on this data, it appears that the special needs of the senior population is being met.

Large Households

Large households are defined as households with five or more persons. These households can have difficulty securing adequate housing due to the larger number of bedrooms they need (three or more) to avoid overcrowding. It becomes even more difficult when large families try to find adequate rentals within their budget, as rentals typically have fewer bedrooms than ownership housing. Low-income large families typically need financial assistance to secure affordable housing that meets their space needs.

Table HE-47 shows household size by tenure. Large households comprise approximately 10 percent of the total households in the city. Large household needs are not a significant housing issue in the city of Susanville.

Table HE-47 Household Size by Tenure – Susanville, 2022

Tenure	Total
Total:	3,447
Owner occupied:	1,867
1-person household	614
2-person household	644
3-person household	280
4-person household	153
5-person household	118
6-person household	41
7-or-more person household	17
Renter occupied:	1,580
1-person household	540
2-person household	524
3-person household	268
4-person household	89
5-person household	92
6-person household	26
7-or-more person household	41

Large households shown in bold.

Source: U.S. Census, ACS Five-Year Estimates, 2022, Table B25009.

Resources for Large Households

As shown above in Table HE-47, ACS 5-year estimates reported a total of 335 large households in Susanville in 2022. As shown below in Table HE-48, there are a total of 416 housing units with four or more bedrooms in Susanville. As stated previously, a housing unit is overcrowded when the total number of occupants is greater than one person per room, excluding kitchens and bathrooms. Based on this data, there is not a significant resource gap for large households in Susanville.

Table HE-48 Housing Unit Size – Susanville, 2022

Type of Unit	Number of Units	Percent of Total
Studio	86	2.5%
1 Bedroom	406	11.8%
2 or 3 Bedrooms	2,539	73.7%
4 or More Bedrooms	416	12.1%

Source: U.S. Census, ACS 5-Year Estimates, 2022, Table S2504.

Farmworkers

Table HE-49 shows the most recent U.S. Department of Agriculture data (2017) on the number of farms and hired farm labor in Lassen County. This data indicates that there are 77 farms in the county employing 249 workers.

Table HE-49 Farmworkers – Lassen County, 2017

Category	Number
Farms	77
Hired Farm Labor	249

Source: USDA Census of Agriculture 2017.

According to 2022 ACS five-year estimates, 114 individuals in Susanville (approximately three percent of the workforce) were employed in farming, forestry, fishing, and mining occupations. Although there does not appear to be a large resident farmworker population in the city, other areas of Lassen County produce crops including wheat, oats, barley, and livestock.

The characteristics of migrant and seasonal farmworkers make it difficult to collect data. Migrant farmworkers often do not have a fixed address and work intermittently in various agricultural and non-agricultural occupations during a single year, with only casual employer-employee links. Many live in rural, often remote areas. Many have limited English-speaking abilities and relatively low educational levels and are unfamiliar with and even distrustful of government agencies and agents, including those who work for the Census Bureau. Inaccurate data makes it difficult to determine the seriousness of housing and other needs and the types of services required by this population. Despite these difficulties with collecting accurate data, it is well known that wages for farmworkers in California tend to be some of the lowest of any industry, which indicates that affordable housing for farmworkers is an identified need statewide.

Farmworker Housing Conditions (Statewide)

According to the UC Merced Farmworker Health Study (FWHS), published in 2023, farmworkers in California were most likely to be renters (92 percent) than owners, to live in single-family homes (55 percent), and very few of these renters relied on employers to pay any or all of their rent (2 percent). The research suggests that farmworkers generally experience substandard housing (e.g., older homes, apartments, mobile homes, motels, garages, or other similar spaces), often requiring repairs such as new roofs, plumbing, heating and cooling systems, and termite clean-up. Poor ventilation and crowded spaces put farmworkers at increased risk for respiratory illnesses such as asthma and infectious diseases like tuberculosis and COVID-19.

The FWHS also found that farmworkers statewide faced issues related to the built environment of their homes. More than 37 percent reported a “taste of water at home” that was either very bad (24 percent) or bad (13 percent) — an indicator of poor water quality and possibly health risks. More than one in three also experienced problems keeping a house cool (39 percent) or warm (36 percent), issues that will only

increase in time as climate change exacerbates the temperature extremes. Farmworkers also encountered problems related to water and moisture—such as rotting wood (16 percent), mold (14 percent), water damage (13 percent), and water leaks (12 percent).

Regarding household characteristics, FWHS respondents lived in large, overcrowded households with low incomes and several household problems, arrangements associated with decreased mental health. Farmworkers households were larger than the California average (3.0 persons per household), with a median household size of four persons. Over 29 percent of farmworkers' households had six or more persons. More than 55 percent of farmworkers reported that two persons (including themselves) slept in their room—a figure somewhat less than the percent married (67 percent)—but more than 25 percent slept in a room with three or more persons indicating overcrowding.

Of statewide respondents to the FWHS, over 70 percent of farmworkers lived in households with one or more children under the age of 18. The median number of children per household was two, and more than 42 percent of households had three or more children. Only two percent of farmworkers lived in households with children who worked.

Resources for Farmworkers

Though there are currently no specific housing resources for farmworkers in Susanville, Housing Choice Vouchers and the affordability of market rate housing in the city are resources for lower-income households generally, including farmworkers. As identified above, there were 114 individuals employed in farming, forestry, fishing, and mining occupations. Due to the low percentage of residents occupied in farm labor, general lack of agricultural uses in the city, and resources available for lower-income households (366 rent-restricted/subsidized units, assumed 160 Housing Choice Vouchers), the City finds that there is not a significant gap in resources for farmworkers in the city.

To encourage the development of housing opportunities for farmworkers, Program HE-10 commits the City to engage the County, farms with hired labor, and non-profit agencies to seek opportunities to partner in pursuit of the development of farmworker housing to support the local agricultural workforce. Further Program HE-8 commits the City to continuing to partner with the PCCDC to maintain and expand the HCV Program, and Program HE-9 seeks funding in support of affordable housing construction, both of which have the potential to benefit farmworkers.

Female-Headed Households

The US Census provides data on the total number of households headed by a female, the number of those with children, and the number with incomes below the poverty level. The data is not provided separately by tenure. The data includes all female heads of households; those without children may be supporting parents, or a single parent may be supporting an adult child or relative. Female heads of household are often the households most in need of affordable housing, childcare, job training, and rehabilitation funds.

Table HE-50 shows the number of female-headed households in Susanville by householder type. In 2022, just over 15 percent of all households in Susanville were female-headed households, of which 71 have income below the poverty level. Additionally, there were 197 female-headed households with children under the age of 18. These households account for approximately 10 percent of total households.

Table HE-50 Female-Headed Households – Susanville, 2022

Householder Type	Number	Percentage of Total Householders
Female-Headed Householders	316	15.3%
Female Heads with Own Children	197	9.6%
Female Heads without Children	119	5.8%
Total Households	2,062	100.0%
	Number	Percentage of Total Families
Female-Headed Householders Under the Poverty Level	71	3.4%
Total Families Under the Poverty Level	286	13.9%

Source: U.S. Census, ACS Five-Year Estimates, 2022, Table B17012.

Most female-headed households are either single elderly women or single mothers. Traditionally, these two groups have been considered special needs groups because their incomes tend to be lower, making it difficult for them to obtain housing without overpaying, or because they have specific needs related to housing (such as childcare or assisted living support). Single-mother households have a greater need for housing with convenient access to childcare facilities, public transportation, and other public facilities and services.

Resources for Female-Headed Households

Lassen Family Services, Inc. is a domestic violence and sexual assault crisis agency committed to ending abuse in Lassen County through prevention, healing, advocacy, safety, education, compassionate intervention, and effective partnerships with social service agencies. Lassen Family Services operates a crisis response line and an emergency domestic violence and sexual assault shelter for individuals and families fleeing from domestic violence.

The Housing Support Team, operated by Lassen County Grant and Loans Housing Services Department, serves as a liaison within the system of care, community-based organizations, providers, and partner agencies to support placement of individuals and families into safe, stable housing. They aid those who are homeless, at risk of homelessness, or are low income eligible in navigating housing and rental assistance.⁴

⁴ <https://co.lassen.ca.us/dept/behavioral-health/housing-support>

Female-headed households with children and no spousal support frequently require public assistance due to lower household income and the cost of childcare. As a result, their housing choices are very limited and overpayment is not uncommon. However, due to the availability of affordable market rate housing, subsidized affordable housing (366 units), and housing choice vouchers, there is not a significant gap in housing resources for female-headed households in the city.

Program HE-10 works to incentivize housing for households with special housing needs, including female-headed households. Additionally, Program HE-18 commits the City to encouraging daycare facilities as a way of helping female-headed households meet their childcare needs. Finally, because of their economic conditions, construction of multifamily rental housing would also help this group. Program HE-9 seeks to support the development of affordable multifamily housing and Program HE-5 and Program HE-6 encourage the development of affordable housing types (ADUs and SROs) that could benefit lower-income households, including female-headed households.

Extremely Low-Income Households

Extremely low-income households are defined as earning 30 percent or less of the area median income. This group is one of the neediest in the population because its household incomes are so low and require the deepest of housing subsidies in order to make housing affordable. Per HCD guidelines, 50 percent of Susanville's very low-income Regional Housing Needs Allocation (RHNA) number qualifies as extremely low income. Susanville's projected estimate of the extremely low-income housing need for 2024 to 2030 is one unit.

Individuals and households that fall into the extremely low-income category face tremendous difficulty finding housing that is both safe and affordable. For a family of four, the ELI income threshold shown in Table HE-26 is \$31,200. For housing to be affordable for a family of four they would spend no more than \$9,000 annually, or \$750 a month for housing. Persons falling into the ELI category generally also fall into another special needs category such as single-parent head of household, elderly, or disabled.

Nearly half of extremely low-income households in the city own their home, indicating a high percentage of seniors (or other households on a fixed income) that are long-time homeowners. Extremely low-income households are likely to face housing problems such as overpaying, overcrowding, and/or accessibility issues as a result of their limited incomes. Generally, extremely low-income households are more likely to experience substandard housing conditions, and extremely low-income homeowners often cannot afford necessary repairs and improvements. Many extremely low-income households fall within a special needs category (disabled, seniors, large households, or female-headed households) and require supportive housing services. Most families and individuals receiving public assistance, such as social security insurance or disability insurance, are considered extremely low-income households. Many minimum wage workers would also be considered extremely low-income.

Extremely low-income households are more likely to face some form of housing problems. Housing problems include a lack of complete kitchen facilities, lack of complete plumbing facilities, an

overcrowded household, or a cost burdened household. Data provided by the Comprehensive Housing Affordability Strategy (CHAS) identifies housing problems by income category and tenure. According to this data, in Susanville, 82 percent of extremely low-income households are cost burdened and 75 percent are severely cost burdened (Table HE-51).

Table HE-51 Cost Burden by Income Category

	Owners	Renters	Total Households	% of Total Households by Income Category
0-30% AMI	200	245	445	100%
Any housing problem	145	220	365	82%
Cost burden > 30%	144	215	365	82%
Cost burden > 50 %	140	190	335	75%
31-50% AMI	100	150	250	100%
Any housing problem	85	65	154	62%
Cost burden > 30%	85	60	145	58%
Cost burden > 50 %	15	15	30	12%
51-80% AMI	215	410	625	100%
Any housing problem	55	195	215	34%
Cost burden > 30%	55	160	215	34%
Cost burden > 50 %	35	50	85	14%

Source: <https://www.huduser.gov/portal/datasets/cp.html?>

There is significant overlap between extremely low-income households and those that fall within another special needs category (e.g., persons with a disability, seniors, female-headed households). According to 2023 ACS data (Table B23024; B17001; and Table B17012), there are 326 individuals with a disability, 205 seniors (65+), and 82 female-headed households living below the poverty line in the county, which are generally assumed to be extremely low-income, though some may fall within the very low-income category. These individuals and households are typically constrained by fixed-incomes or disability, and female-headed households must balance childcare on a single-income. Due to these constraints, extremely low-income households benefit from specific housing solutions such as:

- Deeper income targeting for subsidies for programs such as housing choice vouchers and deed-restricted housing.
- Housing with supportive services.
- Single-room occupancy, tiny homes, studio units, accessory dwelling units, and/or shared housing.
- Rent subsidies (housing vouchers).

- Emergency and transitional housing for households at risk of experiencing homelessness.
- Expanded access to childcare and daycare facilities and programs.

Resources for Extremely Low-Income Households

Susanville Police Department Community Services Officer provides case management, supportive services, and deposit insurance for extremely low-income households, including households at risk of or currently experiencing homelessness. The Community Services Officer provides case management by appointment or drop-in, support services, and deposit assistance. The Office also provides information to households on available services such as food pantries, employment, parent resources, elder services, Native American resources, housing and shelter assistance, resources provided by Lassen County, and national hotlines and crisis lines.⁵

The Housing Support Team, operated by Lassen County Grant and Loans Housing Services Department, serves as a liaison within the system of care, community-based organizations, providers, and partner agencies to support placement of individuals and families into safe, stable housing. They aid those who are homeless, at risk of homelessness, or are low income eligible in navigating housing and rental assistance.

The Susanville Indian Rancheria Housing Authority (SIRHA) was established by the Susanville Indian Rancheria to develop, manage, and maintain affordable housing and housing programs to benefit the tribal members of the Susanville Indian Rancheria. The SIRHA mainly manages affordable housing units on Susanville Indian Rancheria land; however, the agency also manages a fourplex along Limoneria Avenue and is in the process of developing a multifamily complex along Paiute Lane for use by low-income tribal members.

Policies and programs for meeting the needs of ELI population are the same for meeting the needs of other populations including preserving low income and at-risk housing units, applying for grant funding to construct new subsidized housing, supporting the Section 8 program, removing constraints for ADUs, removing constraints for the construction of multifamily housing, and having a provision for single room occupancy (SRO) units. Mobile Home Parks are also another affordable housing alternative for ELI households. The City has six mobile home parks within its jurisdiction with a total of 240 spaces.

Despite the lower cost of housing in the city by comparison to the State, due to high levels of cost burden, the City finds that there is a moderate gap in resources available for extremely low-income households.

To address this resource gap, Program HE-7 commits the City to provide financial assistance (when feasible) and expedited processing for emergency and extremely low-income housing, Program HE-8 supports the maintenance and expansion of Housing Choice Vouchers available in the region, and Program HE-10 incentivizes the development of units for units accessible to special needs households,

⁵ <https://www.sierradailynews.com/local/susanville-police-on-solutions-for-homelessness/>

including extremely low-income households. Additionally, Program HE-5 encourages and incentivizes the development of ADUs, which are among the most affordable housing types statewide. Further, Program HE-20 and Program HE-27 assist lower-income homeowners (including extremely low-income homeowners) with weatherization and rehabilitation projects. Finally, Program HE-15, Program HE-19, and Program HE-27 work to address housing needs or conditions in mobile home parks.

People Experiencing Homelessness

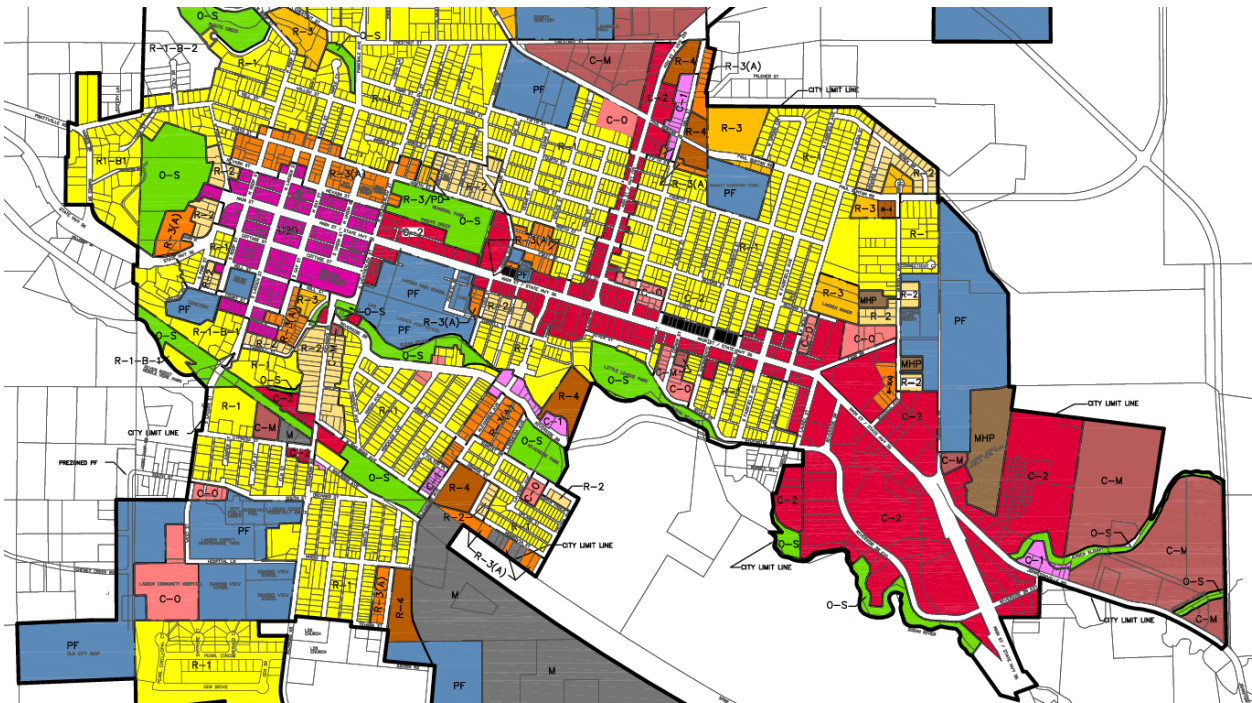
Homelessness can be caused by a number of social and economic factors, including a breakdown of social relationships, unemployment, a shortage of low-income housing, cuts to public subsidies, and the deinstitutionalization of the mentally ill. A person experiencing homelessness lacks consistent and adequate shelter. Those experiencing homelessness can be considered resident (those remaining in an area year-round) or transient. Emergency and transitional shelters can help address the needs of the homeless. Emergency shelters provide a short-term solution to homelessness and involve limited supplemental services. In contrast, transitional shelters are designed to remove the basis for homelessness. Shelter is provided for an extended period of time, and is combined with other social services and counseling, to assist in the transition to self-sufficiency.

As addressed in the Affirmatively Furthering Fair Housing (AFFH) Analysis, most people experiencing homelessness who are unsheltered tend to concentrate in areas of the city that are near Main Street – where retail, services, and transportation options are concentrated – and offer a level of privacy or an area for impromptu shelter. These areas include multiple locations along the Susan River, underneath the bridge located at the intersection of Richmond Road and Mill Street, underneath the Alexander Avenue bridge, underneath the Riverside Drive bridge, and along the Susan River Parkway.

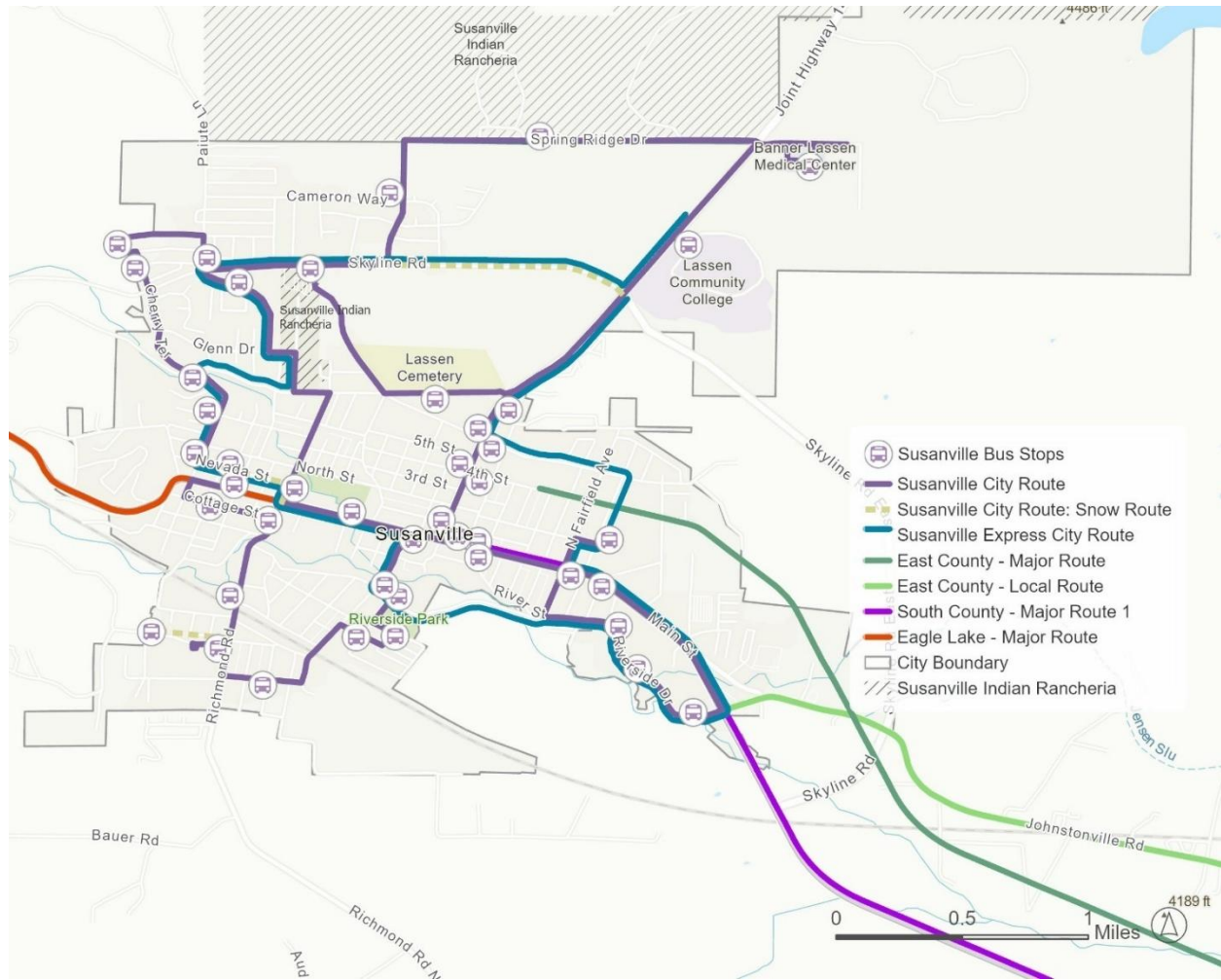
City of Susanville General Plan 2024-2029 Housing Element



Commercial, public, quasi-public and commercial services including motels, Safeway, Salvation Army, Crossroad Ministries, and Lassen Family Services are concentrated along or near Main Street in Susanville. Most people experiencing homelessness who are unsheltered tend to stay in open space areas near these services, such as along the Susan River due to the proximity to these services. Image source: Google Maps.



This extracted portion of the City zoning diagram shows the concentration of commercial zones (C-2, red) along Main Street and Ash Street. Those who are unsheltered tend to concentrate in areas of the city that are near Main Street – where retail, services, and transportation options are concentrated – and offer a level of privacy or an area for impromptu shelter, such as along the Susan River and Susan River Parkway.



This diagram shows the bus stops in Susanville. Stops within the City are generally located along Main Street and Ash Street, and stretch to Lassen Community College, Banner Lassen Medical Center, and the Susanville Indian Rancheria.

The NorCal Continuum of Care (CoC) is a seven-county consortium governed by an Executive Board and charged by the U.S. Department of Housing and Urban Development (HUD) to conduct a Point-In-Time (PIT) Count each year. Table HE-52 shows the county's PIT Count, which helps HUD and local CoCs to understand the number and characteristics of individuals experiencing homelessness sleeping in shelters, on the street or in other places not meant for human habitation. The data collected also serves as a measure for how the community is resolving homelessness and provides the federal and state government information to determine funding needs and eligibility. Countywide, approximately 70 percent of the homeless population was sheltered at the time of the county, with the remaining 30 percent counted as unsheltered. City staff estimates that the majority of the 102 individuals counted in 2022 were in Susanville, due to the presence of Crossroads and Lassen Family Services, the two organizations in the county that have shelters. Since the majority of the city's homeless population is sheltered during the winter at one of these locations, it is estimated that 81 of the 102 individuals counted were within city limits.

Table HE-52 Point-in-Time Count – Lassen County, 2022

Category	Number	Percent
Unsheltered	31	30.4%
Sheltered	71	69.6%
Total	102	100.0%

Source: NorCal Continuum of Care Lassen County Point in Time Count, 2022.

Resources for People Experiencing Homelessness

The Susanville Police Department Community Services Officer provides case management, supportive services, and deposit insurance for extremely low-income households, including households at risk of or currently experiencing homelessness. This position is provided through partnership between the Susanville Police Department and Susanville Indian Rancheria. The Community Services Officer provides case management by appointment and has drop-in hours each week, provides information on available services such as food pantries, employment, parent resources, elder services, Native American resources, housing and shelter assistance, resources provided by Lassen County, and national hotlines and crisis lines.⁶

The Housing Support Team, operated by Lassen County Grant and Loans Housing Services, serves as a liaison within the system of care, community-based organizations, providers, and partner agencies to support placement of individuals and families into safe, stable housing. They aid those who are homeless, at risk of homelessness, or are low income eligible in navigating housing and rental assistance.

The Crossroads Ministries Emergency Homeless Shelter is open to anyone in need Fridays through Sundays and during inclement weather. In addition to their homeless services, Crossroads Ministries also provides meal services, emergency food boxes, a summer feeding program for children's lunches, and a transitional shelter for those requiring employment and educational supportive services.

Lassen County was recently awarded Homekey Round 3 funding, a grant administered by the California Department of Housing and Community Development. In January 2024, Lassen County and ColWest Investments were awarded \$2,917,454.00 to convert a former medical facility in Susanville into fifteen units of permanent housing for individuals experiencing homelessness. Ten of these units will be for young adults, ages 18-24 years old.⁷

Due to the presence of shelter beds in the city and the low proportion of unsheltered individuals experiencing homelessness, the gap in available resources is considered to be moderate. Program HE-7 commits the City to provide financial assistance (when feasible) and expedited processing for emergency and extremely low-income housing. Additionally, Program HE-5 encourages and incentivizes

⁶ <https://www.sierradailynews.com/local/susanville-police-on-solutions-for-homelessness/>

⁷ Lassen County, Draft 2024-2029 Housing Element Update.

the development of ADUs, and Program HE-19, and Program HE-27 work to address housing needs or conditions in mobile home parks, which are among the most affordable housing types statewide.

Assisted Housing Units

State legislation (Chapter 1451, Statutes of 1989) requires that all housing elements include an analysis of at-risk housing within the jurisdiction and, if necessary, the development of programs to preserve or replace those assisted housing units. Many subsidized units are multifamily rental units that provide rental housing at below market rates. If these units cease to be assisted, the owners of the properties may increase unit rents to market rates. Should this occur, low-income housing might be lost, making it difficult for the City to meet its goals for providing adequate affordable housing. The multifamily units to be considered are any units that were constructed using various federal assistance programs, State or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Low-income multifamily housing is considered to be at risk if it is eligible to convert to non-low-income or market-rate housing due to (1) the termination of a rental subsidy contract, (2) mortgage prepayment, or (3) the expiration of affordability restrictions. The time period that is to be considered in making this determination is the ten-year period following the beginning of the Housing Element planning period (from June 30, 2024, to June 30, 2034).

Affordable Units in Susanville

Table HE-53 lists the units in Susanville that are designated as affordable. As shown, there are 61 units potentially at risk of conversion to market rate in the next ten years (before June 30, 2034).

Table HE-53 Inventory of Affordable Units

Project Name	Tenant Type	Total Assisted Units	Total Units	Funding Sources	Expiration Date	Risk Level
Citrus Manor Apartments	Large Family	53	54	LIHTC; USDA	2061	Low
Lassen Manor I	Seniors	39	40	HUD	1/31/2034	Low
Lassen Manor IV	Seniors	11	11	HUD	3/1/2042	Low
Meadowbrook/ Parkview Garden Apartments (Site A)	Family	87	90	LIHTC; USDA	2067	Low
Mill View Apartments	Family	51	52	LIHTC; USDA	2074	Low
Eskaton Lassen Manner (Pres. Andrew Jackson Manor)	Seniors	22	22	HCD; HUD	1/31/2034	Low
Eskaton Lassen Manner (Pres. Harry Truman Manor)	Seniors	10	10	HUD	5/1/2038	Low
Susan River Apartments	Seniors	40	41	LIHTC; USDA	2066	Low
Susanville Gardens Apartments	Family/ Individual	53	64	LIHTC; CalHFA	2071	Low
Totals		366	384			

Source: HCD Pre-approved Data Package: California Housing Partnership Corporation, 2023.

Loss of Assisted Housing

From time to time, restricted units lose their affordability controls or subsidies and revert to market rates. As shown in Table HE-53, in Susanville, two assisted projects are at risk of conversion in 2034 with a total of 61 assisted units. Upon contact, the property owner for both developments, Eskaton, confirmed that they still adhere to the affordability restrictions and have no intention of converting in the future. Without binding State or federal affordability restrictions, however, the status of these units is unstable beyond 2034.

Preservation and Replacement

Generally, the cost of preserving assisted housing units is estimated to be significantly less than replacing units through new construction. Preserving units entails covering the difference between market rates and assisted rental rates. New construction tends to be less cost efficient because of the

cost of land and labor, which is often a limiting factor in the development of affordable housing. To maintain the existing affordable housing stock, the City may either work to preserve the existing assisted units or replenish the affordable housing inventory with new units.

Preservation

Rental subsidies using non-Federal (State, local, or other) funding sources can be used to maintain affordability of the 61 at-risk affordable units. These rent subsidies can be structured to mirror the federal Housing Choice Voucher (Section 8) program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent on the unit. In Lassen County, the 2024 fair market rent is determined to be \$853 for a one-bedroom unit, \$1,121 for a two-bedroom unit, and \$1,580 for a three-bedroom unit.

The feasibility of this alternative is highly dependent on the availability of unit type and other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided. However, with the passage of SB 329, it is no longer legal for landlords to discriminate based on the applicants’ source of income, including vouchers.

Table HE-54 shows the estimated cost of preserving at-risk units in the city. The total cost of subsidizing the rents for all 61 at-risk units is estimated at \$5,146 per month or \$61,752 annually.

Table HE-54 Estimated Costs of Preserving At-Risk Units

Unit Size	Total Units	Fair Market Rent	Very Low Income (50% AMI)	Affordable Monthly Rent	Monthly per Unit Subsidy	Total Monthly Subsidy
One Bedroom	61	\$853	\$30,800	\$770	\$83	\$5,063
Two Bedrooms	0	\$1,121	\$35,200	\$880	\$241	-
Three Bedrooms	0	\$1,580	\$39,600	\$990	\$590	-
Totals	61					\$5,063

Source: Department of Housing and Community Development/California Housing Partnership, 2024; Apartments.com, zillow.com, May 2024.

Replacement

The construction of new low-income housing units is a means of replacing the 61 at-risk units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e., number of bedrooms), location, land costs, and type of construction. Based on cost estimates gathered from Danco Builders, a developer of multifamily structures throughout Northern California, a typical single-story multifamily building of approximately 15,000 square feet and with 900-square-foot apartments has a cost of \$333 per square foot cost for construction with prevailing wage (Johnson 2020). This cost per square foot would result in a cost per unit for 900- square-foot units of \$299,700.

Using this general estimate, it would cost approximately \$18.3 million to develop 61 new multifamily units to replace the at-risk units. Given the City's limited financial resources, development of replacement housing must rely on partnerships with nonprofit or for-profit housing developers or other public entities. Appendix 2 identifies entities qualified in preserving at-risk housing.

Acquisition

Another option would be for a nonprofit organization to purchase an existing multifamily complex, rather than build a new one, lowering the per unit cost significantly. A survey of property prices on Zillow.com in May 2024 showed that two multifamily projects in Susanville were selling for between \$485,000 (4-unit project) and \$950,000 (5-unit project). These sales prices break down to a per unit cost range of \$121,250 to \$190,000 per unit.

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. The cost of acquiring the two at-risk projects and transferring ownership to nonprofit organizations would start at approximately \$7.5 million to replace 61 units based on the lowest market price identified. In comparison, the annual costs of providing rental subsidies required to preserve the 61 assisted units are relatively low (\$61,752). However, long-term affordability of the units cannot be ensured in this manner. The option of constructing 61 replacement units has the highest cost (costing approximately \$18.6 million). The best option to preserve the at-risk units appears to be the purchase of affordability covenants.

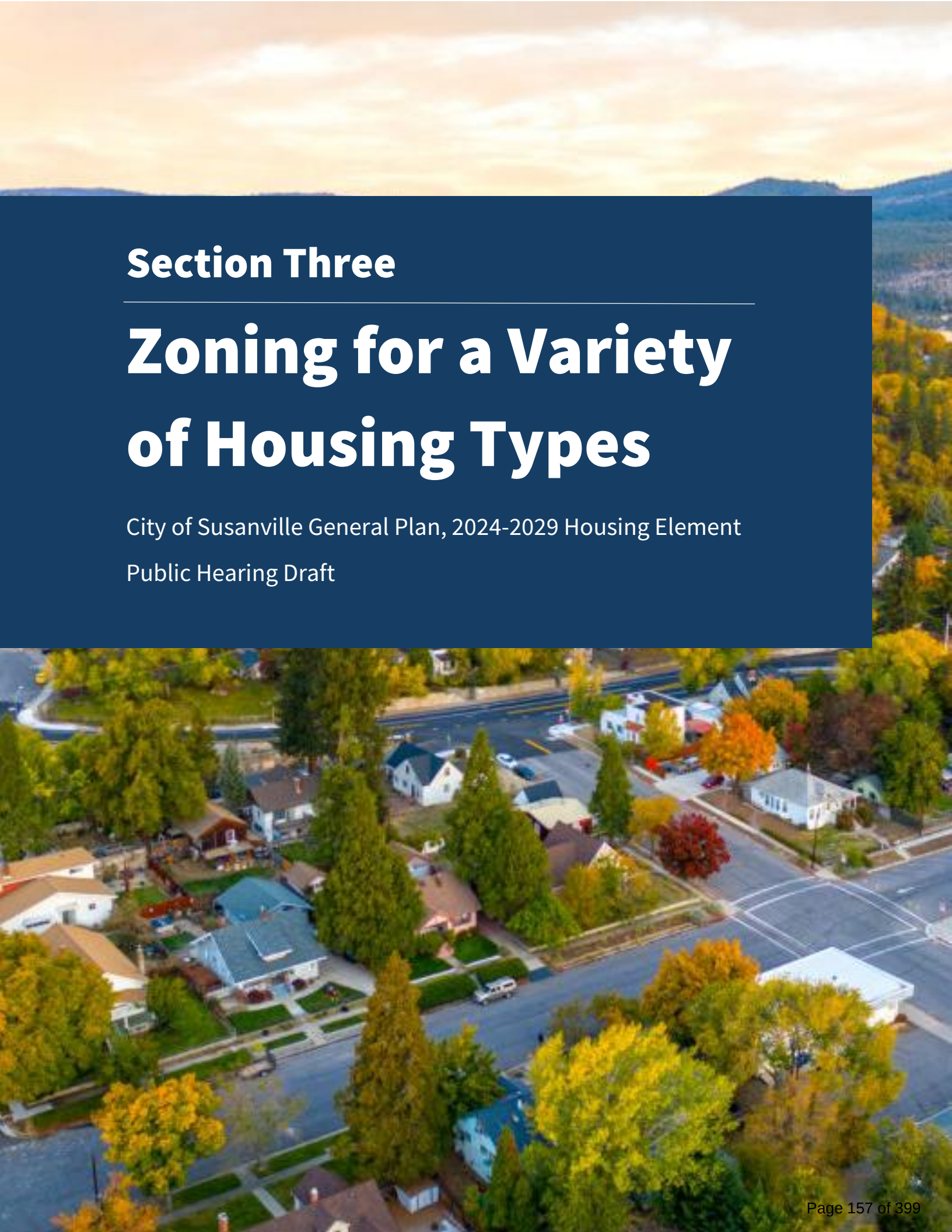
Prepayment of Federal Insured Loans

The Federal government provides low-interest financing or mortgage insurance to housing developers in return for guaranteeing that rents are maintained affordable to lower-income households. Since an owner's debt service was reduced through mortgage subsidies, the property owner could maintain rents below market levels. After 20 years, the owner could prepay the mortgage and lift the rent restrictions or maintain the affordability controls until the mortgages were paid off.

In the mid-1970s, the Federal government used the Section 8 program to encourage the production of affordable rental housing. Under the Section 8 program, HUD offered a 15- or 20- year contract to provide rental subsidies to property owners in return for making the units affordable to very low-income households. The subsidy is typically the difference between 30 percent of the household income and a negotiated fair market rent for the area. After the expiration of a Section 8 contract, an affordable complex may convert to market rents. The Section 8 (Housing Choice Voucher) Program for Susanville is administered by the Plumas County Community Development Commission (PCCDC). The PCCDC serves four counties (Plumas, Lassen, Sierra and Tehama Counties). As of May 2024, the waitlist is open until further notice.

HUD provides the Mark-to-Market and Mark-Up-to-Market programs for Section 8 projects seeking renewal. If current contracted rents exceed the fair market rent (FMR), HUD will provide favorable tax treatment to property owners in return for preserving the units at affordable rents (Mark-to-Market). For apartments renting at or below FMR rates, HUD allows rents to be increased to levels comparable to market rents, though not exceeding 150 percent of the FMR (Mark-Up-to-Market). When a complex with an expiring Section 8 contract is at risk of conversion, the below-market stock is most likely to be converted given the higher market rents in the area.

The Section 515 program has a loan term of 50 years. Therefore, the projects funded under the 515 Program are typically not considered to be at risk. In order to prepay the Section 515 loan, a project owner must demonstrate that affordable housing for farmworkers is no longer needed in the region. Based on Rural Housing Service staff assessment, few projects in the nation have been able to demonstrate the diminished need. Furthermore, Rural Housing Service staff indicated that the agency usually offers additional incentives to entice project owners to continue maintenance of the units as affordable housing.

An aerial photograph of a suburban neighborhood. The scene shows a mix of residential houses with various roof colors (brown, blue, grey) and styles. There are many trees, some with vibrant yellow and orange autumn foliage. A paved road with white lane markings runs through the middle of the neighborhood. In the background, rolling hills or mountains are visible under a soft, hazy sky. A dark blue rectangular overlay covers the upper portion of the image, containing white text.

Section Three

Zoning for a Variety of Housing Types

City of Susanville General Plan, 2024-2029 Housing Element
Public Hearing Draft

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Section Three: Zoning For a Variety of Housing Types

State Housing Element Law (Government Code Sections 65583 and 65583.2) requires local governments to analyze the availability of zoning for a variety of housing types to promote a diverse housing stock (i.e., price, style, size). Having a variety of housing types contributes to neighborhood stability by offering more affordable housing options that meet the needs of different households. This section describes the zoning and availability of sites for a variety of housing types in Susanville and identifies constraints imposed by the existing Zoning Ordinance on households with special housing needs.

Multifamily Residential Housing

Multifamily residential developments are permitted by-right in the Mobile Home Park (MHP), Duplex and Triplex (R-3/R-3A), and Multi-family (R-4) residential zoning districts. The R-3 zone allows for residential development up to 12 dwelling units per acre and the R-4 zone allows up to 20 units per acre. The maximum density allowed in the MHP zoning district is 14 units per acre, however there is also a 3,000 square foot minimum mobile home space size which makes the maximum density difficult to achieve.

Multifamily residential units are permitted by use permit in the Neighborhood Commercial (C-1), General Commercial and Shopping Center (C-2), Commercial Office (C-O), and Uptown Business District (UBD) zoning districts. The R-3/R-3A zoning district allows for a density range of 0 to 12 units per acre, and all other zoning districts generally allow for a density range of 0 to 20 units per acre; however, the exact allowable density varies by the use permit.

Density Bonuses

California Government Code Sections 65915-65918 require local governments to provide density bonus provisions to projects that comply with specific standards. In 2020, the State enacted new laws that increased the maximum density bonus amount for very low-, low-, and moderate-income housing, and how maximum densities shall be calculated. Additionally, local governments are required to provide one or more incentives for qualifying projects and are required to accept an incentive proposed by a developer unless the incentive proposal is found to cause environmental harm, a health and safety issue, a detriment to historical property, or otherwise contrary to the law. Both density bonuses and incentives are granted based on the number of affordable units present in each project.

Due to the changing nature of the State's density bonus requirements, the City's density bonus provisions, addressed in Chapter 17.132.010 (adopted September 18, 2024) default to State standards.

City of Susanville Zoning Ordinance

17.132.010 Purpose and Intent.

Residential development shall comply with the allowability of density bonuses, incentives, exemptions, and concessions in compliance with State density Bonus law (Government Code Section 65915, as revised). Government Code 65945 requires the City to provide incentives for affordable housing, senior housing, and childcare facilities.

Although defaulting to State requirements is an appropriate approach to meeting State law, Chapter 17.130 does not outline a framework for processing density bonus requests. This creates uncertainty in the application and review process that could potentially constrain development. Program HE-2 commits the City to updating the Chapter 17.130 to identify the City’s framework for processing density bonus requests, including but not limited to, submittal requirements, decision-making authority, and review timelines.

Accessory Dwelling Units (Second Dwelling Units)

An accessory dwelling unit (ADU), formerly and still commonly referred to as a second dwelling unit, is an additional self-contained living unit, either attached to or detached from the primary residential unit on a single lot. It has cooking, eating, sleeping, and full sanitation facilities. These units can be an important source of affordable housing since they can be constructed relatively inexpensively and have no associated land costs. ADUs can also provide supplemental income to the homeowner, allowing the elderly to remain in their homes or moderate-income families to afford houses.

To encourage establishment of ADUs on existing developed lots, State law requires local jurisdictions to either adopt an ordinance based on standards set out in State law authorizing creation of ADUs in residentially-zoned areas, or where no ordinance has been adopted, to allow ADUs on lots zoned for single-family or multifamily use that have an existing single-family unit subject to ministerial approval (“by right”) if they meet standards set out by State law.

In recent years, the State has passed several laws to further encourage ADU development. The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by-right in at least some areas of a jurisdiction, and reduced parking requirements related to ADUs. AB 68 allows an ADU and a junior ADU (JADU) to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered permit fee structure for ADUs based on their size and location, and prohibits fees on units of less than 750 square feet. In addition, AB 671 requires the Housing Element to include plans to incentivize and encourage affordable ADU rentals.

In 2022, two laws were enacted that affect ADU law and came into effect in 2023. SB 897 increases the allowed height limit for attached and detached ADUs that meet certain conditions. AB 2221 clarifies existing ADU law to close procedural and permitting loopholes for approving ADUs, including the requirement for approving or denying applications within 60 days of application submittal and

providing a full set of comments and remedies to applicants with denied applications. Additionally, AB 2221 adds front setbacks to the list of local development standards that local governments cannot impose if they would preclude construction of an attached or detached ADU of at least 800 square feet, which is at least 16 feet in height and that has at least four-foot side and rear yard setbacks.

The Susanville Zoning Ordinance Section 17.136 defines requirements for ADUs. The City most recently updated the ADU provisions on September 18, 2024, as a part of the Zoning Ordinance update. The City's ADU provisions permit the construction of attached ADUs, detached ADUs, and JADUs in all zones that allow for residential uses. Portions of these provisions that are not in compliance with State law include the following:

- The existing Zoning Ordinance does not allow up to eight detached units in multifamily zones in compliance with Government Code Section 66323

Additionally, the City does not have a process for approving preapproved ADU plans, as required by AB 1332 (2023).

Program HE-2 commits the City to revise the Zoning Ordinance for compliance with all recent changes to ADU State law. Program HE-2 also commits the City to develop a program for the preapproval of ADUs.

Manufactured Homes

Manufactured housing can serve as an alternative form of affordable housing in low-density areas where the development of higher-density multifamily residential units is not allowed. California Government Code Sections 65852.3 and 65852.4 require jurisdictions to allow the installation of manufactured homes on a foundation in the same manner and zones as conventional single-family residential dwellings, with the exception of some architectural requirements including roof overhang, roofing material, and siding material.

Susanville's Code of Ordinances defines a manufactured home as *"a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width, or 40 body feet or more in length, or, when erected on-site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; except that such term shall include any structure which meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under this part. "Manufactured home" includes a mobile home subject to the National Manufactured Housing Construction and Safety Act of 1974 (42 USC, Sec. 5401, et seq.)."* The Code is consistent with State law, as manufactured homes that are placed on permanent foundations are, like houses that are built of standard construction, permitted by right in any zoning district allowing single-family homes that are permitted by right.

Mobile Homes and Mobile Home Parks

Section 69852.7 of the California Government Code specifies that mobile home parks shall be an allowed use on all land planned and zoned for residential land use. However, local jurisdictions are allowed to require use permits for mobile home parks. Chapter 17.28 of Susanville's Zoning Ordinance describes the City's regulations of mobile home parks. According to Susanville's Zoning Ordinance, mobile home parks are permitted by right in the MHP zoning district but are not permitted in any other zoning district.

Mobile homes, however, are allowed by right in zones R-1, R-2, R-3A, AR-1, AE-20, and U, provided they are "certified under the National Mobile Home Construction and Safety Act of 1974 (42 U.S.C. Section 5401 et seq.) and installed on a foundation system and meeting other adopted development standards, in lieu of a frame-constructed dwelling, provided said unit is not more than 10 years old at the time it is installed."

Single-Room Occupancy Units

Single-room occupancy (SRO) units can provide affordable private housing for lower-income individuals, seniors, and persons with disabilities. An SRO unit usually is small, between 200 to 350 square feet. These units can serve as an entry point into the housing market for formerly homeless people.

State law requires local jurisdictions to identify zoning and development standards that allow and encourage new SRO construction and include programs in their housing elements that commit to the preservation and rehabilitation of existing residential hotels and other buildings for SROs (i.e., zoning and permitting procedures, regulatory or fiscal assistance, educational programs). SROs are allowed with a use permit in the C-2, R-4, and UBD zones. The City supports the development of SROs and does not regulate SRO development beyond the development standards applied to all uses in the respective zone. Further, there are no additional parking, open space, or lot coverage standards applied to SRO uses. New SROs are required to meet the City's multifamily objective design standards (§ 17.104.110 Susanville multi-unit objective design standards). The City supports redevelopment projects and works with property owners to pursue opportunities and facilitate an expedited process.

The City has identified a historic hotel in the Downtown area as a suitable structure for conversion to SRO units. As of May 2024, this property was for sale. This property has the potential to be converted into 50 SRO units with 75 beds. Program HE-6 commits the City to continue to support the conversion of suitable buildings to SRO units, provide technical assistance with code compliance issues, provide an expedited review process for the conversion of substandard hotel or motel units to SROs, and pursue available grants funding opportunities to develop SROs.

Supportive Housing

Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. Typically, a part of the housing is targeted to people who have risk factors such as homelessness, or health challenges such as mental illness or substance addiction. Supportive housing comes in all shapes and sizes from renovated motels offering furnished single-room occupancy (SRO) apartments; a multifamily development where tenants with disabilities live alongside other families with low incomes; a small, more service-intensive building; or scattered-site apartments. Whatever the configuration, supportive housing allows tenants to access support services that enable them to live as independently as possible.

State law requires supportive housing to be considered a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(c)(3)). Further, Government Code Section 65651 requires local jurisdictions to permit supportive housing as a “use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses.”

The City’s zoning regulations define supportive housing as follows:

Section 17.08.010 Definitions: *“Supportive Housing” means housing with no limit on length of stay, that is occupied by the target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community. Supportive housing units are residential uses allowed in any zone allowing residential uses, subject only to those requirements and restrictions that apply to other residential uses of the same type in the same zone.*

Although zoning regulations define supportive housing as a residential use, the City’s definition of is not in compliance with State law as it does not allow for supportive housing by right. To ensure compliance with State law, the City should allow for by right development of supportive housing in the MHP, C-1, C-2, UBD, and C-O zones, where multifamily uses are allowed with a use permit. For more information, see Program HE-2.

Streamlined permitting. Recent changes to State law add further requirements related to supportive housing. AB 2162 (Chapter 753, statutes of 2018) streamlines and expedites the approval of supportive housing to better address the need of Californians experiencing homelessness. The legislation requires a local government to approve, within statutory timelines, a supportive housing development that complies with specified criteria. Requirements include:

- Supportive housing shall be a use by right in zones where multifamily and mixed uses as defined by Government Code Section 65583.2(i).
- A local government is required to notify the developer whether the application is complete within 30 days of receipt of an application to develop supportive housing.

- After the application is complete, local governments shall complete its review of the application within 60 days for smaller projects (50 or fewer units) and 120 days for larger projects (more than 50 units).
- Local governments shall not impose any minimum parking requirements for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop.

The City has not adopted a process for streamlining the approval of supportive housing. Program HE-2 commits the City to amend zoning regulations to outline the City's processing procedures in compliance with Government Code section 65653.

Transitional Housing

Transitional housing is similar to supportive housing in that it is housing linked to a range of support services; however, transitional housing has a limited term for assistance for tenants. The Susanville Zoning Ordinance defines transitional housing as housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rent and service fees to an ability-to-pay formula reasonably consistent with HUD's requirements for subsidized housing for low-income persons. Rent and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing. The Susanville Zoning Ordinance defines transitional housing as follows:

“Transitional housing” means housing with supportive services for up to twenty-four (24) months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rent and service fees to an ability-to-pay formula reasonably consistent with HUD’s requirements for subsidized housing for low-income persons. Rent and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing. Transitional housing and supportive housing are considered residential use and allowed in property zoned R-1, R-2, R-3, R-3A, R-4, C-1, and C-2.”

State law requires transitional housing to be considered a residential use subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Although the City considers transitional housing as a residential use by definition, zoning regulations do not allow transitional housing in the UBD or C-O zones. Program HE-2 commits the City to allow transitional and housing in any zone allowing residential uses without additional restrictions beyond those imposed on similar residential dwellings in compliance with California Government Code Section 65583(c)(3). .

Emergency Shelters

State law requires local jurisdictions to strengthen provisions for addressing the housing needs of homeless persons, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. Zone(s) where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit must also have sufficient capacity to accommodate the need for emergency shelter. AB 139 requires the need for emergency shelter to be assessed based on the capacity necessary to accommodate the most recent homeless point-in-time (PIT) count.

State law also states that emergency shelters “may only be subject to those development and management standards that apply to residential or commercial development within the same zone” along with a list of specific objective standards that may be made. Local governments that already have one or more emergency shelters within their jurisdiction or “pursuant to a multijurisdictional agreement” that accommodates that jurisdiction’s need for emergency shelter are only required to identify a zone or zones where new emergency shelters are allowed with a conditional use permit. Further, State law dictates that parking requirements for emergency shelters be no more than sufficient to accommodate all staff working in the facility.

Further, Assembly Bill 2339 (2022) expands the definition of emergency shelters to include other interim interventions, including but not limited to, navigation centers, bridge housing, and respite or recuperative care. AB 2339 also requires that zoning designations identified to allow emergency shelters as a permitted use without a conditional use or other discretionary permit must allow residential uses. This could include zones that allow mixed uses that permit residential.

Under the current Zoning Ordinance, emergency shelters are allowed by right in the Public Facilities (PF) district and are allowed with a use permit in the General Commercial and Shopping Center (C-2) Zoning district. The City does not apply any additional standards to emergency shelters in this zone, beyond the basic development standards applied to any use in this zone. Site development standards for the PF zone are shown below. Among the standards, the parking requirements are not in compliance with State law. Program HE-2 commits the City to revise zoning regulations to require no more parking than is sufficient for staff working in the facility.

§ 17.60.040 *Site development standards.*

The following site development standards apply in the PF district:

A. Minimum Lot Size. *None;*

B. Yards. *The yard requirements are as follows unless the facility is exempt from local zoning regulations:*

1. Front, *20 feet;*

2. Street side, *10 feet;*

3. Interior side, none, except where the district abuts a residential district, it shall be 10 feet;

4. Rear, none; except where the district abuts a residential district, it shall be 10 feet.

C. Maximum Structural Height. Thirty-five feet; except as otherwise provided in Section 17.96.030.

D. Parking as required in Sections 17.100.010—17.100.160.

- One parking space per each three employees on shift, plus one space per four beds.

The PF zone, however, does not allow residential uses, which, as explained above, is required by State law. Table HE-55 shows the City’s current capacity for a year-round emergency shelter. The identified parcels include only parcels which are zoned General Commercial and Shopping Center (C-2), which are the only zoning districts in the City which allow emergency shelters as a use that also allow for residential uses. The estimated shelter capacity assumes that half of the total parcel size can accommodate useable building space, as well as an average bed space of 200 square feet per bed.

The most recent Lassen County Point-In-Time count (2022) showed 102 individuals experiencing homelessness countywide. Point-In-Time count data specific to the city is not available at this time, however, City staff estimates that the majority of these individuals were counted within the city limits. The City assumes that 81 of these individuals were staying within city limits at the time of counting.

Table HE-55 Capacity for Accommodating Homeless Shelters, 2024

Parcel Number	Zoning	Parcel Size	Estimated Shelter Capacity	Proximity to Transit and Services
101-271-12	C-2	5.95 acres	647 beds	Within a half mile of transit stops and commercial services
105-191-16	C-2	1.61 acres	175 beds	Within a quarter mile of transit stops and commercial services
105-320-01	C-2	2.23 acres	242 beds	Within a quarter mile of transit stops and commercial services

State law requires emergency shelters to be allowed by right in a zoning district that also allows at least one residential use. The C-2 zoning district allows emergency shelters by use permit and allows certain residential uses, such as single-family dwellings and multifamily dwellings, as long as these developments are attached to a commercial, on-site use. This zone has more than adequate capacity to meet the point-in-time count for 2022 of 102 individuals. Importantly, none of the C-2 parcels listed above are zoned within a high fire severity zone.

To fully comply with State law, however, the City must allow emergency shelters by right in a zoning district that also allows at least one residential use and has sufficient capacity to meet the current need (81 beds). To ensure compliance, the City should allow emergency shelters by right in the C-2 zone, or otherwise amend zoning regulations in another zone to meet the requirements of State law. The City must also expand the definition of emergency shelters to include other interim interventions, including

but not limited to, navigation centers, bridge housing, and respite or recuperative care in accordance with AB 2339. Program HE-2 commits the City to revising the C-2 zone to allow emergency shelters by right, revise parking requirements for emergency shelters, and to expand the definition of emergency shelters for compliance with AB 2339.

Low Barrier Navigation Centers

With the signing of Assembly Bill 101 in 2019, a Low Barrier Navigation Center (LBNC) is now a use that is permitted by-right in mixed use zones and non-residential zones permitting multifamily uses. A LBNC is defined as a service-enriched shelter providing temporary living facilities, with the low-barrier component allowing persons to be admitted as they are, with as few entry restrictions as possible. The City currently has one mixed use zone, the Uptown Business District (UBD) zone, and three other nonresidential zones which permit multifamily uses, including Neighborhood Commercial (C-1), General Commercial and Shopping Center (C-2), and Commercial Office (C-O) zones. The City does not currently permit LBNCs in any of these zones. Program HE-2 commits the City to revising the Zoning Ordinance to include LBNCs as a by-right use in mixed use zones and nonresidential zones permitting multifamily uses.

Residential Care Facilities

The city has three licensed residential care facilities: two adult residential care facilities and one residential care facility for the elderly. There are no adult day care facilities or active home care agencies. Residential care facilities are licensed by the State of California to provide permanent living accommodations and 24-hour supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Licensed residential care facilities include hospices, nursing homes, convalescent facilities, sanatoriums, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug addiction. Under the California Health and Safety Code, section 1568.0831, jurisdictions are required to permit licensed residential care facilities that serve six or fewer persons by right in all residential districts. Additionally, the California Department of Housing and Community Development finds that the subjective nature of the typical conditional use permit process a constraint to the development of care facilities serving seven or more.

The City currently permits community care facilities/group care homes of six or less in all residential zones, in compliance with State law, but does not have a mechanism to permit community care facilities/group care homes serving seven or more persons. Program HE-2 commits the City to permit residential care facilities serving seven or more residents with objectivity and certainty in all residential zones, subject only to the requirements of residential uses of similar from in the same zone.

Reasonable Accommodation

In Susanville, no additional fees, permits, or processing times are required for the development of housing for the disabled. However, the City must also demonstrate efforts to remove governmental

constraints on housing for persons with disabilities, such as accommodating procedures for the approval of group homes, ADA retrofit efforts, and evaluation of the zoning ordinance for ADA compliance or other measures that provide flexibility in the development of housing for persons with disabilities. The 2019-2024 Susanville Housing Element committed the City to complying with state law, including the provisions of SB 520 and California's handicap and accessibility laws which require:

- Multifamily developments containing 4 to 20 units: all ground floor units are required to be adaptable (interior modifications) and meet accessibility requirements; and
- Multifamily developments containing greater than 20 units: 2 percent of the total units are required to be adaptable, and the remainder of the units must be accessible.

The City completed this commitment through adopting the 2022 California Building Code, which covers these accessibility requirements for new multifamily developments.

Accessible housing for the disabled can be achieved in a number of ways by modifying existing housing units (e.g., wheelchair ramps, grab bars, wider halls, elevated electrical outlets, lowered switches). Some modifications that can be done can be as simple as adding a tub seat in the bathroom and marking light switches with Braille tape, even the installation of new wheelchair ramps less than 30" in height do not require a building permit. Other modifications such as widening doorways and halls and installing accessible showers/tubs are more labor intensive and would require a permit. The permit process would be the same for accessible housing modifications as they would be for modifications to other single-family and multifamily units.

The City's definition, below, of a "family" allows unrelated people, including domestic employees, to live in a dwelling provided the habitation is as a single housekeeping unit. This broad definition ensures that the assistance needs of the disabled population do not conflict with basic zoning regulations.

***"Family"** means one or more persons occupying premises and living as a single bona fide housekeeping unit, including all necessary domestic employees of such family.*

Individuals requiring special housing can access community care facilities/group care homes as discussed in the Residential Care Facilities section above. Additionally, skilled nursing and intermediate care facilities are permitted in the R-2, R-3, R-3A, R-4, C-1, C-O zones with a Use Permit. To provide exceptions in zoning and land-use for housing development for persons with disabilities, the City has adopted regulations to provide a process for request for accommodation under the ADA as follows:

17.112.090 Reasonable Accommodations under the Americans with Disabilities Act

Pursuant to the American with Disabilities Act (ADA) the City is required to make reasonable modifications in policies, practices, or procedures when the modifications are necessary to avoid discrimination on the basis of disability, unless the City can demonstrate that making the modifications would fundamentally alter the nature of the service, program, or activity. Whether a requested accommodation is reasonable is highly fact-specific and determined on a case-by-case basis by

balancing the cost to the City and the benefit to the disabled person. Whether a requested accommodation is necessary requires a showing that the desired accommodation will affirmatively enhance a disabled person's quality of life by ameliorating the effects of the disability. The focus is on whether the accommodation in the case at hand would be so at odds with the purposes behind the rule that it would be a fundamental and unreasonable change.

Reasonable accommodations to the provisions of the Zoning Ordinance may be granted for persons with disabilities seeking equal access to housing under the California Fair Employment and Housing Act, the Federal Fair Housing Act, and the Americans with Disabilities Act (ADA) in the application of zoning laws and other land use regulations, policies, and procedures. Application filing, processing, and review standards for reasonable accommodations can be found in Chapter 17.140 (Reasonable Accommodation) of the City's Zoning Ordinance. Applications shall be reviewed by the Community Development Director or City Administrator designee. The review is administrative and a public hearing or public notice as per government code section 65091 is not required. Required findings for approval shall consider the following factors:

- Whether the land use, which is the subject of the request, will be used by an individual defined as disabled under the Acts;
- Whether the request for Reasonable Accommodation is necessary to make specific land uses available to an individual with a disability under the Acts;
- Whether the requested Reasonable Accommodation would impose an undue financial or administrative burden on the City;
- Whether the requested Reasonable Accommodation would require a fundamental alteration in the nature of a City program or law, including, but not limited to, land use and zoning;
- Potential impact on surrounding uses;
- Physical attributes of the property and structures; and

Alternative Reasonable Accommodations that may provide an equivalent level of benefit. The Community Development Director shall grant the reasonable accommodation if it is found that it will provide reasonable accommodation to a qualified person under the ADA and that the accommodation would not be so at odds with the purpose of the zoning requirement that it would be a fundamental and unreasonable change. Appeals to decisions made by the Director may be made to the City Planning Commission 10 days of the initial decision. The required fee depends on the type of application form submitted by the applicant. To date, the City has never encountered a request for ADA accommodation which could not be met under the current zoning requirements.

Tenants with disabilities often do not own or drive a vehicle. The requirement to include parking spaces for such units imposes an incremental additional cost to the development of said dwelling units. The City's Zoning Ordinance and development recognize this constraint and provides for reduce parking

requirements for a 50 percent reduction in required off street parking for housing that is exclusively for physically handicapped or developmentally disabled persons.

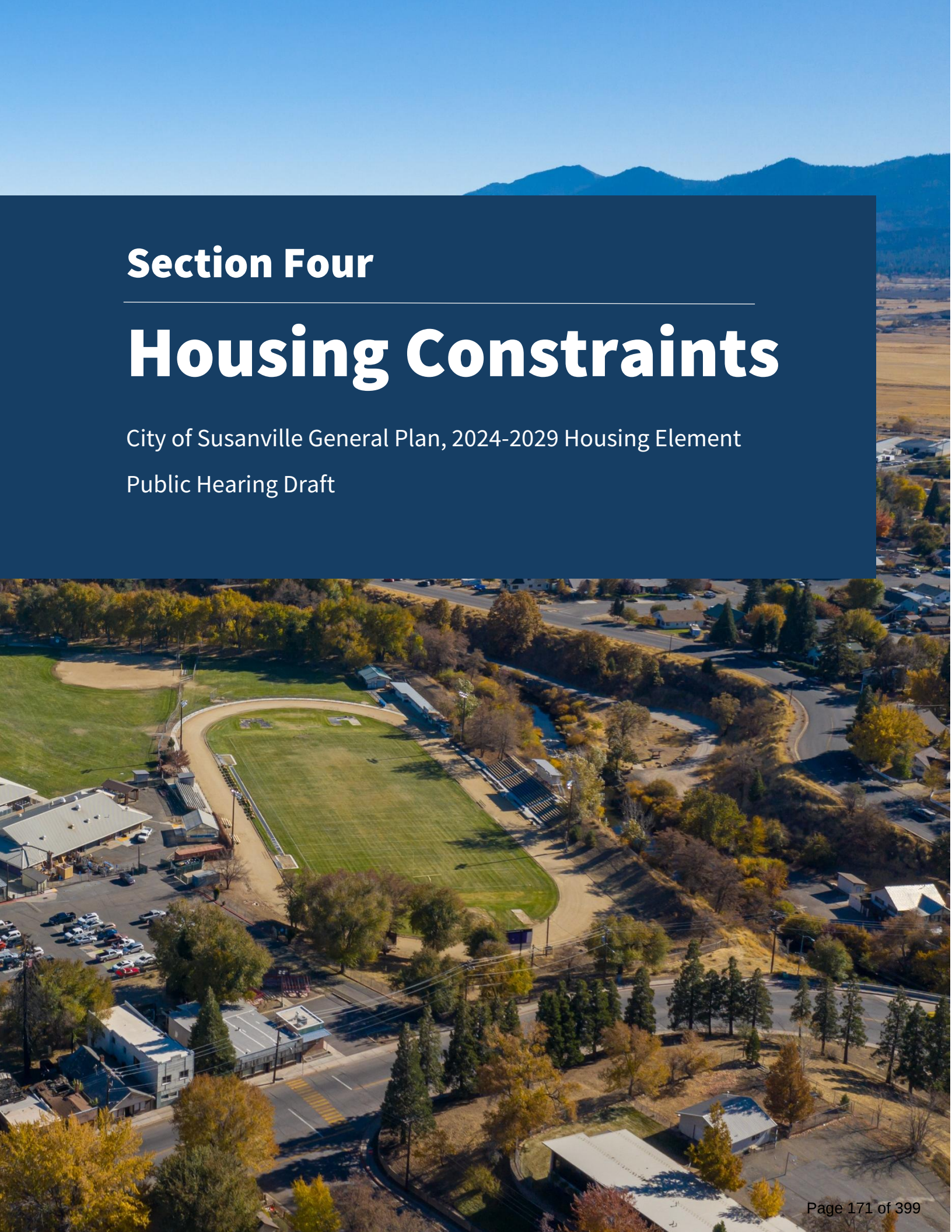
The City's Zoning Ordinance does not constrain the development of housing for persons with disabilities. The City's reasonable accommodation procedure, however, includes a finding related to "potential impact on surrounding uses" which is a potential constraint to reasonable accommodation for persons with a disability. Program HE-2 commits the City to revise the Zoning Ordinance to remove this finding from the list of required findings for approval.

Farmworker / Agricultural Employee Housing

California Health and Safety Code Sections 17021.5, 17021.6, and 17021.8, relating to employee housing and labor camps supersede any ordinance or regulations enacted by local governments. Specifically, Section 17021.5 mandates that "employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation." Additionally, farmworker employee housing, as described above, cannot be subject to conditional use permits, zoning variances, or other zoning clearances that are not required of any other single-family dwelling in the same zone. Under Code Section 17021.6, larger employee housing facilities featuring a maximum of 36 beds in group quarters, or 12 single-family units, are considered an agricultural use and cannot be subject to any restrictions, conditional use permits, zoning variances, fees, taxes, or other requirements not imposed on other agricultural uses in the same zone. Finally, Code Section 17021.8 requires jurisdictions to provide streamlined, ministerial review for eligible agricultural employee housing developments.

Susanville's Zoning Ordinance recognizes employee housing as a residential use treated the same as a single-family dwelling. Employee housing for six or fewer employees is allowed by-right in the R-1, R-2, R-3, R-3(1), R-4, MHP, C-1, C-2, and UBD zones. However, larger employee housing facilities with a maximum of 36 beds or 12 single-family units are not an allowed use in any zone. Further, the City has not adopted a streamlined review process for farmworker housing. As such, employee housing provisions are not in compliance with Code section 17021.8 and pose a constraint to the development of employee housing.

Program HE-2 commits the City to revising the Zoning Ordinance for compliance with State law.

An aerial photograph of a baseball field and surrounding area. The field is green with a dirt infield and a curved baseline. To the left of the field is a parking lot with several cars. To the right is a residential area with houses and trees. In the background, there are mountains under a clear blue sky.

Section Four

Housing Constraints

City of Susanville General Plan, 2024-2029 Housing Element

Public Hearing Draft

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Section Four: Housing Constraints

Several factors may constrain the development of housing, particularly housing affordability. These factors can generally be divided into “environmental/physical constraints,” “governmental constraints” or those that are controlled by federal, state, or local governments, and “nongovernmental constraints,” which are factors that are not generally created or affected by governmental controls. Non-governmental constraints are determined by market factors including land prices, construction costs, materials costs, labor costs, availability of financing, and interest rates.

Analyzing governmental and non-governmental constraints can help to develop policies and programs that lessen constraints to residential development and ensure that local housing needs are met.

Analysis of Environmental/Physical Constraints

In developing the vacant land survey (see Section 5: Sites Inventory Analysis), City staff identified environmental constraints on land that could preclude development within the planning period. The designation of an environmental constraint on each vacant parcel will vary over the years based on changes in environmental laws.

One of the environmental constraints identified in the city affecting future development is the presence of excessive rocky soils on some vacant parcels. Susanville is located in the Great Basin, at the confluence of the Sierra Nevada and the Cascade Range. The Cascade Range was formed largely by volcanic action, whereas the Sierra was formed by plate tectonics (earthquake activity.) Many of Susanville’s large areas of vacant land encompass very rocky soil as a result of geologic processes that formed both of these mountain ranges.

The Banner Lassen Medical Center constructed a new facility in on the northeast side of the city. The development costs for underground utilities and foundation excavation were significant due to the rocky substrate. The land surrounding the hospital has been zoned for Planned Development (PD) for a mix of office and higher density residential uses. There are almost 200 vacant acres of PD zoned lands near the hospital that are now served by sewer, water, natural gas and electrical services. These lands are ready to be developed but it is not anticipated they will be developed in the next five years, as there is a sufficient supply of other land with lower development costs to meet the real housing needs for Susanville.

Additional constraints may include: lack of utilities within close proximity to a vacant site; excessive slope; location within a floodplain; floodway or the presence of wetlands; and lack of access.

Water

Government Code Section 65589.7 requires water and sewer providers to establish specific procedures and grant priority service to developments with affordable dwelling units to lower income households.

The City of Susanville is the water provider to residents within the city. Applications for new water utility connections are made to the City's Public Works Department who can receive them Monday through Friday from 7:00 a.m. to 5:00 p.m. A complete application must have an engineer's estimate of water usage for the project and an appropriate line size. Once Public Works receives the request and the information is deemed complete, the permit is reviewed, and once reviewed and found to be appropriate, the permit is issued. For all subdivisions and other development projects, the subdivider or developer must install all components of a domestic water system and provide the new water service to the proposed development. Following installation, the system is irrevocably offered for dedication to the City. Average permitting time is less than one week for complete applications.

With respect to the permit issuance, the City currently does not have a method for identifying water service requests for affordable housing projects. In the 2019-2024 City of Susanville Housing Element, the City aimed to rectify this by amending the application for new water service to identify if the request will serve a project with affordable housing units. Once identified, that permit request would have priority review. This amendment to the application has not yet been made. For more information, please see Program HE-13.

Susanville has adequate water supplies for its present and near future needs to accommodate its regional housing needs throughout the planning period. The City updated its Urban Water Management Plan in 2020, which demonstrated the City's water system and water source capacity over the following 20 years and secure water for future needs. The water utility is fiscally sound with revenues meeting operating needs and providing the required reserves.

Wastewater

The Susanville Sanitary District's (SSD) existing sewage collection system is divided into two separate and individual subsystems with 8-inch to 18-inch lines. The original wastewater treatment plant was constructed in 1951 adjacent to the Lassen County Fairgrounds southeast of Susanville. Treatment now consists of a head works with a fine screen and grit removal, UV disinfection, two oxidation ditches, a secondary clarifier, an aerobic digester, and a sludge holding tank for sludge thickening. Further treatment takes place in 35 acres of facultative stabilization ponds for de-chlorination. Final effluent is discharged through a wetland. The effluent is discharged to an irrigation canal ultimately reaching the Susan River. The wastewater treatment plant treats approximately 1.0 million gallons of wastewater per day (mgd) during dry weather and approximately 1.2 mgd in wet weather. The average flow capacity is two mgd per month with a maximum hydraulic capacity of four mgd. As of 2024, the SSD provides 3,595 connections, of which 3,199 connect to residences. The cost of connecting new developments to the SSD's sewage collection system is paid by the developer, including the cost of infrastructure and service and connection fees, as appropriate. The SSD's wastewater capacity is adequate to accommodate its regional housing needs throughout the planning period. The SSD estimates that each resident of Susanville uses approximately 250 gallons per day.

The Susanville Sanitary District is currently conducting a citywide research study to identify capacity constraints in preparation for a Sewer Master Plan expected to begin in 2025. As a part of this initial study, Sanitary District staff are assessing system flow meters located at two primary water treatment plants on opposing sides of the city. Their preliminary analysis indicates that the northside of Susanville faces greater system constraints due to insufficient transmission pipe diameter and infiltration and inflow (I&I). The southside of town faces less severe I&I pressures; however, periods of heavy precipitation are burdensome for both the north and southside collection systems. The District is also constrained by the presence of clay pipes that have far outlived their useful life, leading to additional I&I concerns.

Despite these system constraints, the Sanitary District stated that accommodating a maximum of five units on each of the two systems is realistic under the current conditions, and the system is therefore capable of meeting the city's RHNA of two units. As mentioned, the proposed Sewer Master Plan will set forth a series of actions to improve the current system and expand its capacity in order to meet future housing needs. Program HE-14 commits the City to working with the District to address and overcome system constraints that limit development.

Government Code Section 65589.7 requires water and sewer providers to establish specific procedures and grant priority service to developments with affordable dwelling units to lower income households. The City does not currently have such procedures in place. As a part of Program HE-13, the City will ensure that affordable housing developments receive priority water services from the City of Susanville Public Works Department and sewer services from the Susanville Sanitary District, including obtaining written policies and procedures describing how the department/district will grant priority for the provision of water and sewer facilities for affordable housing projects as required by Government Code Section 65589.7.

SB 1087, which took effect in January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, as a program in the Policy Document, Susanville will immediately deliver the adopted Housing Element to City's Public Works Department and Susanville Sanitary District, along with a summary of its regional housing needs allocation.

Available Dry Utilities

Dry utilities, including electricity, and telephone service, are available to all areas within the City. The extension of power and gas to service new residential development has not been identified as a constraint.

Service providers are as follows:

- Electricity: Lassen Municipal Utility District

- Telephone: T-Mobile, Verizon, UScellular
- Internet: Frontier Communications, HughesNet, Viasat, Digital Path.net, Plumas Sierra Telecommunications, Zito Media

Last Mile Project. In 2024, fiber optic was brought to Lassen County through the California Public Utilities Commission (CPUC) Last Mile Project, which is intended to expeditiously connect unserved and underserved communities to broadband service. This Project facilitated the installation of fiber optic infrastructure in an effort to increase equitable, affordable access to high-speed internet service.⁸

Frontier Communications. In addition to the Last Mile Project, Frontier Communications is currently undertaking a project to install a significant amount of fiber optic infrastructure on existing poles. Following completion of these two project, the city will have excellent high speed internet coverage throughout the city.

Streets and Roads

At the current time, the circulation system in Susanville is adequate. The City recently resurfaced several roadways, including Richmond Road and S. Weatherlow, from Main to City Limits; Monte Vista, Heather Way and Valley Vista from Paiute to Paiute; Spring Ridge East of Highway 139, and Paul Bunyan from Highway 139 to Skyline Dr. If growth occurs, so will the need for improvements to the circulation system. In recent years, Caltrans has completed many repairs to regional roadways which impact circulation into and out of Susanville, including State Route (SR) 395 in 2022 and SR 139 in 2023. Susanville will continue to work closely with the County and Caltrans in the future regarding important regional circulation issues. Currently, land to meet all of the city's housing needs for the next five years is available without the need to develop any new roads.

Flooding

In 2013, the City adopted a comprehensive floodplain management ordinance which conforms to FEMA's requirements. Available sites that lie within or partially within FEMA flood zone or have other flooding hazards have been removed from the sites inventory.

Flood Hazards

Assembly Bill 162 adopted in 2007 requires local jurisdictions to update their Safety Element upon the adoption of any Housing Element after January 1, 2009, to include specific information regarding flood hazards within the community as outlined in Government Code Section 65302(g). The City of Susanville currently has a flood plain management ordinance that complies with and has been approved by FEMA, thereby meeting the flood hazard requirements of 65302(g). The City's Safety Element contains a policy

⁸<https://www.cpuc.ca.gov/industries-and-topics/internet-and-phone/broadband-implementation-for-california/last-mile-federal-funding-account>

to establish a flood management plan and the City will update the Safety Element to reflect the fact that the City has adopted a flood plain ordinance. With respect to vacant parcels to meet the regional housing needs plan, none of the parcels are located within a 100- or 500- year floodplain.

Seismic

With regard to seismic activity, there have been a number of recorded earthquakes in Lassen County since 1895 and a number of fault zones are located in the county primarily in the southern areas. There are no active faults or Alquist-Priolo zones within the city. Housing development in the city must comply with the Uniform Building Code (UBC), which is designed to protect structures from geologic and seismic risks and to ensure structural safety. Compliance with the UBC and Safety Element do not act as a constraint since all development in California must comply with the UBC requirements and these measures are designed to ensure the safety of residents.

Analysis of Governmental Constraints

Local policies and regulations impact the price and availability of housing and subsequently the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, permit processing procedures, and other factors can constrain the maintenance, development, and improvement of housing. This section discusses potential governmental constraints, as well as policies that encourage housing development in the city.

The City of Susanville most recently amended Title 17 Zoning on September 18, 2024 (Ordinance Number 24-1044). The analysis below is based on the standards set out in the Code of Ordinances.

General Plan Designations and Permitted Densities

The General Plan Land Use Element was originally adopted in 1991 and was most recently revised in 2006. The Element sets forth the City's policies to guide decision-making on all matters related to land use. These policies, as implemented by the Zoning ordinance (Title 17 of the Susanville Code of Ordinances), establish the range of densities and the intended types of developments for residential and other land uses within the city. The Land Use Element establishes 22 land use designations in total, including five that distinctly allow residential uses: Single Family Residential, Duplex & Triplex Residential, Multiple Family Residential, Mobile Home Parks Residential, and Agricultural Residential (see Table HE-56). However, six additional land use designations allow limited residential uses, including: Local/Neighborhood Commercial, Commercial Office, General Commercial/Shopping Center, Mixed Use, Commercial/Light Industrial, and Resource Conservation.

Table HE-56 Density by General Plan Land Use Designation – Susanville, 2006

Land Use District	Residential Density (DU/ac)	Consistent or Allowable Zone District
Single Family Residential	0-7	R-1, R-2, MHP, AR-1
Duplex & Triplex Residential	0-12	R-2, R3, R-3A, MHP
Multiple Family Residential	5-20	R-3, R-4, MHP
Mobile Home Parks Residential	0-14	MHP
Local/Neighborhood Commercial	—	C-1, C-O
Commercial Office	—	C-O
General Commercial/Shopping Center	—	R-4, C-1, C-O, C-2, C-M, MHP
Mixed Use	—	UBD, R-4
Commercial/Light Industrial	—	C-O, C-M, C-2, M-L
Resource Conservation	—	OS, AR-1, AE-20
Agricultural Residential	0-2	AR-1, AE-20

Source: Susanville General Plan Land Use Element, Adopted December 2006.

The Multiple Family Residential, General Commercial/Shopping Center, and Mixed Use land use districts are consistent with the Multi-Family Residential zoning district (R-4), which allows multifamily housing by right. In addition, the Duplex and Triplex Residential (R-3 and R-3A), Neighborhood Commercial (C-1), General Commercial and Shopping Center (C-2), Commercial Office (C-0), and Uptown Business District (UBD) zoning districts allow multifamily housing with a use permit, which are consistent with the following land use districts: Duplex & Triplex Residential, Local/Neighborhood Commercial, Commercial Office, and Commercial/Light Industrial. The range of districts that permit residential development and the densities they offer (0-20 units per acre) allow for a variety of housing types and therefore do not serve as a constraint to housing development.

Residential Zoning Designation and Density

The following is a discussion of the residential zones within the City of Susanville and the allowed densities within each zone as well as an analysis of density limitations and various uses.

MHP – The Mobile Home Park zoning district permits by right the development of mobile home and manufactured home parks that meet the development criteria listed in the zone. The maximum density allowed in the zone is 14 dwelling units per acre, however there is also a 3,000 square foot minimum mobile home space size which make the maximum density not easily achievable. A minimum lot size of one acre is required for each mobile home park.

PD – The Planned Development zoning designation allows for mixed use development including commercial, office and residential. All development in this zone requires a use permit/architectural

review which is a discretionary action heard by the Planning Commission. The exact mix of uses has not been set by either the General Plan or Zoning.

R-1 – The Single-Family Residential zoning district allows by right one single-family or manufactured dwelling unit per parcel with a maximum density of 7 dwelling units per acre. Given that the minimum lot size in the zone is 6,000 square feet for interior lots and 7,000 square feet for corner lots, the maximum density of seven dwelling units per acre is barely achievable. Many of the larger vacant R-1 parcels in the city also have some slope to the topography which compromises the amount of developments that can realistically achieve maximum lot density. It should be noted that lots 6,000 square feet or larger also allow a second dwelling unit not more than 1,200 square feet; however few residents use this provision in the code. The City has had six applications for accessory dwelling units in the past three years.

R-2 – The Duplex Residential zoning district allows single-family, duplex or manufactured dwellings by right at a maximum density of 12 units per acre. Each dwelling unit developed in the R-2 zone must have a minimum of 3,500 square feet of lot area, and no more than one family dwelling unit may be constructed on any lot whose area is less than 7,000 square feet. Single-family and manufactured dwellings (attached and detached) are permitted on interior lots of 6,000 square feet or greater and corner lots of 7,000 square feet or greater. Duplex structures require 7,000 square feet of lot area per structure (3,500 square feet per dwelling). Townhouses are permitted with a use permit where the lot area requirements may be amended making it easier to reach the 12 dwelling unit per acre maximum.

R-3(A) and R-3 – The Duplex and Triplex Residential zoning designations allow duplex and triplex structures at a maximum density of 12 dwelling units per acre. The R-3(A) designation also allows single-family dwellings on lots of 6,000 square feet or more. Development requirements are 3,500 square feet of lot area per dwelling unit. Single-family dwellings must follow all development requirements for the R-1 district. Multiple structures, excluding single-family dwellings, may be located on a single lot, so long as they follow all site requirements and do not exceed the maximum density of 12 dwelling units per acre, thus permitting the achievement of the maximum density without a discretionary process such as a tentative map or use permit. A use permit and architectural site plan review is required for the development of a structure with four or more attached dwelling units.

R-4 – The Multi-Family Residential zoning district allows multifamily dwelling units with a maximum density of 20 dwelling units per acre. The minimum lot size is 6,000 square feet for interior lots and 7,000 square feet for corner lots with a minimum requirement of 2,000 square feet of lot per dwelling unit. An architectural site plan review is required for all development in this zone and the city has development standards in place for multifamily projects which contain four or more dwellings per structure or more than six dwellings per lot. These standards do not impose any density reduction or limit density in any way. Multifamily projects with more than 12 units are allowed by use permit.

C-1 – The Neighborhood Commercial zoning district primarily provides small-scale retail and other services to nearby residents; however, some residential uses are also permitted in this zone, including

a standalone single-family residence and a one-family residence attached to a commercial building/use by right. The maximum residential density varies by the type of proposed housing development, ranging from 12 to 20 dwelling units per acre. The minimum building site is 10,000 square feet. Residential developments in this zone are subject to standards in zones R-1, R-2, R-3, or R-4, depending on the type of residential development.

C-2 – The General Commercial and Shopping Center zoning district primarily provides for a wide range of facilities for the sale of goods and provision of personal services; however, some residential uses are also permitted in this zone through a use permit, including a one-family residence attached to a commercial building/use and multifamily developments associated with a mixed use project. The maximum residential density varies by the use permit requirements. The minimum building site is 10,000 square feet.

UBD – The Uptown Business District primarily provides for the integration of residential, commercial, cultural, and recreational land uses; however, some residential uses are also permitted in this zone, including a single-family homes and duplexes, triplexes, fourplexes, and multifamily dwellings in mixed use developments. The maximum residential density varies by the type of proposed housing development, ranging from 12 to 20 dwelling units per acre. Residential developments in this zone are subject to standards in zones R-1 or R-4, depending on the type of residential development.

C-O – The Commercial Office zoning district primarily provides for professional, business and administrative offices; however, some residential uses are also permitted in this zone through a use permit, including a single-family residence attached to a commercial building/use and multifamily residential units. The maximum residential density varies by the type of proposed housing development, ranging from 12 to 20 dwelling units per acre. The minimum building site is 10,000 square feet.

U – The Unclassified zoning district is applied as a holding district until a precise principal zone district has been adopted for the property. Some residential uses are also permitted in this zone, including a single-family residence if the parcel is not designated by the General Plan as commercial or industrial. Site development standards depend on all requirements by the appropriate zone district that would be used to implement the general plan designation applied to the lot.

AR-1 – The Agricultural Residential zoning district provides an area where residential uses, including single-family dwellings and manufactured homes, can be compatibly mixed with agricultural activities. The minimum lot size is one acre.

AE-20 – The Exclusive Agricultural zoning district primarily protects areas for intensive agricultural uses; however, some residential uses are also permitted in this zone, including one or more single-family residences. The maximum residential density is 0.05 dwelling units per acre. Development requirements are 20 acres of lot are per dwelling unit.

Table HE-57 provides further information regarding permitted and conditional residential land uses in the City’s residential zones and shows that residential zones allow for a wide variety of housing types.

Table HE-57 Residential Uses by Zoning District, Susanville

Zone District & GP Designation	Residential Uses by Right or by Administrative Permit	Residential Uses by Use Permit
R-1 - Single Family Residential Density: 0-7 DU/AC	Single Family home Manufactured home Accessory Dwelling Units, attached, detached, and junior Child day care home, up to 14 children Community care facility Employee housing with six or less persons Group care home (6 or less persons) Second dwelling unit Transitional Housing Supportive Housing	Senior citizen residence Townhouse
R-2 – Duplex Residential Density: 0-12 DU/AC	Single-family Home Accessory Dwelling Units, attached, detached, and junior A manufactured home Duplex or two-family residences Employee housing with six or less persons Community care facility Child day care home, up to 14 children Second dwelling unit Transitional Housing Supportive Housing	Large day care home Townhouse Skilled nursing/intermediate care facility (maximum 15 residents)
R-3 – Duplex and Triplex Residential Density: 0-12 DU/AC	Accessory Dwelling Units, attached, detached, and junior Duplex or two-family residences Triplex Single-family residences Manufactured homes	Rooming house or boarding house or dwelling group Day care center Skilled nursing/Intermediate care facility Single-family residences, except those constructed in

**City of Susanville General Plan
2024-2029 Housing Element**

Zone District & GP Designation	Residential Uses by Right or by Administrative Permit	Residential Uses by Use Permit
	Employee housing with six or less persons Child day care home, up to 14 children Community care facility Second dwelling unit Transitional Housing Supportive Housing	developments exceeding seven dwellings per acre Fourplexes and multifamily with more than four dwellings per structure Townhouse
R-3A – Duplex, Triplex Residential Density: 0-12 DU/AC	All uses included in R-3	All uses included in R-3
R-4 – Multi-family Residential Density: 0-20 DU/AC	Triplexes Fourplexes Multifamily units (up to 12 dwellings per structure) Transitional Housing Supportive Housing Low Barrier Navigation Center Employee Housing with less than six persons Accessory Dwelling Units, attached, detached, and junior Child day care home, up to 14 children Community Care Facility	Rooming house or boarding house or dwelling group Day care center Single Room Occupancy Units Skilled nursing/intermediate care facility Multifamily units with more than 12 units Townhouses
MHP - Mobile Home Park Density: 0-14 DU/AC	Mobile Home Park Residential mobile homes placed in an approved mobile home park Community care facility Child day care home, up to 14 children Employee housing with less than six persons	Expansion of nonconforming mobile home parks
C-1 – Neighborhood Commercial	Single-family Home (subject to R-1 standards)	Day care center

**City of Susanville General Plan
2024-2029 Housing Element**

Zone District & GP Designation	Residential Uses by Right or by Administrative Permit	Residential Uses by Use Permit
Density: 0-20 DU/AC (varies by type of residential development)	Attached single-family home (attached to commercial building/use) Community care facility Child day care home, up to 14 children Accessory Dwelling Units, attached, detached, and junior Employee housing with less than six persons	Duplex or two-family residences (subject to R-2 development standards) Triplexes (subject to R-3 development standards) Fourplexes and multifamily structures from five to 20 dwelling units per acre (subject to R-4 site development standards) Low Barrier Navigation Center Skilled nursing/intermediate care facility Townhouse Supportive Housing
C-2 – General Commercial and Shopping Center Density: varies by use permit	Accessory Dwelling Units, attached, detached, and junior in conjunction with an existing residence Employee housing with less than six persons in an existing residence Child day care home, up to 14 children, in an existing single-family facility Community care facility in an existing single-family home	Day care center Emergency shelter A single-family residence, when included within or attached to the main building in which the commercial use exists, and residence will be inhabited by the owner or operator of the commercial use. Any use permit required for the commercial use must first be issued. Single-family residences that exist as of the effective date of the ordinance codified in this chapter are permitted and may be maintained and reconstructed if destroyed but no new single-family residences shall be constructed on vacant parcels. Multifamily dwellings or residential units in mixed use developments with commercial or office uses or free-standing dwellings; the density for mixed

**City of Susanville General Plan
2024-2029 Housing Element**

Zone District & GP Designation	Residential Uses by Right or by Administrative Permit	Residential Uses by Use Permit
		use developments shall be determined by the use permit. Single Room Occupancy Units Employee housing with less than six persons Supportive housing Townhouses
UBD – Uptown Business District Density: 0-20 DU/AC (varies by type of residential development)	Community care facility Child day care home, up to 14 children Employee housing with less than six persons Accessory Dwelling Units, attached, detached, and junior Single-family home	Duplex, triplex, fourplex, or multifamily structures up to 20 dwelling units per acre (if associated with a mixed-use development) Single Room Occupancy Units Supportive Housing
C-O – Commercial Office Density: 0-20 DU/AC (varies by type of residential development)	N/A	Attached single-family home (attached to commercial building/use) Multifamily residential units Mixed uses (any mix of uses allowed in this zone district) Supportive housing Skilled nursing/intermediate care facility Day care center
AR-1 – Agricultural Residential Density: 0-2 DU/AC	Single Family dwelling Single Mobile or Manufactured home Second dwelling unit	Senior citizen residences Large day care home
AE-20 – Exclusive Agricultural	Single-family dwelling Manufactured home	N/A
U – Unclassified	Single-family dwelling Manufactured home	N/A

Among the standards shown in the table above, the use permit requirement for developments with more than 12 units in the R-4 zone is a constraint to affordable housing production. In the previous

(2019-2024) Housing Element Update, the City committed to removing this requirement but has yet to adopt this amendment to the zoning code. Program HE-2 commits to removing this use permit requirement.

As demonstrated above, there is adequate land designated and zoned for a variety for housing in Susanville and this governmental constraint is not an issue. The zoning ordinance sets minimum site development standards that are designed to accommodate the uses allowed in each zone as shown in Table HE-58. These standards include minimum lot size and width, setbacks from property lines for structures, maximum heights, maximum lot coverage and parking standards.

These standards are consistent with most rural jurisdictions and are not seen as constraints to development. Lot size requirements are minimal in residential and commercial areas. Further the City allows height up to 35 feet in all residential zones, and up to 40 feet in commercial zones, both of which can accommodate three stories. Maximum lot coverage requirements mirror low density development trends in the area—which is not constrained by a shortage of developable land—while also allowing for up to 60 percent coverage in the R-4 zone. Similarly, front setbacks range between 10 and 20 feet in the front and rear and five to 10 feet along sides, neither of which constrain development.

Parking requirements for multifamily uses, however, have the potential to constrain production. The City currently requires 1.5 parking spaces per one-bedroom or studio unit, two parking spaces per unit for two or more bedroom units, plus one guest parking space for each five units and one recreational vehicle parking space for each ten units. To remove constraints imposed by costs related to meeting these requirements, Program HE-2 commits the City to reducing parking standards for multifamily uses to require no more than:

- One space for each studio and one-bedroom units
- Two parking spaces for two or more bedroom units
- One guest space for each 10 units or fraction thereof (i.e., four to 10 units: one space; 11 to 20 units: two spaces)
- One recreational vehicle space for each 15 units or fraction thereof (i.e., four to 15 units: one space; 16-29 units: two spaces)

Table HE-58 Development Standards by Zoning District (Minimum), 2024

Zoning District	Site Area per DU Sq. ft.	Min. Lot Size (Sq. ft.)	Building Height	Lot Coverage Maximum	Setbacks			Parking Per DU
					Front	Side	Rear	
R-1	6,000 - 7,000	6,000-7,000	35'	40%	15-20' ⁴	5-10' ⁵	15'	2
R-2	3,500	7,000	35'	40%	15-20' ⁴	5-10' ⁵	10' ¹	2
R-3 & R-3(A)	3,500	6,000-7,000	N/A	40%	15-20' ⁴	5-10' ⁵	15'	2
R-4	2,000	6,000-7,000	35' ²	40-60% ⁶	15'	5-10' ⁵	15'	1.5 to 2 ³
MHP	3,000	43,560 (1 acre)	Comply with State Standards	N/A	20'	20'	20'	0.5
C-1	Varies by type of residential development	10,000	20'	N/A	10'	10-15'	15'	Varies by use (1.5 to 2)
C-2	Varies by use permit	10,000	40'	N/A	10'	10-15'	15'	Varies by use (1.5 to 2)
UBD	Varies by type of residential development	6,000-7,000	35'	40-60%	15-20'	5-10'	15'	Varies by use (1.5 to 2)
C-O	Varies by use permit	10,000	20'	N/A	10'	5-10'	10'	Varies by use permit
AR-1	N/A	43,560 (1 acre)	35'	40%	30'	30'	30'	2
AE-20	Varies by type of residential development	871,200 (20 acres)	50'	N/A	25'	10'	25'	N/A
U	Varies by type of residential development	8,000	Varies by type of residential development	N/A	N/A	N/A	N/A	2

¹ Including 1,000 square feet of uncovered space on rear one-third of lot

² Heights over 35' may be permitted through a use permit

³ Plus 1 guest space per each 5 units, plus one recreational vehicle parking space for each ten units

⁴ Front, 20 feet; except that houses constructed with garages having a swing driveway, with the entrance facing the side property line, or with the garage facing the street but set back a minimum of 20 feet, may have a minimum 15 foot setback

⁵ Five feet on interior side and 10 feet on the corner side

⁶ Triplex (40%), fourplex (50%) and five or more units (60%)

Source: City of Susanville Zoning Ordinance, 2024.

There are other federal, state, and local policies, standards, requirements, fees, or actions that affect the development of housing. Federal and state programs and agencies play a role in the imposition of non-local governmental constraints. These constraints are beyond the influence of local government, and therefore only local constraints will be fully addressed in this document.

Site Development Process/Applications

Development of housing on the parcels identified in Table HE-65 can be as simple as submitting and obtaining a building permit for a single-family home on an infill R-1 lot (a non-discretionary action) or needing approval for a subdivision map to create new lots (a discretionary action).

The permit process can have a significant impact on housing production and costs. Lengthy review periods can increase costs because material prices can rise and interest payments must be made. Lengthy review times can also frustrate builders, and the city can lose job and housing opportunities. For these reasons, Susanville seeks to avoid unnecessarily lengthy review periods and adheres to the time limits of the Permit Streamlining Act. According to the Planning Division, processing times for development review vary, based on the complexity of the project, the extent of environmental review required, and workload of staff. The process can range from 30 days to approximately 12 months if an Environmental Impact Report (EIR) is required.

Table HE-59 shows average processing times for development review applications in Susanville through the past planning period (2024 through 2029). The City allows concurrent filing of multiple development applications related to a single project which helps to reduce the overall processing time. These time periods start when an application is taken across the counter and end at the time of approval by the governing body. In the previous planning period, the average processing time from entitlement to receiving a building permit was 21 days.

Table HE-59 Processing Times for Development Review, Susanville, 2019 - 2024

2024-2029 Application Type	Avg. Calendar Days to Approval
CEQA Exempt Applications	30 or less
Architectural Design and Site Plan Review	48
Building Permit	21
Lot Line Adjustment	45
Variance	45
Conditional Use Permit	60
Tentative Parcel Map	106
CEQA Applications	
Conditional Use Permit	180
Tentative Parcel Map	*
Tentative Subdivision Map	*
General Plan Amendment/Zone Change	180

**none processed during the time period.*

Source: City of Susanville, Community Development Department

In recent years, City planning staff has been downsized from 3 to 1.5 persons (the city planner and a half time building permit technician). However, development review applications are given priority over other projects because the City is subject to the requirements of the Permit Streamlining Act in Government Code Section 65920 et seq.

Permit Streamlining Act and CEQA Timing Requirements

The City has not adopted a policy to ensure compliance with the Permit Streamlining Act (Government Code § 65920 et seq.) and the California Environmental Quality Act (CEQA) (Public Resources Code (PRC) § 21000 et seq.). Program HE-21 in this Housing Element commits the City to adopting an ordinance ensuring compliance with the Permit Streamlining Act and CEQA timing requirements. The ordinance shall specify:

- Who is responsible for making CEQA determinations of PRC 21080.1
- That the determination will be made within the timeframe permitted by PRC 21080.2, and
- That when the City determines a project is exempt from CEQA, the determination triggers the Permit Streamlining Act 60-day deadline under Gov. Code 65950(a)(5)

Development Permit and Approval Processing

The development review and permitting process is used to receive, evaluate, and consider the approval of new development applications. The development review and permitting process ensures that new

residential projects reflect the goals and policies of the General Plan and Design Guidelines as well as the requirements of the Zoning ordinance.

Applications for development permits are made in writing to the Planning Division of the City's Planning and Building Division. Applications vary depending on the type of permit being requested. In addition, some planning applications require public hearings. Table HE-59 lists typical review times for various planning actions. Project application review is usually completed within 30 days of accepting a complete application. Determination of approval is usually based on consistency with the General Plan, character of adjacent land uses, adequate size and shape of lots, zoning compliance and conformance with design standards. Although application review and approval adds time to the development process, the review periods listed are consistent with or shorter than typical review periods in other jurisdictions. Therefore, they are not considered a significant constraint on housing development.

Larger development projects, such as residential subdivisions and multifamily housing complexes, may be subject to the California Environmental Quality Act (CEQA) and require environmental review, i.e., Environmental Impact Report or Negative Declaration, before a project can be approved. Smaller projects may be subject to the CEQA process if special environmental circumstances are found. The requirement to prepare an environmental document can substantially lengthen the development review process, sometimes taking up to one year to obtain project approval if an environmental impact report must be prepared. State environmental law mandates much of the time required in the environmental review process. Also, the environmental review process requires public participation. This typically includes a public review period for environmental documents and at least one public hearing for certification of the environmental document, which adds time to the process.

Building Permit for Existing Lots

There are numerous existing lots within the city of Susanville that cannot be further subdivided and are zoned to allow the development of a single-family residence, duplex, or triplex. Development of these lots is subject to a building permit application. Building codes regulate the physical construction of dwellings and include building, electrical, mechanical, and plumbing improvements. The City currently enforces the 2022 California Building, Electrical, Energy, Fire, Mechanical, and Plumbing Codes. The City has minimal control over these standards. There have been two local amendments to these codes as of 2013. In 2013, Ordinance Number 13-994 was adopted by the City Council and set forth amendments to local frost depth, number of spacing bars required in foundations, and roof sheathing in Building Code Section 1809.5 and 1809.8. The City has also adopted amendments to the Fire Code in 2013 to add requirements related to automatic sprinkler systems and a process for appeals. These amendments consider the weather conditions and fire risks in Susanville and work to ensure safe and secure housing and are not considered a constraint to production.

The Building Division is responsible for the enforcement of building codes within the City limits. The Building Division also provides plan review services and field inspections. Building Code enforcement is conducted through scheduled inspections of new construction, remodeling, and rehabilitation

projects. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without the benefit of proper permits. Local enforcement of these codes does not significantly add to the cost of housing in Susanville.

Building permits for improvements with a value greater than \$25,000, including new development, also require the installation of curb, gutter, and driveway improvements if none are present. A building permit for improvements valued greater at \$50,000 or more also requires sidewalks. These improvements are typical of all jurisdictions in the State and are required to provide pedestrian safety, walk-ability, and drainage and to maintain a cohesive infrastructure system in the City. Further, the City is currently working to revise the thresholds that trigger off-site improvements, and to identify permits that would be excluded from this requirement (e.g., reroof projects).

Architectural Design and Site Plan Review

The requirement for Architectural Design and Site Plan Review typically go hand-in-hand with the requirement for a Conditional Use Permit. Applicants are required to submit architectural drawings, elevations, floor plans, and a plot/site plan. The purpose of this review is to ensure that development meets the City's adopted standards for setbacks, building heights, parking landscaping and the City's Design Guidelines. This process, in the absence of a use permit, is ministerial and avoids CEQA review in most cases. The benefit of this process is that it gives applicants assurances to proceed with more costly engineering and architectural drawings required for a building permit application and avoids potentially costly revisions to those drawings which far exceed the cost and time involved to make those revisions. An Architectural Design and Site Plan Review is approved at a regular Planning Commission meeting which is a public meeting occurring twice a month. Over ninety-five percent of projects are reviewed and approved at a single meeting. If significant time constraints exist, a special Planning Commission meeting can be scheduled. Because the time and cost associated with this process expedites building plan check and reduces costly engineering and architect revisions, the City does not view this as a constraint to development.

Architectural and Site Plan Review requirements for the R-4 zone and Planned Development projects are included below. The City requires projects to submit architectural designs and provides Planning Commission review and approval. However, the required finding that "the architectural and general appearance of such buildings or structures and grounds are in keeping with the character of the neighborhood" is subjective and not well defined within the city's Design Guidelines. Due to these factors, the required findings for Architectural and Site Plan review are potential constraints to development and should be revised to provide clarity and approval certainty. Program HE-2 commits the City to revising findings for Architectural and Design Review to remove these constraints.

§ 17.24.060 Site Development Standards (R-4 district).

H. Architectural and Site Plan Review. *An applicant for either a building permit or a use permit shall submit architectural drawings, the elevations of all buildings and a site plan which indicates how the standards listed in this section will be met. Development plans are also subject to the City of Susanville*

Design Guidelines, adopted July 17, 2002, as may be amended. This submittal shall be made on a form prescribed by the community development director and shall include such additional plans, drawings and information as the planning commission from time to time may require by resolution. Such drawings and site plans shall be considered by the planning commission at a public meeting. The planning commission must find that the architectural and general appearance of such buildings or structures and grounds are in keeping with the character of the neighborhood and will not be detrimental to the orderly and harmonious development of the city. The planning commission may approve, conditionally approve or disapprove said plans. If a use permit is required, architectural and site plan review will be a part of the use permit process and the director's approval shall occur as set forth by the terms and conditions of the use permit.

§ 17.64.060 Architectural and Site Plan Review.

An applicant for either a building permit or a use permit shall submit architectural drawings, the elevations of all buildings and a site plan which indicate how the standards established in the PD development plan will be met. Development plans are also subject to the City of Susanville Design Guidelines, adopted July 17, 2002, as may be amended. This submittal shall be made on a form prescribed by the community development director and shall include such additional plans, drawings and information as the planning commission from time to time may require by resolution. Such drawings and site plans shall be considered by the planning commission at a public meeting. The planning commission must find that the architectural and general appearance of such buildings or structures and grounds are in keeping with the character of the neighborhood and will not be detrimental to the orderly and harmonious development of the city. The planning commission may approve, conditionally approve or disapprove said plans. Architectural and site plan review may be submitted as part of the use permit process or may be submitted separately. The director's approval shall occur as set forth by the terms and conditions of the use permit.

Conditional Use Permit

Conditional Use Permits are required for most multifamily development within the City. The residential R-3 and R-3A zones both require a use permit for structures containing four or more dwelling units; however, multiple structures are permitted on a single parcel, provided that the overall density of 12 dwelling units per acre is not exceeded. In the R-4 zone, multifamily structures with 13 or more dwellings per structure require a use permit.

While the requirement for a use permit and site plan review makes it sound like the City is processing two permits, in reality the two are part of the same application and are heard concurrently under one application fee. The submittal requirements such as site plans and elevations are exactly the same.

Application processing times are about two weeks longer for use permits compared to Architectural Design and Site Plan Review if environmental documents such as a negative declaration or EIR are not required. When environmental documents are required the processing timeline can be several weeks to months longer. Environmental review is generally required if a use permit is required and more than 6

attached dwelling units are being constructed at one time. This would typically only occur in the R-3, R-3(A), and R-4 zoning districts.

Use Permits are considered by the Planning Commission at a public hearing which also includes noticing neighbors of the project and hearing. The Commission can approve, conditionally approve, or deny the request. Historically, the City of Susanville Planning Commission has approved an overwhelming majority of Use Permits presented to them at a single meeting.

The costs associated with the Conditional Use Permit process, typically ranging from \$1,000 to \$2,640, and represent less than one percent of the costs for a moderate to larger housing project and are thus not prohibitive or stifling to development.

Tentative Subdivision Map and Parcel Maps

The type and size of residential development generally dictates if a project will require the subdivision of land and an application for either a Subdivision Map or Parcel Map. Single-family developments in the R-1 zone require the creation of individual parcels to maximize development. The R-2 zone is similar in that each duplex structure must be on a single parcel. In the R-3 and R-4 zones, multiple structures containing multiple dwelling units can be developed on a single parcel by right, so long as they comply with the City's multifamily development standards. However, even larger R-3 and R-4 parcels may be divided prior to development. This allows a project to be developed in phases without requiring a development loan for the entire parcel.

In California, the division of land is regulated by the Subdivision Map Act, a State imposed set of regulations. By statute, all applications to divide land are discretionary and therefore subject to environmental review with limited exceptions that can allow the creation of 4 or fewer parcels in urban areas when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

Similar to a Conditional Use Permit, an application for a Tentative Parcel Map or Subdivision is submitted to the City's Planning Division and is acted upon by the Planning Commission at a public hearing.

Since the process for subdividing land is controlled by State statutes, the City cannot alter the process. The requirements the City imposes for dividing property therefore is not found to be a constraint on providing housing.

General Plan and Zoning Amendments

Within its incorporated boundary, the City of Susanville has broad discretion over the General Plan and zoning designations, provided they are consistent with State guidelines and statutes for content and process. The most significant part of the General Plan related to housing, other than the Housing

Element, is the Land Use element which designates areas of the City for residential development and the associated densities. While the City adopts the General Plan, individuals can apply for amendments to the Plan. Amendments to the Plan can take the form of a change to the text, changing the density of a land use designation, or changing a designation on the map. The administration of the zoning ordinance operates in much the same manner. A change to the General Plan Map will normally require a corresponding rezoning to implement the new land use designation.

Applications to amend the General Plan and zoning are made to the City and processed by the City Planner. A public hearing is held on the matter at the Planning Commission which makes a recommendation to the City Council. The City Council, at another public hearing, makes the final determination on the project which is adopted by resolution for a General Plan amendment and ordinance for the zone change. This process is set by State statute and is a discretionary act subject to environmental review. For individual requests, the process takes approximately 4 to 6 months to complete. The cost for processing a General Plan and zone change is approximately \$4,592, as outlined in Table HE-61.

The City currently has more than adequate land zoned to meet its RHNA housing distribution and amendments to the General Plan designations or zoning districts will not be required to meet housing needs. Because the process for making changes to the General Plan and zoning are set by State statute, they are not considered a constraint to meeting the City's RHNA housing distribution.

Annexations of New Land

The Local Agency Formation Commission of Lassen County (LAFCo), an independent body, regulates through a discretionary process the annexation of new lands into the City as set forth in the Cortese-Knox-Hertzberg (CKH) Local Government Reorganization Act. Annexations may be viewed as a constraint due to the lengthy processing time period and the requirement for a review of public services which requires an extensive processing time. Additionally, provisions in the CKH Act allow residents within proposed annexation areas to prevent annexation with enough protest votes.

LAFCo's policies and legislative directive to conserve Prime Agricultural Land can also affect a City's ability to annex new land if other alternatives exist. As a result, the conversion of agricultural land is a concern and can cause constraints to annexation for local city jurisdictions. In addition, the required property tax share agreement pursuant to Section 99 of the State's Revenue and Taxation Code is required for every city and district annexation, effectively granting the County the authority to veto a city or district annexation request. Amongst local cities, this is the largest hindrance to a more expeditious annexation process.

For Susanville, annexation is not a relevant issue to the provision of adequate housing. Adequate lands exist within the existing City boundary to meet all of its RHNA housing distribution. Annexation is not a constraint to development at this time.

Review of Local Ordinances

The City does not have any locally adopted ordinances that hinder the development of housing.

Typical Densities For Development

The city of Susanville is a small city in a rural area that has not experienced significant housing development in the last 20 years. Typical single-family residential lots vary in size from approximately 6,000 square feet to 10,000 square feet and support 1 to 2 single-family homes each. Most recent single-family subdivisions resulted in typical density of seven homes per acre. Multifamily densities within Susanville are typically eight to 20 units per acre (60 to 100 percent of maximum capacity). These densities exceed the realistic capacity calculated for sites in the Sites Inventory Analysis, which assumes a total of 25 percent of maximum capacity.

Planning and Development Fees

Although planning and development fees contribute to the total cost of housing development, the extent to which these costs are passed on to the consumer depends on price sensitivity of each housing type and the ability of housing developers to absorb such cost increases and still maintain acceptable profit margins. Where increased costs cannot be absorbed by the consumer or the developer, housing production will likely decline. In “price sensitive” markets, such as that for affordable housing developments, when increased costs cannot be absorbed by the developer, affordable housing is often built far less often.

Table HE-60 shows an estimated development cost breakdown in 2024 for a 1,500 square foot single-family dwelling and a 1,000 square foot multifamily dwelling. The example single-family dwelling includes a 441 square foot garage, which is the size of a typical new home in the City of Susanville. Such a residence would have fees totaling approximately \$20,278, including plan review fees, plumbing, mechanical, electrical, in-lieu of parkland dedication impact fees, water, sewer, and school impact fees. Therefore, the development fees for a 1,500 square foot home at an assumed price of \$225,000 would be less than 10 percent of the total cost of the home. The example multifamily dwelling includes a single space carport. Such a residence would account for fees totaling \$11,692. Therefore, the development fees for a 1,000 square foot home at an assumed price of \$150,000 would be less than eight percent of the total cost of the residence.

Encouraging Multifamily Housing Development: Fee Moratorium

To encourage and incentivize multifamily development, the City of Susanville adopted a five-year moratorium on multifamily mitigation fees on February 5, 2025. The moratorium includes police, fire, and street fees. During this time, the fee moratorium will be offset by existing municipal funds and will not affect the City's ability to provide and maintain service levels. This moratorium has the potential to reduce the cost of development by thousands of dollars and is considered to be a significant incentive for multifamily development.

**City of Susanville General Plan
2024-2029 Housing Element**

Table HE-60 Development Impact Fees, 2024

SINGLE FAMILY RESIDENCE, MAY 2024 ¹		MULTI-FAMILY RESIDENCE, MAY 2024 ²	
Fee Type	Fee Cost	Fee Type	Fee Cost
Building Permit	\$2,057.03	Building Permit	\$1,327.75
Plan Review	\$1,301.95	Plan Review	\$827.94
Plumbing	\$183.00	Plumbing	\$183.00
Mechanical	\$183.00	Mechanical	\$183.00
Electrical	\$183.00	Electrical	\$183.00
SMIP	\$36.35	SMIP	\$19.47
CA Bldg. Standards	\$11.00	Ca Bldg. Standards	\$6.00
In-Lieu Parkland Dedication	\$571.58	In Lieu-Parkland Dedication	\$413.84
Sub-Total	\$4,526.91	Sub-Total	\$3,202.00
Other Fees		Other Fees	
Mitigation Fees		Mitigation Fees	
Police Fee @ \$1.26 Sq. Ft.	\$1,890.00	Police Fee @ \$1.34 Sq. Ft.	\$1,340
Fire Fee @ \$0.93 Sq. Ft.	\$1,395.00	Fire Fee @ \$0.98 Sq. Ft.	\$980
Street Fee @ \$0.98 Sq. Ft.	\$1,470.00	Fire Fee (commercial) @ \$1.22 Sq. Ft.	
Sidewalk – curb, gutter & drive		Street Fee @ \$1.04 Sq. Ft.	\$1,040
Encroachment Permit ³	\$274.00		
Water System Source Fee	\$697.00	Water System Source Fee	\$513.00
Water System Storage Fee	\$1,042.00	Water System Storage Fee	\$689.00
Water Connection Fee	\$997.00	Water Connection Fee	\$997.00
Water Service			
Meter & ¾" Main Tap	\$289.00	Meter & 2" Main Tap	\$389.00
Natural Gas Meter Set Fee	\$10.00	Natural Gas Meter Set Fee	\$10.00
Sewer Connection		Sewer Connection	
Wastewater Treatment	\$1,612.00	Wastewater Treatment	\$1,447.00
Collection	\$1,000.00	Collection	\$1,000.00
Inspection	\$275.00	Inspection	\$275.00
School Mitigation Fee		School Mitigation Fee	
\$3.20 Sq. Ft.	\$4,800.00	\$3.20 Sq. Ft.	\$3,200.00
Sub-Total	\$15,751.00	Sub-Total	\$11,850.00
Grand Total	\$20,277.91	Grand Total	\$15,052.00

(1) Calculated fees assume a 1,500 square foot single-family dwelling

**City of Susanville General Plan
2024-2029 Housing Element**

(2) Calculated fees assume a 1,000 square foot multifamily dwelling

(3) If a new sidewalk must be installed, a refundable deposit of \$5,500 is required at the time of permit issuance.

Note: The City of Susanville passed a five-year moratorium on multifamily mitigation fees, including police, fire, and street fees on February 5, 2025. The fee calculations in the table include the multifamily mitigation fees and do not account for the five-year moratorium.

Source: City of Susanville Community Development Department, City of Susanville Public Works Department; Susanville Sanitary District.

Planning fees and permit processing times can be considered constraints if they are in excess of the City's costs to provide the services or if there are unnecessary or excessive processing delays. However, the fees collected by the City generally do not cover the cost of processing the application.

Table HE-61 Planning Application Fees

Fee Category	Fee Amount
Planning and Application Fees	
Administrative Permit	\$198.00
Architectural Design/Site Plan Review ≤ 1,000 s.f.	\$103.00
Architectural Design/Site Plan Review ≥ 1,000 s.f.	\$1,227.00
Conditional Use Permit(s):	
Residential (proposed fences and signs)	\$522.00
Residential (existing fences and signs)	\$1,077.25
Minor	\$1,373.00
Moderate	\$1,616.00
Major	\$2,128.00
Planned Development	\$2,640.00
Floodplain Permit	\$218.00
General Plan Amendment	\$3,488.00
General Plan Amendment with Annexation	\$5,408.00
Historic Building Site Registry	\$126.00
Home Occupation Permit	\$96.00
Variance Proposed Development	\$759.00
Variance Existing Development	\$1,338.00
Zone Change	\$2,453.00
Zone Change Planned Development	\$2,453.00

**City of Susanville General Plan
2024-2029 Housing Element**

Fee Category	Fee Amount
Subdivision	
Certificate of Compliance	\$372.00
Lot Line Adjustment/Merger	\$645.00
Tentative Subdivision Map	\$2,741.00 + \$30/lot (Land division of ≥5 lots)
Final Subdivision Map	\$1,144.00
Tentative Parcel Map	\$1,397.00 (Land division of ≤4 lots)
Final Parcel Map	\$762.00
Environmental	
Environmental Impact Report ²	Varies (actual cost + 15%)
Initial Study/Negative Declaration	\$3,080.00
Impact	
Water Hookup	\$997.00
Sewer Hookup	\$1,612/ERU
Single-Family Multi-Family	\$1,447/ERU
Collection System Inspection Fee	\$1,000/ERU \$275
Traffic	Varies
School	\$3.20/sq.ft.
Estimated Total Development Costs	
Single Family	\$4,500 - \$8,000
Multifamily	\$5,500 - \$10,000

Source: City of Susanville, Planning Division.

Analysis of Non-Governmental Constraints

Non-governmental constraints are those which are generated by the private sector and are beyond the control of local governments. Some of the impacts of non-governmental constraints can be offset to a minimal extent by local governmental actions, but usually the effects are localized and have little influence on the total housing need within the jurisdiction or market area. Non-governmental constraints to affordable housing in Susanville consist of three major factors: price of land, availability of financing, and cost of construction.

The City has a limited ability to influence these factors. Land costs are impacted by the number of adequate sites that are available. Regional demand and costs have a great impact on land costs. Construction and financing costs are also determined at the regional, state, and national levels by a variety of private and public actions, which are not controlled by the City.

The major barrier to providing housing for all economic segments of the community concerns the nature of the housing market itself. Development costs have risen to the point where building affordable housing for all economic segments of the community is difficult without financial subsidies.

Land Cost

According to the California Building Industry Association, the cost of land represents an ever-increasing proportion of the total housing development cost. Since the mid-1960's, raw land has cost significantly more in California than in the rest of the United States. Land costs in Susanville are significantly less than the rest of California. Between March and April of 2024, two vacant residential lots were sold within the City limits at a cost of \$19,000 and \$24,000. The average vacant land sale price is \$21,500 with an average parcel size of 0.2 acres, indicating that there are only a few tracts of land available; however, these parcels are towards the affordable end of the price range.

Measures to reduce land costs, which are traditionally available to local governments, include the use of Community Development Block Grant (CDBG) funding and the use of government-owned surplus lands for housing projects. These measures generally benefit the construction of assisted low-income housing.

Construction Costs

Rising costs of labor and materials have contributed to non-governmental constraints on housing development and improvement between the 1990s into the early 2020s. Generally, these increased construction costs have been passed along to local homebuyers and renters.

Construction costs can vary widely depending on the type of development. Multiple family residential housing generally costs less to construct per unit than single-family housing. Labor and material costs also have a direct impact on housing costs and comprise the main component of housing costs. Residential construction costs vary greatly depending on the quality of materials used and the size of the home being constructed.

According to cost estimates from a local builder, Kirack Construction, the average cost of construction for a detached single-family home is typically between \$300 and \$350 per square foot. The cost of construction for multifamily residential units is approximately \$333 per square foot for the units, excluding parking spaces.

On/Off-site Improvements

On and off-site development costs will vary greatly depending on the situation. The least costly would be the development of a single-family home on an existing lot which already has curb gutter and sidewalk frontage improvements. In this situation there would be no off-site costs other than the fees accounted for in Table HE-60 and Table HE-61 . There are no landscaping requirements or associated costs in this scenario. Additionally, parcels zoned for multifamily uses in the city are positioned along existing streets and are not constrained by the need to install new roadways.

If curb, gutter, and sidewalk are not present, development of the parcel would require their installation. The cost of installing these improvements is estimated at \$75 a linear foot. For a 60-foot-wide lot the cost would be about \$4,500.

To address potential constraints, the City may allow for partial installation based on the objective standards within Section 12.20.140.

“The partial installation of curb, gutter, sidewalk, or driveway or one or more of them may be considered where there exist large lots or street fronts wherein strict conformance with Section 12.20.010 or 12.20.030 would require the installation of more than 75 linear feet of curb, gutter, sidewalk and driveways or any one or more of them. In such cases, the city superintendent of streets may reduce the amount of curb, gutter, sidewalk and/or driveways or one or more of them, after considering the overall cost of improvements. The building official will determine the cost of improvements when the building permit is requested.” (Municipal Code Section 12.20.140)

It is not anticipated that any new subdivisions will be developed within Susanville during this housing cycle due to the decline in the city’s population and number of adequately sized vacant lots available within the City. Therefore, the cost analysis for new subdivision lots will not be addressed. Furthermore, it would be difficult to estimate the costs for a new subdivision given that, in Susanville, the most recent subdivisions were developed by contractors who have their own earth moving equipment and general contractor’s license’s for constructing the homes. Those same contractors also have approved subdivisions and are waiting to develop them. The only landscaping required for a subdivision is one 15 gallon street tree per lot, a cost of approximately \$100 to \$150, depending upon the species.

The City’s objective standards for multi-unit developments require one bike parking space for every two units. The costs for bike parking can vary depending on the design of the facilities but is estimated at \$100 per unit.

Although requirements for curb, gutter, and sidewalks; street trees; and bike parking impose additional costs on multifamily developments, these costs are minimal and required to support and encourage safe and healthy housing and are not considered a constraint to development.

Since the passage of Proposition 13, local governments have faced the increasingly difficult task of trying to finance the cost of infrastructure. Infrastructure costs can no longer practically be passed on to the taxpayer through property tax backed general or special obligation bonds by the local jurisdiction. The incremental cost of these facilities has been partially financed through impact fees; however, typically these costs are passed along by increasing the cost of housing and rents.

Other methods that can be used by jurisdictions to promote the construction of affordable housing include allowing smaller lots, reducing processing fees, and reducing processing time. Lot size and improvement concessions need to consider possible site-specific characteristics such as soil quality and drainage capacity before they are granted. Reducing development fees can have a significant effect on housing costs in jurisdictions where the fees represent a large percentage of the overall cost. As discussed earlier, to encourage development, the City has adopted a moratorium on impact fees that will be in place throughout the entire planning period.

Availability Of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the quantity of affordable housing in Susanville. High interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates. Financing costs are subject to fluctuations of national economic policies and conditions. The cost for site preparation and construction is a very important determinant of the initial cost to the purchaser. Mortgage rates have an even more dramatic effect on the cost of housing to the homebuyer and to the developer of multifamily projects. If high interest rates don't render a multifamily apartment project infeasible the additional costs are either passed on to renters, in the case of market rate housing, or offset by subsidies in the case of low-income housing.

Fluctuating interest rates have a particularly dramatic effect on the building industry when mortgage rates increase between the start of construction and completion of a project. It is anticipated that since seven percent interest rates are currently available, home buying will continue to increase provided other factors such as material, labor, and land costs are not affecting the market.

The City of Susanville previously participated in two housing programs, the CDBG Homeownership Assistance Program and the HOME First-Time Homebuyer's and Rehab Program. However, these programs are both currently suspended and not available to residents.

Tax increment financing was used by the City's former Redevelopment Agency to write down costs of outstanding assessments for public improvements. This program encouraged homeownership by very-

low, low and moderate-income households. Development Agreements require housing for low-income households in exchange for agency financial participation.

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 (HMDA) 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; if public officials in distributing public-sector investments so as to attract private investment to areas where it is needed; and in identifying possible discriminatory lending patterns.

There are no statistics available for the denial percentage by race or gender for Susanville or Lassen County. However, HMDA data prepared by the Federal Financial Institutions Examination Council (FFIEC) are available for the nearby Redding Metropolitan Statistical Area (MSA), which covers Shasta County. Table HE-62 shows home loan denial rates in the Redding MSA by race and gender. The data indicate that proportionally more individuals identifying as American Indian/Alaska Native and Black are denied home loans than other racial and ethnic groups in the Redding MSA. While the Redding MSA statistics may not fully apply to Lassen County, they may indicate similar housing issues related to loan denials, given the proximity of the MSA to the County.

Table HE-62 Disposition of Applications for Government-backed and Conventional Home Loans, Redding MSA, 2022

Applicant Race/Gender	Applications Received	Applications Denied	Percent Denied
Race/Ethnicity			
American Indian/Alaska Native	85	39	45.88%
Asian	132	40	30.30%
Native Hawaiian/Other Pacific Islander	10	4	40.00%
Black	33	14	42.42%
Hispanic	257	71	27.63%
White	3,290	909	27.63%
Other/Race Not Available	770	277	35.97%
2 or More Minority Races	8	2	25.00%
Joint (White/Minority)	127	46	36.22%
Gender			
Male	1,342	485	36.14%
Female	961	303	31.53%
Joint (Male/Female)	1,782	396	22.22%

Source: Federal Financial Institutions Examination Council, 2022.

Development Resources

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

Local Housing Resources

The following non-profit developers have been active in the construction and rehabilitation of affordable housing projects in Lassen and surrounding counties. While some of the non-profit organizations are already active in the City of Susanville and Lassen County, others listed here are located in the region and may be useful in developing additional affordable housing opportunities in the City.

Eskaton, Inc.

Eskaton's services include the development of affordable senior housing, assisted living and housing rehabilitation as well as skilled care, home care services, adult day health care, community information and assistance and a telephone reassurance program. Eskaton has been active in Susanville in recent years where it has developed Lassen Manor totaling 82 apartment units. These apartment complexes

provide affordable housing to seniors and persons with disabilities in the community. Eskaton, Inc. does not have any current developments planned in Susanville.

Community Housing Improvement Program, Inc. (CHIP)

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

Rural Community Assistance Corporation (RCAC)

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

Energy Conservation

Energy-related costs could impact the affordability of housing in the City of Susanville. Energy conservation improvements offer the most viable means of addressing the potential for high-energy costs. The objective of energy conservation efforts directed towards new development should be the maximum feasible use of passive or natural cooling and lighting.

A variety of energy conservation opportunities are available in Susanville for housing construction and rehabilitation. These can be categorized as: green rating systems; new construction programs; rehabilitation programs; and local programs and partnerships. The resources available in each of these categories are described below.

For new construction, additions and some remodeling jobs, Title 24 of the California Administrative Code sets forth mandatory energy standards for new development and requires the adoption of an "energy budget." The housing industry must meet these standards and the City is responsible for enforcing the energy conservation regulations through the building permit process. In addition, the Green Rating System can be used results in construction which exceeds Title 24 requirements. Its use should be encouraged by the City for new projects and required for projects in which the City is involved. Green rating systems offer ways to measure the overall energy efficiency and sustainability of buildings. Developers use the green rating systems as a way to measure operational cost efficiency and market

their product to potential tenants and the community at large. The green rating systems not only encourage energy efficiency, but also healthier living environments for residents, waste reduction, sustainable materials, optimal housing location and quality design. The three most widely used green rating systems for housing are described below.

Build It Green (www.builditgreen.org) is a Bay Area nonprofit with a mission to promote healthy, energy- and resource-efficient building practices in California. Nearly 15,000 homes have used their Green Point Rated system statewide. Scoring categories include: energy efficiency, resource conservation, indoor air quality, water conservation, and community. Community includes proximity to transportation, bicycle and pedestrian access, and safety.

LEED (www.usgbc.org/leed) is the most widely recognized green building accreditation system and was developed by the U.S. Green Building Council. LEED accreditation is the most rigorous of the residential rating systems, and projects can achieve varying levels depending on the extent of green characteristics, including “Certified”, “Silver”, “Gold” and “Platinum”. Scoring categories include: sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality.

Enterprise Green Communities (www.enterprisecommunity.com) are developed by the Enterprise Foundation to encourage green building in affordable housing. Grants are available to help participants achieve certification. Scoring categories include: integrative design, location and neighborhood fabric, site improvements, water conservation, and energy.

For existing older housing developments, there are a number of methods available to decrease their energy demand, most of which fall under the general label of “retrofit” or “weatherization.” Some of the most common techniques for increasing building efficiency are: insulation of ceilings; heating- and ventilating-air conditioning ducts and hot water heaters; weather stripping and caulking; storm windows; night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. Beyond building alterations, property owners can reduce energy costs by installing and maintaining landscaping that provides summer shading and allows winter sun to residential structures.

The U.S. Department of Housing and Urban Development (HUD) offers grants or subsidized loans to owners and tenants in residential, commercial, and agricultural buildings for the purchase and installation of conservation and solar measures. These funds are disbursed through the state and provide financial assistance to consumers for solar and energy conservation improvements.

Alternatives that are available to the housing industry to meet the energy standards include:

- A passive solar approach that requires suitable solar orientation, appropriate levels of thermal mass, south facing windows and moderate insulation levels.
- Higher levels of insulation than what is previously required, but not requiring thermal mass or window orientation requirements.

- Active solar water heating in exchange for less stringent insulation and/or glazing requirements.
- Active solar photovoltaic electricity generation

Additionally, Lassen Municipal Utility District (LMUD) has some energy efficiency programs available. LMUD is a publicly owned electric utility created by voters in 1986 that provides electrical service to approximately 10,500 customers in Lassen County. The service area extends across south central Lassen County, including the City of Susanville, Eagle Lake, and Westwood. LMUD has implemented Public Benefit Community Projects, which mainly consists of grants for upgrading lighting, insulation, windows, and other conservation measures. Funding from LMUD for community projects typically goes towards non-profits and other community organizations for energy efficiency projects, renewable energy projects, low-income assistance, and research and development of emerging technologies.

The City of Susanville informs residents on water conservation efforts they may take through the Public Works page of the City website. These conservation efforts include reducing all residents' and businesses' outdoor water use by 25 percent through watering only three days per week, and avoiding outdoor irrigation for 48 hours following precipitation. For new developments, section 17.96.040 (Landscaping) or the Zoning ordinance encourages native plants, xeriscaping, or other drought resistant plants for all disturbed areas of the parcel not included under the roof or for vehicular areas; however, these areas may also be covered with concrete, asphalt, or other landscaping with a weed mat.

The City of Susanville does not currently impose any stricter energy conservation standards than required by Title 24.

Section Five

Sites Inventory Analysis

City of Susanville General Plan, 2024-2029 Housing Element
Public Hearing Draft



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Section Five: Sites Inventory Analysis

The City of Susanville’s future housing need is based on population and employment growth projections over the 2024-2029 period. Based on these projections, the State assigns each region in California a Regional Housing Needs Allocation (RHNA), which is mandated by the State of California for regions to address housing issues and needs (California Government Code Section 65584). The State of California, through the Department of Housing and Community Development, establishes the total housing unit needs for each region. The local council of governments, where they exist, determines the share of the regional housing need for each city and county within its jurisdiction, consistent with Government Code Section 65584(a) and with the advice of the Department of Housing and Community Development. For areas with no council of governments, the Department of Housing and Community Development determines housing market areas and defines the regional housing need for cities and counties within these areas (Government Code Section 65584(b)).

Regional Housing Needs Allocation

The Department of Housing and Community Development (HCD) developed the Regional Housing Needs Assessment (RHNA) for the City of Susanville and unincorporated Lassen County. It allocates to the City and unincorporated areas of the county their “fair share” of the projected housing need, based on household income groupings over the five-year planning period for the Housing Element of each specific jurisdiction.

The intent of the RHNA is to ensure that local jurisdictions address not only the needs of their immediate areas but also provide their share of housing needs for the entire region. Additionally, a major goal of the RHNA is to assure that every community provides an opportunity for a mix of housing affordable to all economic segments of its population. The RHNA allocations are made to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community. Table HE-63 provides the City’s RHNA target for the planning period (2024 to 2029) for each of the four household income groups.

Table HE-63 7th Cycle Regional Housing Needs Allocation (2024-2029)

Regional Housing Needs Allocation	
Income Category	New Construction Needed
Extremely Low (0%–30% of Area Median Income (AMI))* and Very Low (31%–50% of AMI)	1
Low (51%–80% of AMI)	1
Moderate (81%–120% of AMI)	0
Above Moderate (over 120% of AMI)	0
Total Units	2

* The Extremely Low AMI category is included within the Very Low AMI and accounts for 50% of the total RHNA allocation based on HCD-accepted methodology.

Meeting the RHNA

Although State law requires the Housing Element to address the housing needs of all income groups, the City must focus special attention on meeting the needs of extremely low-, very low , low-, and moderate-income households. These households face the greatest challenges in obtaining affordable housing. The City can satisfy its responsibility for providing adequate sites for housing, by ensuring there is an adequate supply of sites for attached housing, multifamily rental housing, mobile homes, accessory dwelling units, and other forms of housing with the potential to provide affordable shelter.

Vacant Sites Analysis

The following discussion is an analysis of the development potential for vacant lands that meet State requirements for lower-income RHNA sites.

Government Code section 65583.2, subdivision (c)(3)(B), allows local governments to utilize “default” density standards that are “deemed appropriate to accommodate housing for lower income households.” The default density option is not a mandated density. The default density standard provides a streamlined option for municipal governments to meet the density requirement. No analysis to establish the appropriateness of the default density is required, and the California Department of Housing and Community Development (HCD) must accept that density as appropriate in its review.

For Susanville, the default density is 15 dwelling units per acre (du/ac). The Zoning Ordinance currently (2024) allows up to 20 units per acre in the R-4 zone. This zone meets the default density threshold and can be identified as capacity to meet lower-income housing goals. All sites identified to meet the RHNA are zoned R-4.

Site Selection Methodology

This section outlines the methodology for selecting sites that meet State requirements. In developing the inventory, the City:

- Identified vacant residentially-zoned parcels,

- Removed parcels in zones that do not meet the default density threshold (15 du/ac) for lower-income capacity,
- Removed parcels that have physical constraints, such as location within a flood plain, that render the site unbuildable or trigger major cost constraints.

Realistic Capacity Methodology

Once sites were identified as appropriate to include as capacity to meet the RHNA, the City developed a methodology for calculating realistic capacity assumptions for each site, including:

- Due to State requirements for lower-income capacity, sites larger than 10 acres were removed from consideration as lower-income capacity and applied toward moderate- or above moderate-income capacity.
- Maximum capacity was determined based on total acreage and maximum density.
- Factors were then applied to calculate realistic capacity that takes into account land use controls, necessary site improvements, and low-density development trends in the city, as shown in Table HE-64.
 - Realistic capacity
 - = (total acres * maximum density) * (adjustment factors)
 - = (acres * 20 du/ac)* (0.50) * (0.50) = 0.25 (or 25 percent of maximum capacity)
- Realistic capacity calculations are conservative and are meant to reflect the low-density development trends in the city.

Table HE-64 Realistic Capacity Factors

Capacity Factors	Adjustment	Reasoning
Land Use Controls and Site Improvements	0.5	For net acreage due to development requirements and on-site improvements including interior circulation, sidewalks, walkways, parking and common areas, etc.
Development trends	0.5	To account for low density development trends in the city.

Trends. The realistic capacity factors are based on low-density trends in the city. These factors limit assumptions to just 25 percent of maximum capacity. Among current projects, three low-income senior duplexes are being developed on two lots (103-061-064-000 103-061-063-000) totaling approximately 1.25 acres, achieving 4.8 dwelling units/acre, or approximately 68 percent of maximum density. While no affordable high-density multifamily uses have been developed in recent years, existing apartments

on typical lots indicate that a 25 percent realistic capacity calculation is conservative. For instance, the Susanville River Apartments, a recently (2013) renovated senior development, achieves 41 units on a sloped site of approximately 5.5 acres, or 7 dwelling units per acre, equivalent to 35 percent of the maximum density. Despite the sloping constraints on this site, the development achieved greater density than is assumed by the realistic capacity factors.

Vacant Sites Inventory

Based on the methodology described above, the City has identified five vacant sites with R-4 zoning appropriate for higher density residential development (Table HE-65). Each site can be serviced by local water and sewer districts and there are no significant physical or environmental constraints that would significantly challenge development.

- Three of the sites (Sites 2, 3, and 5) fall between 0.5 and 10 acres, making them appropriate for lower-income residential development. The total realistic capacity for these three sites is 77 units.
- Two of the sites (Sites 1 and 4) have acreage greater than 10 acres, making them appropriate for inclusion as moderate- and above moderate-income residential capacity. Because it is unrealistic that these larger parcels will be completely built out during the planning period, the realistic capacity calculation for these sites is based on a maximum acreage of five acres. The total realistic capacity for these two sites based on limited assumed development is 50 units.

Figure HE-3 identifies the five vacant multifamily residential sites identified through this analysis.

Please note: The Sites Inventory identifies residential sites that meet the RHNA, a State-assigned housing goal with very specific requirements related to zoning, lot size, location, and site availability.

- ***The Sites Inventory is not a reflection of total residential capacity.***
- ***Residential development is not limited to these sites.***

Environmental Constraints. The City considered environmental constraints in the identification of sites to meet the RHNA. None of the included sites are limited by access issues, odd or unfunctional shape, steep slopes (greater than 20 percent), contamination, Williamson Act contract, or soil issues that would constrain development. Additionally, none of the sites are located in a 100-year flood plain or very high fire hazard severity zone.

Infrastructure. All sites are located along established roadways and are within local water and sewer districts. None of the sites would require septic, nor would it be allowed. All sites have access to utilities, including electrical, broadband, telecommunications, and cell service. Additionally, all five sites are located along public transit routes.

Table HE-65 Inventory of Available Vacant Land for Residential Development

Site #	APN	GP Designation	Zone	Total Acres	Realistic Capacity Acreage	Maximum Density	Maximum Capacity	Realistic Capacity	Very Low ¹	Low	Moderate	Above Moderate	Census Tract	Within Water/Sewer District	Flood Zone	Environmental Constraints (very high fire hazard zone, steep slope, odd shape, access, contamination)	Used in Previous Element
1	101-271-23-11	Multiple Family	R-4	18.5	5.0	20	100	25	0	0	13	12	Northern (High Resource)	Yes/Yes	No	None	No
2	101-271-25-11	Multiple Family	R-4	8.1	8.1	20	162	40	20	20	0	0	Northern (High Resource)	Yes/Yes	No	None	No
3	103-100-09-11 103-100-15-11	Multiple Family	R-4	2.2	2.2	20	44	11	6	5	0	0	Northern (High Resource)	Yes/Yes	No	None	No
4	103-190-06-11	Multiple Family	R-4	17.8	5.0	20	100	25	0	0	12	13	Eastern (High Resource)	Yes/Yes	No	None	No
5	107-250-04-11	Multiple Family	R-4	5.3	5.3	20	106	26	13	13	0	0	Central (Low Resource)	Yes/Yes	No	None	No
Total of all sites				52.0	25.6		512	127	39	38	25	25					

¹ Including Extremely low-income.

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Figure HE-3 RHNA Sites Inventory

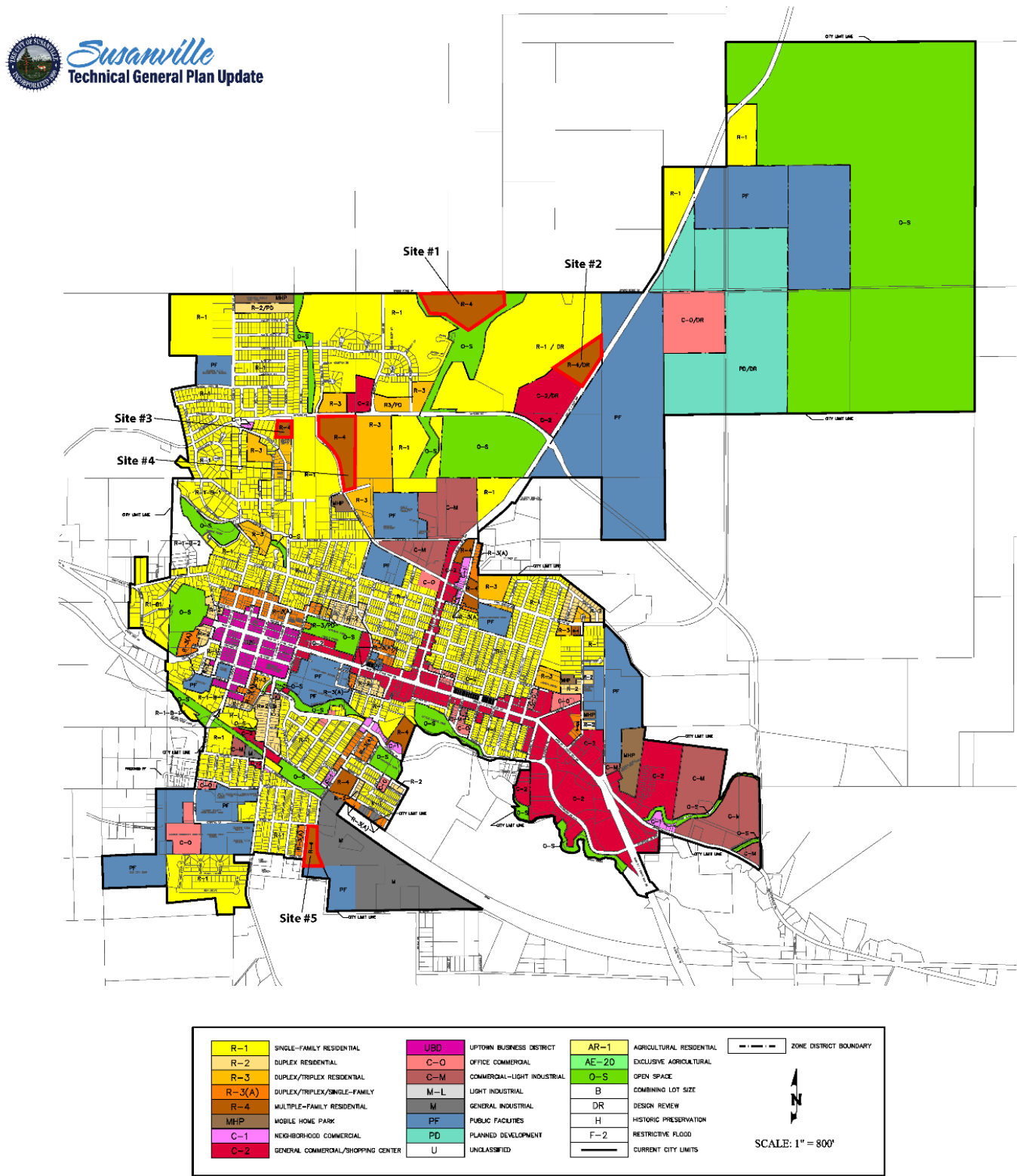
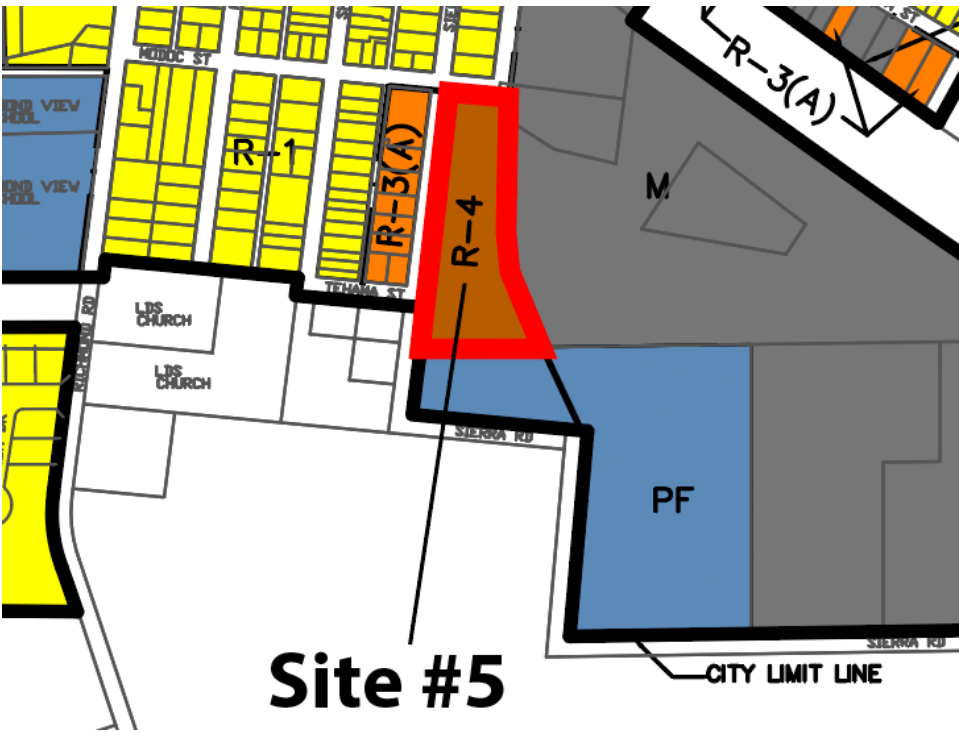


Figure HE-6 RHNA Site 5



Summary of Capacity to Meet the RHNA

Table HE-66 summarizes residential capacity to meet the RHNA. As shown, between the current planned and approved projects and vacant sites inventory, the City has provided more than sufficient capacity to meet the RHNA.

Table HE-66 Progress in Meeting RHNA

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income
2024-2029 RHNA	1		1	-	-
Sites Inventory Capacity	77			25	25
Total Surplus	75			25	25

Notes: Per HCD guidance, the RHNA for extremely low-, very low-, and low-income can be combined and addressed by sites that meet the default density threshold. Susanville’s default density is 15 units per acre.

Source: HCD, 2024; Susanville, 2025.

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Section Six

Policy Document

City of Susanville General Plan, 2024-2029 Housing Element

Public Hearing Draft



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Section Six: Policy Document

This chapter describes housing goals, policies, and programs for the City of Susanville. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and -provides a framework around which the housing programs operate. A program is a specific action, which implements policies and moves the community toward the achievement of its goals. Programs are a part of the City’s five-year action plan and constitute the City’s local housing strategy.

Goals and Policies

Goal HE-1

To provide for a range of housing types, densities, and opportunities for all members of the community. [Source: Goal 1.1, modified]

Policies

- HE-1.1 Constraints.** The City shall remove constraints to the development of a variety of housing types. [Source: New Policy]
- HE-1.2 Residential Zoning.** The City shall ensure that adequate residentially-zoned land is available to accommodate the City’s fair share of regional housing needs. [Source: Existing Policy 1.4]
- HE-1.3 Infill Residential Development.** The City shall encourage the construction of housing on vacant infill land. [Source: Existing Policy 1.3, modified]
- HE-1.4 Housing Types.** The City shall encourage a mix of housing types including of single-unit, multi-unit, ADUs, SRO, mobile homes, and manufactured homes to meet a diversity of housing needs in the city. [Source: Existing Policy 1.1, modified]
- HE-1.5 Housing to Support the Employment Base.** The City shall encourage the development of market rate residential subdivisions to provide housing opportunities for residents with the purpose of supporting businesses locating or expanding in Susanville. [Source: Existing Policy 1.2, modified]
- HE-1.6 Special Housing Needs.** The City shall support the development of an adequate supply of housing for groups with special housing needs including persons with disabilities, seniors, large households, farmworkers, female-headed households, extremely low-income households, and households experiencing homelessness. [Source: New Policy]

- HE-1.7 Accessible Units.** The City shall encourage the development of residential units accessible to persons with disabilities, including developmental disabilities, throughout the city. [Source: Existing Policy 2.10, modified]
- HE-1.8 Accessory Dwelling Units.** The City shall encourage the development of accessory dwelling units (ADUs). [Source: New Policy]
- HE-1.9 Mobile Home Parks.** The City shall promote the location of mobile and modular housing parks near compatible land uses or activities. [Source: Existing Policy 1.5, modified]
- HE-1.10 Emergency Housing.** The City shall support the development of emergency housing to meet the needs of people experiencing homelessness and other crisis situations in the community. [Source: Existing Policy 2.7, modified]

Goal HE-2

To encourage the development of affordable housing opportunities in Susanville.
[Source: Goal 2.4, modified]

Policies

- HE-2.1 Housing Programs.** The City shall continue to support governmental programs providing housing assistance and financial incentives in support affordable housing. [Source: Existing Policy 2.1, modified]
- HE-2.2 Funding for Affordable Housing.** The City shall pursue County, State, and Federal funding in support of the development or rehabilitation of housing for low- and moderate-income households. [Source: Existing Policy 2.4]
- HE-2.3 Affordable Homeownership Opportunities.** The City shall encourage and support homeownership opportunities affordable to lower- and moderate-income households to promote the formation of generational wealth. [Source: New Policy]
- HE-2.4 Rental ADUs.** The City shall encourage the development of rental ADUs affordable to lower- and moderate-income households. [Source: New Policy]
- HE-2.5 Infrastructure Improvements.** The City shall support efforts to fund or complete infrastructure improvements that work to overcome constraints to the development of affordable housing. [Source: New Policy]
- HE-2.6 Water and Sewer Service.** The City shall ensure that proposed developments with housing units affordable to lower income households receive priority water and sewer service. [Source: Existing Policy 2.8, modified]

HE-2.7 Wastewater System Constraints. Support efforts to identify wastewater service issues, system constraints, and necessary improvements to ensure sufficient capacity to meet the needs of residents in Susanville. [Source: New Policy]

Goal HE-3

To encourage the preservation, maintenance, improvement, and rehabilitation of the existing housing stock. [Source: Goal 3.1, modified]

Policies

- HE-3.1 Residential Improvement Financing.** The City shall encourage cooperation from local lending institutions for financing improvements to older structures. [Source: Existing Policy 3.2]
- HE-3.2 Residential Rehabilitation.** The City shall support housing rehabilitation and weatherization. [Source: Existing Policy 3.3]
- HE-3.3 Non-conforming Housing.** The City shall encourage the permitting and rehabilitation of non-conforming housing. [Source: Existing Policy 3.4, modified]
- HE-3.4 Rehabilitation Funding.** The City shall encourage and support efforts to rehabilitate housing units in Susanville. [Source: New Policy]
- HE-3.5 Quality and Character.** The City shall endeavor, through the development approval process, to ensure that Susanville’s community character and housing quality are maintained and improved without creating undue constraints to development. [Source: Existing Policy 3.5, modified]
- HE-3.6 Health, Safety, and Fire Standards.** The City shall ensure the maintenance and improvement of existing housing meets or exceeds current health, safety, and fire standards. [Source: Existing Policy 4.6, modified]
- HE-3.7 Affordable Housing Preservation.** The City shall strive to preserve existing affordable rental units. [Source: Existing Policy 2.3, modified]
- HE-3.8 Mobile Home Rehabilitation.** The City shall encourage and support the rehabilitation of existing mobile home parks. [Source: New Policy]

Goal HE-4

To ensure a choice of housing types, locations, and opportunities and proactively work to overcome patterns of economic segregation and discrimination based on race, religion, sex, marital status, ancestry, national origin, color, familial status, disability, or other protected characteristic. [Source: Goal 2.2, modified]

Policies

- HE-4.1 Discrimination.** The City shall support efforts to combat discrimination in the sale, rent, and development of housing in Susanville. [Source: Existing Policy 2.2, modified]
- HE-4.2 Inclusive Neighborhoods.** The City shall encourage the development of extremely low-, very low-, and low-income housing units within new residential developments. [Source: New Policy]
- HE-4.3 Impacts to Existing Neighborhoods.** The City shall review large-scale commercial and industrial development proposals to determine housing-related impacts to existing residences and neighborhoods. [Source: Existing Policy 2.6, modified]
- HE-4.4 Daycare Facilities.** The City shall support the development of daycare facilities. [Source: New Policy]

Goal HE-5

To encourage residential energy efficiency and reduce residential energy use. [Source: New Program]

- HE-5.1 Efficient Design.** Promote efficient and environmentally conscious residential development. [Source: Existing Policy 3.1, modified]
- HE-5.2 Energy Saving Measures.** In addition to the energy efficiency requirements of Title 24, the City will encourage alternative energy saving measures in residential developments. [Source: Existing Policy 3.7]

Implementation Programs

Program HE-1 Housing Element Implementation

Funding is the City’s largest constraint to implementing the State’s myriad housing goals and requirements. While the City works diligently to implement all programs within each Housing Element Update, the General Fund and City staff are limited and implementation of every program is not possible without additional funding or technical assistance. Currently-available grant funding, however, is also insufficient to implement all the programs required by the State. In recognition of the contrast between State requirements and funding availability, the City shall:

- a) Engage State representatives and the State Department of Housing and Community Development (HCD) to discuss the issue, potential solutions, and available funding for housing element implementation.
- b) Engage HCD to seek technical assistance and direct support with completing implementation measures.
- c) Create an annual action plan for implementation that prioritizes key actions and programs, evaluates available funding, and identifies funding gaps that limit implementation.
- d) Engage local agencies, Lassen County, the Continuum of Care, non-profit groups, and other community stakeholders to pursue partnerships in pursuit of funding or to assist in implementation based on shared goals.
- e) Annually evaluate and report on progress in implementation. [Source: New Program]

Related Policies:	<i>HE-1.1</i>
Responsibility:	<i>Building and Planning Division</i>
Time Frame:	<i>Annually</i>
Funding:	<i>General fund (staff time), State grant funding and technical assistance</i>
Objective(s):	<i>Secure State funding and technical assistance to ensure implementation of all programs within this Housing Element; report on implementation annually through the Housing Element Annual Progress Report</i>
Priority:	<i>Highest</i>

Program HE-2 Zoning Ordinance Update

To address constraints and ensure compliance with State law, the City shall amend the Zoning Ordinance as follows:

- a) **Mobile Home Parks:** Allow mobile home parks in all residential zones (as an allowed use or by use permit) in compliance with California Government Code 65852.7.

- b) **Employee Housing:** Allow larger employee housing featuring a maximum of 36 beds in group quarters or 12 single-family units as an agricultural use not subject to any restrictions, conditional use permits, zoning variances, fees, taxes, or other requirements not imposed on other agricultural uses in the same zone and adopt a streamlined review process for farmworker housing to ensure compliance with employee housing requirements as defined in California Government Code Sections 17021.5, 17021.6, and 17021.8.
- c) **Transitional Housing:** Allow transitional housing in any zone allowing residential uses without additional restrictions beyond those imposed on similar residential dwellings in compliance with California Government Code Section 65583(c)(3).
- d) **By Right Permanent Supportive Housing.** Allow supportive housing by right in all zones allowing multifamily and mixed use development in compliance with Government Code Section 65651 and streamline approval of qualifying support housing developments in compliance with Government Code section 65653.
- e) **Emergency Shelters:** Allow emergency shelters by right in the C-2 zoning district , with appropriate development standards, including requiring no more parking than is sufficient to accommodate staff; provide a ministerial approval processes without discretion action; and expand the definition of emergency shelters to include navigation centers, bridge housing, and respite or recuperative care in compliance with Government Code Section 65583.
- f) **Low Barrier Navigation Centers:** Allow Low Barrier Navigation Centers (LBNC) as a by-right use in mixed use zones and nonresidential zones permitting multifamily uses.
- g) **Residential Care Facilities:** Allow residential care facilities serving seven or more residents with objectivity and certainty in all residential zones, subject only to the requirements of residential uses of similar form in the same zone.
- h) **ADUs:** Ensure compliance with all recent changes to ADU State law and provide a program for the pre-approval of ADUs, as required by AB 1332.
- i) **Affordable Housing:** Adopt a formal process(es) for approving streamlined SB 35 and SB 330 applications in compliance with State law.
- j) **Reasonable Accommodation:** Remove consideration of impacts on surrounding uses from the list of required approval finding for approval.
- k) **Architectural and Site Plan Review:** Revise the required finding that “the architectural and general appearance of such buildings or structures and grounds are in keeping with the character of the neighborhood” to remove subjectivity and constraints to approval certainty.
- l) **Parking:** Revise parking requirements for multifamily uses to require no more than:
 - a. One space for each studio and one-bedroom units
 - b. Two parking spaces for two- or more-bedroom units

- c. One recreational vehicle space for each 15 units or fraction thereof (i.e., four to 15 units: one space; 16-29 units: two spaces)
- d. One guest space for each 10 units of fraction thereof (i.e., four to 10 units; one space; 11 to 20 units: two spaces).
- m) **Density Bonus:** Revise Chapter 17.130 to outline a framework for processing density bonus requests, including, but not limited to, submittal requirements, processing procedures, decision-making authority, and review timelines.
- n) **Allowed Uses in R-4:** Remove the use permit requirement for developments with more than 12 units.

[Source: Existing Program 1.2, modified]

Related Policies:	<i>HE-1.1, HE-1.2</i>
Responsibility:	<i>Building and Planning Division, City Council</i>
Time Frame:	<i>Within one year of Housing Element adoption</i>
Funding:	<i>General fund (staff time)</i>
Objective(s):	<i>Update the Zoning Ordinance</i>
Priority:	<i>High</i>

Program HE-3 Plan Consistency

The City shall evaluate and revise, as appropriate, the standards and requirements of the Zoning Ordinance to ensure consistency with this Housing Element Update and the General Plan. [Source: New Program]

Related Policies:	<i>HE-1.1, HE-1.2</i>
Responsibility:	<i>Building and Planning Division</i>
Time Frame:	<i>Evaluate Zoning Ordinance: 2026; amend Zoning Ordinance: by July 1, 2027</i>
Funding:	<i>General fund (staff time)</i>
Objective(s):	<i>Ensure consistency between the General Plan, Housing Element, and Zoning Ordinance</i>
Priority:	<i>Moderate</i>

Program HE-4 Available Sites Inventory

The City shall identify and maintain an inventory of available land sufficient land to meet the Regional Housing Needs Allocation (RHNA) throughout the planning period. As a part of this program, the City shall:

- a) Through this Housing Element Update, prepare a sites inventory that accommodates very low- and low-income housing needs, in accordance with the Regional Housing Needs Allocation (RHNA).
- b) Maintain a publicly visible inventory of available sites.
- c) Ensure no-net-loss of lower-income residential capacity throughout the planning period, and will identify or rezone additional parcels within six months of identification of a deficiency in capacity due to approval of a project at lower density than assumed in the sites inventory, in compliance with Government Code Section 65583.2. [Source: Existing Program 1.1, modified]

Related Policies:	<i>HE-1.2, HE-1.3</i>
Responsibility:	<i>Planning and Building Division</i>
Time Frame:	<i>a: 2025; b-c: annually and as projects are approved</i>
Funding:	<i>No additional funds required</i>
Objective(s):	<i>Ensure residential capacity to meet the RHNA throughout the planning period; encourage the development of 77 lower-, 25 moderate-, and 25 above moderate-income units</i>
Priority:	<i>High</i>

Program HE-5 ADUs

The City will establish a strategy to encourage, promote, and incentivize ADU development, particularly in low density higher resource areas of Southern, Northern and Eastern Susanville. The strategy will include, but is not limited to, the following actions:

- a. Prepare a report on potential strategies to encourage affordability of ADUs for moderate and lower-income households, including but not limited to, promoting the use of Housing Choice Vouchers, providing incentives such as fee reductions or pre-approved ADU plans, or offering a no-interest loan program to ADU developers in exchange for income restrictions;
- b. Conduct an educational workshop, campaigns, or outreach event to inform and promote ADU development in the city to residents targeted to residents and developers in higher resource areas;
- c. Submit the current ADU ordinance to HCD for review (2026) and update the Development Code within six months of findings of non-compliance with State law. [Source: New Program]

Related Policies:	<i>HE-1.4, HE-1.8</i>
Responsibility:	<i>Planning and Building Division</i>
Time Frame:	<i>a: Prepare report by January 2026 and present to City Council for adoption of a pilot program by August 2026; if adopted, implement pilot program by January</i>

	<i>2027; b: every two years (2 total); c: submit ordinance with Adopted Housing Element</i>
Funding:	<i>General fund (staff time)</i>
Objective(s):	<i>Encourage the development of eight ADUs</i>
Priority:	<i>High</i>

Program HE-6 Single Room Occupancy Units (SROs)

The City shall support the rehabilitation of suitable structures to single room occupancy units to encourage the development of additional affordable housing options, targeting aging hotel and motel uses along Main Street. Under this Program, the City shall:

- a) Engage local property owners to discuss the potential for conversion and to explore potential funding options, with a goal of securing \$200,000 in grant funding.
- b) Provide technical assistance with code compliance issues, as feasible.
- c) Provide an expedited review process for the conversion of substandard hotel or motel units to SROs.

[Source: Existing Program 2.2, modified]

Related Policies:	<i>HE-1.4, HE-1.6</i>
Responsibility:	<i>Planning and Building Division</i>
Time Frame:	<i>a: annually; b-d: annually, as projects are brought to the city</i>
Funding:	<i>General fund (staff time), CDBG</i>
Objective(s):	<i>Seek \$200,000 in grant funding, encourage the redevelopment of 30 substandard units to SROs</i>
Priority:	<i>High</i>

Program HE-7 Emergency Housing/Extremely Low-income (ELI) Housing

The City shall work with local non-profits to encourage the development of housing for extremely low-income households and households experiencing homelessness. As a part of this program, the City will:

- a) Conduct outreach to housing developers to identify housing needs and opportunities.
- b) Provide project-based financial assistance (when feasible), or in-kind technical assistance.
- c) Provide expedited processing;
- d) Seek partnerships with local agencies in identifying, pursuing, and securing grant and funding opportunities.

- e) Apply for or support applications for funding on an ongoing basis.
- f) Review and prioritize local funding, as feasible, to support the development of emergency housing.

[Source: Program 2.2, modified]

Related Policies:	<i>HE-1.4, HE-1.6, HE-1.10</i>
Responsibility:	<i>Planning and Building Division</i>
Time Frame:	<i>Annually</i>
Funding:	<i>General fund (staff time), CDBG and other grant funding</i>
Objective(s):	<i>Encourage the development of 4 ELI units or 20 shelter beds</i>
Priority:	<i>High</i>

Program HE-8 Rental Assistance/Housing Choice Vouchers

The City will continue to support the Plumas County Community Development Commission (PCCDC) in its administration of the Housing Choice Voucher Program for the region. Under this program, the City shall:

- a) Distribute program information in English and Spanish at the Planning and Building Division public counter and on the City website, and to rental property owners as part of the City’s code enforcement activities.
- b) Engage with representatives of PCCDC to discuss actions the City can take to encourage greater participation in the Voucher Program by rental property owners, particularly targeting properties in moderate and high resource areas. [Source: New Program]

Related Policies:	<i>HE-2.1, HE-2.2</i>
Responsibility:	<i>Planning and Building Division</i>
Time Frame:	<i>Annually</i>
Funding:	<i>General fund (staff time), CDBG and other grant funding</i>
Objective(s):	<i>Increase rental property owner awareness of, and participation in, rental assistance programs; engage property owners with a target of expanding HCV acceptance by 75 units in higher resource areas.</i>
Priority:	<i>Moderate</i>

Program HE-9 Funding and Support for Affordable Housing Construction

The City shall annually apply for State, Federal, and other housing assistance programs, as administrative capabilities allow, in support of the development of new housing units affordable to

lower-income households. As part of this Program, the City shall monitor available funding sources and notices of funding availability and engage local developers and affordable housing providers to pursue partnerships in support of funding applications. Finally, the City shall provide technical assistance and priority processing for applications that incorporate units affordable to lower-income households by deed-restriction or other regulatory mechanism. [Source: Existing Program 2.1, modified]

Related Policies:	<i>HE-2.2</i>
Responsibility:	<i>Planning and Building Division</i>
Time Frame:	<i>Annually and as notices of funding availability are released</i>
Funding:	<i>CDBG, HOME, other State and Federal grant funding</i>
Objective(s):	<i>Seek \$500,000 to support the development of five lower-income units in higher resource areas</i>
Priority:	<i>High</i>

Program HE-10 Incentives for Special Needs Housing

The City shall encourage the development projects affordable to lower- and moderate-income households with special housing needs, including persons with disabilities, seniors, large households, farmworkers, female-headed households, extremely low-income households, and households experiencing homelessness. As a part of this program, the City shall:

- a) Provide incentives including, but are not limited to, fast-track/priority processing, flexibility in development and parking standards, and fee waivers, reductions, or deferments (when feasible), with a goal of supporting the development of four units accessible to households with special housing needs.
- b) Engage potential local partners, affordable housing providers, community organizations, and care providers to pursue partnerships and seek additional funding opportunities to assist with development, with a goal of assisting in the development of four new units accessible to lower-income households with special housing needs.
- c) Engage the County, farms with hired labor, and non-profit agencies to seek opportunities to partner in pursuit of the development of farmworker housing to support the local agricultural workforce. [Source: New Program]

Related Policies:	<i>HE-1.4, HE-1.6, HE-2.2</i>
Responsibility:	<i>Planning and Building Division</i>
Time Frame:	<i>Adopt incentives in 2025; seek funding annually</i>
Funding:	<i>General fund (staff time)</i>
Objective(s):	<i>Support the development of eight total units accessible to households with special housing needs.</i>
Priority:	<i>High</i>

Program HE-11 Homebuyer Assistance Program

The City shall identify or pursue funding to start a homebuyer down payment assistance program to support lower- and moderate-income households, and particularly first time homebuyers. If funding is secured, the City shall promote the program by providing information at the Planning and Building Division public counter and on the City’s website in English and Spanish. The City shall also partner with local organizations to distribute information on the program directly to households in lower resource areas by distributing flyers, attending local events, completing social media campaigns, or holding educational workshops. [Source: New Program]

- Related Policies:** HE-2.3
- Responsibility:** Planning and Building Division
- Time Frame:** Annually and as notices of funding availability are released
- Funding:** CDBG, HOME
- Objective(s):** Assist three lower- or moderate-income households to purchase a home; provide engagement targeted to households in Central Susanville.
- Priority:** Moderate

Program HE-12 Infrastructure Funding

As funding and staff resources allow, apply for funding to support infrastructure improvements to reduce residential development costs and support affordable housing. Under this Program, the City shall identify and apply for funding, as available, for needed improvements annually, with priority given to projects in Central Susanville. [Source: Program 2.4, modified]

- Related Policies:** HE-2.2, HE-2.5
- Responsibility:** City Council, Administration, Department of Public Works, and Planning and Building Division
- Time Frame:** Annually
- Funding:** CDBG, State and Federal infrastructure grant funding
- Objective(s):** Secure \$100,000 in funding for infrastructure improvements, targeting 75 percent to lower resource areas, including Central Susanville.
- Priority:** High

Program HE-13 Priority Water and Wastewater Service for Affordable Housing

The City shall work to ensure that affordable housing developments receive priority water and wastewater service, as required by State law. Under this program, the City shall:

- a) Deliver the adopted Housing Element to water and sewer providers, including a cover memo describing the City’s housing element, as well as the City’s housing needs and regional housing need.
- b) **City-controlled Service.** Establish written procedures to grant priority water service for affordable housing projects pursuant to Government Code Section 65589.7.
- c) **Service Districts.** Obtain the written policies and procedures from all water and sewer service districts describing how the agency will grant priority for the provision of water and sewer facilities for affordable housing projects pursuant to Government Code Section 65589.7. Alternatively, the agency may provide written verification indicating that sufficient water or sewer capacity and infrastructure exist to serve all parcels identified in the Housing Element sites inventory.
- d) Request that water and sewer districts notify the City of changes in the status of water and sewer capacity or infrastructure that could affect the development of sites in the available sites inventory. [Source: Program 2.8, modified]

Related Policies:	<i>HE-2.6</i>
Responsibility:	<i>Department of Public Works, Administration</i>
Time Frame:	<i>a: Immediately upon adoption; b: annually</i>
Funding:	<i>General fund (staff time)</i>
Objective(s):	<i>Ensure priority water and sewer service for affordable housing development</i>
Priority:	<i>Highest</i>

Program HE-14 Wastewater Service Capacity

Work with the sewer district to ensure capacity for a diversity of new housing types. Under this program, the City shall:

- a) Engage the district annually to encourage and assist in developing long-range infrastructure assessment and improvement plans that identify current infrastructure and capacity, systems constraints and deficiencies, priority projects, and potential funding sources, with a goal of completing an assessment of existing infrastructure by 2027 and an action plan by 2028.
- b) Seek partnerships with the district in pursuit of funding to support priority projects, with a goal of securing funding for engineering and planning in the planning period.
- c) Provide technical assistance to the district, as feasible, in support of infrastructure assessments, improvement plans, priority projects, and applications for grant funding. [Source: New Program]

Related Policies:	<i>HE-2.7</i>
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Responsibility:	<i>Planning and Building Division</i>
Time Frame:	<i>Annually</i>
Funding:	<i>General fund (staff time); State and Federal housing and infrastructure grant funding</i>
Objective(s):	<i>Complete one analysis of system issues and deficiencies by January 2027; secure funding for engineering and planning in support of priority projects in the planning period; ensure capacity to serve a diversity of new housing types.</i>
Priority:	<i>Highest</i>

Program HE-15 Code Enforcement

The City shall continue to support code enforcement and the maintenance of neighborhoods through community clean-up programs with the goal of providing clean and well-maintained public areas. As a part of this program, the City shall continue to provide at least one community dumpster day each year. During community dumpster days, the City will provide two 25 yard dumpsters at locations in different parts of the City, targeting areas with concentrated rehabilitation and revitalization needs, such as Central Susanville, the Upland area, Hidden Acres Mobile Home Park, Pineview Mobile Home Park, and the neighborhood surrounding the intersection of Modoc Street and Sierra Street. [Source: Existing Program 3.2, modified]

Related Policies:	<i>HE-3.5</i>
Responsibility:	<i>Building and Planning Division</i>
Time Frame:	<i>Annually</i>
Funding:	<i>General fund</i>
Objective(s):	<i>One targeted community dumpster day annually; assist 250 households with waste disposal in the planning period</i>
Priority:	<i>Moderate</i>

Program HE-16 Affordable Housing Preservation

To ensure that assisted affordable housing remains affordable, the City shall monitor the status of all affordable housing projects and, as their funding sources near expiration, and engage 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 and shall post this information to the City website in 2025 with annual updates.

For units at risk of conversion to market rate within the next ten years the City shall:

- Engage the property-owners to find solutions to extend affordability.

- Request that the property owner provide evidence of compliance with State and Federal regulations regarding notice to tenants and other procedural matters related to conversion, and contact HUD, if necessary, to verify compliance with notice requirements.
- Engage qualified entities to discuss potential solutions through acquisition, assistance, or other means, with a goal of preserving all existing affordable housing units (366) in the city; assist with funding applications or provide letters of support; assist with funding, as available.
- Provide information (in English and Spanish), outreach, and assistance to tenants. [Source: Program 2.5, modified]

Related Policies:	<i>HE-3.7HE-3.7</i>
Responsibility:	<i>Planning and Building Division</i>
Time Frame:	<i>Annually</i>
Funding:	<i>General fund (staff time)</i>
Objective(s):	<i>Preserve all affordable housing units in the City (366 Units)</i>
Priority:	<i>Moderate</i>

Program HE-17 Housing Discrimination

The City shall continue to provide information to the public regarding State and Federal laws which prohibit discrimination in housing. The Planning and Building Division shall continue to receive and refer housing discrimination complaints to the appropriate State and Federal enforcement agencies, to distribute information to the public and to provide the tenants’ rights handbook. The City will cooperate with local, state and federal agencies that investigate claims of discrimination. As a part of this program, the City shall:

- a) Provide information and outreach targeted to Central Susanville and existing mobile home parks through annual workshops, marketing campaigns, or pop-up booths, with an objective of engaging 15 households annually; include multilingual access (English and Spanish).
- b) Draft and distribute educational materials in English and Spanish related to tenants’ rights and property owner responsibility with an objective of engaging 25 households/property owners each year.
- c) Provide links to educational materials, the HUD fair housing complaint form, and nonprofit agencies on the City website in 2024 and update annually thereafter with an objective of assisting/informing 20 households annually.

[Source: Program 2.3, modified]

Related Policies:	<i>HE-4.1</i>
Responsibility:	<i>Community Services Officer, Planning and Building Division</i>

Time Frame:	<i>Annually</i>
Funding:	<i>General fund (staff time)</i>
Objective(s):	<i>Engage/assist 60 households annually</i>
Priority:	<i>Moderate</i>

Program HE-18 Affirmatively Furthering Fair Housing

The City shall 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.

Under this program, the City shall:

- a) Actively recruit residents from Central Susanville as well as lower-income or underserved neighborhoods to serve or participate on boards, committees, and other local government bodies.
- b) Evaluate all applications for new development to ensure environmental hazards are not disproportionately concentrated in low-income communities.
- c) Evaluate the permit processing procedures for daycare facilities and adopt a policy or zoning code amendment that works to expedite future approvals.
- d) Provide technical assistance to individuals applying for a development application, use permit, or business license in support of establishing a new daycare facility.
- e) Provide translation services (when requested) and offer accessibility accommodations to ensure equal access to all programs and activities operated, administered, or funded with financial assistance from the State, regardless of membership or perceived membership in a protected class; create a process for the public to request translation services and accessibility accommodations and include this information in notices of public meetings and events.
- f) Coordinate with local and regional transportation agencies to explore opportunities to expand use, transit routes, and frequency.

[Source: Program 2.13, modified]

Related Policies:	<i>HE-4.1, HE-4.2, HE-4.4</i>
Responsibility:	<i>Planning and Building Division</i>
Time Frame:	<i>Annually</i>
Funding:	<i>General fund (staff time)</i>

Objective(s): *Develop a plan to address significant disparities in housing needs and access to opportunity*

Priority: *High*

Program HE-19 Place-based Strategies for Community Revitalization

The City shall implement a targeted improvement and community revitalization program. Under this program, the City shall:

- a) Rely upon multilingual outreach to inform the City’s place-based efforts and prioritize planning and investment, including a variety of methods to ensure transparency, access, and meaningful input from all segments of the community.
- b) Evaluate and assess current infrastructure and public facilities to identify deficiencies and priority projects; continue to pursue funding to complete improvements to roadways, parks, public facilities, and infrastructure, providing priority to projects in lower resource areas.⁹
- c) Work with residents, community groups, businesses, non-profit organizations, and Lassen County to organize maintenance, cleanup, and improvements projects in River Park, Riverside Park, along the Susan River, and other public areas within Central Susanville; complete installation of ADA bathrooms and sidewalks at Riverside Park.
- d) Seek opportunities to provide funding or rebates to support the private installation of sidewalks prioritizing Central Susanville, with the goal of supporting installation of one mile of new sidewalks in the planning period.
- e) Pursue funding opportunities in support of community revitalization and improvement, with a goal of securing \$50,000 for priority projects with 75 percent targeted to Central Susanville and existing mobile home parks.
- f) Complete three community improvement projects benefitting residents of a mobile home park, potentially including, but not limited to, sidewalk installation or repair, community cleanup events/dumpster days; enhancements to the public realm and connections to surrounding uses, and improvements to utility or roadway infrastructure.
- g) In coordination with policies and programs within the Land Use and Community Development Element:
 - o Clarify and expand the definitions of cottage industries and home occupations and allow them by right, if they meet specific development standards, in order to accommodate an expanded range of local businesses, particularly in Central Susanville.

⁹ A list of recent and ongoing capital improvement projects is included after the Housing Element programs.

- Work with Main Street and Uptown retailers, the Historic Uptown Susanville Association, and the Lassen County Chamber of Commerce to identify incentives for Main Street businesses to invest in and expand their businesses.
- Facilitate rapid permit processing in priority development areas, including Central Susanville. [Source: New Program]

Related Policies:	<i>HE-2.5, HE-3.2, HE-3.4, HE-3.5, HE-3.6, HE-3.8</i>
Responsibility:	<i>Planning and Building Division</i>
Time Frame:	<i>Annually; action f: three times in the planning period.</i>
Funding:	<i>General fund (staff time), CDBG and other State or Federal grant funding</i>
Objective(s):	<i>As identified under actions a-f.</i>
Priority:	<i>High</i>

Program HE-20 Energy Conservation and Weatherization

The City shall pursue funding to support energy conservation and weatherization efforts for residential development and shall seek partnerships with Lassen County and neighboring jurisdictions, local businesses, and non-profit agencies in pursuit of funding. [Source: Program 3.3, modified]

Related Policies:	<i>HE-3.2, HE-3.4, HE-3.8, HE-5.1, HE-5.2</i>
Responsibility:	<i>Planning and Building Division</i>
Time Frame:	<i>Annually</i>
Funding:	<i>State and Federal grant funding, as available</i>
Objective(s):	<i>Encourage/support the completion of 10 weatherization projects for low-income households during the planning period</i>
Priority:	<i>Moderate</i>

Program HE-21 Permit Streamlining Act

Update the zoning code to ensure compliance with the Permit Streamlining Act (Government Code § 65920 et seq.) and timing requirements of the California Environmental Quality Act (CEQA) (Public Resources Code (PRC) § 21000 et seq.). The adopted ordinance shall specify:

- Who is responsible for making CEQA determinations of PRC 21080.1
- That the determination will be made within the timeframe permitted by PRC 21080.2, and
- That, when the City determines a project is exempt from CEQA, the determination triggers the Permit Streamlining Act 60-day deadline under Gov. Code 65950(a)(5) [Source: New Program]

Related Policies:	<i>HE-1.1</i>
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Responsibility:	<i>Planning and Building Division</i>
Time Frame:	<i>2026</i>
Funding:	<i>General fund (staff time)</i>
Objective(s):	<i>Ensure compliance with State law</i>
Priority:	<i>High</i>

Program HE-22 Anti-Displacement Strategy

In combination with programs included in this Housing Element, the City shall administer a multi-pronged anti-displacement strategy to work to relieve displacement pressures caused by the increasing income gap, lack of recent production, and increasing housing costs in the City. The strategy shall include measures that encourage affordable housing production, work to preserve existing affordable housing, and protect current residents from displacement in rapidly changing portions of the city, particularly in Central Susanville where lower income households exist in higher concentrations.

The anti-displacement strategy may include, but is not limited to, the following potential efforts:

- **Production:** Continue to waive mitigation fees to incentivize multifamily residential development; encourage the development of ADUs in lower density high resource areas through implementation of Program HE-5; partner with affordable housing developers in pursuit of funding for new construction through Program HE-9.
- **Preservation:** Seek partnerships with regional agencies to support acquisition of affordable units at-risk of conversion to market rate; identify a code enforcement specialist on staff that can provide technical assistance and information to property owners of lower income rental units to address code enforcement issues restrict conversion of existing units occupied by lower-income households to short term rentals; require replacement of all lower income units lost due to redevelopment.
- **Protect Current Residents:** Continue to enforce and expand code enforcement efforts; develop a targeted engagement strategy to disseminate multilingual information on tenant protections and available resources through implementation of Program HE-17, particularly targeting Central Susanville.
- **Preparation:** Implement and promote a defensible space program; identify and address communities with disproportional impacts, provide funding to assist with home hardening targeted to households with special housing needs; support and facilitate the development of emergency housing for households impacted by disasters.

In developing the anti-displacement strategy, the City shall discuss issues, opportunities, and potential anti-displacement measures with the public through a minimum of two events or meetings and shall ensure multilingual access in English and Spanish. [Source: New Program]

Related Policies:	<i>HE-1.3, HE-3.7, HE-4.1, HE-4.2</i>
Responsibility:	<i>Planning and Building Division, City Council</i>
Time Frame:	<i>2026</i>
Funding:	<i>General fund (staff time)</i>
Objective(s):	<i>Complete targeted engagement in 2025-2026; adopt Anti-Displacement Strategy in 2026; encourage the development of 30 lower income rental units with a target of 75 percent in Northern and Eastern Susanville; provide technical assistance to lower-income rental property owners with code violations; disseminate information to 50 rental households annually targeting lower-income households, seniors, or persons with a disability, particularly those within Central Susanville.</i>
Priority:	<i>High</i>

Program HE-23 Housing Information Transparency

In compliance with AB 1483 (2019), obtain, maintain, update, and make publicly available information related to the zoning ordinance, development standards, fees, exactions, affordability requirements, and fair housing laws from the Department of Housing and Community Development, State Fair Employment, and Housing Commission’s enforcement program, as well as programs and funding sources for homeowners at risk of foreclosure, the State Historic Building Code, and information on energy conservation opportunities. Create and share a digital information database in compliance with AB 1483 by 2026. Update the database annually and within 30 days of changes. [Source: New Program]

Related Policies:	<i>HE-1.1</i>
Responsibility:	<i>Planning and Building Division, City Council</i>
Time Frame:	<i>2026</i>
Funding:	<i>General fund (staff time)</i>
Objective(s):	<i>Continue to make information available to the public; update information annually and within 30 days of changes.</i>
Priority:	<i>High</i>

Program HE-24 Address Fire Risk and Safety

In coordination with programs in the Community Health, Safety, and Conservation Element Update, the City shall address fire risk and the high cost of insurance by:

- Continuing to ensure status as a Firewise Community;
- Continuing to engage local, regional, and State agencies to coordinate efforts to address fuel reduction and weed abatement;

- Engaging local residents to provide information and resources related to weed abatement, defensible space, and home hardening, targeting households within areas of the city identified as high fire hazards severity zones.
- Continue to partner with CalFire to provide services, potentially including, but not limited to, engagement with homeowners, property inspections, and fire hazard mitigation.
- Evaluate and provide guidance on concerns related to the accessibility of emergency services and special needs of residents in the community, including those with a disability, limited mobility, language barrier, electricity dependency, or limited telecommunications; engage Lassen County to explore opportunities to partner to produce a countywide analysis.
- Work with the Fire Safe Council, Fire Wise Communities; local, State, and Federal agencies, and local organizations to prepare and distribute multilingual educational materials and on risk reduction, readiness, and emergency response protocols and procedures, targeting at-risk communities, high fire hazards severity zones, seniors, and persons with a disability.
- Ensure that seniors, persons with a disability, and other households with disproportionate impacts are considered in all hazard mitigation planning efforts.

[Source: New Program]

Related Policies:	<i>HE-3.6</i>
Responsibility:	<i>Planning and Building Division</i>
Time Frame:	<i>Annually</i>
Funding:	<i>General fund (staff time)</i>
Objective(s):	<i>Maintain status as a Firewise Community; work to reduce fire risk and the cost of insurance, engage 200 households in high fire hazard severity zones in the planning period.</i>
Priority:	<i>High</i>

Program HE-25 Residential Capacity Beyond the RHNA

In order to provide multifamily residential capacity beyond the RHNA, the City shall evaluate non-residential zones to identify the feasibility for residential development. In implementing this program, the City shall:

- a. Identify vacant parcels in non-residential zones, particularly the C-2 and Public Facilities zones;
- b. Identify City-owned surplus sites;
- c. Survey local and regional developers, builders, and affordable housing providers to assess the feasibility of the identified sites for development for multifamily housing, and

- d. Based on the results of the action c, amend the Zoning Ordinance to allow higher density multifamily uses on non-residential sites deemed most-feasible for development.
- e. If City-owned sites are determined to be feasible for residential development, prepare a timeline and process for transfer of the site to an affordable housing provider or sale to a market rate multifamily developer.
- f. Missing Middle Housing: Work with the local and regional development community to evaluate opportunities to expand residential capacity in the R-3 zone by increasing maximum density, removing the use permit requirement for small apartments, or both; document the potential impacts these efforts would have on development feasibility based on input from the development community; amend the zoning ordinance based on the results of the evaluation and feasibility analysis. [Source: New Program]

Related Policies:	<i>HE-1.2, HE-1.3</i>
Responsibility:	<i>Planning and Building Division, City Council</i>
Time Frame:	<i>Actions a-b: 2026; c: annually; d-e: 2027-2028; f: 2026</i>
Funding:	<i>General fund (staff time)</i>
Objective(s):	<i>Allow residential development by-right in appropriate non-residential zones; encourage residential development on City-owned surplus sites; increase development feasibility in the R-3 zone.</i>
Priority:	<i>Moderate</i>

Program HE-26 Economic Development to Support Housing

The City shall work to expand job opportunities and bring in new employers, industries, and businesses to meet the needs of the local community. To this end, the City shall:

- a. Continue to partner with the Susanville Indian Rancheria to fund the City’s Economic Development Director position and annual budget;
- b. Engage regional, state, and national businesses and industry leaders to discuss constraints to expansion into Susanville/Lassen County;
- c. Adopt a comprehensive Economic Development Strategy that considers the needs of individuals in Susanville including employment, local services, retail, and health and safety; and
- d. Incorporate within the Economic Development Strategy specific policies and actions aimed at attracting additional housing developers, builders, contractors, and home services (e.g., electricians, plumbers) to Susanville to address constraints to housing development and rehabilitation caused by the current lack of qualified professionals working in the City.

- e. Continue to engage local and regional broadband and cell service providers to encourage expansion of existing service areas, assist in navigating constraints, and to expedite permitting for necessary infrastructure.

[Source: New Program]

Related Policies:	<i>HE-1.1, HE-1.5, HE-3.2</i>
Responsibility:	<i>Economic Development</i>
Time Frame:	<i>Actions a-b: annually; c-d: by 2027; e: annually</i>
Funding:	<i>General fund</i>
Objective(s):	<i>Attract new businesses and industries to expand employment opportunities; attract contractors, builders, and home services to the City to address constraints to development and rehabilitation.</i>
Priority:	<i>Highest</i>

Program HE-27 Housing Rehabilitation Assistance

The City shall support housing rehabilitation efforts and provide rehabilitation opportunities for low-income homeowners. As a part of this program, the City shall:

- a) Annually investigate and apply for State and Federal grant funding to restart a housing rehabilitation program with an objective of assisting five lower-income homeowners in the planning period, targeting 80 percent in areas with concentrated rehabilitation needs (including Central Susanville, generally, as well as the Upland area, Hidden Acres Mobile Home Park, Pineview Mobile Home Park, and the neighborhood surrounding the intersection of Modoc Street and Sierra Street).
- b) Seek partnership with Lassen County to implement a regional housing rehabilitation program.
- c) Seek Federal and State funds in support of the rehabilitation of affordable rental housing units, prioritizing Central Susanville or existing mobile home parks.
- d) Provide information to the public in (English and Spanish) on programs applicable to residents on the City website, and at libraries, senior centers, the post office, City offices and the Planning and the Building Division counter, and other community gathering places. [Source: Program 3.1, modified]

Related Policies:	<i>HE-3.2</i>
Responsibility:	<i>City Council, Administration, and Building and Planning Division</i>
Time Frame:	<i>Annually</i>
Funding:	<i>CDBG funds and other State and Federal loans and grants</i>
Objective(s):	<i>Assist five lower-income homeowners, targeting 80 percent in areas with concentrated rehabilitation needs; provide grants, rebates, fee reductions or</i>

other direct assistance to support the rehabilitation of five lower-income rental units in Central Susanville or existing mobile home parks.

Priority: *High*

Capital Improvements Inventory

The City has worked diligently to complete improvements to public facilities, infrastructure, and parks in recent years. The following list includes the City's recent and on-going capital improvement projects. In implementing Program HE-19, the City will continue to regularly update the Inventory, pursue funding for capital improvements, and complete projects providing priority to lower resource areas.

Public Works:

- City Water System Well #3 was significantly rehabilitated and repaired.
- Susanville Gateway Project-Joint project with Caltrans to improve pedestrian access and safety on State Route 36 (Main Street) between Riverside Drive and the intersection of Johnstonville Road next to Walgreens and the Super 8 Motel.
- Johnstonville Water Main Replacement.
- Purchase of second street sweeper.
- Purchase of Barry Reservoir.
- Cady Springs Water System Improvements.
- Water main replacements along main street and other areas.
- Water system capital improvement Plan.
- Richmond Road water service line upgrades.
- STIP Rehab FD-Springridge Drive, Paul Bunyan Road, and Richmond.
- STIP Rehab FE – Johnstonville Rd, Russel Ave, Fair Dr, S Lassen St, Paiute Ln, Alexander Ave
- Riverside Drive Pedestrian and Bicycle Trail

City Hall:

- New Roof.

Susanville Airport:

- Susanville Airport Taxiway A was recently repaved, and subsequently Taxiway B has also been repaved.

Fire Department:

- Susanville Fire Department-Purchase of new ladder truck via grant funding.
- Susanville Fire Department- Purchase of New Fire Engine.
- HVAC System replacement in progress.

Police Department:

- In a joint effort with LMUD, the purchase of an electric side by side vehicle for the purposes of patrolling the Susan river trail corridor for homeless encampments and increased public safety. LMUD to install a vehicle charging station in the PD parking lot.

Parks:

- Memorial Park-Complete Bathroom replacement and upgrade.
- Little League (Pat Murphy Field) New Scoreboard and Bathrooms.
- Future purchase of a new building for the Museum (\$240,000).
- Fruit growers Park received new lights, remodeled bathrooms, and new sidewalks (ADA)
- Pancera Plaza received ADA improvements, brickwork, sidewalks etc.
- Memorial Park Tennis Courts were repaved and striped to include pickleball.
- Memorial Park received a new BMX/Skateboard Pump Track.

Honey Lake Valley Community Pool

Recently rebuilt all new pool and facilities via joint efforts by the City, County, and Honey Lake Valley Recreation Authority.

606 Nevada Street Offices/House:

The City has remodeled this house for city office use and utilizes 606 Nevada for five staff members. Previously, the house was used to house new employees that had just moved to the area who may have been having trouble finding adequate housing.

Quantified Objectives

State law requires the Housing Element programs to include quantified objectives by income level that, at a minimum, address development (new construction), conservation (housing rehabilitation), and preservation (existing affordable housing). The table below lists all programs with quantifiable objectives and identifies metrics related to new construction, rehabilitation and preservation, and funding goals. The table also notes the special needs household types and targeted geography.

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Table HE-67 Quantified Objectives

Program	New Construction		Accessory Dwelling Units	Special Housing Needs	Rehabilitation	Preservation	Grant Funding Goal	Additional Metric	Geographic Targeting
	Lower Income (ELI, VLI, and Low-Income)	Moderate or Above							
4: Available Sites Inventory	77	50							
5: Accessory Dwelling Units	4	4	8						
6: Single Room Occupancy Units					30		\$200,000		Central Susanville and hotel and motel uses along Main Street
7: Emergency Housing/ELI	4							20 shelter beds	
8: Rental Assistance/Housing Choice Vouchers								Expand HCV acceptance by 75 units	Higher resource areas
9: Funding and Support for Affordable Housing Construction	5						\$500,000		Higher resource areas
10: Incentives for Special Needs Housing	8			8					
11: Homebuyer Assistance Program								Assist 3 households	Central Susanville
12: Infrastructure Funding							\$100,000		75% to lower resource areas, including Central Susanville
14: Sewer Service Capacity							Funding for engineering and planning		
15: Code Enforcement								Assist 250 households with waste disposal	Central Susanville and areas with concentrated rehabilitation needs, including the Upland area, Hidden Acres Mobile Home Park, Pineview Mobile Home Park, and the neighborhood surrounding the intersection of Modoc Street and Sierra Street
16: Affordable Housing Preservation						366			
17: Housing Discrimination								Engage 60 households annually	Central Susanville
19: Place-based Strategies for Community Revitalization							\$50,000	Complete three improvement project targeting a mobile home park	Central Susanville and existing mobile home parks
20: Energy Conservation					10				
22: Anti-displacement Strategy	30								Higher resource areas
24: Address Fire Risk								Engage 200 households	High fire hazard severity zones
27: Housing Rehabilitation					5 owner-occupied 5 rental units				Central Susanville, existing mobile home parks, and areas with concentrated rehabilitation needs,

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Appendix A

Evaluation of the Existing Housing Element

City of Susanville General Plan, 2024-2029 Housing Element

Public Hearing Draft

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Appendix A: Evaluation of the Existing Housing Element

This section examines the effectiveness of the 2019 Housing Element, the progress made in achieving the goals, objectives and policies outlined in the Housing Element, along with a discussion of the Element’s appropriateness given current conditions within the City of Susanville. This evaluation will inform the policies and programs developed as part of the 2024-2029 Housing Element Update.

Housing Production During the 2019-2024 Planning Period

The City’s RHNA for the 2019-2024 planning period was 14 units affordable to very low-income households including seven extremely low-income units, nine units affordable to low-income households, 11 units affordable to moderate income households, and 24 units affordable to above moderate-income households, for a total of 58 housing units. Table HE-68 compares permitted units to the RHNA allocation for each income category. As shown, from 2019 through 2024, the City has permitted a total of 37 units, including 14 moderate- and 23 above moderate income units.

Table HE-68 Progress Toward the 6th Cycle RHNA

Income Level	RHNA Allocation by Income Level	Total Units to Date	Total Remaining RHNA by Income Level
Very Low	14	-	14
Low	9	-	9
Moderate	11	14	-
Above Moderate	24	23	1
Total RHNA	58		
Total Units		37	21

Progress in Implementation

The following section reviews and evaluates the City’s progress in implementing the 6th cycle (2019-2024) Housing Element. Table HE-69 provides a detailed evaluation of the implementing programs including in the 2019-2024 Housing Element Update.

Table HE-69 Evaluation of Existing Programs

Program	Description	Objective	Implementation Status	Action
1.1	Identify and maintain an inventory of available land, including underutilized and potential infill sites throughout the planning period to ensure that the City continues to have sufficient land to meet the Regional Housing Needs Allocation (RHNA). To comply with new housing laws, the City will rezone sites 53 and 54 (APNs 103-100-09 and 107-250-04ptn) to allow residential use by-right. This by-right (without discretionary review) requirement is only for housing developments in which at least 20 percent of the units are affordable to lower-income households.	Maintain a sites inventory to accommodate the City's RHNA.	City Planner to provide alternatives sites inventory in a separate email/correspondence/attachment.	Continue. Expand with detailed actions, metrics, and milestones as appropriate.
1.2	Amend the Zoning Ordinance to address the following: Accessory Dwelling Units (ADU)-- ensure compliance with Assembly Bill 2299 and Senate Bill 1069. Employee Housing-- comply with the State Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6. Single Room Occupancy Units—Define and allow with a use permit in the Multi-Family Residential (R-4), Uptown Business District (UBD) and General Commercial (C-2) Zoning Districts.	Amend Zoning Ordinance to comply with State Law.	Ordinance No. 24-1044-Codified October 19, 2024.	Complete. Remove program.

Program	Description	Objective	Implementation Status	Action
	Transitional and Supportive Housing-- Define supportive housing. Permit transitional and supportive housing as permitted uses subject to only the same restrictions on residential uses contained in the same type of structure. 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. Emergency Shelters-- allow by-right, without discretionary review, in the Public Facilities (PF) zoning district. Work with rural jurisdictions to gather input on how they are addressing the homeless need and research the possibility, and formulate a plan, of allowing motor vehicle camping or providing a shelter for those persons. In addition, the City will annually review PF sites to ensure sufficient capacity and ensure that as fire zone maps are revised, parcels are not located in a fire zone. If additional capacity is needed, the City will look to identify additional parcels, or a new Zoning District to allow emergency shelters by-right.			

**City of Susanville General Plan
2024-2029 Housing Element**

Program	Description	Objective	Implementation Status	Action
1.3	Remove the use permit requirement in the R-3 zoning district to ensure it does not constrain the development of housing in the city. The City will also remove the maximum 12 units per structure requirement from the R-4 zoning district.	Information to assess current regulations.	Ordinance No. 24-1044-Codified October 19, 2024.	Incomplete. Twelve unit threshold was not removed. Continue program action.
2.1	Continue to support and operate the Susanville Community Development Division and an active housing program. The City shall annually apply for State, Federal, CDBG and other housing assistance programs as administrative capabilities allow and/or administer the Program Income/ Revolving Loan Fund. Housing assistance goals and priorities shall be established and maintained through the Housing Element of the General Plan.	Annually apply for State, Federal, CDBG and other housing assistance programs and/or Revolving Loan Funds.	Inadequate staffing has prevented consistent annual program participation.	Continue. Revise and expand to include a funding target for the planning period and provide place-based strategies.
2.2	To encourage development of housing for extremely low income households, work with local non-profits on a variety of activities, such as conducting outreach to housing developers on an annual basis; 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	Assist with the development of 4 units affordable to extremely low-income households.	On-going efforts for outreach by the City Planner and new Economic Development Director. While the City did not facilitate any state or federal grant funding for the project, the City	Continue. Revise and expand objectives to include metrics and milestones.

**City of Susanville General Plan
2024-2029 Housing Element**

Program	Description	Objective	Implementation Status	Action
	on an ongoing basis; reviewing and prioritizing local funding at least twice in the planning period; and/or offering additional incentives beyond the density bonus. In addition, support the rehabilitation of suitable structures to single room occupancy units by providing available grant funding or other financial assistance opportunities when projects are brought to the City.		approved a Use Permit to allow Single Room Occupancy at an existing Hotel via Use Permit on October 22, 2024, by Resolution No. 24-1184.	
2.3	Continue to provide information to the public regarding state and federal laws which prohibit discrimination in housing. The Community Development Division secretary shall be designated to receive and refer housing discrimination complaints to the appropriate state and federal enforcement agencies, to distribute information to the public and to provide the tenants' rights handbook. The City will cooperate with local, state and federal agencies that investigate claims of discrimination.	Having informational brochure(s) available.	City Planner and Economic Development Director to create informational brochures and provide them at the permit counter and the city website.	Continue. Expand to include additional objectives targeted at addressing housing disparities.

**City of Susanville General Plan
2024-2029 Housing Element**

Program	Description	Objective	Implementation Status	Action
2.4	As funding and staff resources allow, apply for available funding to assist, if necessary, in providing infrastructure improvements or other types of financial assistance for developments, which provide a substantial amount of non-market-rate housing and leverage these subsidies.	Consultation and coordination of new projects.	Inadequate staffing has prevented consistent annual program participation.	Continue. Expand to include metrics and milestones.
2.5	To ensure that assisted affordable housing remains 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.	Preserve assisted affordable housing projects.	On-going efforts through monitoring by the Planning Department.	Continue. Expand displacement provisions and provide metrics and milestones.
2.6	Continue to target CDBG weatherization, and when available, rehabilitation funds to support rental housing units for extremely low, very low- and low-income renters.	5-10 homes weatherized or rehabilitated per year.	Inadequate staffing has prevented consistent annual program participation.	Continue. Expand to include metrics and milestones.

**City of Susanville General Plan
2024-2029 Housing Element**

Program	Description	Objective	Implementation Status	Action
2.7	The City will develop and formalize a process that a person with disabilities will need to go through to make a reasonable accommodation request in order to accommodate the needs of persons with 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.	Develop and formalize a general process for reasonable accommodations.	Ordinance No. 24-1044-Codified October 19, 2024. City Planner to update Planning Application and create an application process guideline handout and or form for the permit center and city website.	Complete. Remove program.
2.8	Amend the City's request for water service permits application to identify that projects with affordable units must receive priority from the Public Works Department. Additionally, work with Susanville Sanitary District to establish a Memorandum of Understanding (MOU) to ensure that projects with affordable housing units receive priority sewer service.	Amend permit application, establish priority action.	City Planner shall work with the appropriate water department designee to ensure the application gets updated to reflect affordable housing projects receive priority sewer and water services. Coordination with the Susanville Sanitary District will be needed.	Continue. Expand to include metrics and milestones.

**City of Susanville General Plan
2024-2029 Housing Element**

Program	Description	Objective	Implementation Status	Action
2.9	Comply with AB 101 (2019) and review the City's Zoning Ordinance and make revisions, if necessary, to allow low barrier navigation centers for the homeless per Government Code 65660-65668.	Consider the potential to accommodate low barrier navigation centers for the homeless by examining existing government constraints and barriers.	Ordinance No. 24-1044-Codified October 19, 2024.	Complete. Remove program.
2.10	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.	Implement an outreach program to assist persons with developmental disabilities.	On-going City Planner/Economic Development Director.	Continue.
2.11	Amend the Zoning Ordinance to comply with state density bonus law (Government Code Section 65915, as revised). Promote the density bonus through informational brochures which will be displayed at the City's Community Development Division	The production of housing affordable to lower-income households.	Ordinance No. 24-1044-Codified October 19, 2024.	Complete. Remove program.

**City of Susanville General Plan
2024-2029 Housing Element**

Program	Description	Objective	Implementation Status	Action
2.12	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 GC Section 65913.4.	Establish a written policy or procedure and other guidance as appropriate to specify the SB 35 streamlining approval process and standards for eligible projects, set forth under GC Section 65913.4.	On-going City Planner/Economic Development Director.	Continue. Expand to include SB 330.
2.13	Susanville will 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.	Create an AFFH Plan that takes meaningful actions to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.	On-going City Planner/Economic Development Director.	Continue. Expand to include place-based strategies and metrics and milestones.
3.1	Identify areas with housing suitable for rehabilitation and apply for CDBG funds and other State and Federal loans and grants that may become available for housing rehabilitation.	5-10 homes rehabilitated each year.	Inadequate staffing has prevented consistent annual program participation.	Continue. Expand to include place-based strategies and metrics and milestones.

**City of Susanville General Plan
2024-2029 Housing Element**

Program	Description	Objective	Implementation Status	Action
3.2	Continue code enforcement and maintenance of neighborhoods through community clean-up programs.	Provide clean and well-maintained public areas.	The City Code Enforcement Department shall provide at least 1 community dumpster day per year. Each year the city will provide two 25-yard dumpster(s) location so that each city quadrant (north, east, south, west) is basically served every 4 years.	Continue. Expand to include metrics and milestones.
3.3	Continue energy conservation and weatherization efforts for residential development. The City also supports the maximum utilization of federal, state and local programs, which assist homeowners in providing energy conservation measures.	Increased energy efficiency in residential structures.	On-going.	Continue.
3.4	The City will review the City's Safety Element and ensure compliance with new State Law.	Amended Safety Element.	Part of technical General Plan update.	Remove program.

Effectiveness of 2019 Housing Element

The City worked to implement all 6th Cycle Housing Element programs. However, many of these programs were not completed due to inadequate staffing and funding. As shown above in Table HE-69, the implementation status of many of the programs generally report ongoing efforts by various departments to complete the specified program. Incomplete programs have been revised and expanded to include measurable actions, additional objectives, metrics, and milestones to help the City track its annual progress. To provide more measurability, the revised programs include specific actions and timelines to streamline the implementation process and help ensure the City is effectively managing its programs during the 7th Cycle.

Effectiveness of Programs in Meeting Special Housing Needs

The City implemented several programs specifically targeting households with special housing needs in Susanville. These included Zoning Ordinance amendments that support affordable housing types including accessory dwelling units (ADUs), employee housing, single room occupancy (SROs) units, transitional and supportive housing, low-barrier navigation centers, and emergency shelters. The City also worked to preserve assisted affordable housing projects throughout Susanville by offering technical support to property owners and agencies who own or manage assisted units. The City intended to assist with the development of four new units affordable to extremely low-income households and to weatherize or rehabilitate five to 10 new units annually. Inadequate staffing prevented the City from completing these programs. The programs have since been revised to include measurable actions and timelines to help ensure completion in the 7th Cycle.

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Appendix B

List of Entities Qualified to Preserve At-Risk Units

City of Susanville General Plan, 2024-2029 Housing Element

Public Hearing Draft

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Appendix B: List of Entities Qualified to Preserve At-Risk Units

Qualified entities are tenant associations, local non-profit organizations and public agencies, regional/national non-profit organizations and regional/national public agencies, or profit-motivated housing organizations or individuals that are interested in bidding on affordable properties and have been deemed certified to own and operate assisted housing developments by HCD. A full listing, including contact information, is available online through HCD's website.

Table HE-70 Qualified Entities to Preserve At-Risk Units

County	Entity	Street Address	City	State	Zip Code
ALL COUNTIES	A. F. Evans Development, Inc.	4305 University Ave. Suite 550	San Diego	CA	92105
ALL COUNTIES	Affirmed Housing	15320 Evening Creek Drive N, Suite 160	San Diego	CA	92128
ALL COUNTIES	Affordable Housing Access Inc	3920 Birch Street Ste 103	New Port Beach	CA	92660
ALL COUNTIES	Ai Development Corporation	30 Washington	Irvine	CA	92606
ALL COUNTIES	Alliant Strategic	21600 Oxnard Street, Suite 1200	Woodland Hills	CA	91367
ALL COUNTIES	Allied Pacific Development, LLC	169 Saxony Road, Suite 103	Encinitas	CA	92024
ALL COUNTIES	American Baptist Homes of the West	6120 Stoneridge Mall Road, 3rd Flr.	Pleasanton	CA	94588
ALL COUNTIES	American Community Developers, Inc.	20250 Harper Avenue	Detroit	MI	48225
ALL COUNTIES	AOF/Pacific	7755 Center Ave., Suite 575	Huntington Beach	CA	92647
ALL COUNTIES	April Housing, LLC	300 South Grand Ave., 2nd Floor	Los Angeles	CA	90017
ALL COUNTIES	Avanath Capital Management, LLC	1920 Main Street, Suite 150	Irvine	CA	92614
ALL COUNTIES	Bank of America, N.A.	555 California St., 6th Floor	San Francisco	CA	94104
ALL COUNTIES	Bayside Communities	1990 North California Blvd., Ste. 1070	Walnut Creek	CA	94596
ALL COUNTIES	Belveron Real Estate Partners, LLC	268 Bush St., #3534	San Francisco	CA	94104
ALL COUNTIES	Berkadia	823 Colby Drive	Davis	CA	95616
ALL COUNTIES	BRIDGE Housing Corporation	345 Spear Street, Suite 700	San Francisco	CA	94105
ALL COUNTIES	BUILD Leadership Development, Inc.	P.O. Box 9414	Newport Beach	CA	92658
ALL COUNTIES	Cabouchon Properties, LLC	Pier 9, Suite 114	San Francisco	CA	94111
ALL COUNTIES	Cabrillo Economic Development Corporation	702 County Square Drive, Suite 200	Ventura	CA	93003
ALL COUNTIES	California Coalition for Rural Housing	717 K Street, Suite 400	Sacramento	CA	95814
ALL COUNTIES	California Commercial Investment Group	4530 E. Thousand Oaks Blvd., Ste. 100	Westlake Village	CA	91362
ALL COUNTIES	California Community Reinvestment Corp.	100 West Broadway Ste. 1000	Glendale	CA	91210
ALL COUNTIES	California Housing Finance Agency	100 Corporate Pointe, Suite 250	Culver City	CA	90230
ALL COUNTIES	California Housing Finance Agency	500 Capitol Mall, Suite 400	Sacramento	CA	95814
ALL COUNTIES	California Housing Finance Agency	P.O. Box 4034	Sacramento	CA	95812
ALL COUNTIES	California Housing Partnership Corporation	369 Pine Street, Suite 300	San Francisco	CA	94104
ALL COUNTIES	California Human Development Corporation	3315 Airway Drive	Santa Rosa	CA	95403
ALL COUNTIES	Catalyst Housing Group, LLC	21 Ward Street, Suite 2	Larkspur	CA	94939
ALL COUNTIES	Chelsea Investment Corporation	725 South Coast Highway 101	Encinitas	CA	92024
ALL COUNTIES	Colrich Multifamily Investments, LLC	444 West Beach St.	San Diego	CA	92101
ALL COUNTIES	Community Housing Assistance Program, Inc.	3803 E. Casselle Ave	Orange	CA	92869
ALL COUNTIES	Community HousingWorks	2815 Camino Del Rio South, Ste. 350	San Diego	CA	92108
ALL COUNTIES	Community HousingWorks	3111 Camino Del Rio	San Diego	CA	92108
ALL COUNTIES	Corporation for Better Housing	15303 Ventura Blvd., Suite 1100	Sherman Oaks	CA	91403
ALL COUNTIES	Creative Housing Coalition	4612 Alta Canyada Road	La Canada	CA	91011
ALL COUNTIES	Dawson Holdings, Inc.	300 Turney Street, 2nd Floor	Sausalito	CA	94965
ALL COUNTIES	DBR Development LLC		Escondido	CA	92029

County	Entity	Street Address	City	State	Zip Code
ALL COUNTIES	Department of Housing and Community Development	651 Bannon Street. Ste. 400	Sacramento	CA	95811
ALL COUNTIES	DeSola Capital Group, LLC	136 Heber Ave, Suite 308	Park City	UT	84060
ALL COUNTIES	DML & Associates Foundation	6043 Tampa Ave, Ste. 101A	Tarzana	CA	91356
ALL COUNTIES	Domus Development, LLC	594 Howard St., Ste 204	San Francisco	CA	94105
ALL COUNTIES	EAH, Inc.	22 Pelican Way	San Rafael	CA	94901
ALL COUNTIES	East Los Angeles Community Corporation	530 South Boyle Avenue	Los Angeles	CA	90033
ALL COUNTIES	Eden Housing, Inc.	22645 Grand Street	Hayward	CA	94541
ALL COUNTIES	Fairfied Residential LLC	5510 Morehouse Drive, Suite 200	San Diego	CA	92121
ALL COUNTIES	Fallbrook Capital Corporation	6700 Fallbrook Avenue, #111	West Hills	CA	91307
ALL COUNTIES	Foundation for Affordable Housing, Inc.	384 Forest Ave., Suite 14	Laguna Beach	CA	92651
ALL COUNTIES	GAL Affordable LP	250 W. Colorado Bv. Suite 210	Arcadia	CA	91007
ALL COUNTIES	Goldrich & Kest Industries, LLC	5150 Overland Avenue	Culver City	CA	90230
ALL COUNTIES	Green Development Company	153 Marion Ave #4	Pasadena	CA	91106
ALL COUNTIES	Hampstead Development Group, Inc.	3413 30th Street	San Diego	CA	92104
ALL COUNTIES	Highland Property Development, LLC	250 W. Colorado Bv. Suite 210	Arcadia	CA	91007
ALL COUNTIES	Horizon ELOM Holdings, LLC	22760 Hawthorne Blvd #220	Los Angeles	CA	90505
ALL COUNTIES	JEMCOR Development Partners	1700 El Camino Real Suite #400	San Mateo	CA	94402
ALL COUNTIES	Jonathon Rose Companies	551 Fifth Ave, 23rd Floor	New York	NY	10176
ALL COUNTIES	KDF Communities, LLC	1301 Dove St., Suite 720	Newport Beach	CA	92660
ALL COUNTIES	Linc Housing Corporation	100 Pine Avenue, # 500	Long Beach	CA	90802
ALL COUNTIES	Lincoln Avenue Capitol, LLC	680 5th Avenue, 17th Floor	New York	NY	10019
ALL COUNTIES	Maximus Properties, LLC	23586 Calabasas Road, Ste. 103	Calabasas	CA	91302
ALL COUNTIES	MBK Management Corporation	23586 Calabasas Road, Ste. 100	Calabasas	CA	91302
ALL COUNTIES	Mercy Housing California	1360 Mission St., Suite 300	San Francisco	CA	94103
ALL COUNTIES	Mercy Housing, Inc.	1999 Broadway, Suite 1000	Denver	CO	80202
ALL COUNTIES	Mesa Realty Advisors	56 Cabana Blanca	Henderson	NV	89012
ALL COUNTIES	National Affordable Housing Trust	2335 North Bank Drive	Columbus	OH	43220
ALL COUNTIES	National Community Renaissance	9421 Haven Avenue	Rancho Cucamonga	CA	91730
ALL COUNTIES	Newport Development, LLC	9 Cushing, Ste. 200	Irvine	CA	92618
ALL COUNTIES	Novin Development Corp. "NDC"	1900 N California Blvd, Suite 800	Walnut Creek	CA	94596
ALL COUNTIES	Petaluma Ecumenical Properties Inc.	1400 Caulfield Lane	Petaluma	CA	94954
ALL COUNTIES	Phoenix Realty Group		New York	NY	10005
ALL COUNTIES	Preservation Partners Development	21515 Hawthorne Blvd. Suite 125	Torrance	CA	90503
ALL COUNTIES	RAHD Group, LLC	4142 Adams Ave., #103-250	San Diego	CA	92108
ALL COUNTIES	Reiner Communities LLC	100 Spectrum Center Dr. Suite 830	Irvine	CA	92618
ALL COUNTIES	Reliant Group Management	601 California Street	San Francisco	CA	94108
ALL COUNTIES	Renaissance Housing Communities	110 Pacific Avenue, Suite 292	San Francisco	CA	94111
ALL COUNTIES	Resources for Community Development	2220 Oxford St	Berkeley	CA	94704

County	Entity	Street Address	City	State	Zip Code
ALL COUNTIES	Richman Group of California, LLC.	21520 Yorba Linda Blvd, Suite G-548	Yorba Linda	CA	92887
ALL COUNTIES	Security Properties	701 5th Ave, Suite 5700	Seattle	WA	98104
ALL COUNTIES	Sinergia Housing	4142 Adams Ave 103-336	San Diego	CA	92116
ALL COUNTIES	Skyline Real Estate Development & Acquisitions, Inc.	P.O. Box 7613	Newport Beach	CA	92658
ALL COUNTIES	Solari Enterprises, Inc.	1544 W. Yale Ave	Orange	CA	92687
ALL COUNTIES	Squier Properties, LLC	1157 Lake Street	Venice	CA	90291
ALL COUNTIES	Standard Property Company, INC. (DBA Standard Communities)	1901 Avenue of the Stars, Suite 395	Los Angeles	CA	90067
ALL COUNTIES	The John Stewert Company	1388 Sutter St., 11th Floor	San Francisco	CA	94109
ALL COUNTIES	The Michaels Development Company I, L.P.	2 Cooper Street, 14th Floor	Camden	NJ	08102
ALL COUNTIES	The Trinity Housing Foundation	836 Avalon Ave	Lafayette	CA	94549
ALL COUNTIES	Thomas Safran & Associates Development, Inc.	11812 San Vicente Blvd. #600	Los Angeles	CA	90049
ALL COUNTIES	University River Village	7901 La Riviera Drive	Sacramento	CA	95826
ALL COUNTIES	USA Properties Fund	7530 Santa Monica Blvd, Suite 1	West Hollywood	CA	90046
ALL COUNTIES	USA Properties Fund	2440 Professional Drive	Roseville	CA	95661
ALL COUNTIES	Valued Housing II, LLC	1101 E. Orangewood Ave., STE 200	Anaheim	CA	92805
ALL COUNTIES	Veritas Urban Properties LLC	2050 Hancock Street, Suite B	San Diego	CA	92110
ALL COUNTIES	Wakeland Housing & Development Corporation	1230 Columbia St. Ste. 950	San Diego	CA	92101
ALL COUNTIES	West Bay Housing Corporation	1390 Market Street, Ste. 405	San Francisco	CA	94102
ALL COUNTIES	William G. Ayyad, Inc.	9252 Chesepeake Dr., Suite 100	San Diego	CA	92123
ALL COUNTIES	WIP-A, LLC	2716 Ocean Park Blvd., Suite 2025	Santa Monica	CA	90403
ALL COUNTIES	WNC Community Preservation Partners, LLC	17782 Sky Park Circle	Irvine	CA	92620
LASSEN	Community Housing Improvement Program, Inc	1001 Willow St	Chico	CA	95928
LASSEN	Eskaton Properties Inc.	5105 Manzanita Ave	Carmichael	CA	95608

Appendix C

Affirmatively Furthering Fair Housing Analysis, 7th Cycle Housing Element

City of Susanville General Plan, 2024-2029 Housing Element

Public Hearing Draft

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Affirmatively Furthering Fair Housing Analysis, 7th Cycle Housing Element

CITY OF SUSANVILLE

Public Hearing Draft - November 2025



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Assessment of Fair Housing – City of Susanville

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.

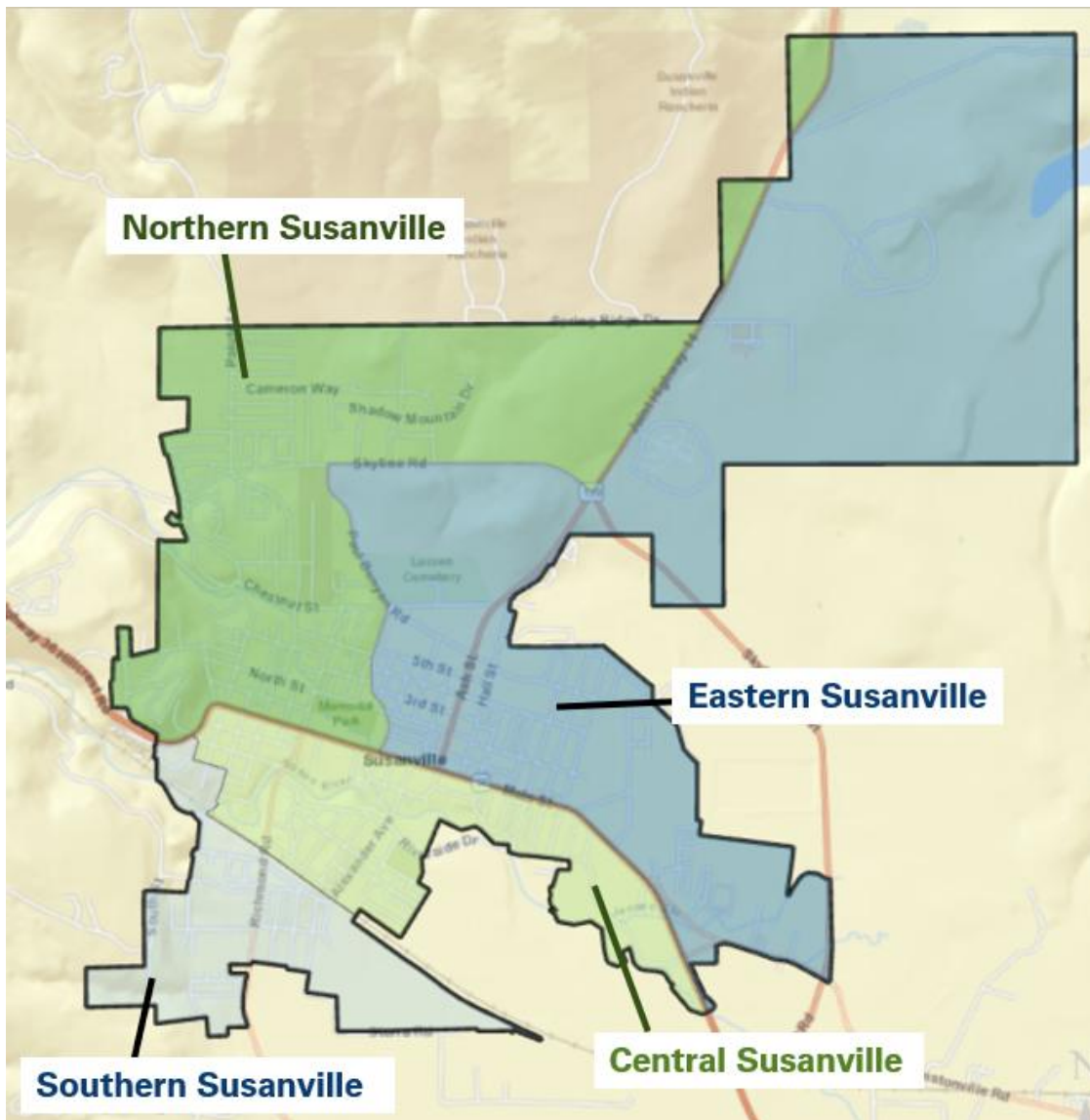
This Assessment is organized by fair housing topic. For each topic, the regional and local assessments are addressed. Through discussions with housing service providers, fair housing advocates, and this assessment of fair housing issues, the City of Susanville identified factors that contribute to fair housing issues. These contributing factors are in Table 14, Factors Contributing to Fair Housing Issues, with associated actions to meaningfully affirmatively further fair housing related to these factors. Programs to affirmatively further fair housing are included in the Policy Document.

There are four census tracts present within the Susanville City limits (Figure 1). To increase readability, these census tracts will be referred to as:

- Census tract 6035040305 (Northern Susanville)
- Census tract 60350403031 (Eastern Susanville)
- Census tract 6035040304 (Central Susanville)
- Census tract 6035040302 (Southern Susanville)

Please note, however, that these census tracts stretch beyond the city limits and include areas within the unincorporated county that impact the available data. This is particularly the case for the census tract referred to as Southern Susanville. This tract includes a large area of the county with larger homes and higher income households that aren't reflective of the development of the area within the city. While the data may indicate stark differences between the southern and central areas of the city, the built environment and existing neighborhoods are much more cohesive.

FIGURE 1: CENSUS TRACT AREAS, SUSANVILLE



Area names for reference purposes only.

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



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

Regional Context

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. This understanding also helps in identifying the specific needs and challenges faced by different racial and ethnic communities. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices, and displacement that has occurred over time and continues to impact communities of color today. Ultimately, a comprehensive understanding of race and ethnicity in relation to housing can help create more equitable and inclusive communities.

Table 1 shows the population by race and ethnicity in Susanville and Lassen County compared to Sierra, Plumas, and Modoc Counties, as well as the State, based on the 2017-2021 American Community Survey (ACS). As shown in Table 1, the predominant race or ethnic group in Susanville was the White, non Hispanic or Latino population, at 50.4 percent of the population. This was also true of Lassen County. However, Susanville has a smaller share of White, non-Hispanic or Latino residents compared to other cities in the region, including Loyalton, Alturas, and Portola, where White, non-Hispanic, or Latino communities make up more than 65 percent of the population.

Compared to Sierra, Plumas, and Modoc Counties, Susanville and Lassen County both have a significantly higher proportion of residents that are Hispanic or Latino, with these communities making up 28.3 percent and 19.7 percent of the population, respectively. In contrast, in Sierra, Plumas, and Modoc Counties, Hispanic or Latino community members make up between 9.6 and 15.2 percent of the population. Between 2010 and 2021, these percentages rose slightly in Susanville and Lassen County, while the White, non-Hispanic or Latino population slightly decreased. This pattern is also found in the demographic population of the state. Statewide, the White population declined from 41.2 to 35.8 percent, while the Hispanic population increased from 36.7 to 39.5 percent between 2010 and 2021. As shown in Figure 1, while the majority of the county has a predominantly White, non-Hispanic or Latino population, the census tract east of the main area of Susanville, which includes the communities of Standish and Litchfield and the High Desert State Prison, is predominantly Hispanic or Latino.

Local Context

As seen in Figure 2, the predominant population for all census tracts in Susanville was white alone (not Hispanic or Latino) in 2021. However, census tracts south of Highway 36 (including Southern and Central Susanville) had a higher proportion of white residents than other census tracts in the city, ranging from 80 to 84 percent of the census tract population, compared to 67 to 77 percent of the population. Conversely, the census tracts with the most diversity (including Northern and Eastern Susanville) are located north of Highway 36. According to ACS 2017-2021 data, a majority of the city's Black/African American residents and American Indian/Alaskan Native residents live in Northern Susanville.



Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that the main area adjacent to, but not within, the city that is considered to have a higher concentration of minority communities are nearby tribal lands within the Susanville Indian Rancheria. Additionally, there are pockets of lower income families throughout the city, including the following neighborhoods and areas:

- Upland neighborhood, bordered by Sunkist Drive to the north, Covina Avenue to the east, Monrovia Street to the south, and Limoneria Avenue to the west
- Neighborhood surrounding the intersection of Modoc Street and Sierra Street
- RV and mobile home parks, including Susanville RV Park, Hidden Acres Mobile Park, Pineview Mobile Home Park. Most of the city's RV and mobile home parks are located along the east edge of town, although Pineview Mobile Home Park is located in the northwest portion of the city.

Over time, the nearby prison and former second prison to the east of Susanville proper caused an influx of families of those incarcerated. These families generally live in the neighborhoods and parks listed above. However, this portion of the community has been reduced over time due to the closure of the former second prison.

In the northern portion of the city, the neighborhood located north of Skyline Road and east of Barbara Street, has a high population of correctional officers.

The nearby prisons impacted many of these patterns throughout the city's history. Before the prisons opened, Susanville was primarily a logging and agricultural town. Now, the city has a robust job market for federal, state, and local government jobs, which generally pay much more than other local jobs.

TABLE 1: POPULATION BY RACE/ETHNICITY

Race/ Ethnicity	Susanville		Lassen County (Unincorporated)		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		Portola		Plumas County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
White, Non Hispanic or Latino	55.4%	50.4%	78.6%	77.7%	66.7%	64.2%	80.9%	92.5%	88.1%	87.4%	80.9%	68.9%	79.0%	76.6%	78.5%	74.9%	85.1%	82.6%	41.5%	36.0%
Hispanic or Latino of Any Race	23.7%	28.3%	11.0%	11.3%	17.5%	19.7%	14.0%	6.4%	8.3%	11.2%	12.3%	21.9%	13.9%	15.2%	16.3%	19.6%	8.0%	9.6%	37.0%	39.8%
Black or African American, Non- Hispanic or Latino	12.4%	13.6%	3.4%	3.1%	8.0%	8.3%	0.3%	0.1%	0.1%	0.1%	0.5%	4.2%	0.8%	2.0%	0.6%	0.0%	0.9%	1.5%	5.9%	5.5%
Native American, Non-Hispanic or Latino	2.8%	1.9%	2.9%	2.7%	2.9%	2.3%	2.6%	0.6%	1.3%	0.9%	2.1%	1.7%	3.0%	3.4%	2.0%	0.5%	2.3%	1.2%	0.4%	0.3%
Asian, Non-Hispanic or Latino	1.0%	1.8%	0.9%	1.3%	1.0%	1.5%	0.0%	0.0%	0.4%	0.0%	1.4%	0.0%	0.7%	0.8%	0.5%	0.5%	0.6%	0.7%	12.9%	14.8%
Other, Non-Hispanic or Latino	2.6%	1.5%	0.4%	0.9%	1.5%	1.2%	0.0%	0.0%	0.1%	0.0%	0.3%	0.0%	0.3%	0.0%	0.1%	0.0%	0.2%	0.1%	0.0%	0.0%
Two or More Races	2.1%	2.5%	2.8%	3.0%	2.4%	2.8%	2.2%	0.4%	1.7%	0.4%	2.5%	3.3%	2.3%	2.0%	2.0%	4.5%	2.9%	4.3%	2.3%	3.6%

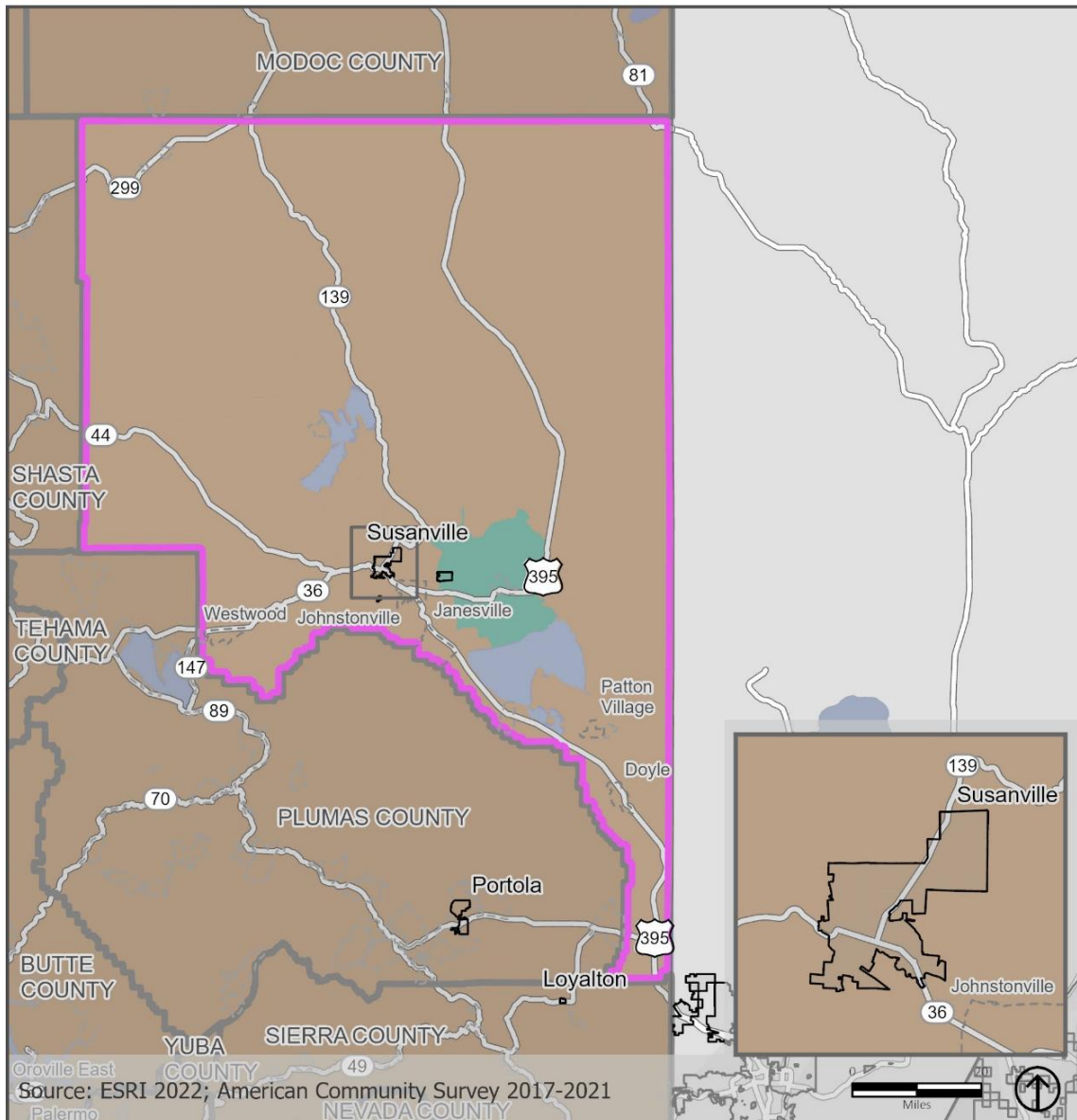
Source: 2006-2010 ACS Data, 2017-2021 ACD Data, P9



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FIGURE 2: PREDOMINANT POPULATION, LASSEN 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

Regional Context

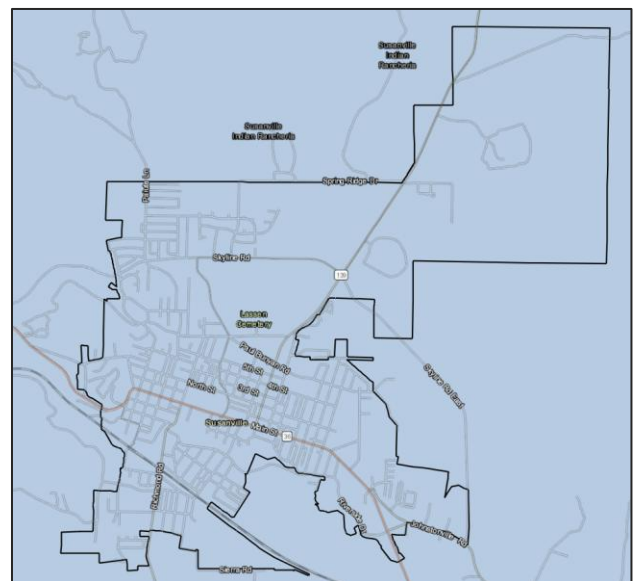
Persons with disabilities typically have special housing needs due to physical or developmental capabilities, fixed or limited incomes, and higher health costs associated with disabilities. Seniors typically experience disabilities at higher rates than the general population. As is shown in Figure 3, Susanville is among the census tracts in the county with the lowest rates of residents with disabilities, between 10 and 20 percent. Census tracts in the county with the highest rates of residents with disabilities include those that include the communities of Patton Village, Herlong, Doyle, and Westwood.

As shown in Table 2, Population by Disability Type, 3,939 Lassen County residents (12 percent of the population) have one or more types of disabilities in Lassen County. Within the county, the highest rate of disability types is ambulatory difficulty, with over half of the residents with disability experiencing this issue (58.0 percent), which is also true in Susanville at a slightly lower rate (54.5 percent). The second-highest disability type in both Susanville and the county is independent living with 49.7 percent of disabled Susanville residents and 46.1 percent of county residents experiencing this disability. The rates for ambulatory and independent living difficulties in Lassen County have increased between 2012 and 2021. Similarly, Susanville has experienced the same trends as the county's disability rate. Specifically, the number of residents with independent living difficulties has increased by roughly 18 percentage points between 2012 and 2021, the highest increase among other disability types in incorporated and unincorporated areas of Lassen County.

In comparison, this pattern is also present in Loyalton and Sierra Counties. In particular, persons with difficulties in ambulatory independent living have accounted for a significant portion in both areas, over 60 percent. The percentage of residents with a disability experiencing ambulatory difficulty in Loyalton increased from 61.1 percent in 2012 to 81.3 percent in 2021.

Local Context

According to ACS 2017-2021 data, between 10 to 20 percent of the population of all census tracts in the city has a disability. However, Eastern and Central Susanville have a higher proportion of their populations with a disability compared to other areas of the city at 18.9 and 18.1 percent of the population, respectively, compared to 11.5 percent in Northern Susanville and 14.2 percent in Southern Susanville.





Local Context

Persons with Disabilities

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that there are islands throughout the city that have a higher concentration of persons with disabilities, particularly areas with a high senior population. These include the Susan River Apartments, Eskaton Manor, and other senior housing developments. However, the absence of a dialysis center within the city is an issue that displaces seniors from living in Susanville. The Susanville Indian Rancheria is currently in the process of building a healthcare facility which will likely include a dialysis center and fill this need.

Group Homes and Residential Care Facilities

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that there is a small concentration of group homes behind Cross Roads Ministries. Crossroads operates as the primary group home provider in the city and offers emergency housing and transitional housing on-site as well as on other properties south of the church and throughout town.

Accessibility Modifications and Reasonable Accommodations

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that only three permits were requested and issued for accessibility modifications to local homes in this most recent planning period (2019-2024). During this time, most inquiries were related to commercial properties rather than residential units. No reasonable accommodations were requested during the last planning period. The City's reasonable accommodation ordinance was codified in September 2024.

Locational Differences for Accessibility

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that there are sporadic curbs, gutters, and sidewalks throughout the city. Susanville is currently partnering with Caltrans on a gateway project for areas of Main Street that currently lack sidewalks to increase connectivity for pedestrians. Current City standards require curb, gutter, and sidewalk installation when making improvements that meet a certain cost threshold. The City is currently working to significantly increase those thresholds, as well as to identify efforts that would be excluded (i.e., reroof projects), to remove constraints to housing repair and rehabilitation efforts. The City is currently (2025) consulting with the development community to garner input on the matter.



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TABLE 2: POPULATION BY DISABILITY TYPE

Disability	Susanville		Lassen County (Unincorporated)		Lassen County		Loyalton		Sierra County		Portola		Plumas County		Alturas		Modoc County		State	
	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021	2012	2021
Total with a Disability	1,665	1,160	2,207	2,779	3,872	3,939	144	91	454	411	548	408	3545	3218	503	485	1,916	1,520	3,693,528	4,324,355
Hearing Difficulty	25.8%	28.1%	29.3%	31.3%	27.8%	30.4%	34.7%	7.7%	24.7%	20.4%	23.5%	15.2%	37.9%	26.4%	40.0%	33.7%	35.3%	28.9%	27.9%	26.4%
Vision Difficulty	16.0%	24.0%	18.2%	13.4%	17.2%	16.5%	23.6%	1.1%	10.8%	5.1%	19.0%	27.0%	13.2%	10.7%	19.5%	18.0%	18.4%	14.9%	18.7%	19.5%
Cognitive Difficulty	41.6%	32.3%	30.4%	30.3%	35.2%	30.9%	32.6%	35.2%	39.2%	38.2%	33.0%	57.4%	34.5%	35.7%	40.8%	34.3%	36.0%	30.7%	38.2%	39.6%
Ambulatory Difficulty	47.3%	54.5%	59.8%	59.4%	54.4%	58.0%	61.1%	81.3%	64.3%	65.9%	57.3%	39.2%	53.4%	55.3%	42.5%	54.0%	51.0%	66.0%	53.1%	48.4%
Self-care Difficulty	14.5%	34.3%	14.6%	27.2%	14.6%	29.3%	22.2%	20.9%	18.7%	30.7%	19.5%	14.7%	16.8%	20.8%	22.1%	26.2%	25.1%	16.1%	23.4%	22.5%
Independent Living	29.4%	49.7%	27.8%	44.6%	28.5%	46.1%	32.6%	58.2%	44.1%	65.5%	35.2%	41.2%	30.4%	28.8%	32.6%	29.7%	30.5%	54.2%	39.4%	39.3%

Source: ACS 2008-2012, 2017-2021, S1810

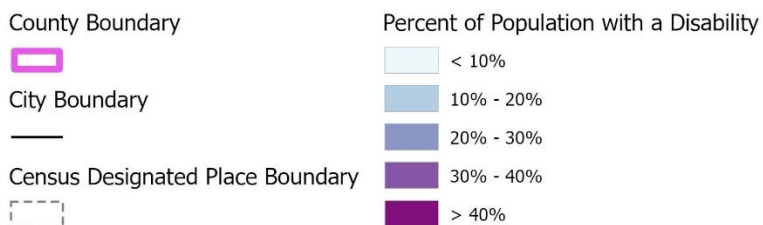
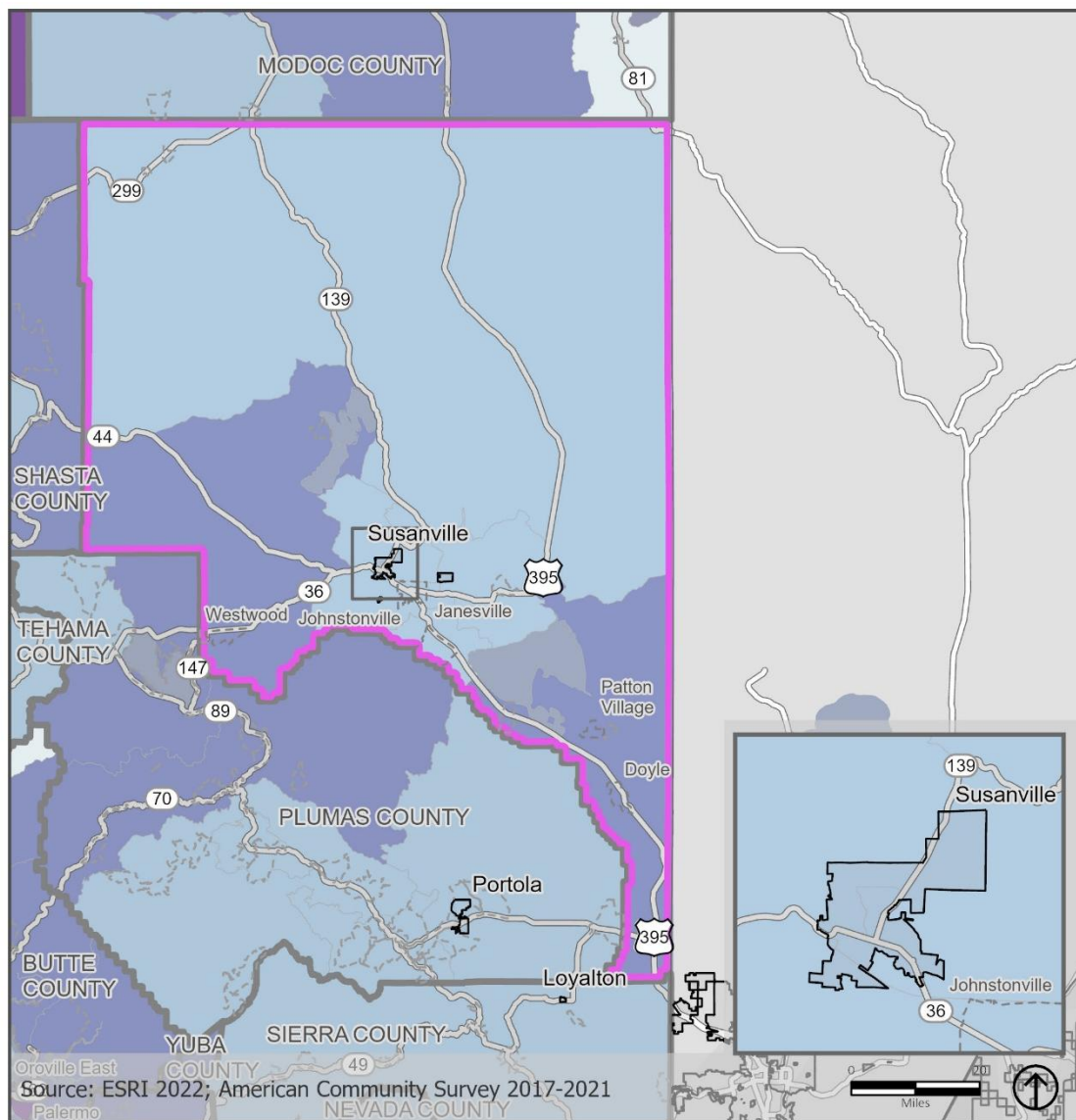




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FIGURE 3: RATES OF DISABILITY, LASSEN COUNTY





Familial Status

Regional Context

Patterns of familial status present a potential indicator of fair housing issues, as it relates to availability of appropriately sized or priced housing when certain family types are concentrated. As a protected characteristic, concentrations of family types may also occur as a result of discrimination by housing providers, such as against families with children or unmarried partners. Furthermore, female-headed households with no spouse and children at home are considered to have a greater risk of experiencing poverty than single-parent, male-headed households due to factors including the gender wage gap and difficulty in securing higher-wage jobs.

Table 3, Population by Familial Status, shows that Lassen County and Susanville both have a higher proportion of family households than nonfamily households. Regionally, this is also true in Sierra, Plumas, and Modoc Counties and their respective cities. The unincorporated portions of Lassen County have the highest percentage of family households at 73.7 percent in 2021, while in Susanville, the rate of family households was 60.6 percent in 2021. Regionally, Loyalton and unincorporated areas in Sierra County also show a similar proportion of households comprising families and nonfamilies. Portola and Plumas County's rates of family households are slightly lower than those in Lassen County. Though the rate of family households has increased by 2.6 percentage points in Lassen County from 2010 to 2021, it has decreased by 1.3 percentage points in Susanville over the same period.

As shown in Figure 4, the census tract that includes the communities of Patton Village, Herlong, and Doyle has the highest concentration of children living in female-headed households, with between 40 and 60 percent of children in this tract living in this household type. In the census tracts that include the northern areas of Susanville as well as the communities of Janesville and Westwood, between 20 and 40 percent of children live in this household type. In other areas of the county, fewer than 20 percent of children live in this household type.

Local Context

As shown in Figure 5, there is a higher proportion of children living in a female-headed household (with no spouse/partner present) in Northern and Eastern Susanville than in Central and Southern Susanville. Approximately 24 percent of children in Northern Susanville and 25 percent of children in Eastern Susanville live in this household type, whereas only 10 to 18 percent of children in Central and Southern Susanville live in this household type, respectively. According to ACS 2017-2021 data, approximately 14 percent of all families are female-headed single-parent households.



Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that there is a concentration of smaller homes in the Upland neighborhood, which is generally bounded by Sunkist Drive to the north, Covina Avenue to the east, Monrovia Street to the south, and Limoneria Avenue to the west. There is a concentration of higher income families in the Maurino Manor subdivision, as well as in the neighborhoods surrounding Meadowview School and Mt Lassen Charter School.

There is a strong need in the community for child care for children aged one to three years, as available facilities do not meet local demand. Child care for children aged four and older years is easier to access. Additionally, a Head Start program functions in the city. Recent State law removed some barriers to managing and licensing small day and child care facilities, which the City hopes will make it easier for more of these businesses to establish in Susanville. The City has received plans from the nearby Lassen Community College to establish a childcare program within the city.





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TABLE 3: POPULATION BY FAMILIAL STATUS

Familial Status	Susanville		Lassen County (Unincorporated)		Lassen County		Loyalton		Sierra County		Alturas		Modoc County		Portola		Plumas County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Family Households	61.9%	60.6%	72.5%	73.7%	66.7%	69.3%	59.8%	64.8%	60.5%	63.2%	64.0%	58.5%	64.9%	64.9%	66.3%	57.0%	61.2%	63.1%	68.6%	68.6%
Non-family Households	38.1%	39.4%	27.5%	26.3%	33.3%	30.7%	40.2%	35.2%	39.5%	36.8%	36.0%	41.5%	35.1%	35.1%	33.7%	43.0%	38.8%	36.9%	31.4%	31.4%
Percentage of Families That are Female-Headed Single-Parent Households	14.7%	13.6%	10.5%	14.1%	12.6%	11.3%	8.2%	3.5%	6.0%	4.0%	24.4%	7.8%	11.2%	7.9%	12.2%	24.7%	10.4%	10.0%	12.5%	10.7%

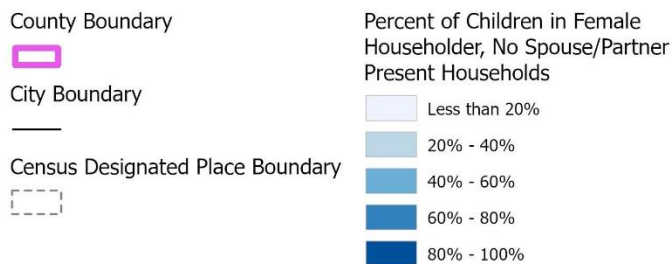
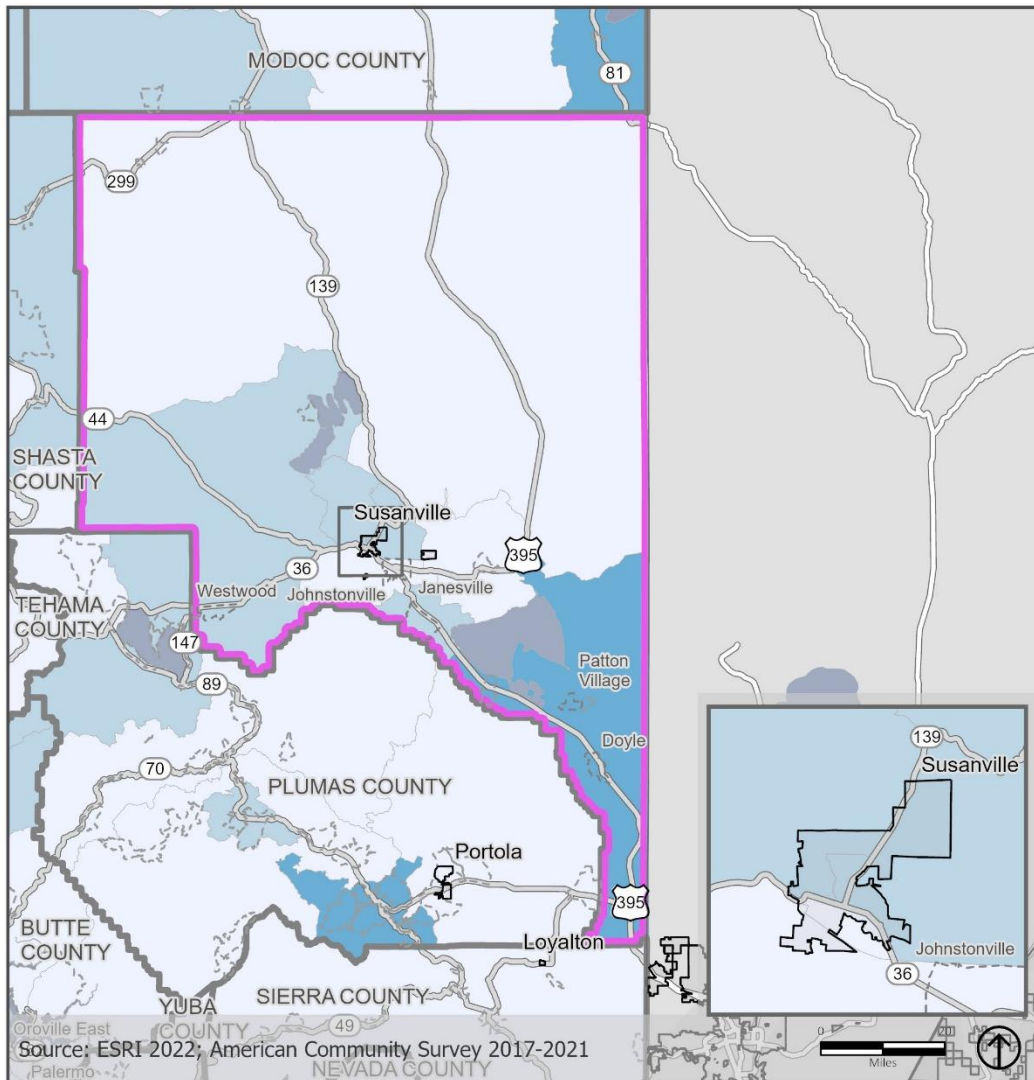
Source: ACS 2006-2010, 2017-2021 S1101



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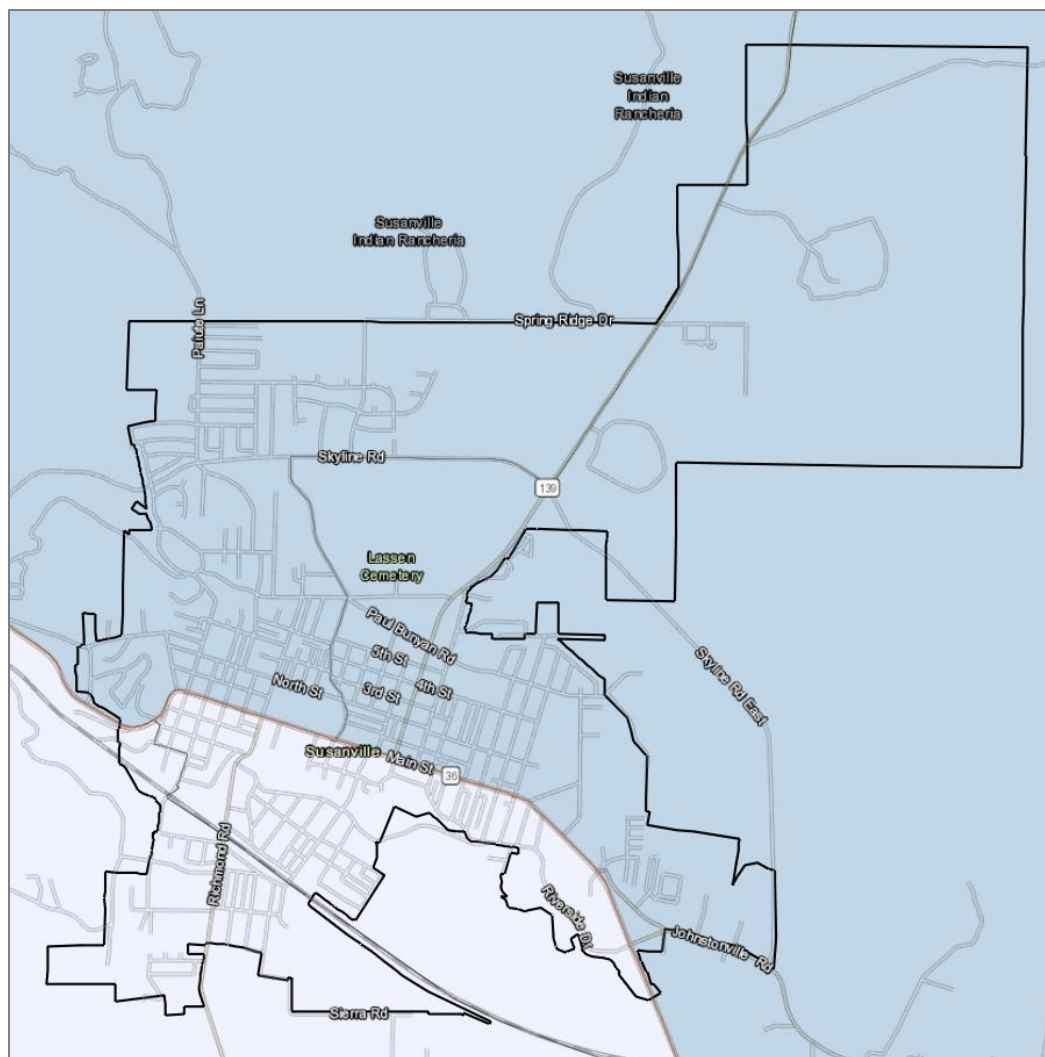


FIGURE 4: PERCENTAGE OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS,



LASSEN COUNTY

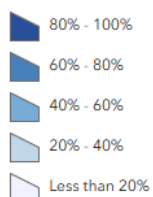
FIGURE 5: PERCENTAGE OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS, SUSANVILLE



Source: AFFH Data Viewer 2.0, ACS 5-year estimates (2017-2021), Table B09005, B09021.

Children in Female Householder No Spouse Present (ACS, 2017-2021) - Tract

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





Income

Regional Context

Table 4 shows the median income by geographic location. According to ACS 2017-2021 data, Lassen County and Susanville both had a lower median income than the state median, which is \$84,097. Regionally, this is also true of Sierra, Plumas, and Modoc Counties and the cities in each of these counties. Lassen County had the highest median income of any county at \$59,292. Between 2010 and 2021, both Lassen County and Susanville experienced growth in their median household incomes, of 17.8 percent and 18.9 percent, respectively. This is a smaller rate of growth than was seen in other communities in the region, though the median household income was higher in Susanville and Lassen County in 2012 than in Plumas County or Modoc County or their cities during this period. As shown in Figure 6, the census tracts that include the west and south sides of Susanville have slightly higher median incomes than the east side of the city, though both areas have low median incomes. The majority of census tracts in Lassen County have median incomes below \$55,000, similar to the east side of Susanville, though the tracts that include the communities of Janesville and Johnstonville have higher median household incomes, between \$55,000 and \$90,100.

As shown in Table 5, Lassen County and Susanville have both experienced decreases in their poverty rates between 2010 and 2021. In Susanville, the decrease has been by 2.2 percentage points. In contrast, within just the unincorporated areas of the county, the rate of poverty has increased during this period, though by only 0.2 percentage points. Susanville's rate of poverty as of 2021 is still higher than that of the unincorporated areas of the county (17.3 percent in Susanville compared to 12.1 percent in unincorporated areas of the county). Regionally, Susanville has the same rate of poverty as that of Loyaltown, and a lower rate than Alturas and Portola.

Two areas of the county have rates of poverty between 20 and 30 percent (Figure 8). One is on the south side of Susanville, including the neighborhood around Susan River and Riverside Parks and bordered by Main Street to the north and west and the Bizz Johnson National Recreation Trail to the south. The other is on the county's far east side, including the communities of Patton Village, Herlong, and Doyle. The area that includes the communities of Johnstonville and Janesville has the county's lowest rate of poverty, with fewer than 10 percent of residents having incomes in this category. The southern end of Susanville is also included in one of these census tracts. The remaining areas of the county, including the majority of Susanville, have rates of poverty between 10 and 20 percent.

Local Context

Figure 7 shows median income in Susanville by census tract. According to ACS 2017-2021 data, median incomes in Susanville vary greatly by census tract; Central Susanville had the lowest median income at \$46,314, while Southern Susanville had the highest median income at \$79,824. Additionally, as seen in Figure 9, Central Susanville has the highest proportion of residents whose incomes are below the poverty level at 25 percent. All other census tracts in the city have less than 17 percent of its residents living below the poverty level. Notably, only three percent of residents living in Southern Susanville have incomes below the poverty level.



Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that the following neighborhoods and areas are considered to be lower-income, high-poverty areas:

- Upland neighborhood, bordered by Sunkist Drive to the north, Covina Avenue to the east, Monrovia Street to the south, and Limoneria Avenue to the west (located within Central Susanville where the median income is \$46,314)
- Neighborhood surrounding the intersection of Modoc Street and Sierra Street (located within Southern Susanville, where the median income is \$79,824)
- RV and mobile home parks, including Susanville RV Park, Hidden Acres Mobile Park, Pineview Mobile Home Park. Most of the city's RV and mobile home parks are located along the east edge of town (located within Eastern Susanville, median income of \$50,982), although Pineview Mobile Home Park is located in Northern Susanville (where the median income is \$64,853).

Areas of the community that are considered to be higher-income areas include:

- The northwest quadrant within Northern Susanville, with a high concentration of correctional officers, (where the median income is \$64,853)
- Homes along Pine Street and adjacent streets next to Inspiration Park (located within Northern Susanville, where the median income is \$64,853)
- The historic Uptown Business District (located within Central and Southern Susanville, where the median income is \$46,314 and \$79,824, respectively)
- The neighborhood located southwest of Barry Reservoir (located within Eastern Susanville, where the median income is \$50,982)

Concentrations of HCV and/or Section 8 renters in specific areas of the city is an identified problem in Susanville. These areas include hotels along Main street (such as Travel Inn and Frontier Inn), which house some long-term tenants. Many of these units are in poor condition. The City is working to enforce code issues, as well as to encourage the property owners to consider rehabilitation, replacement, and even conversion to long-term units, such as SROs.

TABLE 4: HOUSEHOLDS BY MEDIAN INCOME

Geography	Median Income	
	2010	2021
Susanville	\$45,198	\$53,750
Lassen County	\$50,317	\$59,292
Loyalton	\$49,340	\$79,185
Sierra County	\$52,950	\$56,152
Portola	\$35,339	\$45,234
Plumas County	\$44,000	\$57,885
Alturas	\$32,385	\$50,843
Modoc County	\$34,588	\$51,090
State	\$60,883	\$84,097

Source: ACS 2006-2010, ACS 2017-2021, B01002

TABLE 5: POVERTY RATE

Geography	Poverty Rate	
	2010	2021
Susanville	19.5%	17.3%
Lassen County (Unincorporated)	11.9%	12.1%
Lassen County	15.4%	13.9%
Loyalton	11.8%	17.3%
Sierra County	16.8%	8.2%
Portola	13.8%	23.1%
Plumas County	13.9%	11.9%
Alturas	26.2%	17.6%
Modoc County	18.8%	19.6%
State	15.3%	12.3%

Source: ACS 2006-2010 & 2017-2021 S1701

FIGURE 6: MEDIAN INCOME BY CENSUS TRACT, LASSEN COUNTY

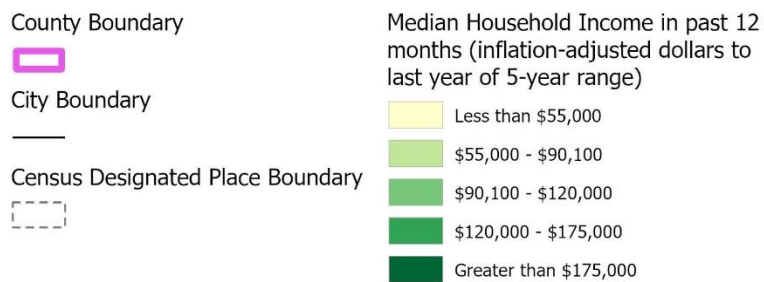
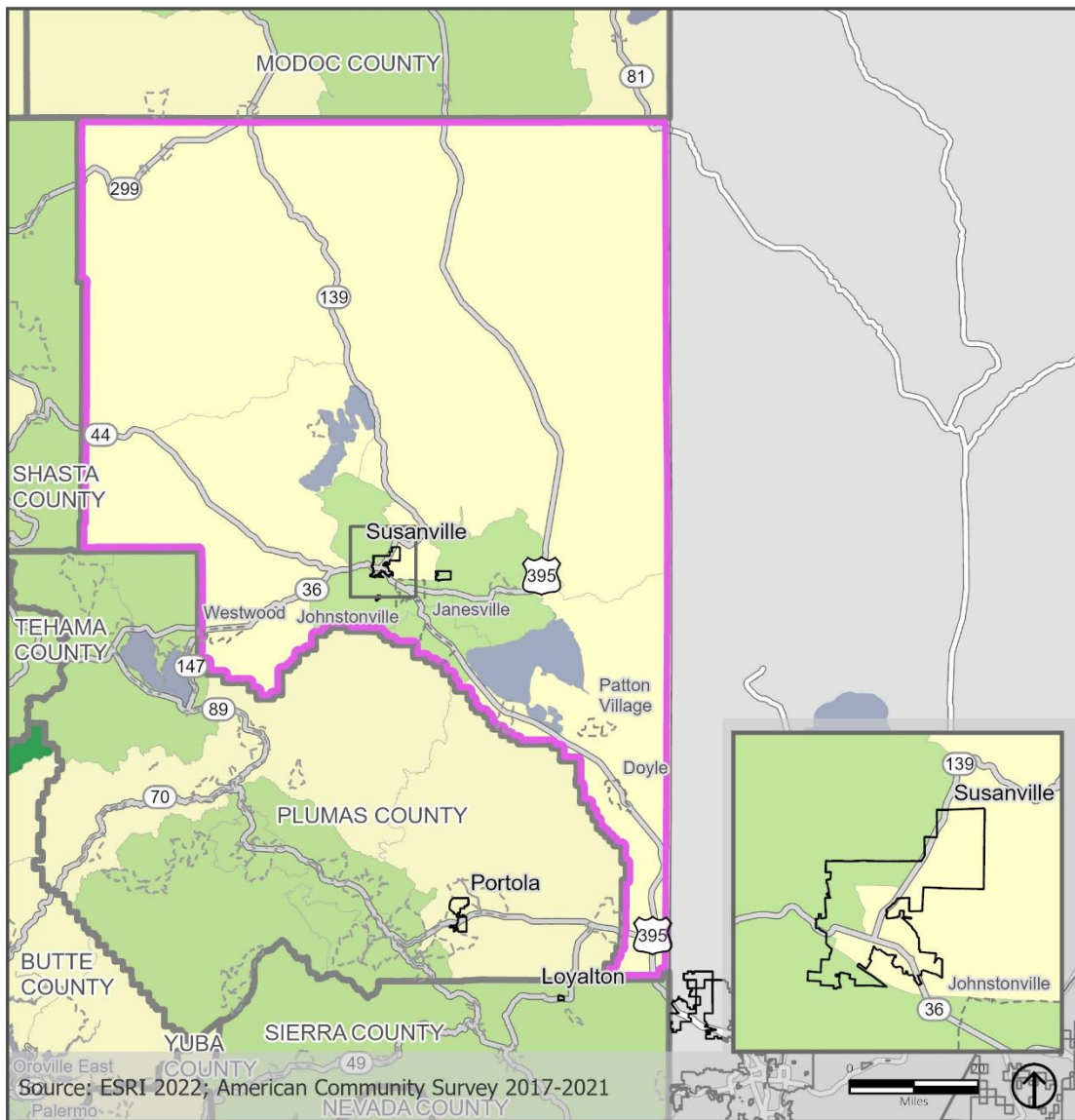
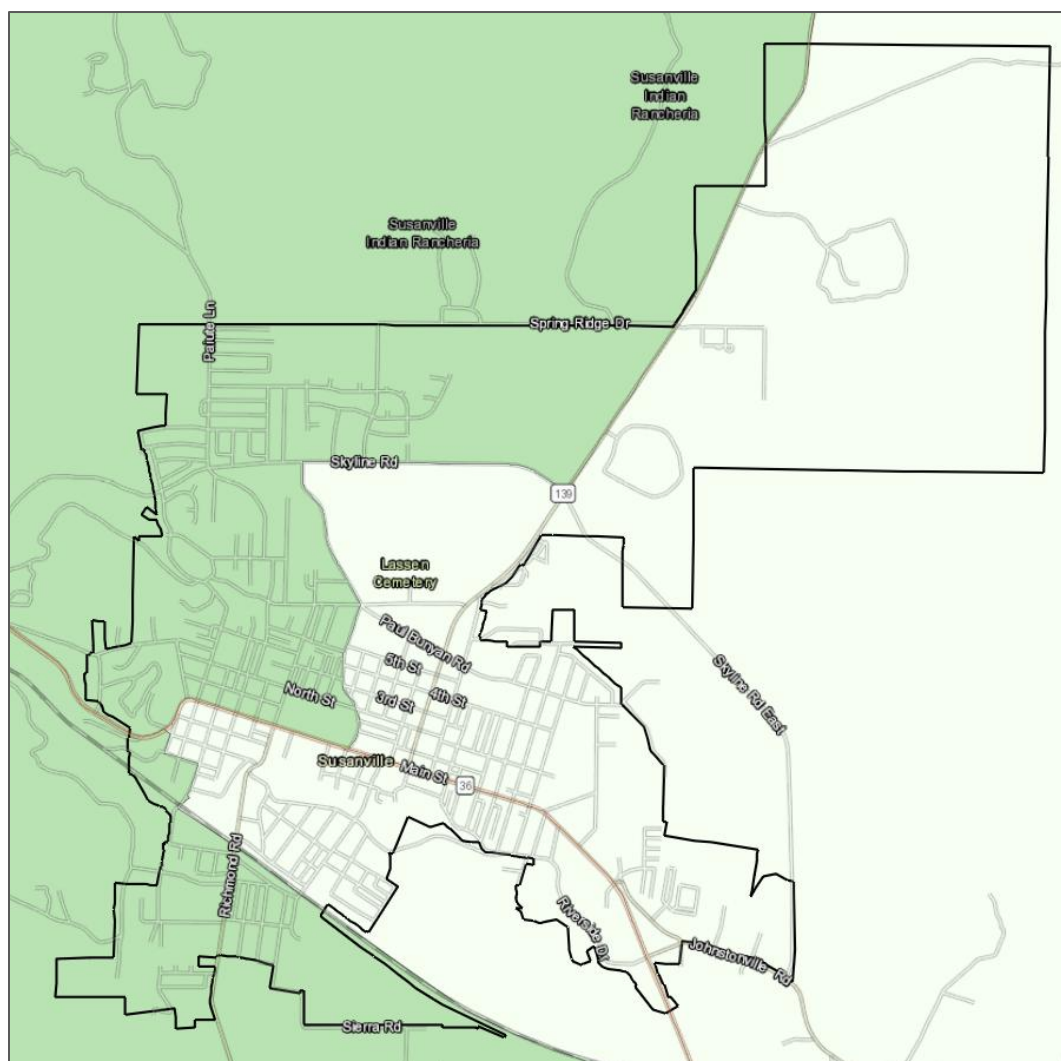


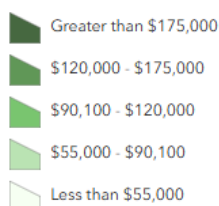
FIGURE 7: MEDIAN INCOME BY CENSUS BLOCK GROUP, SUSANVILLE



Source: AFFH Data Viewer 2.0, ACS 5-year estimates (2017-2021), Table B19013.

Median Income (ACS, 2017-2021) - Tract

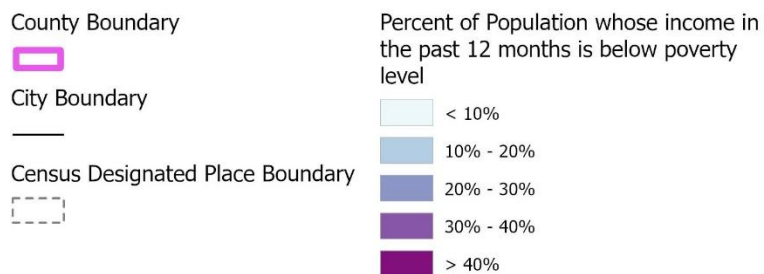
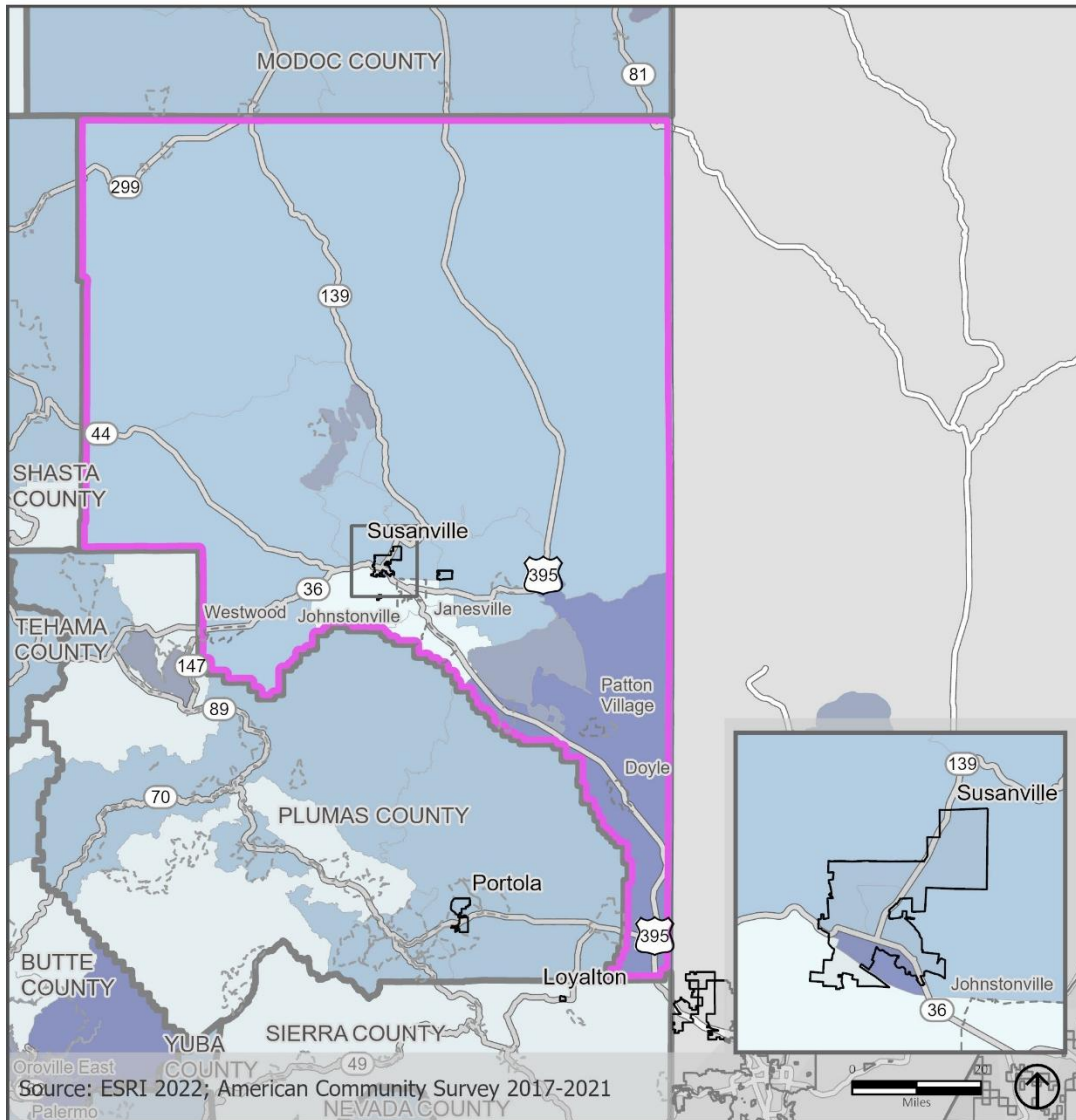
Median Household Income in past 12 months (inflation-adjusted dollars to last year of 5-year range)



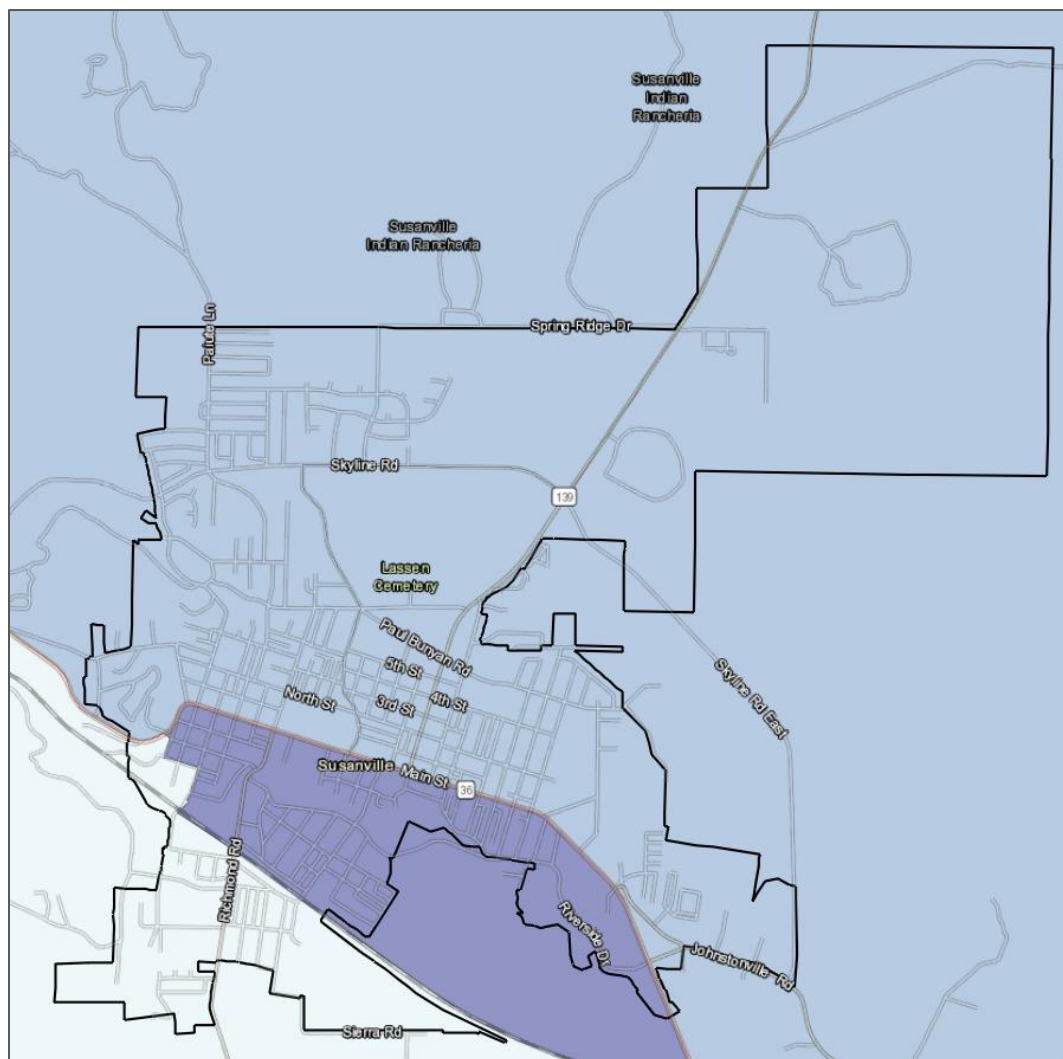
City/Town Boundaries



**FIGURE 8: RATES OF RESIDENTS WITH INCOMES BELOW POVERTY,
LASSEN COUNTY**



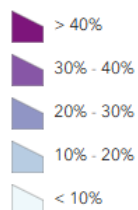
**FIGURE 9: RATES OF RESIDENTS WITH INCOMES BELOW POVERTY,
SUSANVILLE**



Source: AFFH Data Viewer 2.0, ACS 5-year estimates (2017-2021).

Poverty Status (ACS, 2017-2021) - Tract

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



City/Town Boundaries





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 Lassen County, including all cities and communities.

Racially/Ethnically 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 in 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 Lassen 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 in their community.

The TCAC/HCD Opportunity Maps can help to identify areas in the community that provide strong access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and 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 in 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).

Regional Context

In Lassen County, the Highest Resource areas include the census tracts that cover the southern tip of Susanville as well as Johnstonville and Janesville. The areas of Susanville north of Main Street are considered High Resource areas, as are the unincorporated areas just north and east of Susanville, including the Susanville Rancheria. Low resource areas include the census tract that includes Patton Village, Herlong, and Doyle, and the area in Susanville between Main Street and the Bizz Johnson National Recreation Trail. The Census tract that includes Leavitt and the High Desert State Prison was not evaluated by TCAC during this analysis. The remainder of the county is considered a Moderate Resource area, including the communities of Westwood, Spaulding, and Bieber. Figure 6 maps TCAC opportunity areas for Lassen County.



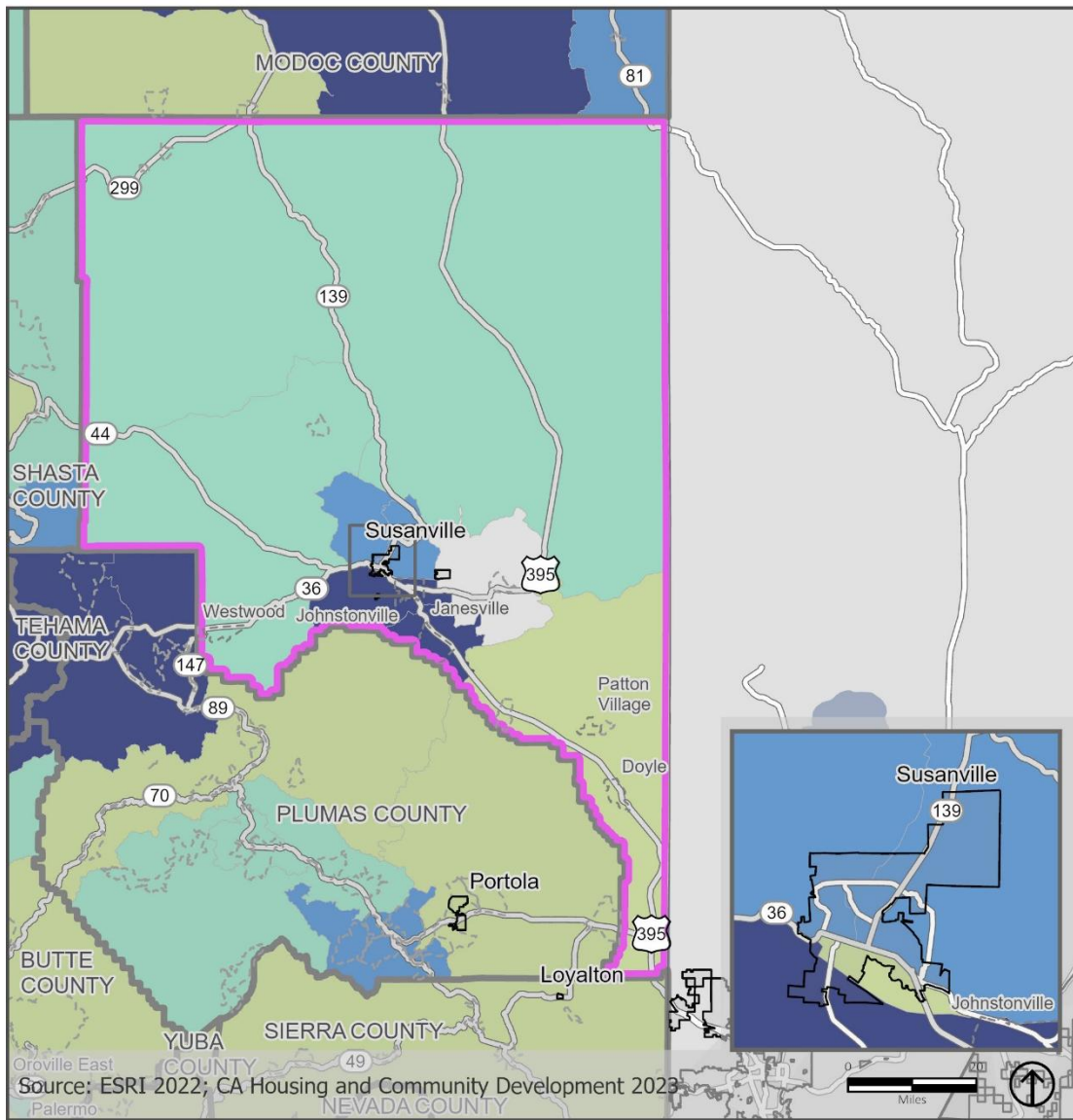
Local Context

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that there are some neighborhoods or areas within the city that may have disparities in access to opportunity due to differences in income and/or poverty amongst residents. As seen in Figure 11, Northern, Eastern, and Southern Susanville have higher TCAC opportunity scores than Central Susanville. Central Susanville has the lowest TCAC composite opportunity score of all census tracts in the city at 2.0 (low resource); other census tracts' scores ranged from 4.0 (high resource) to 5.0 (highest resource).

Additionally, the following neighborhoods and areas are considered have higher concentrations of lower-income households:

- Upland neighborhood, bordered by Sunkist Drive to the north, Covina Avenue to the east, Monrovia Street to the south, and Limoneria Avenue to the west
- Neighborhood surrounding the intersection of Modoc Street and Sierra Street
- RV and mobile home parks, including Susanville RV Park, Hidden Acres Mobile Park, Pineview Mobile Home Park. Most of the city's RV and mobile home parks are located along the east edge of town, although Pineview Mobile Home Park is located in the northwest portion of the city.
 - There are also two mobile home parks along the west edge of the city (River Roost and Rocky Crest) and one just north of Susanville (Sleepy Hollow). All three are located in the unincorporated county outside the City Limits, but are in close proximity to Susanville.

FIGURE 10: TCAC OPPORTUNITY AREAS, 2023, LASSEN COUNTY



County Boundary



City Boundary



Census Designated Place Boundary



TCAC Opportunity Areas



Highest Resource



High Resource



Moderate Resource



Low Resource

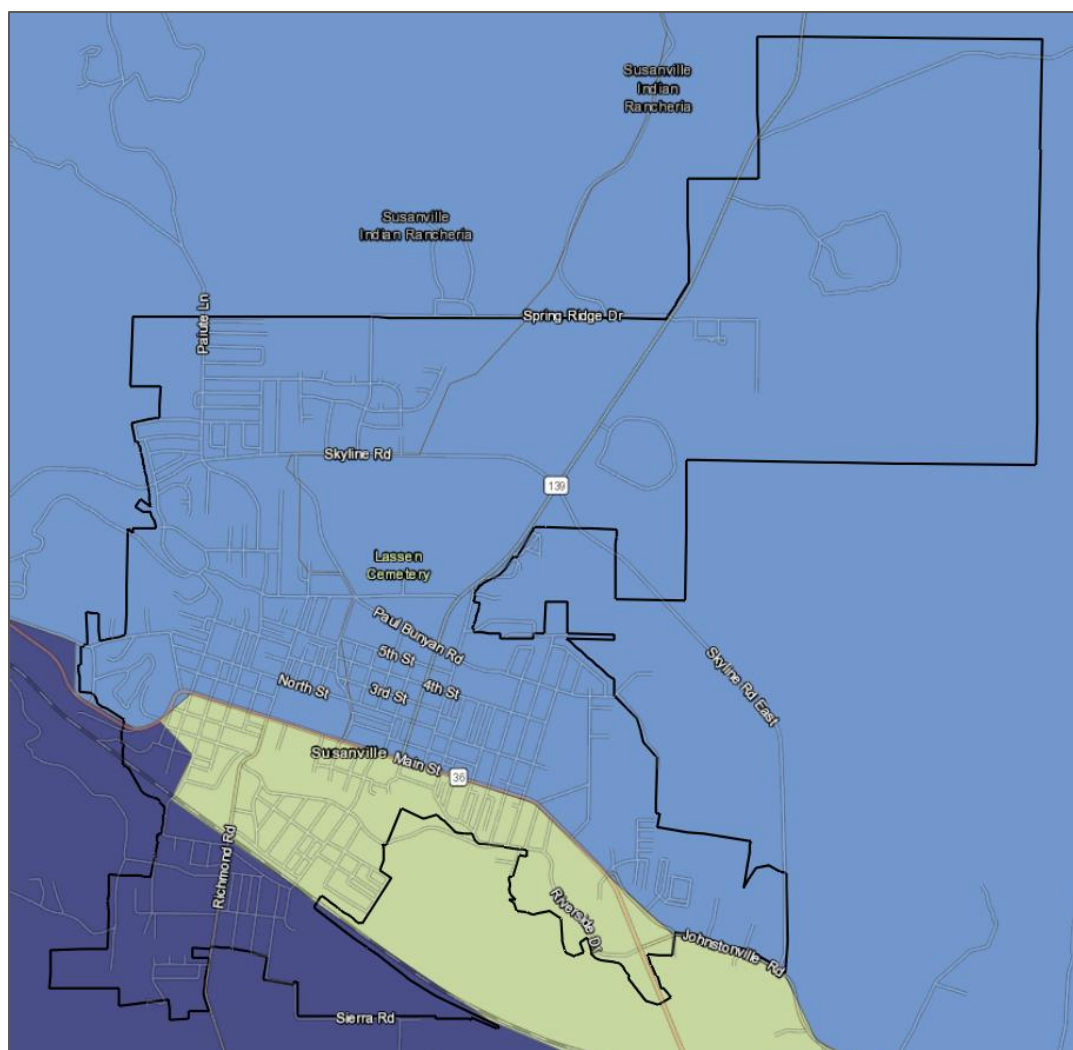


High Segregation & Poverty



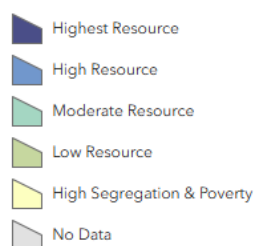
No Data

FIGURE 11: TCAC OPPORTUNITY AREAS, 2023, SUSANVILLE



Source: AFFH Data Viewer 2.0, HCD, 2023.

COG Geography TCAC/HCD Opportunity Map - Composite Score (HCD, 2023) - Tract



City/Town Boundaries





Education

Regional Context

As shown in Table 6, School Performance, many schools in Lassen County have performance scores on standardized tests that are below state standards. Though scores at Susanville schools are below state standards, they are comparable to scores at many other schools in the county. Excluding continuation and alternative schools, Susanville schools have standardized test scores that fall between 30.6 and 44.3 points below standard in English Language Arts and between 41.1 and 113.4 points below standard in Mathematics. In comparison, schools in Janesville, Johnstonville, and Westwood tend to have higher scores, while schools in other areas of the county have similar or lower scores. Richmond Elementary School, just west of Johnstonville, achieved 0.8 and 17.8 points below the English Language Arts and Mathematics standards, respectively. While these scores are below state standards, these are among the best scores in Lassen County schools. In addition, 18.3 percent of these students fall under the socioeconomically disadvantaged category, which is low compared to many schools in Lassen County.

Most schools in the city also have rates of socioeconomically disadvantaged students that are above 60 percent, with the exception of Lassen High School (36.1 percent). Socioeconomic disadvantage can negatively influence student performance. Countywide, many other schools have high levels of students that are considered socioeconomically disadvantaged. The highest rates of socioeconomic disadvantage in the county are in the Terno area. Ravendale-Terno Elementary and Juniper Ridge Elementary Schools, both in Terno, are classified as having student bodies that are 100 percent socioeconomically disadvantaged. Of those students, 11 percent are English Learners, marking the highest proportion in schools across Lassen County.

Local Context

Susanville has three high schools, one of which is an alternative school program (Lassen Community Day) and one of which is a continuation school (Credence High), which provides credit recovery opportunities for non-traditional students. Alternative and continuation schools tend to have a higher percentage of students that are socioeconomically disadvantaged, higher rates of suspension, and lower standardized test scores. This pattern is also true in Susanville. The City also has three elementary schools and one middle school. Susanville also has one of the county's two independent study K-12 charter schools, Thompson Peak. Rates of chronic absence for students in grades K-8 are above for all public, non-charter schools in Susanville, and are highest at McKinley Elementary (42.2 percent of students absent for at least 10 percent of enrolled school days). Few schools in Susanville have high rates of English language learners among their student body. The highest is at McKinley Elementary, on the northeast side of town, where 9.4 percent of students are English Language Learners.



School Performance

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that there is a single public high school, and no discrepancies in performance between the existing elementary and middle schools, though some parental preferences may exist between different schools. Many tutoring services are available through all public and private schools in the city.

Higher Education Opportunities

There is a single community college nearby: Lassen Community College. Although this college benefits local students, offerings are currently limited. However, the college is seeking to expand its programs, particularly those related to healthcare and urban farming.

The closest four-year universities are the California State University in Chico, which is approximately two hours away by car, and the University of Nevada in Reno, which is approximately 1.5 hours away by car.

Factors That Influence Graduation Rates

The relatively low population and decreased job opportunities within Susanville tend to lower student motivation to seek further education. Students who do seek higher educational opportunities tend to move away and not return (due to lack of higher paying job opportunities in the city).

Locational Differences in Education

Community members have the opportunity to select which public school their student attends within the city. There are some more recent subdivisions in town, including Quail Hollow and Marino Mannor; these subdivisions have similar access to nearby public schools compared to older neighborhoods in town.

There are two private/charter schools in the city: Thompson Peak Charter School and Seventh Day Adventist Christian School.

TABLE 6: SCHOOL PERFORMANCE

School Name	Location	ELA Score (Points Above or Below Standard)	Math Score (Points Above or Below Standard)	Chronic Absence (Percentage of Students Chronically Absent)	Suspension Rate (Percentage Suspended at Least One Day)	Socio- Economic Disadvantage (Percentage of Students)	English Learners (Percentage of Students)	Foster Youth (Percentage of Students)
Credence High (Continuation)	Susanville	221.8 points below	268.8 points below	-	19.6%	80.0%	0%	0%
Diamond View Middle	Susanville	41.3 points below	77.8 points below	28.2%	10.2%	65.0%	5.6%	0.7%
Lassen Community Day School (Alternative School)	Susanville	<i>Fewer than 11 students in data set – data not publicly reported for privacy reasons</i>		-	35.6%	92.9%	7.1%	42.9%
Lassen High	Susanville	44.3 points below	113.4 points below	-	9.5%	36.1%	3.0%	2.3%
McKinley Elementary	Susanville	30.6 points below	41.1 points below	42.2%	2.7%	63.2%	9.4%	1.9%
Meadow View Elementary	Susanville	41.6 points below	52.3 points below	29.1%	1.4%	65.2%	5.2%	0.9%
Susanville Elementary	Susanville	41.5 points below	64.5 points below	34.2%	4.5%	64.4%	7.0%	1.2%
Thompson Peak Charter (Independent Study Program)	Susanville	48.5 points below	122.7 points below	1.9%	0.0%	60.8%	0.0%	0.0%



School Name	Location	ELA Score (Points Above or Below Standard)	Math Score (Points Above or Below Standard)	Chronic Absence (Percentage of Students Chronically Absent)	Suspension Rate (Percentage Suspended at Least One Day)	Socio- Economic Disadvantage (Percentage of Students)	English Learners (Percentage of Students)	Foster Youth (Percentage of Students)
Big Valley Elementary	Bieber	64.8 points below	95.6 points below	18.7%	6.5%	70.8%	8.3%	5.6%
Big Valley Jr. Sr. High	Bieber	61.5 points below	98.1 points below	-	11.7%	60.0%	5.0%	1.7%
Long Valley Charter (Independent Study Program)	Doyle	41.1 points below	86.5 points below	11.5%	1.1%	62.9%	0.9%	1.3%
Fort Sage Middle	Herlong	138.7 points below	145.9 points below	60.0%	10.5%	64.3%	0.0%	0.0%
Herlong High	Herlong	<i>Fewer than 11 students in data set – data not publicly reported for privacy reasons</i>		-	12.5%	90.2%	2.4%	0.0%
Sierra Primary (<i>Positive Behavioral Interventions and Supports Program</i>)	Herlong	131.8 points below	128.1 points below	27.6%	1.5%	84.8%	0.0%	0.0%
Mt. Lassen Charter	Herlong	88 points below	136.8 points below	12.1%	0%	63.30%	1.4%	0.0%
Janesville Elementary	Janesville	31.3 points below	45.6 points below	15.6%	4.9%	41.6%	0.3%	1.9%





School Name	Location	ELA Score (Points Above or Below Standard)	Math Score (Points Above or Below Standard)	Chronic Absence (Percentage of Students Chronically Absent)	Suspension Rate (Percentage Suspended at Least One Day)	Socio- Economic Disadvantage (Percentage of Students)	English Learners (Percentage of Students)	Foster Youth (Percentage of Students)
Johnstonville Elementary	Johnstonville	29.3 points below	48 points below	16.6%	3.8%	58.1%	2.5%	1.0%
Richmond Elementary	Johnstonville	0.8 points below	17.8 points below	9.2%	2.6%	18.3%	0.0%	0.0%
Shaffer Elementary	Litchfield	50.1 points below	69.1 points below	36.2%	14.5%	57.0%	5.3%	1.4%
Juniper Ridge Elementary	Termo	Fewer than 11 students in data set – data not publicly reported for privacy reasons			0%	100%	11.1%	0.0%
Ravendale-Termo Elementary	Termo	Fewer than 11 students in data set – data not publicly reported for privacy reasons			0%	100%	11.0%	0.0%
Fletcher Walker Elementary	Westwood	34.5 points below	45.4 points below	40.2%	4%	79.8%	0.0%	0.0%
Westwood High	Westwood	6.6 points below	76.6 points below	-	10.80%	69.4%	1.2%	0.0%

Source: California Schools Dashboard, 2023.

Note: Chronic absence data is only reported for schools serving students in grades K-8.





Economic

Regional Context

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 positive economic conditions, while scores exceeding 0.8 indicate more positive economic conditions. In Lassen County, most areas on the east and north sides of the county have economic scores between 0.4 and 0.6. However, the center of the county, where Susanville is located, shows a mix of economic conditions ranging from 0.2 to 1. The Census tracts where Janesville and Johnstonville are located (which also include Southern Susanville) have scores between 0.8 and 1.0, while the west side of Susanville has a score of 0.7. The Eastern Susanville has a score of 0.3, indicating less positive economic outcomes, while the tract between Main Street and the rail trail has an economic domain score of 0.0. Similarly, the southwest areas of the county have scores below 0.2, including the Westwood area.

Regionally, in Modoc County, while scores on the west side of the county are between 0.2 and 0.4, significant parts of the county fall within the 0.8 to 1 range, the highest score category in the TCAC Opportunity Analysis. However, the City of Alturas and the surrounding area has a score below 0.2. Sierra County's economic domain score is below 0.2.

Local Context

The TCAC/HCD Opportunity Maps for economic indicators can help to identify areas in the community that provide strong access to economic opportunities for residents or, conversely, provide low access to these opportunities. 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-opportunity areas to improve economic conditions for residents. TCAC/HCD categorized census tracts into highest-, high-, moderate-, or low-opportunity areas based on a composite score of economic indicators, such as residents living at 200 percent above the poverty rate, residents with bachelor's degree, employment rate, and median home value.

As shown in Figure 12, Southern Susanville has the highest TCAC economic opportunity score in the city at 0.86, which correlates with the most positive economic outcomes. Northern Susanville also has a high economic opportunity score at 0.71. However, Eastern and Central Susanville have drastically lower economic scores at 0.29 and 0.0, indicating much lower positive economic outcomes for residents living in these census tracts.



Local Context

Major Employers

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that major employers within the city include:

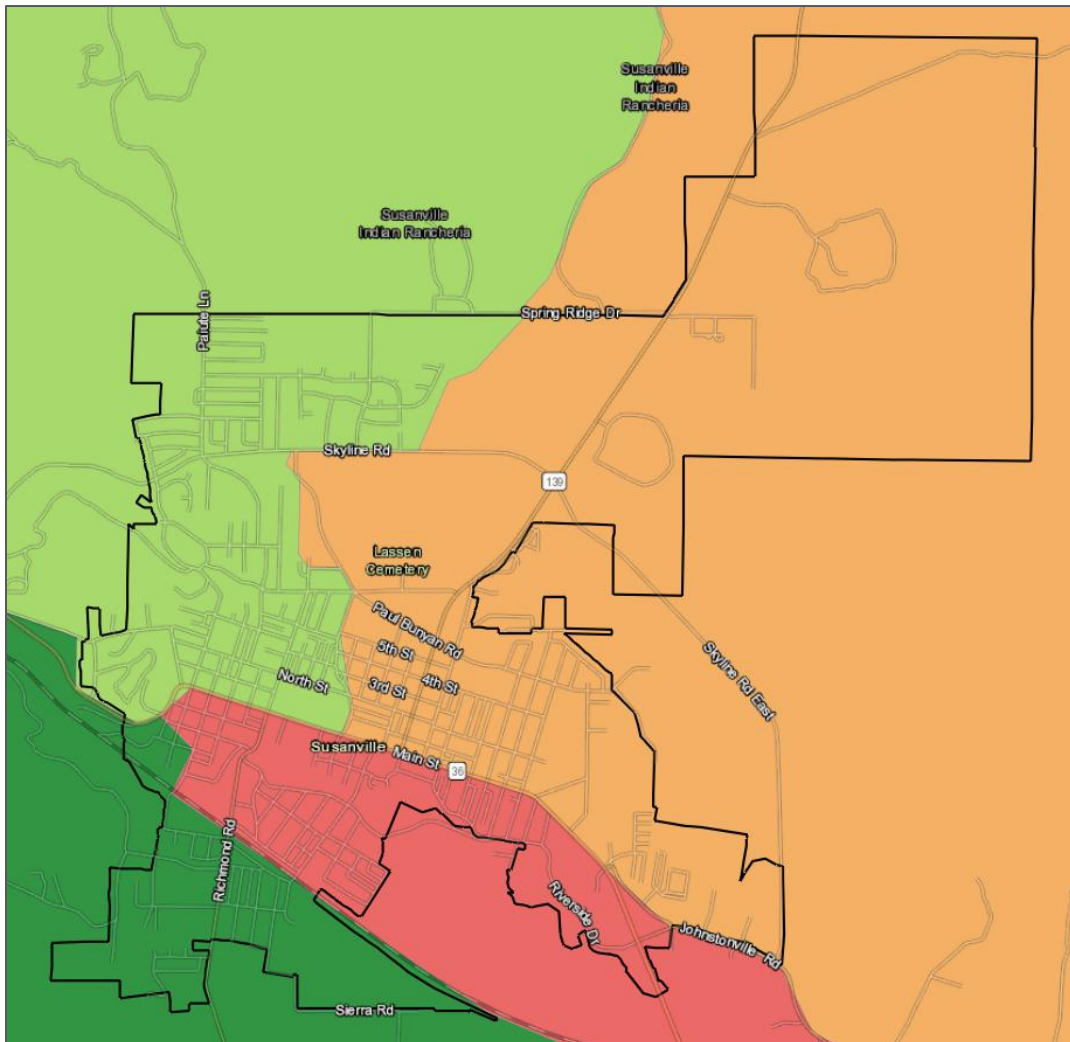
- City and County government,
- Forest Service,
- Bureau of Land Management,
- Retail, including Walmart, Safeway, Marshals, Ace Hardware, Big 5, Goodwill, Grocery Outlet, and Walgreens,
- Public schools,
- Lassen Community College,
- Northeastern Rural Health Clinic,
- Diamond Mountain Casino and Hotel, and
- High Desert State Prison (within City limits but approximately eight miles from the center of the city).

Additionally, nearby major employers outside of the city limited include:

- Nobles Construction Components (within Susanville sphere of influence),
- Sierra Army Depot (offers a commuter van share Mondays through Thursdays from Susanville),
- Federal Correctional Institution, Herlong, and
- Hat Creek Construction (which is headquartered in Burney, CA, but operates an office within the city).

In general, agricultural businesses make up an important and notable industry in the area. Additionally, the Green Leaf power plant is another important employer in the area.

FIGURE 12: TCAC ECONOMIC OPPORTUNITY AREAS, 2023, SUSANVILLE



Source: AFFH Data Viewer 2.0, HCD, 2023.

COG Geography TCAC/HCD Opportunity Map - Economic Score (HCD, 2023) - Tract

City/Town Boundaries

Economic Domain Score

- > 0.8 - 1 (More Positive Economic Outcomes)
- > 0.6 - 0.8
- > 0.4 - 0.6
- > 0.2 - 0.4
- 0 - 0.2 (Less Positive Economic Outcomes)





Local Context

High-Speed Internet and Cell Signal Access

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that high-speed internet is readily available in the area. Multiple providers supply wireless and fiber high-speed internet, and broadband is currently being installed as a part of the Build Back Better Plan. Recently, Frontier Communications has installed fiber cables on above-ground poles in Susanville. This is a developing improvement that was mitigated in early 2025.

Various areas that have some known challenges in regard to cell signal access. Verizon and T-Mobile have some dead zones throughout town, but AT&T delivers adequate service to residents.

Changes in Employment Opportunities

The closure of the California Correctional Center in Susanville, combined with the expanding remote working trend, have caused major changes in employment opportunities for local residents. In recent years, more remote workers have moved to the city; encouraged by the expansion of high-speed internet and broadband. The closure of this prison is the only major shift from previous job centers in the city. In the coming years, the Susanville Indian Rancheria is seeking to build a 40,000 square foot health clinic north of the city that will provide new opportunities for employment for households in the region.

Economic Development Programs

The City recently hired an Economic Development Director. This is a new position as of February 2024 and is a partnership between the City of Susanville and the Susanville Indian Rancheria with a goal of developing an Economic Development Strategic Plan.

Transportation

Regional Context

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 city, 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. Compared to other counties in the region, including Sierra, Modoc, and Plumas Counties, Susanville and Lassen County have the highest scores, at 2.5 and 0.9, respectively. On average, households have 2,678 jobs accessible in 30-minute trips, 3 transit routes within 0.50 miles, and 94 available transit trips per week within 0.50 miles. Susanville has a more connected transit system that provides better equal access to workplaces and other destinations than the surrounding region.

Regionally, Loyalton, Sierra County, Alturas, and Modoc County have low transit scores, which underscores their rural nature. In the City of Alturas, an average household has 113 jobs accessible in 30-minute trips, and 16 available transit trips per week within 0.50 miles. On the other hand, Loyalton and Sierra County record 0 scores, while Alturas and Modoc County have scores of 0.3 and 0.6. The AllTransit scores for Portola and Plumas County (0.7) are slightly higher than those of Sierra and Modoc Counties. In Portola, on average, households have 417 jobs accessible in 30-minute trips and 20 available transit trips per week within 0.50 mile (see Table 7, AllTransit Scores by County and Jurisdiction).

TABLE 7: ALL TRANSIT SCORES BY COUNTY AND JURISDICTION

Jurisdiction	AllTransit Score
Susanville	2.5
Lassen County	0.9
Loyalton	0
Sierra County	0
Portola	0.7
Plumas County	0.7
Alturas	0.6
Modoc County	0.3
State	5.1

Source: Center for Neighborhood Technology, 2019, AllTransit, accessed May 2024.

Local Context

Public Transportation Availability

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that countywide transit is available through the Lassen Transit Service Agency (LTSA). Public transit services include fixed routes between Westwood, Chester, Herlong/Doyle, Standish, Litchfield, and Susanville. Complementary paratransit services, dial-a-ride services, and other transportation assistance for seniors is available within Susanville. The LTSA partners with Sage Stage (Modoc County) to offer transit between Modoc, Susanville, and Reno twice a week.

LTSA uses grant funding to replace its fleet as needed, as well as to fund the installation of ADA compliant bus shelters with lights and safety measures at current stops.

According to Caltrans data from 2022, there are no high quality transit stops or high quality transit areas within the City limits.

Active Transportation

The City is actively working to expand access to different transportation modes, including pedestrians and bicyclists. Most recently, the City completed a Complete Street and Safe Mobility Study along State Route 36/Main Street through Susanville, as it is dangerous to cross the road as a pedestrian or bicyclist. The City is also working on the Riverside Drive Trail project, which is funding through State's Active Transportation Program. The project will close a gap in the non-motorized transportation network by connecting sidewalks in the low-income neighborhood to an existing Class I trail which leads to major commercial land uses such as Walmart and Safeway. Long-term plans include the Lassen County Bikeway Master Plan, which covers countywide bikeway planning and design, including within Susanville city limits.

Vehicle Access

Residents without access to a car travel to work and access other resources within the city through walking, biking, or transit. Transportation assistance for seniors is available through Lassen Senior Services and LTSA dial-a-ride services.



Infrastructure

City Planning Division staff indicates that there are some known issues in the city's infrastructure as it relates to quality and access. There are some roads in poor condition in the city; however, as of 2025, the city is in the process of completing repaving projects on these streets.

Additionally, there is sporadic sidewalk connectivity between neighborhoods throughout the city. This issue is not concentrated in any specific area. The City's main method of improving sidewalk connectivity are development thresholds that trigger the installation of curbs, gutters, and sidewalks on a given parcel; however, the City has noted that this is a constraint to the development and rehabilitation of units, and is seeking to significantly increase current thresholds to remove this constraint. Other than sidewalks, the city does not have any major issues with infrastructure availability or quality between neighborhoods or other areas.

High-Collision Corridors and Traffic

There are known corridors that have high rates of collisions and/or traffic. To the north of town, the curve along State Route 36 adjacent to its intersection with N Pine Street has been the site of collisions, including with semi-trucks. The center road divide at this curve has been replaced twice in recent years.

Notable areas with high instances of traffic include the following: the northern section of Main Street in the morning, lunch, and evening; the convergence of State Routes 139 and 36; the intersection of State Route 36 and Fair Street/Rob's Way; the intersection of State Route 36 and Riverside Drive; and the 5-way stop at the intersection of Chestnut Street, Grand Avenue, and Paul Bunyan Road. The traffic issues along 36 are often tied to its use as a route for semi-trucks. Other traffic issues are as a result of work or school commutes.

Capital Improvements

Local knowledge provided by the City of Susanville Planning Division through a phone interview on November 14, 2024, indicates that recent and current capital improvement projects include the purchase of a new fire engine (type 6) and new fire ladder truck, as well as the renovation of the Police Department building using American Rescue Plan Act (ARPA) funds, which included \$359,000 for a new fire engine (total allocation \$930,000 including \$571,000 from the general fund (PG&E settlement money)); \$100,000 for improvements at the Susanville Elks Lodge; \$450,000 for a performing arts center; \$244,000 for a storage building behind the museum; \$143,000 for bathrooms at Pat Murphy Field; and \$150,000 to establish a code enforcement abatement fund¹. The City has also converted an underused house on the City Hall property to needed office space for Code Enforcement and Public Works staff, and is working to install ADA bathrooms and sidewalks at Riverside Park.

The City has adopted a five-year moratorium on impact fees in an effort to incentivize new developments, including new housing. Although this moratorium would have an impact on funding for future capital improvements projects, City staff believe these may be funded through the General Fund. In addition, many of the City's capital improvement projects have been spurred by population growth, which the City does not anticipate to occur in the planning period.

Safe Routes to Schools

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that the City has completed some Safe Routes to Schools projects, including a project for Diamond View Middle School. There is sporadic sidewalk connectivity between neighborhoods throughout the city; this issue is not concentrated in any specific area.



Community Facilities

City staff also indicates that there are no significant differences in access to community facilities between neighborhoods.

Recent Infrastructure Investments

There have been several infrastructure investment projects and efforts within or to the city in recent decades:

- The Tuscarora Natural Gas Pipeline was extended in the late 90s and early 2000s to deliver natural gas to the city of Susanville and other communities within California.
- As of 2024, the City recently purchased Barry reservoir along the eastern portion of the city. The City partners with Ducks Unlimited, a nonprofit organization, to dredge sediment in the reservoir and rehabilitate it as a pond for ducks and wildlife, as well as a recreation spot. In the future, the City hopes to use this as an emergency water source for firefighting and a potential grey water system for farmers.
- In October 2024, Caltrans began the Southeast Gateway project on Main Street to enhance this gateway to the city, including extending sidewalks, curbs, gutters, street trees, and vegetation. This project will focus on the portion of Main Street between Fair Grounds Road and just south of Riverside Drive.
- Multiple water line replacement projects
- Cady Springs pumping station
- Multiple street paving and sidewalk improvement projects
- CAPM Project (Caltrans) for ADA curb ramps on Main Street and installation of bulb outs
- Various park improvements, including addition of a pump track at Memorial Park (funded by State park grant), and installation of ADA bathrooms and outdoor games (cornhole).

¹ <https://www.lassennews.com/council-approves-allocation-of-arpa-fund-expenditures-new-group-applies-for-funding>



Environment

Regional Context

The California Environmental Protection Agency's Office of Environmental Health Hazard Assessment (OEHHA) developed CalEnviroScreen 4.0 web-based mapping tool to help identify California communities that are disproportionately burdened by multiple sources of pollution. CalEnviroScreen uses 21 indicators of environmental, health, and socioeconomic conditions to help identify these communities. The scores are mapped so that different communities can be compared. An area with a high score is one that experiences a much higher pollution burden than areas with low scores.

Lassen County's CalEnviroScreen scores demonstrate positive environmental conditions in much of the county, with census tracts in and around the county tending to have scores in the 40th percentile or lower (see Figure 13, CalEnviroScreen 4.0, Lassen County). The areas of the county with the most positive CalEnviroScreen scores are in the county's north side and in the Janesville area. One census tract that includes much of the north and east sides of Susanville scored in the 52nd percentile, indicating conditions associated with less positive health outcomes. There are several factors of concern that have been recognized in Lassen County, including issues related to solid waste, cleanup sites, threats to groundwater, and polluted water bodies. The census tracts that include Litchfield and Standish were not evaluated as part of the CalEnviroScreen study.

Regionally, this pattern is also found in Modoc County. The majority of census tracts in Modoc County have scores that indicate positive environmental conditions. In contrast, a census tract that encompasses Alturas and surrounding areas has a score that indicates moderate environmental conditions, rating in the 62nd percentile. The areas of concern are solid waste followed by pesticides and ozone. Sierra County's environmental status is generally positive, positioned at the 33.5 percentile. The county includes one census tract which has factors of concern related solid waste, low birth weight, and ozone. Regionally, none of the census tracts in Lassen, Sierra, and Plumas Counties have tracts that are considered Disadvantaged Communities under Senate Bill (SB) 535 (scores in the 75th percentile or higher).

In addition to CalEnviroScreen 4.0, the Public Health Alliance of Southern California has created an evaluative tool known as the Healthy Places Index (HPI). This tool is designed to assess various social, economic, and neighborhood design elements that significantly influence health outcomes. The north side of the county was not evaluated as part of this tool. The area of Susanville between Main Street and the rail trail scored in the lowest quartile, as did the tract that includes Patton Village, Herlong, and Doyle. Unlike the CalEnviroScreen ranking, within the HPI tool, lower scores indicate factors associated with less positive health outcomes. Limited automobile access, low preschool enrollment, low levels of college degree attainment, and low rates of employment were among factors that influenced low scores in this area of Susanville. Much of the county had scores in the second-lowest quartile, including the northeast side of Susanville. Within this area of Susanville, low levels of employment influenced the score when compared to the area south of Main Street, though this area has a higher level of preschool enrollment and a lower rate of high school enrollment. The west side of Susanville has an HPI score in the second-highest quartile, as does the census tract that includes Johnstonville. The tract that includes the west side of Susanville also has relatively low rates of residents with a bachelor's degree or higher, along with lower rates of high school enrollment.

Local Context

As seen in Figure 14, all census tracts in Susanville have median to low CalEnviroScreen scores, indicating that the city as a whole does not experience significant negative environmental factors. Northern Susanville has the most positive (lowest) environmental



scores of all census tracts in the city with a CalEnviroScreen score in the 15th percentile. Eastern and Central Susanville have the highest (least positive) CalEnviroScreen scores in the city in the 52nd and 60th percentiles, respectively.

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that there are some known sources of pollution in the area. An accidental spill occurred at the mill site just outside of the city limits, once home to Sierra Pacific Industries in Susanville; the mill closed in 2004. Additionally, trash, appliances, and oil barrels are buried north of the mill site, also outside of the city limits. Some minor groundwater contamination has occurred as a result of agricultural operations outside of the city limits.

Sources of Pollution and Environmental Conditions

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that some older and historic homes in the city may expose residents to lead paint; however, the exact number of homes still containing lead paint is unknown.

Although residential developments should be avoided adjacent to sewer ponds within the city, there are no other places where residential development should be avoided due to environmental conditions.

There have been no public safety reports related to environmental resources or their related infrastructure, such as water quality, sewer, or circulation.

Differences in Access to Parks, Outdoor Spaces, and Amenities

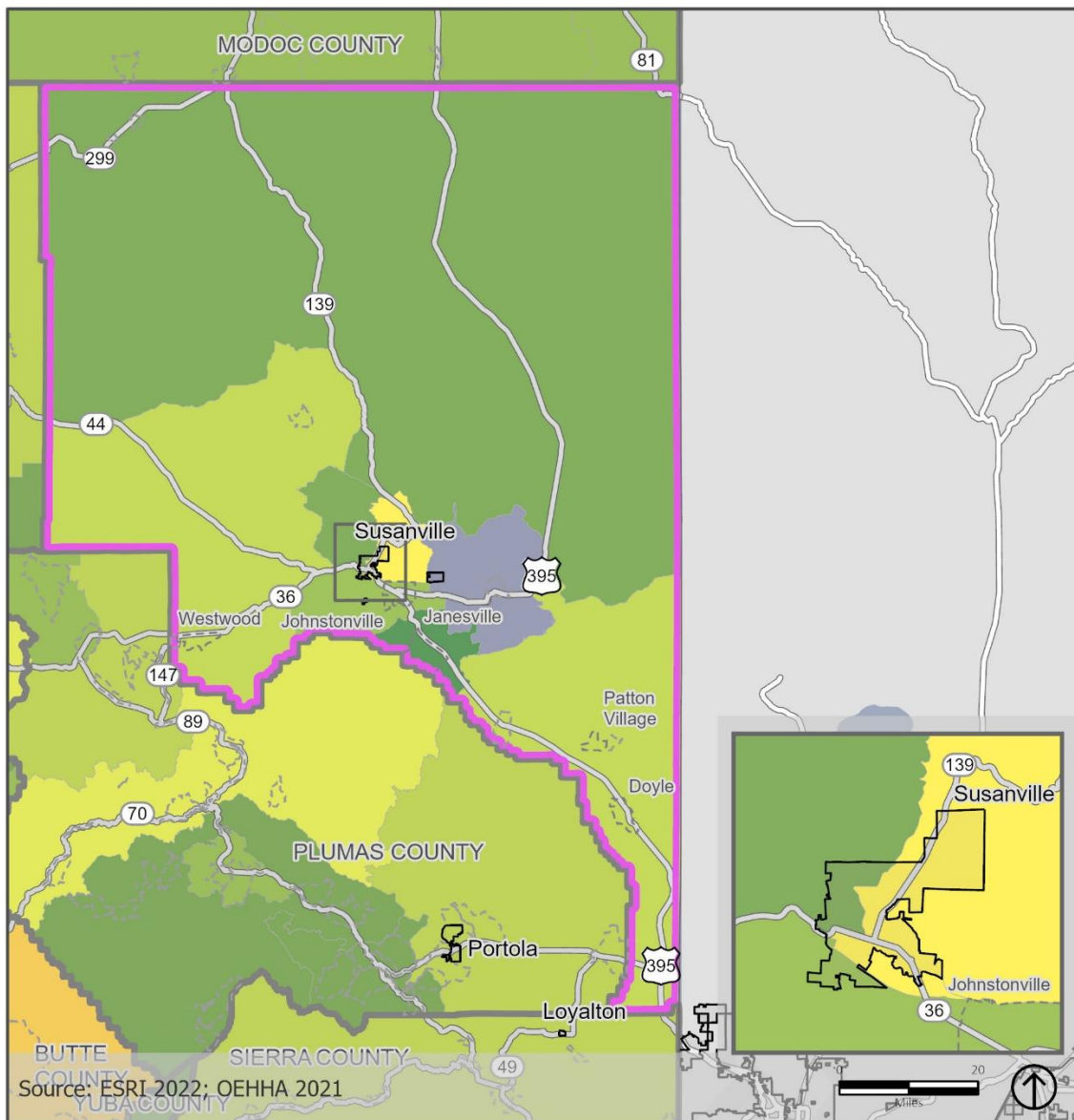
The city generally has good parks and sports locations and access for all neighborhoods. Some of these parks are on county land, outside of the city limits, but are easily accessible by city residents. Additionally, Susanville residents can easily access many trails within the county.

City staff have attempted to apply for State park grants to expand recreational opportunities, but were informed that they were ineligible for these grants as local park access is already adequate throughout the city. In some cases, past opportunities to build a park were not supported by residents; for example, a pocket park was proposed close to the intersection of Cameron Way and Orlo Drive, but the surrounding neighborhood did not wish to see this development.

Differences in Access to Healthy Foods and Shopping

Most retail uses and restaurants are located along Main Street, which is central to most neighborhoods, apart from the northwest quadrant and other neighborhoods in northern Susanville. However, many correctional officers live in the city tend to shop for groceries and other necessities in Reno, Nevada, to avoid seeing previously incarcerated individuals and their families in retail stores in Susanville.

FIGURE 13: CALENVIROSCREEN 4.0, LASSEN COUNTY



County Boundary



City Boundary



Census Designated Place Boundary

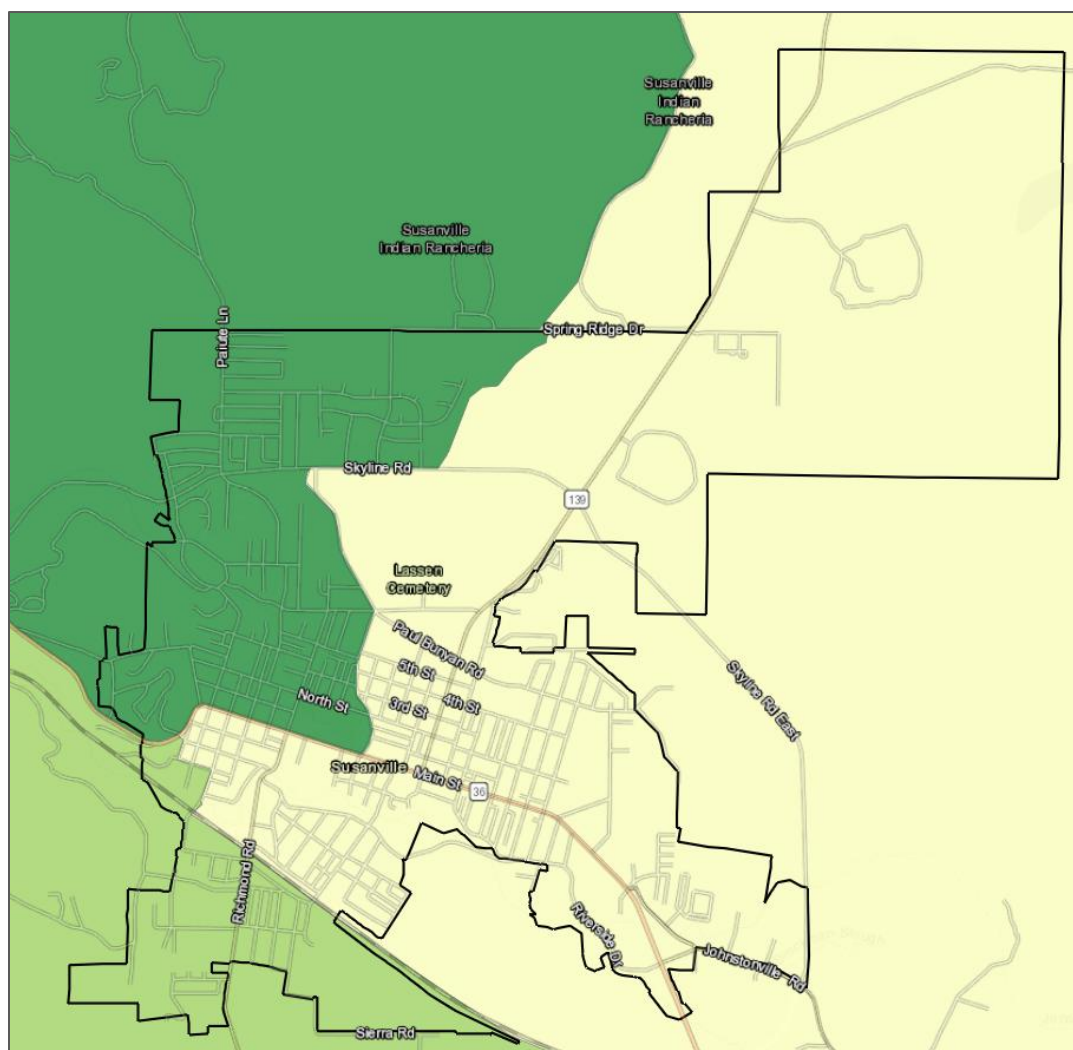


CalEnviroScreen 4.0 - Percentile Score

1 - 10% (Lowest Scores)
11 - 20%
21 - 30%
31 - 40%
41 - 50%

51 - 60%
61 - 70%
71 - 80%
81 - 90%
91 - 100% (Highest Scores)

FIGURE 14: CALENVIROSCREEN 4.0, SUSANVILLE

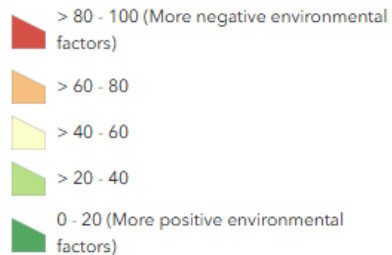


Source: AFFH Data Viewer 2.0, OEHHA, 2021.

CalEnviroScreen 4.0 (OEHHA, 2021) - Tract

City/Town Boundaries

Composite Score Percentile





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

Regional Context

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

According to Comprehensive Housing Affordability Strategy (CHAS) 2016-2020 data, 38.3 percent of households in the state are experiencing overpayment, while the overpayment rates for renters and owners are 49.5 percent and 29.3 percent, respectively (see Table 8). This trend is consistent across the region and the state. In Susanville and Lassen County, the percentage of renters experiencing cost burdens has decreased by approximately 20 percentage points since 2010. However, the unincorporated area of Lassen County shows an increase in the rate of renters experiencing cost burdens, reaching 43.9 percent, while the percentage of owners experiencing cost burdens decreased to 19.9 percent in 2020.

Regionally, similar to Lassen County, Alturas, and Modoc County, these areas have seen a decrease in renters and owners overpaying for housing. In contrast, the rates of renters overpaying for housing in the Cities of Loyalton and Portola are significantly high, with 49.1 percent and 53.3 percent, respectively. The rate of homeowners experiencing cost burden in Loyalton escalated from 18.5 percent to 22.7 percent between 2010 and 2020. In contrast, there has been a decline in overpayment for those owning homes in Portola, from 31.2 percent down to 27.0 percent over the equivalent timespan. See Figure 15, Rate of Homeowner Overpayment, Lassen County, and Figure 17, Rate of Renter Overpayment, Lassen County.

Local Context

As seen in Figure 16, more homeowners are cost burdened in Northern, Central, and Southern Susanville than in Eastern Susanville. Of these census tracts, Central Susanville has the highest level of overpayment by homeowners at 27 percent of all households. Just over 25 percent of homeowners in Southern Susanville overpay on mortgage costs. Citywide, approximately 23 percent of all homeowners are cost burdened.

As seen in Figure 18, in contrast to data on cost burden amongst homeowners, far more renters are cost burdened in Eastern Susanville than in other census tracts in the city. Just under 47 percent of renters overpay on gross rent costs in Eastern Susanville, while overpayment by renters ranges from 25 percent to 35 percent in other areas of the city. This is possibly due to the presence of Lassen Community College in Eastern Susanville, as students may be more likely to rent than purchase housing.



Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that there have been some noticeable recent increases in rent and/or home sales pricing within the city. A notable recent cause of increased home costs are increasing fire insurance rates that have made many homes cost prohibitive to most residents, particularly those who are lower income. In some cases, fire insurance coverage has been dropped entirely for some homeowners in the city. In general, home prices increased substantially since the COVID-19 pandemic; however, City staff has noticed that as of early 2024, home prices seem to be decreasing closer to typical pre-COVID-19 pandemic home costs. Citywide, there is a high demand for rental units, which can cause competition between prospective renters. As a result, it can be difficult for younger or lower income renters to find housing. Citywide rental costs have continued to increase due to these factors.

Additionally, rent and homes sales costs differ between different neighborhoods in the city. Generally, rental and home costs are lower south of Main Street, with the exception of historic homes in the Historic Uptown District. Other areas with lower rental and home costs include residences along Sacramento Street, Fairfield Avenue, Hall Street, and Paul Bunyan Logging Road. The most expensive homes in the city include those in the northwest quadrant, historic homes in the Historic Uptown District, and homes in the neighborhood bounded by Derek Drive to the north and Paul Bunyan Road to the south.

The areas with lower rent and home costs mentioned above tend to have higher rates of eviction and foreclosures than other areas in the city.

TABLE 8: HOUSEHOLDS BY OVERPAYMENT

Households Paying >30% of Income for Housing Costs	Susanville		Lassen County (Unincorporated)		Lassen County		Loyalton		Sierra County		Portola		Plumas County		Alturas		Modoc County		State	
	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020	2010	2020
Percentage of Owner Households Experiencing Cost Burden	27.7%	23.2%	31.1%	19.9%	29.6%	20.6%	18.5%	22.7%	25.1%	30.5%	31.2%	27.0%	33.1%	21.6%	27.7%	23.7%	25.8%	15.2%	41.2%	29.3%
Percentage of Renter Households Experiencing Cost Burden	57.8%	35.4%	34.9%	43.9%	51.2%	39.6%	12.3%	49.1%	43.2%	37.0%	48.8%	53.3%	41.4%	41.7%	49.5%	35.6%	39.2%	35.6%	50.4%	49.5%
Percentage of All Households Experiencing Cost Burden	42.0%	29.6%	31.9%	25.2%	37.4%	26.6%	17.3%	30.5%	28.7%	32.2%	39.8%	39.9%	36.0%	27.0%	36.7%	27.8%	29.8%	20.0%	45.1%	38.3%

Source: CHAS 2006-2010, 2016-2020



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FIGURE 15: RATE OF HOMEOWNER OVERPAYMENT, LASSEN COUNTY

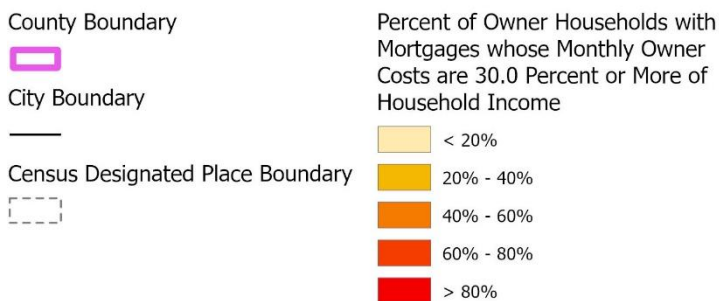
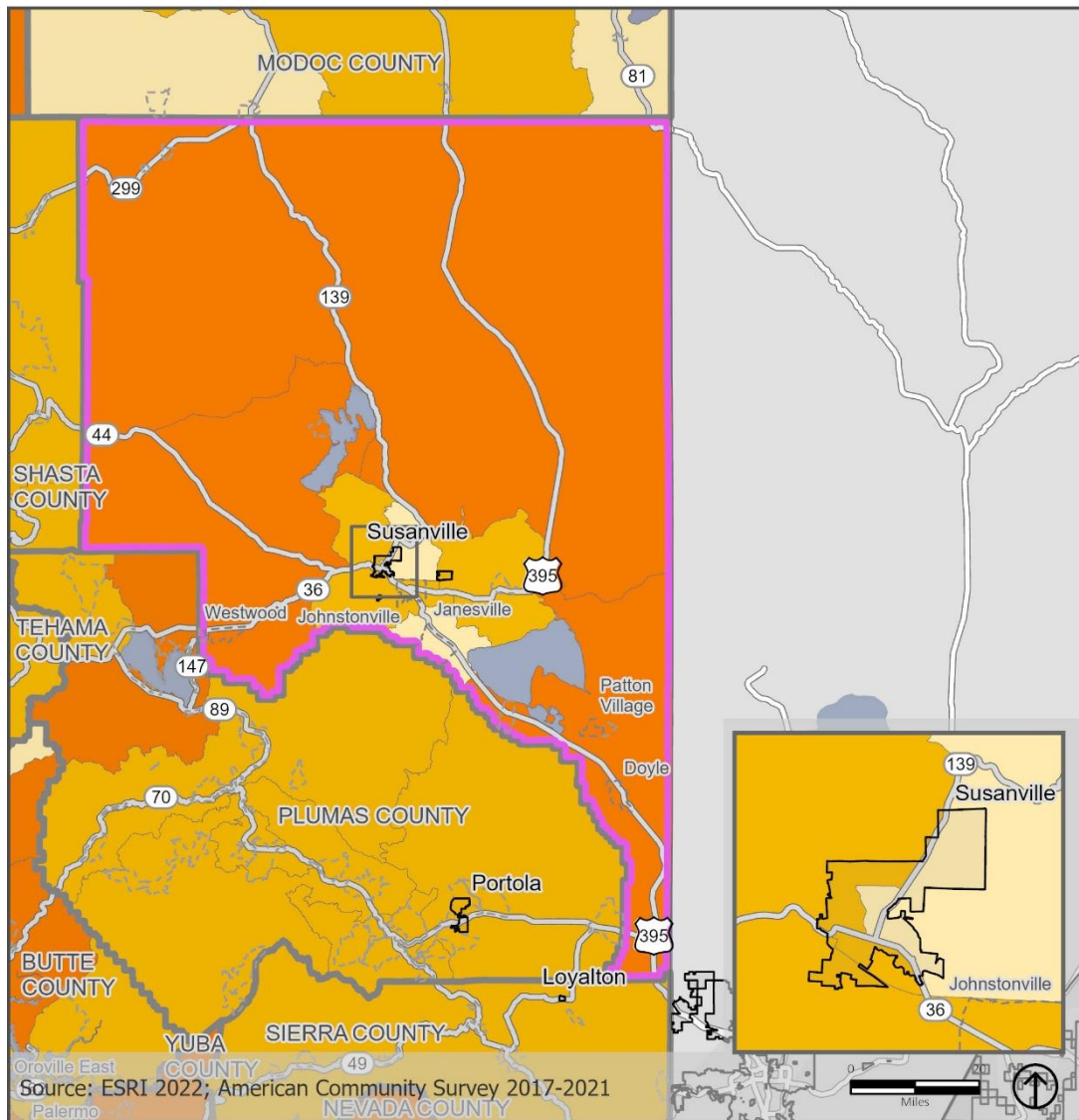
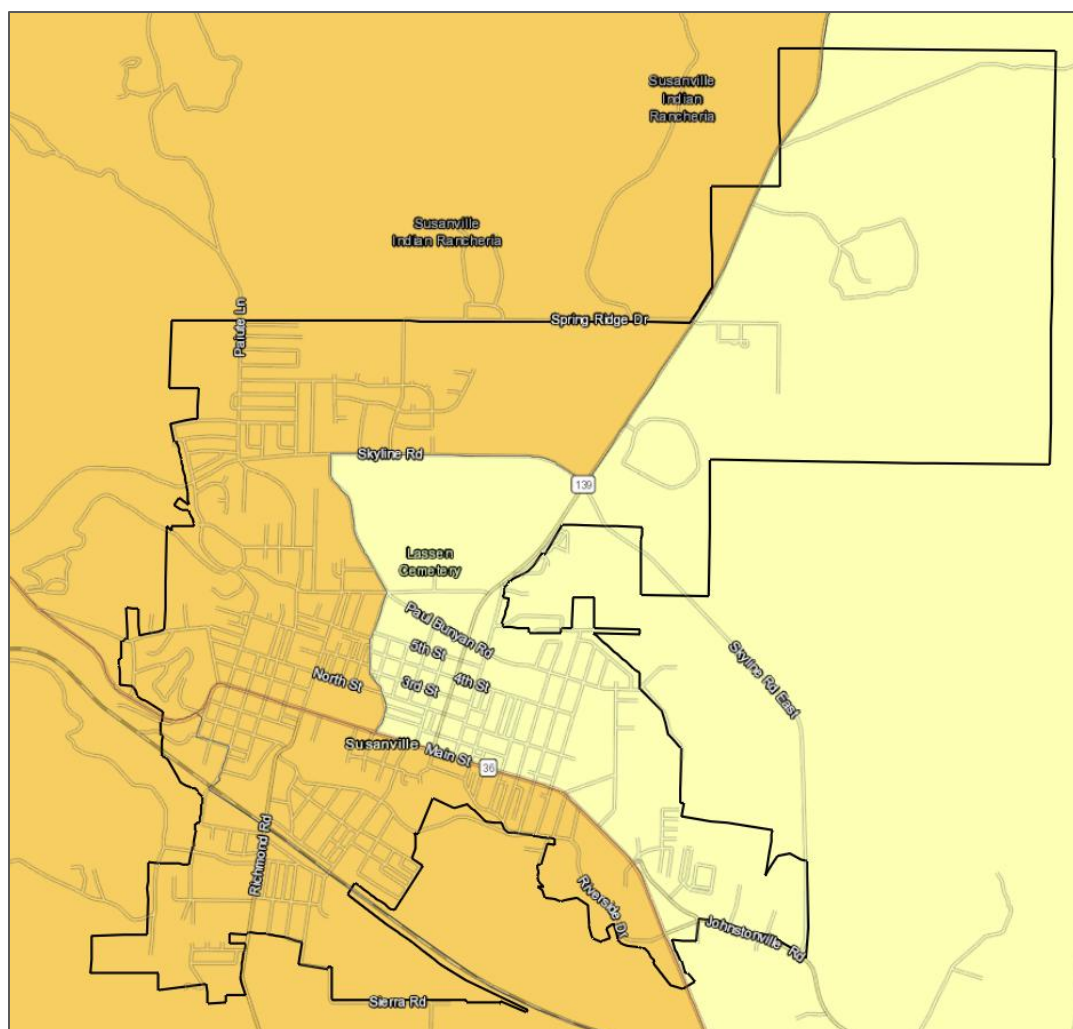


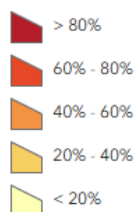
FIGURE 16: RATE OF HOMEOWNER OVERPAYMENT, SUSANVILLE



Source: AFFH Data Viewer 2.0, ACS, 2017-2021.

Overpayment by Homeowners (ACS, 2017-2021) - Tract

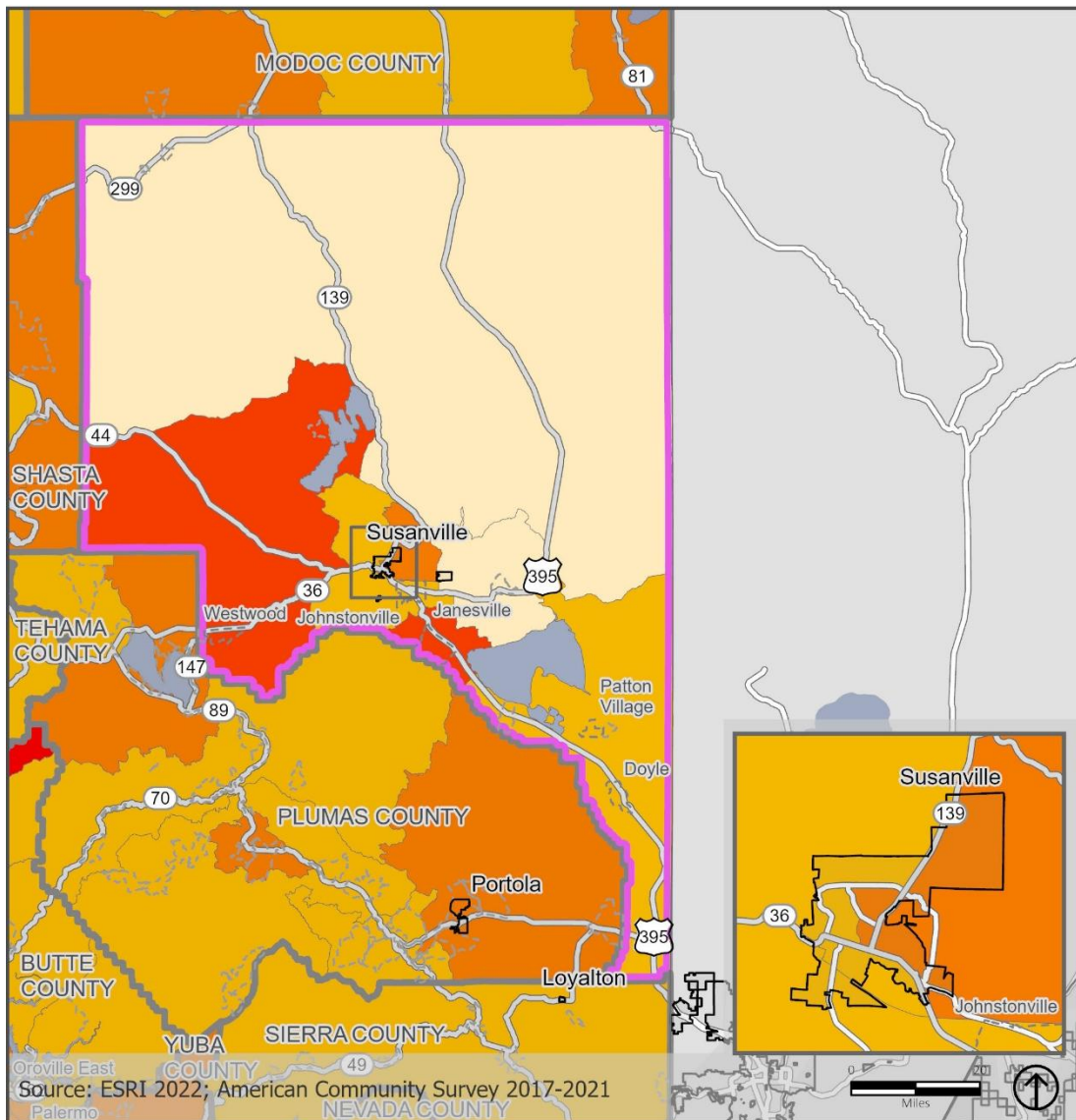
Percent of Owner Households with Mortgages whose Monthly Owner Costs are 30.0 Percent or More of Household Income



City/Town Boundaries



FIGURE 17: RATE OF RENTER OVERPAYMENT, LASSEN COUNTY



County Boundary



City Boundary



Census Designated Place Boundary



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

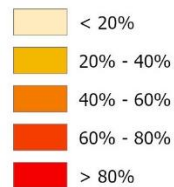
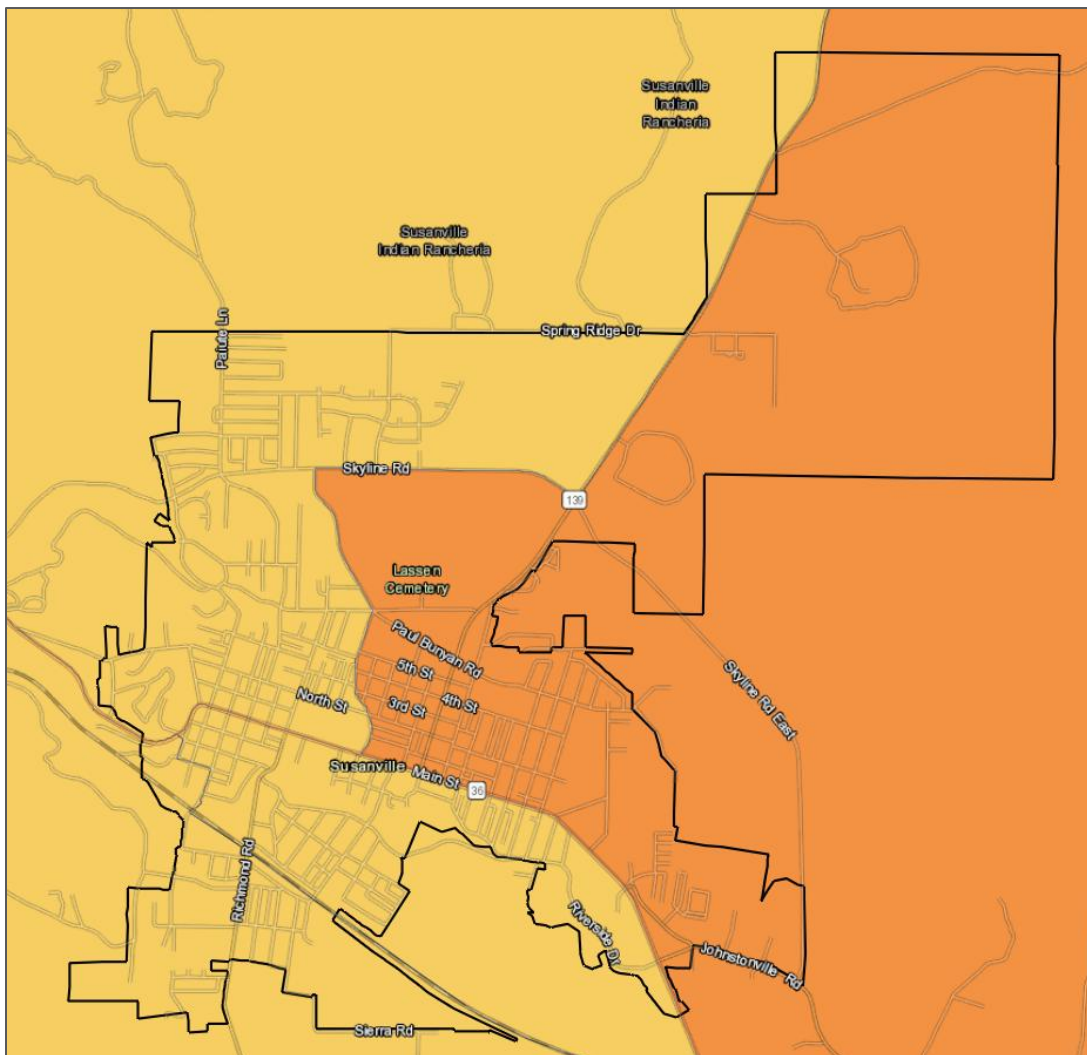


FIGURE 18: RATE OF RENTER OVERPAYMENT, SUSANVILLE

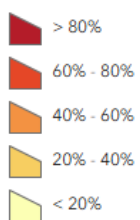


Source: AFFH Data Viewer 2.0, ACS, 2017-2021.

Overpayment by Renters (ACS, 2017-2021) - Tract

City/Town Boundaries

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





Overcrowding

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. The U.S. Census Bureau considers a household overcrowded when there is more than one person per room, excluding bathrooms, hallways, and kitchens, and severely overcrowded when there are more than 1.5 occupants per room. A typical home might have a total of five rooms that qualify for habitation under this definition (three bedrooms, living room, and dining room). If more than five people were living in the home, it would be considered overcrowded. Overcrowding is strongly related to household size, particularly for large households, and the availability of suitably sized housing. A small percentage of overcrowded units is not uncommon, and often includes families with children who share rooms or multigenerational households. However, high rates of overcrowding may indicate a fair housing issue resulting from situations such as two families or households occupying one unit to reduce housing costs (sometimes referred to as “doubling up”). Situations such as this may indicate a shortage of appropriately sized and affordable housing units as overcrowding is often related to the cost and availability of housing and can occur when demand in a jurisdiction or region is high.

Regional Context

According to the ACS 2017-2021, Lassen County demonstrates that 3.9 percent of households renting their homes are identified as experiencing overcrowding and severe overcrowding, while only 1.2 percent of households owning their homes have faced this problem. Similarly, Susanville shows slightly higher numbers of households with over 1.5 occupants per room than the county, with 2.4 percent of owner households and 4.1 percent of renter households. The conditions prevailing in Modoc County are similar to those found in Lassen County. In Susanville, 3.8 percent of homes owned and 1.5 percent of those rented face overcrowding and severe overcrowding conditions. Interestingly, the percentage of overcrowded households owning their homes has increased since 2010. Specifically, it was at 0.7 percent in cases of overcrowding and 0.4 percent in extreme overcrowding in 2010. In comparison, in Alturas, there are no overcrowded owner households, but it records 3.2 percent of overcrowded renter households, with a zero percent rate for severe overcrowding among renters. In addition, its unincorporated area shows an increase in owner households living in overcrowded conditions while indicating a significant reduction in renters.

Sierra and Plumas Counties have shown an increase in the percentage of overcrowded renters, reaching 6.6 percent and 6.4 percent, respectively, which is higher compared to previous years. Notably, an unincorporated area in Sierra County has seen a significant rise in overcrowded renters, with a shift from 0.0 to 8.6 percent between 2010 and 2021. However, there are no reports of severe overcrowding among renters and owners throughout the county. In Plumas County, the number of renters dealing with overcrowding has increased by 1.1 percent. Conversely, the number of renters experiencing severe overcrowding has decreased by 1.2 percent, which is a notable contrast to Sierra County. Overall, the region comprising Lassen, Sierra, Plumas, and Modoc Counties has witnessed fluctuating changes in the number of overcrowded households over the past decade, while the shift in households experiencing such conditions in the state has been stable. Table 9 shows households by rate of overcrowding and Figure 19 shows households experiencing overcrowding in Lassen County.

Local Context

As seen in Figure 20, Central Susanville has the highest level of residential overcrowding of all census tracts in the city at just over nine percent of housing units. Both Northern and Southern Susanville have very low levels of overcrowding at less than one percent of all housing units. Citywide, approximately two percent of homeowner households and three percent of renter households are overcrowded.



Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that some areas in the city are known to experience household overcrowding. Generally, neighborhoods south of Main Street have higher rates of household overcrowding, including issues with illegal recreational vehicle (RV) dwellings. Code Enforcement has found it difficult to keep these RVs contained to existing RV parks in the city. Primary concerns related to illegal RV dwellings include inadequate water and sewer services available to those living in these dwellings.



TABLE 9: HOUSEHOLDS BY OVERCROWDING

Total households with > 1.5 Occupants per Room	Susanville		Lassen County (Unincorporated)		Lassen County		Loyalton		Sierra County		Portola		Plumas County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Percentage of Owner Households Experiencing Overcrowding	3.7%	2.4%	1.6%	0.5%	2.5%	1.0%	1.1%	0.0%	0.3%	0.7%	4.3%	5.4%	1.1%	1.0%	0.0%	0.0%	0.7%	3.5%	3.1%	3.1%
Percentage of Owner Households Experiencing Severe Overcrowding	0.0%	0.0%	0.0%	0.3%	0.0%	0.2%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%	0.0%	0.0%	0.0%	0.4%	0.3%	0.9%	1.1%
Total Number of Owner Households	2,924	1,590	3,621	4,646	6,545	6,236	263	297	1,151	908	650	538	6,615	5,951	707	784	2,790	2,543	7,112,050	7,502,706
Percentage of Renter Households Experiencing Overcrowding	10.8%	3.0%	4.6%	3.6%	9.0%	3.3%	0.0%	0.0%	0.0%	6.6%	20.7%	2.3%	5.3%	6.4%	7.9%	3.2%	6.1%	1.5%	8.2%	7.4%
Percentage of Renter Households Experiencing Severe Overcrowding	1.5%	1.1%	2.3%	0.1%	1.7%	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	4.7%	3.2%	2.0%	1.6%	0.0%	1.5%	0.0%	5.1%	5.8%
Total Number of Renter Households	2,657	1,401	1,074	1,273	3,731	2,674	65	58	286	243	627	443	3,475	2,280	494	375	1,187	870	5,280,802	5,926,357

Source: ACS 2006-2010, 2017-2021 B25014





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FIGURE 19: HOUSEHOLDS EXPERIENCING OVERCROWDING, LASSEN COUNTY

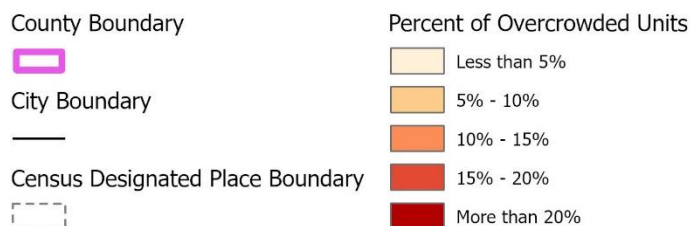
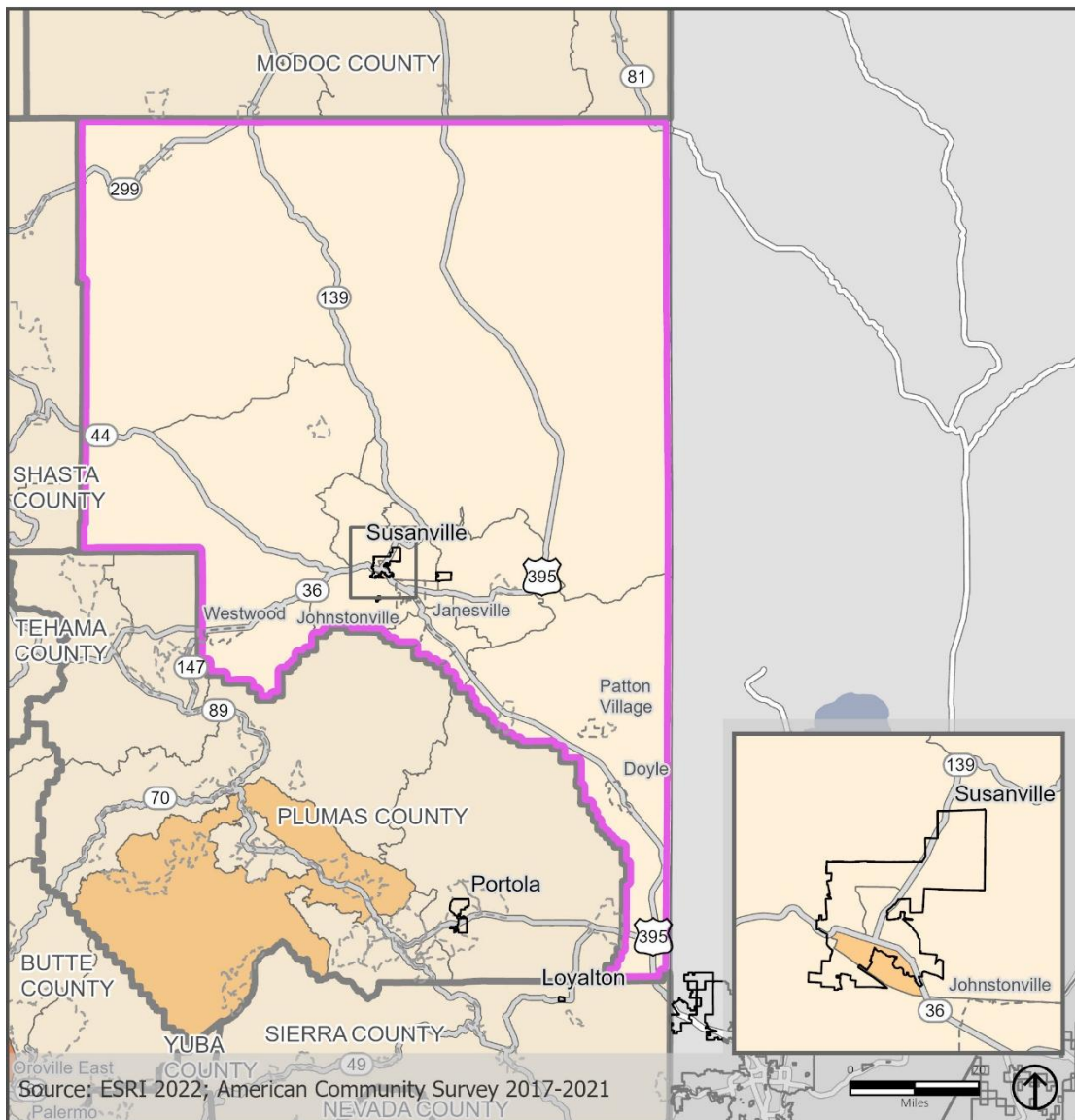
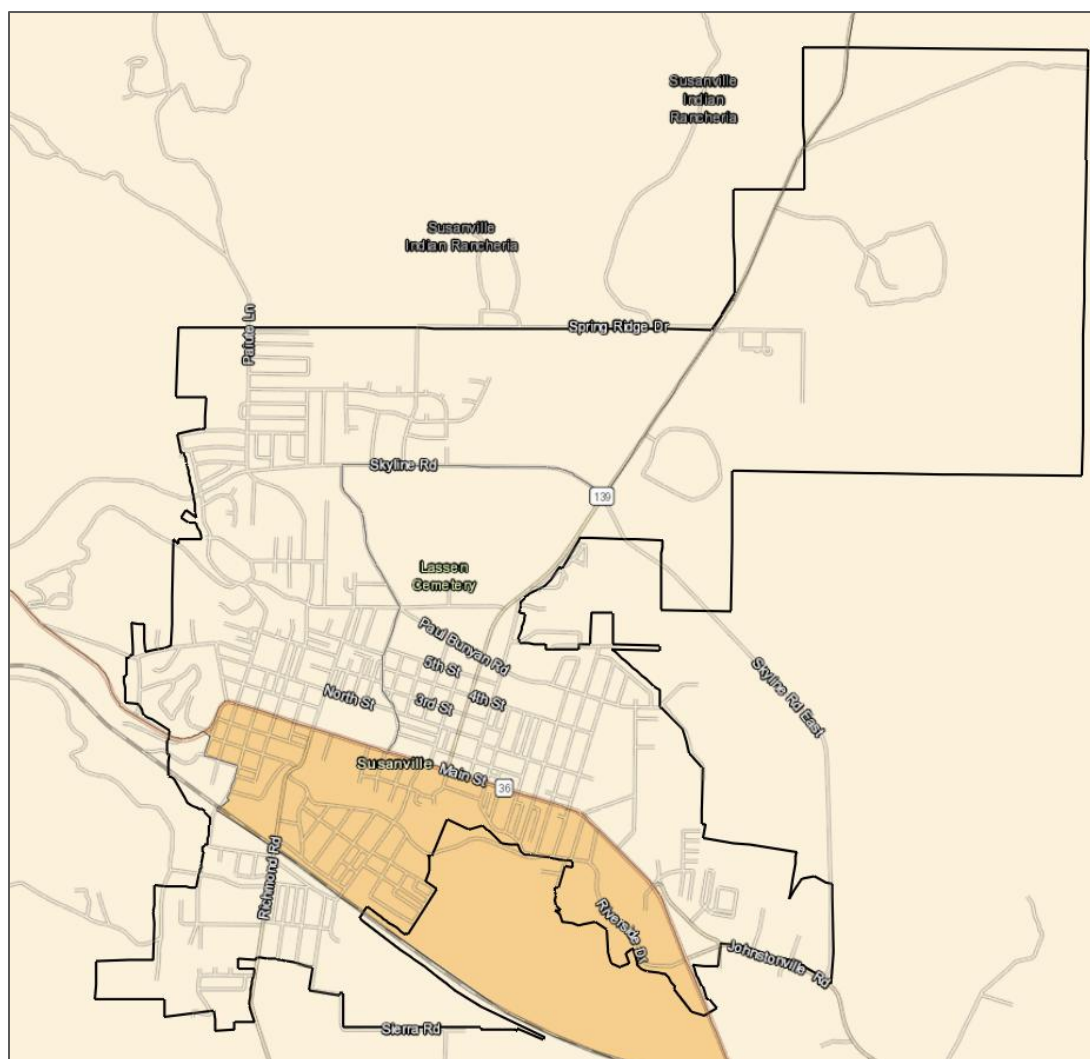


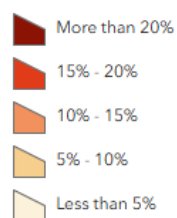
FIGURE 20: HOUSEHOLDS EXPERIENCING OVERCROWDING, SUSANVILLE



Source: AFFH Data Viewer 2.0, ACS, 2017-2021.

Overcrowding (ACS, 2017 - 2021) - Tract

Percent of all housing units that are overcrowded (1 to 1.5 people per room)



City/Town Boundaries





Housing Conditions

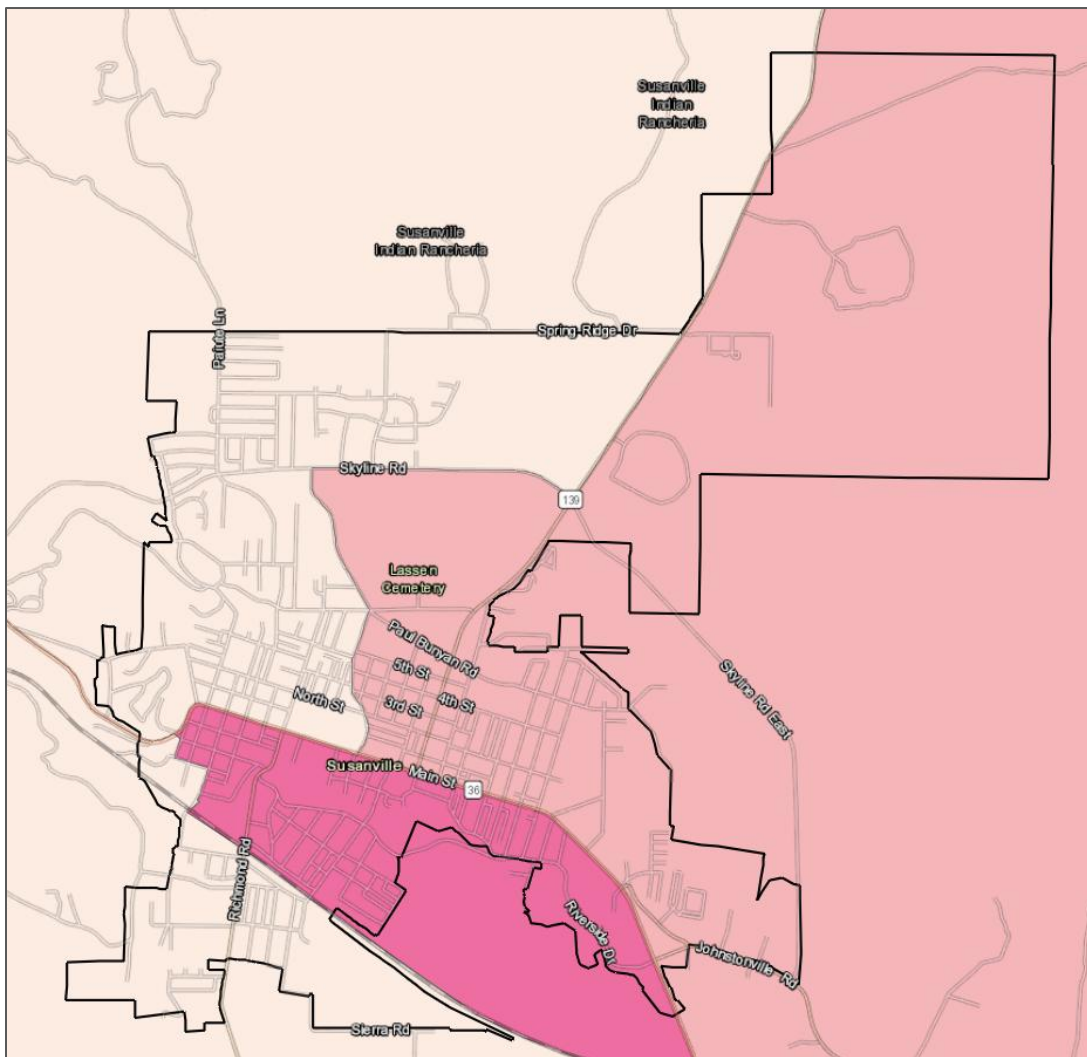
Local Context

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that older homes are scattered throughout the city but tend to be concentrated in the:

- Historic Uptown District,
- The neighborhood bounded by Riverside Drive to the north, Prospect Avenue to the west, and North Railroad Avenue to the south, and
- The neighborhood bounded by Long Alley to the north, North Union Street to the east, Nevada Street to the south, and North Pine Street to the west.

As seen in Figure 21, older homes are concentrated in Central and Eastern Susanville. Over 51 percent of housing units in Central Susanville were built prior to 1960, indicating that there is likely a higher need for rehabilitation and replacement of housing units in this census tract due to their age compared to other areas in the city. Approximately 30 percent of housing units in Eastern Susanville were built prior to 1960. Comparatively, less than 19 percent of housing units in all other areas of the city are more than 65 years of age. Although homes in these neighborhoods may have a higher need for rehabilitation than some newer homes in the city, City staff noted that some of these older homes are coveted by higher income brackets and are fixed up by homeowners as needed; however, this is not the case for all older homes in this area.

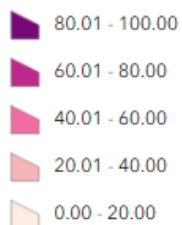
FIGURE 21: AGE OF STRUCTURES, SUSANVILLE



Source: AFFH Data Viewer 2.0, ACS, 2017-2021.

Age of Structures (ACS, 2017-2021) - Tract

Percent of Total Units Built Prior to 1960



City/Town Boundaries





Units in Need of Rehabilitation and Replacement

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that there are certain areas of the city where many units have a higher need for rehabilitation and/or replacement of units. These areas include the following:

- The Upland neighborhood/subdivision (bounded by Sunkist Drive to the north, Covina Avenue to the east, Monrovia Street, to the south, and Limoneria Avenue to the west) has a high number of neglected rental units.
- The Sleepy Hollow Mobile Home Park, although not within the jurisdiction of the City, generally consists of substandard housing that primarily serves the housing needs of local college students.
- Generally, single family homes adjacent to mobile home parks tend to be in poorer condition and likely have a high need for rehabilitation.

The continued use of substandard housing showcases the need for a larger stock of affordable housing within the city, particularly for low-income families, disabled individuals, students, and temporary workers, including travelling nurses and summer season baseball players.

A notable project that will fill some of this need is a Homekey project at the old hospital site along Hospital Lane, where the property owner will convert the existing structure to up to 20 affordable units. This project is located near existing services in a higher income neighborhood, which would benefit future tenants of the development upon completion.

Differences Between New and Existing Housing Developments

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that there have been few subdivision developments in the last ten years. Although not yet developed, the Quail Hollow subdivision (located between the Pineview Mobile Home Park and Valley Vista Way in northern Susanville) has smaller lot sizes of approximately 4,500 square feet compared to typical lot sizes in the city of 6,000 square feet. Generally, developers seek to build mini storage on empty lots as opposed to new housing developments, as mini storage in the city is highly profitable.



Housing Availability

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that multifamily housing is not widely available within the city compared to single-family housing. Historically, the city has had a very low inventory of low, very low, and moderate priced rental housing; this need is currently being filled through the use of hotels as long-term rental housing. In particular, housing that meets the needs of low-income families, disabled individuals, students, and temporary workers, including travelling nurses and summer season baseball players is not widely available in the city.

Major barriers to the development of multifamily housing are public opposition and Susanville Sanitary District service constraints. As of 2024, the Sanitary District must update their Master Plan; without this updated Master Plan, the District cannot serve new developments as it does not know its current infrastructure capacity for services, and has stalled several proposed residential projects in the city. The District is currently (2025) working on a study of existing infrastructure and capacity..

The Susanville Indian Rancheria actively works with the City on its housing needs, including the development of multifamily housing on tribal lands.

Code Enforcement Rates

Staff indicates that there are two main neighborhoods with higher than usual rates of code enforcement complaints. The Upland neighborhood/subdivision (bounded by Sunkist Drive to the north, Covina Avenue to the east, Monrovia Street, to the south, and Limoneria Avenue to the west) has a high number of neglected rental units and a high occurrence of code cases. Additionally, homes along and adjacent to Shasta Street have an unusually high occurrence of structure fires and code enforcement complaints, possibly due to the presence of vacant homes, absentee owners, and small side setbacks. Other code enforcement cases in this neighborhood are due to squatters and electrical issues. City staff has found it difficult to get into contact with homeowners in these areas to hold owners accountable to rehabilitate these buildings.

Persons Experiencing Homelessness

Number of Persons Experiencing Homelessness

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, as well as the 2022 Lassen County Point-in-Time Count indicates that approximately 102 persons experienced homelessness countywide in 2022. Within Susanville, approximately 10 to 15 unsheltered homeless individuals live along the Susan River. Sheltered individuals receive care and shelter through the Crossroads Ministries transitional housing and assistance program. The County also offers shelter for some households experiencing homeless in hotels within the city limits of Susanville. There is a concern that, as a result of the use of hotels as emergency housing, low and very low income families living within the city are inaccurately represented and/or under counted.

Common Areas to Congregate

There are several areas where households experiencing homelessness tend to congregate. These areas include:

- Adjacent to the Susan River,
- Crossroads Ministries,
- Underneath the bridge at the intersection of Richmond Road and Mill Street,
- Underneath the Alexander Avenue bridge,
- Underneath the Riverside Drive bridge, and
- The Susan River Parkway (north of the intersection of Riverside Drive and Knoch Avenue).

Many of these areas are difficult for law enforcement to access safely. Additionally, the boundary lines between the City and County following the path of the river can make it difficult to coordinate whose jurisdiction should respond to calls. The City has noted that it can be legally difficult to manage active fires and prescribed burns in these areas due to the presence of the city's population experiencing homelessness.

Displacement

The Urban Displacement Project, a joint research and action initiative of the University of California (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 UC Berkeley analysis identifies the following categories of displacement risk:

- **Lower Displacement Risk:** 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:** Estimates there is potential displacement or risk of displacement of the given population in these tracts.
- **Elevated Displacement:** Estimates there is a small amount of displacement (e.g., 10 percent) of the given population.
- **High Displacement:** Estimates there is a relatively high amount of displacement (e.g., 20 percent) of the given population.
- **Extreme Displacement:** Estimates there is an extreme level of displacement (e.g., greater than 20 percent) 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 percent of the estimate.



A combination of factors can result in increased displacement risk, particularly for lower-income households. Displacement risk increases when a household is paying more for housing than their income can support, their housing condition is unstable or unsafe, and when the household is overcrowded. Each of these presents barriers to stable housing for the occupants.

Regional Context

Regionally, the analysis of estimated displacement risk shows that Lassen, Sierra, Plumas, and Modoc Counties are all considered to have low displacement risk for lower-income households (see Figure 22). However, one portion of the City of Susanville is an exception in Lassen County. Central Susanville (Tract 403.04) is assessed as being at risk of displacement for lower-income households.

Natural disasters can also present a potential risk of displacement. As is shown in Figure 24, there are scattered High and Very High fire severity hazard zones in State Responsibility Areas (SRAs) throughout Lassen County, particularly on the west and southwest sides of the county and in the area to the west side of Susanville. The far western edge of the City of Susanville also has a very high fire hazard severity zone within a Local Responsibility Area (LRA). Lassen County has several areas that are within 1 percent annual chance flood hazard zones, as defined by the Federal Emergency Management Agency (FEMA) (see Figure 26). Some are immediately adjacent to water bodies such as Eagle Lake, while others are in lower-lying areas of the county, such as the area around the community of Ravendale. In Susanville, areas along the Susan River and Paiute Creek are within this flood risk area, including parts of the census tract that is south of Main Street. Some parts of the city near the Barry Reservoir are also in a 1 percent flood hazard zone, but these areas are predominantly not occupied with residential uses or are vacant.

Local Context

As seen in Figure 23, the only census tract in the city that has a higher risk of displacement for lower-income households is Central Susanville. In this tract, there is a high renter occupancy rate at 66 percent. Additionally, just under 53 percent of all households are considered low-income. This is the only census tract in both the city and larger county region that falls into this category.

Additionally, as seen in Figures 25 and 27, certain areas within the city have a higher susceptibility to environmental damage as a result of their proximity to or location within a fire hazard severity zone and/or FEMA flood hazard zone. Several large swaths of land adjacent to the eastern and western boundaries of the city are denoted as very high or high fire hazard severity zones in SRAs, and many properties within the city along the western boundary are denoted as a very high fire hazard severity zone (VHFHSZ) within an LRA. This VHFHSZ within the city is located within the Northern Susanville and Southern Susanville census tracts. Properties within or adjacent to these fire hazard severity zones may be at a higher risk of displacement due to environmental damage or availability of affordable fire insurance. Several areas within the city are also designated as 1 percent annual chance flood hazard areas, including land adjacent to the Susan River, Paiute Creek, and the Barry Reservoir. Many residential properties are within these flood hazard areas, particularly those along the Susan River and Paiute Creek.



Displacement Events

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that local wildfire events, including the Sheep Fire and Dixie Fire, have led to some displacement within the community. Most notably, fire insurance rates have increased substantially in recent years and have made many homes cost prohibitive to residents, particularly those who are lower income. Actual coverage for fire insurance policies can also be lower than the actual value of the home, which can be problematic for those who do not have substantial savings. In some cases, fire insurance coverage has been dropped entirely for various neighborhoods throughout the city. Many homes in the Janesville community (outside of city boundaries) went up for sale after fire insurance coverage was dropped.

Susceptibility to Environmental Damage

Certain areas within the city have a higher susceptibility to environmental damage due to their location within a very high fire hazard zone. This zone encompasses the entire western portion of the city, including Paul Bunyan Logging Road and many homes west of North Roop Street, Plum Street, and Richmond Road. Susceptibility to fire damage in these areas are due to location and environmental conditions, and are not due to building age or design.

Environmental Hazard Mitigation Programs

The City requires the removal of weeds and other combustible fire hazards from private properties through its weed abatement program. This program is run through the Susanville Fire Department. In cases where homeowners fail to remove weeds or other combustible materials from their property, the Fire Department will remove all combustible materials from the property and the City will place a lien on the house for the cost to remove these materials. CalFire also offers a defensible space program in Lassen County to train and educate property owners about defensible space and home hardening assessments and improvements within State Responsibility Areas.

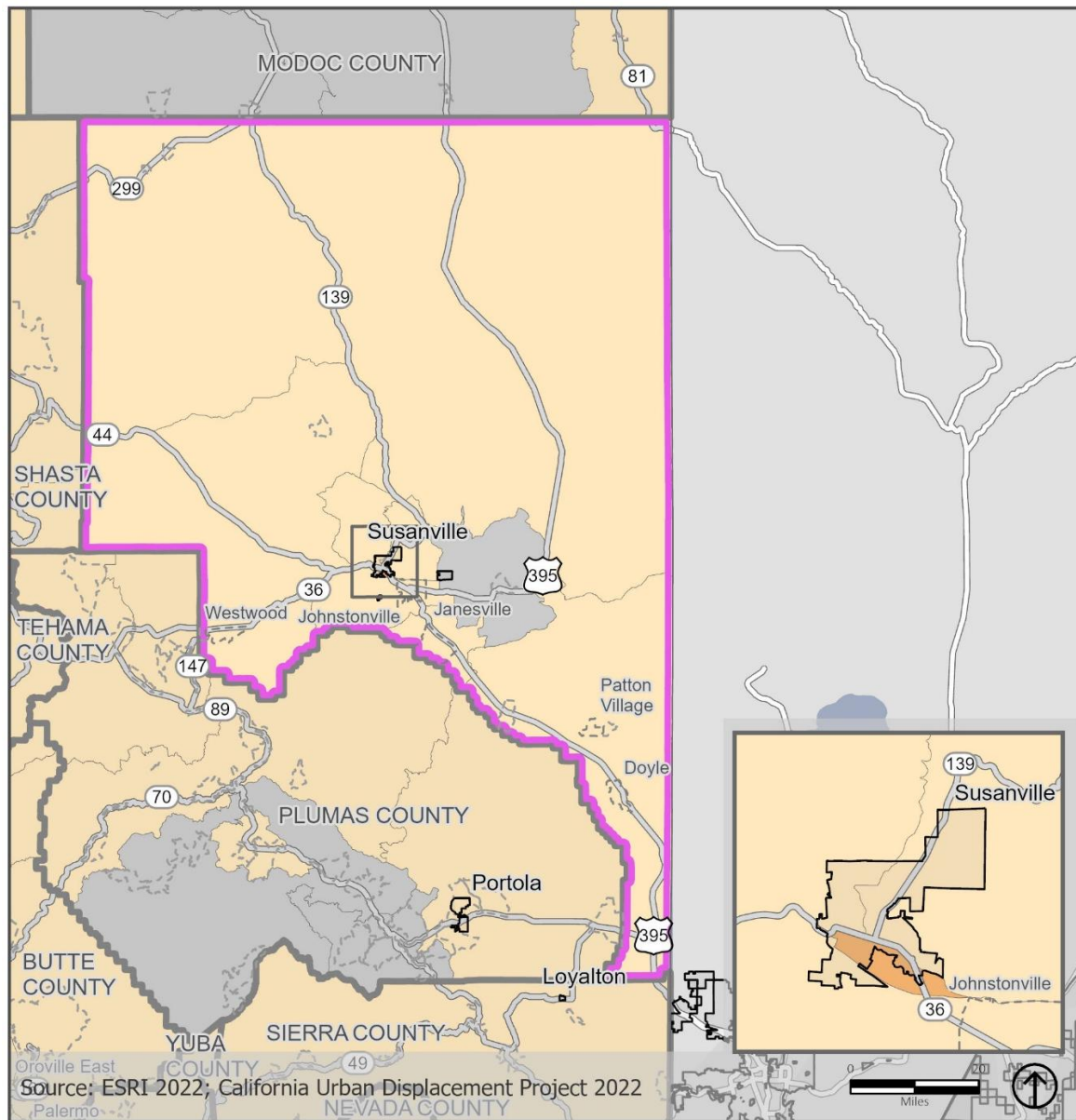
Flooding

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that there are two known areas that are not in a FEMA zone, but which have a tendency to experience flash flooding. These areas include north of 5th Street along Paul Bunyan Road (on the east side of the road) as well as the neighborhood along the intersection of South Lassen Street and Cypress Street.

Disaster-driven Displacement

Generally, disaster-driven displacement has a disproportionate impact on lower-income and special needs households due to the fact that they have fewer resources and are less likely to have the savings needed to respond to and recover from a disaster. According to American Community Survey (ACS) data for 2022, the median income in the city was just \$52,997. This equates to \$42,398 for a low-income household, (or at least 1,064 households, Table HE-27) with lower income units more heavily concentrated in Central and Eastern Susanville (Figure 7). Additionally, those within a fire hazard severity zone, concentrated on the western portion of the city, as shown in Figure 24, are disproportionately impacted by potential fire hazards.

FIGURE 22: RISK OF DISPLACEMENT, LASSEN COUNTY



County Boundary



City Boundary



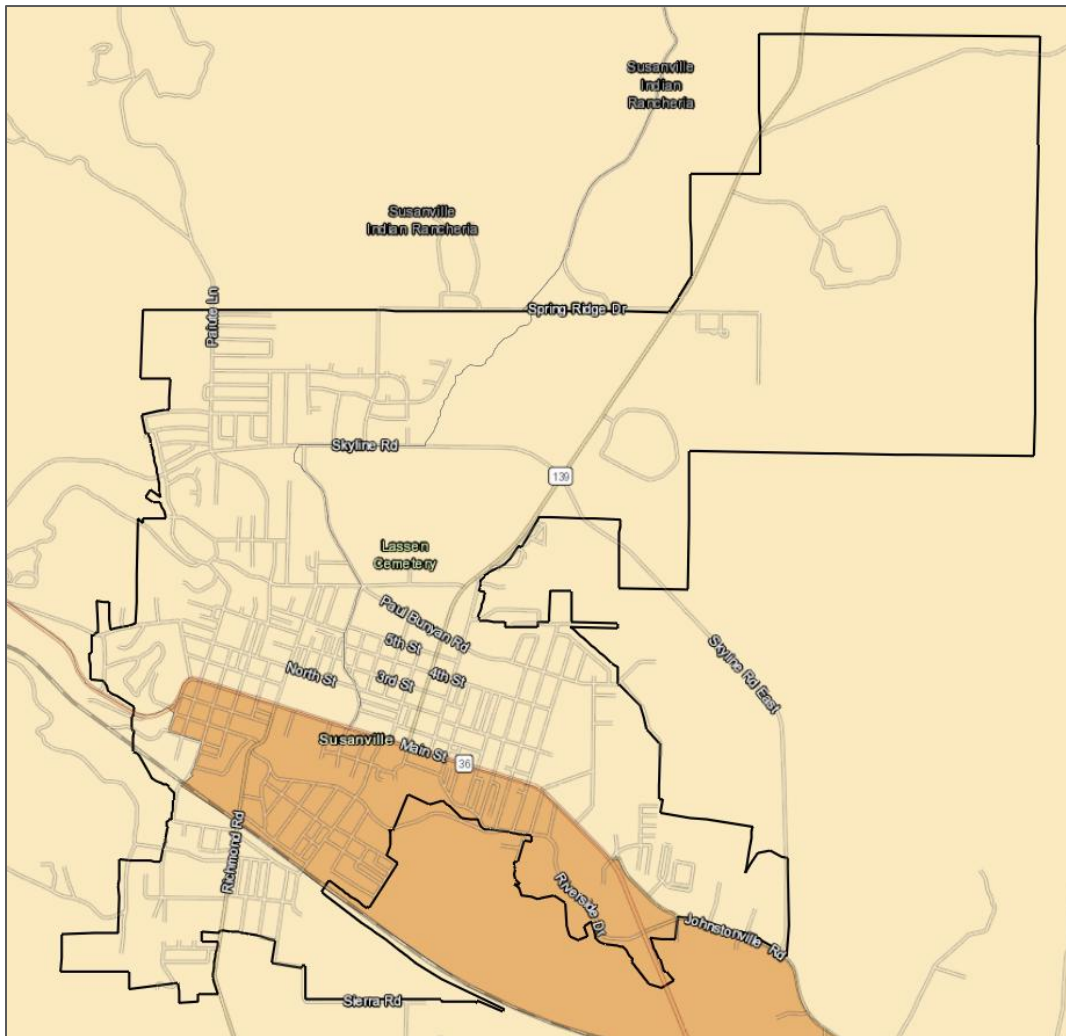
Census Designated Place Boundary



Overall Displacement Risk

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

FIGURE 23: RISK OF DISPLACEMENT, SUSANVILLE



Source: AFFH Data Viewer 2.0, UCB, Urban Displacement Project 2022.

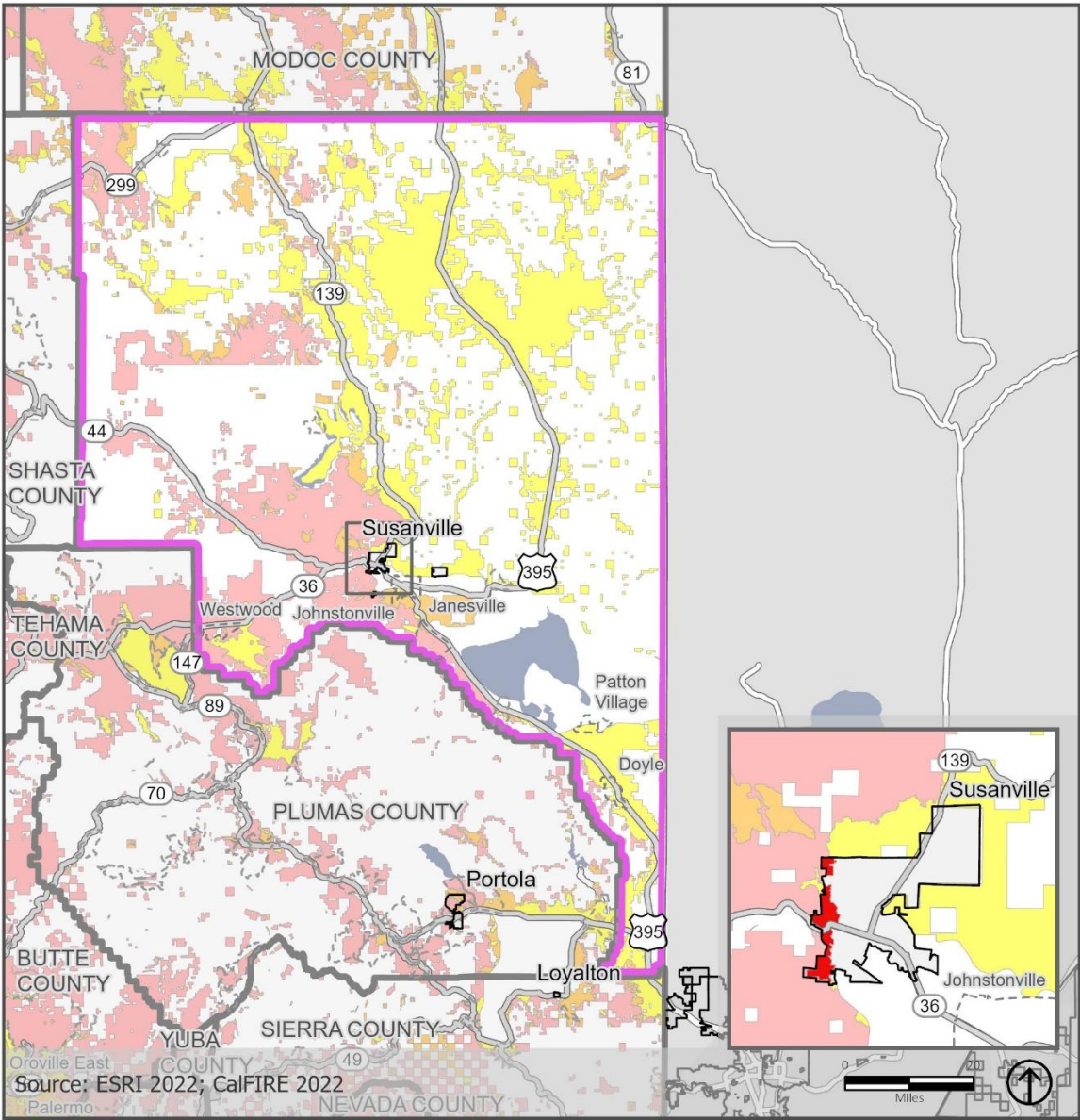
Estimated Displacement Risk - Overall Displacement (UCB, Urban Displacement Project 2022) - Tract

-  Low Data Quality
-  Lower Displacement Risk
-  At Risk of Displacement

City/Town Boundaries

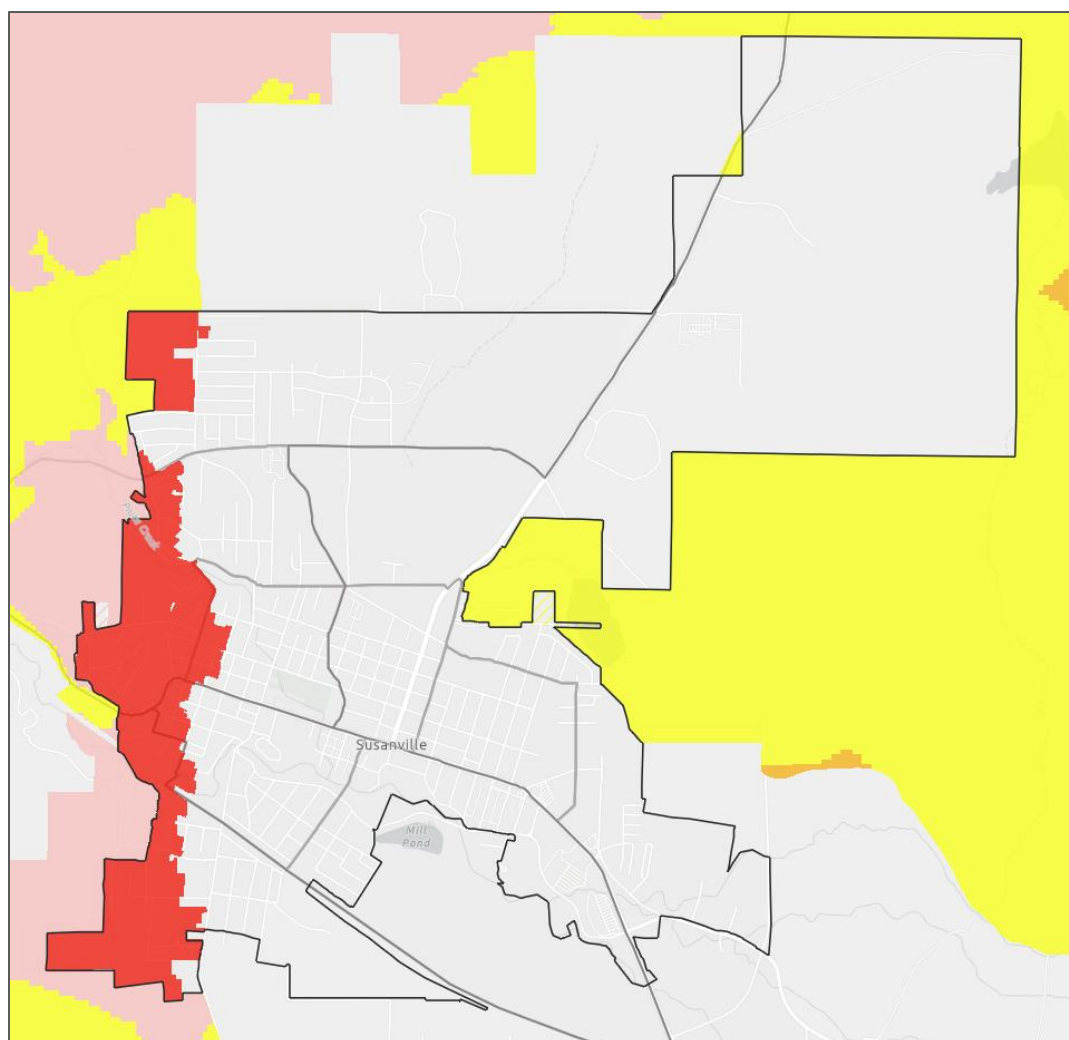


FIGURE 24: FIRE HAZARD AREAS, LASSEN COUNTY



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

FIGURE 25: FIRE HAZARD AREAS, SUSANVILLE



Source: AFFH Data Viewer 2.0, CalFire, 2022.

Fire Hazard Severity Zones

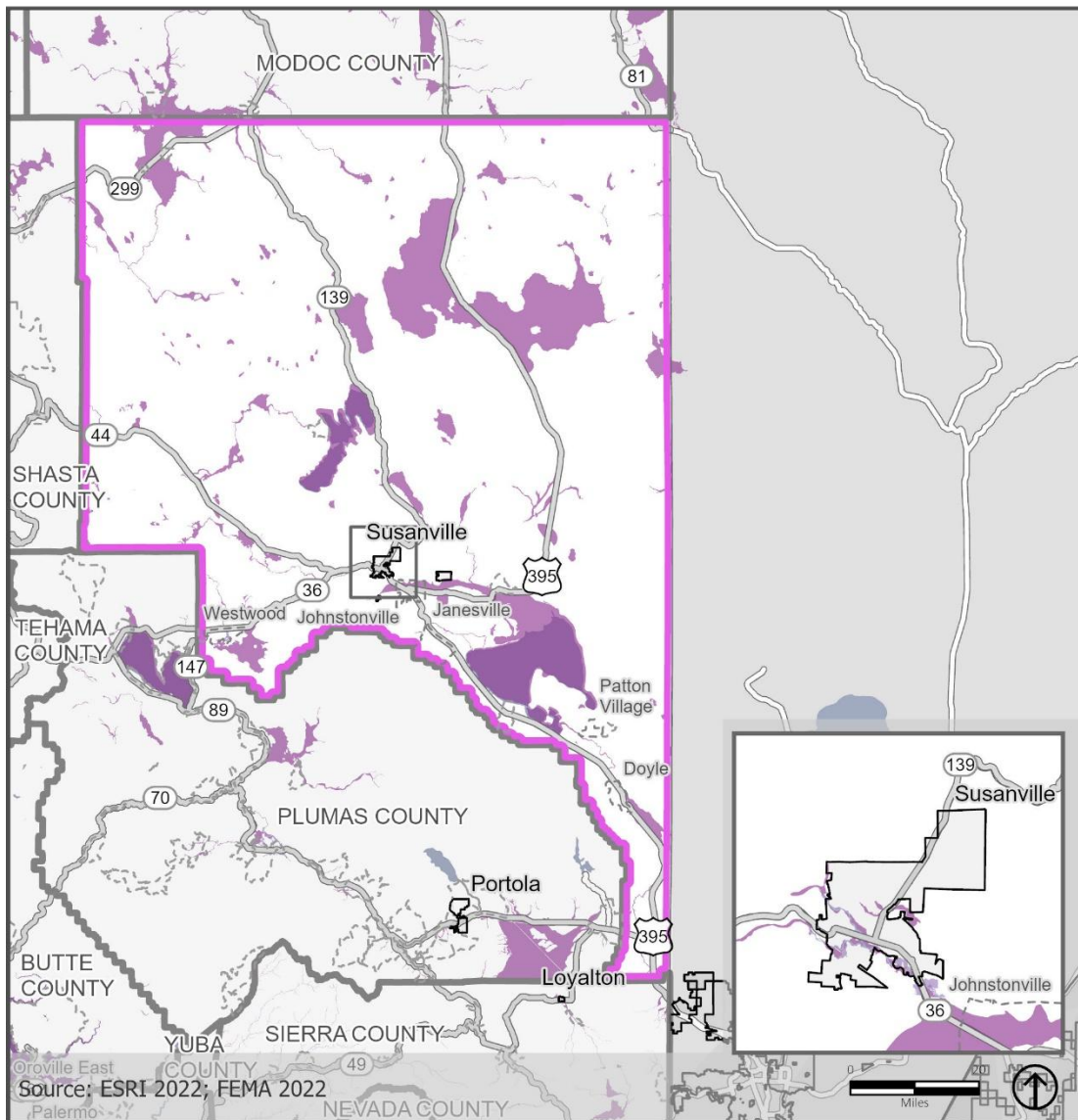
FHSZ in LRA - Reclassified from SRA

- /// Very High
- /// High
- /// Moderate
- Recommended LRA Very High
- SRA Very High
- SRA Moderate
- SRA High

City/Town Boundaries

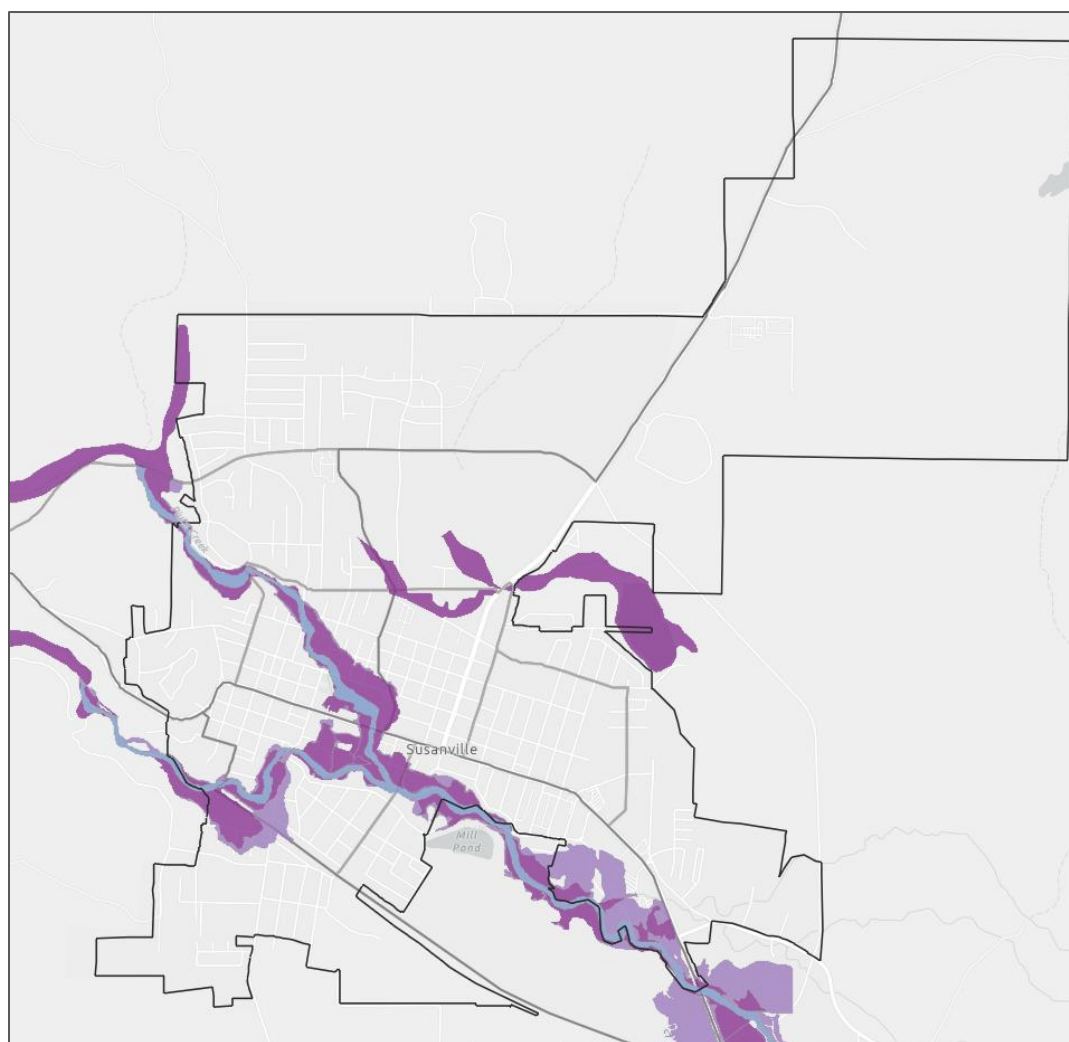


FIGURE 26: FEMA FLOOD HAZARD AREAS, LASSEN COUNTY



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

FIGURE 27: FEMA FLOOD HAZARD AREAS, SUSANVILLE



Source: AFFH Data Viewer 2.0, FEMA 2022.

Flood Hazard Areas

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Regulatory Floodway
- Special Floodway

City/Town Boundaries



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 Susanville 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. Table 10 lists fair housing laws and the City's compliance efforts.

Local Outreach and Fair Housing Issues

- Throughout the Project, the Housing Element Team sent out a variety of eblasts and notices to both residents and stakeholders that have signed up for the email list. Additionally, the City used mailing lists, social media, and physical flyers to extend the reach of notifications on the Housing Element and all related events and meetings.
- The City also hosted and promoted a Project Website (plansusanville.com)
 - The website included easy links to sign up for the email list or provide a comment to the Project Team.
 - Videos from all workshops were posted to the Project website. Those unable to attend we encouraged to watch the videos and provide their input on discussion questions by using the "Comments" button on each page of the website.
- The City conducted a Focus Group Meeting and a Community Workshop on the topic of Fair Housing and the Affirmatively Further Fair Housing Analysis.
- The following table identifies comments received, as well as information on how the information was incorporated into the document.

AFFH Topic	Comment	Response
Concentrations of Lower-income Households	Central Susanville has higher amount of lower-income housing compared to other areas of the city.	The City included a number of programs to address conditions in Central Susanville (Program HE-11: Homebuyer Assistance program targeting to Central Susanville, Program HE-19: Place-based Strategies for Community Revitalization), as well as to increase production of affordable housing and affordable housing types in higher resource areas (Program HE-5, Program HE-8, Program HE-9, Program HE-19).
Areas of Concentrated Rehabilitation Needs	Older, substandard housing is concentrated in Central and Eastern Susanville.	The City included programs that address areas with concentrations of housing in need of repair or rehabilitation, including Program HE-19: Place-based Strategies for Community Revitalization
Barriers to Homeownership	Homes within a High Fire Hazard Severity Zone find it difficult to afford and/or secure fire insurance	The Housing Element includes a program to address fire risk and safety from a housing and fair housing perspective. Please see Program HE-24. Please also note that this program is meant to be coordinated with programs in the Community Health, Safety, and Conservation Element Update still being drafted and

AFFH Topic	Comment	Response
		is not the City's comprehensive approach to fire safety.
Reducing Displacement Risk	The City is interested in launching weatherization or accessibility programs, with assistance from grant funding.	Program HE-20 addresses energy conservation and weatherization
	The City takes a strict stance on code enforcement violations and provides technical assistance to property owners to resolve issues.	Thank you for the information; Code Enforcement and technical assistance are discussed in Program HE-15
Improving Livability	The limited capacity of the Susanville Sanitary District is a constraint on new residential development. Improvements and expansions to the system are needed to allow new development.	This is the main constraint to housing production in the City. Please see Program HE-12 and Program HE-14
	The City is collaborating with the County to address internet access issues. Currently, they have a last-mile technical assistance grant to improve broadband infrastructure, including installing fiber and multiple hubs to distribute internet.	See Program HE-26, which commits the City to annually engaging local broadband and cell service providers to explore opportunities for expansion, assist in navigating constraints, and expedite permitting for necessary infrastructure.
	The City has taken steps to reduce risk of wildfire damage to properties, including an annual weed abatement program and maintaining its status as a Firewise community. The City would like to commit to fuel reduction projects and property inspections in conjunction with CalFire, as well as to expand existing programs related to fire hazard mitigation.	The Housing Element includes a program to address fire risk and safety from a housing and fair housing perspective. Please see Program HE-24. Please also note that this program is meant to be coordinated with programs in the Community Health, Safety, and Conservation Element Update still being drafted and is not the City's comprehensive approach to fire safety.

Fair Housing Outreach Capacity

Local Context

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that fair housing complaints are usually brought to City staff. The City guides those bringing forward complaints through the reporting and code enforcement processes and distributes pamphlets containing important information, including topics such as tenant's rights. This in-house program has generally been successful; however, at times the program has struggled due to staffing levels. The City is committed to resolving and reducing fair housing and building code issues now and into the future.

Fair Housing Enforcement

Program HE-17 addresses fair housing, discrimination, and enforcement. The program is copied below:

Program HE-17 Housing Discrimination

The City shall continue to provide information to the public regarding state and federal laws which prohibit discrimination in housing. The Planning and Building Division secretary shall continue to receive and refer housing discrimination complaints to the appropriate state and federal enforcement agencies, to distribute information to the public and to provide the tenants' rights handbook. The City will cooperate with local, state and federal agencies that investigate claims of discrimination.

As a part of this program, the City shall:

- a. Provide information and outreach targeted to Central Susanville and existing mobile home parks through annual workshops, marketing campaigns, or pop-up booths, with a goal of engaging 15 households annually.*
- b. Draft and distribute educational materials related to tenants' rights and property owner responsibility with a goal of engaging 25 households/property owners each year.*
- c. Provide links to educational materials, the HUD fair housing complaint form, and nonprofit agencies on the City website in 2024 and update annually thereafter with a goal of assisting/informing 20 households annually.*

[Source: Program 2.3, modified]

Related Policies: Policy HE-4.1

Responsibility: Community Services Officer, Planning and Building Division

Time Frame: Annually

Funding: General fund (staff time)

Objective(s): Engage/assist 60 households annually; test five rental properties annually



Local Context

Fair Housing and Enforcement Cases

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that no cases have been brought forward recently. This is likely due to residents not being aware that they have the option to bring forth an enforcement complaint if they are living in substandard housing or have another fair housing issue. Often, tenants do not know what options are available to them until they reach out to City staff.

Managing Fair Housing Complaints

The City has several ways of managing fair housing complaints and conflicts between landlords and tenants. Code enforcement is generally complaint driven; however, the City will intervene if an abnormal issue arises, particularly if the issue includes health and safety concerns.

Most recently, in early 2024, the City created a new full time position, titled Community Services Officer, through its Police Department to be an additional resource for complaints and tenant-landlord issues. This position is grant funded and assists those who are experiencing or are at risk of homelessness through rehousing, rental assistance, supportive case management services that allow people to obtain and retain housing, and efforts to operate navigation center(s) and emergency shelter(s).

Outreach and Enforcement Capacity

The City's outreach and enforcement program has generally been successful; however, at times the program has struggled due to staffing levels. The City is committed to resolving and reducing fair housing and building code issues now and into the future and established the new Community Services Officer to provide consistent service capacity. Additionally, the Housing Element programs include actions to address fair housing outreach and enforcement. The City's ability to provide these critical services to residents and property-owners is not currently (2025) constrained.

Compliance with Fair Housing Laws

Local Context

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that there have been no past lawsuits, settlements, consent decrees, or other legal matters related to fair housing that involved the City of Susanville. However, there was a civil matter (with a related code case) in recent years where a complaint was filed against a landlord in the city for requesting an abnormal amount of money in damages from tenants; these rental units were found to be in substandard condition, and the property owner lost in favor of the tenants who had been subjected to substandard housing conditions.

TABLE 10: 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.	Completed as a part of the 2024 Zoning Ordinance update (Ordinance No. 24-1044) <i>[The City defaults to State requirements]</i>
No Net Loss Law	Government Code Section 65863	The City has identified a surplus of sites available to meet the Regional Housing Needs Allocation.	Completed within this Housing Element.
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, in compliance with State law.	Compliant.
Senate Bill 35	Government Code Section 65913.4	The City has not established a written policy or procedure, as well as other guidance as appropriate, to streamline the approval process and standards for eligible projects.	See Program HE-2.
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.	See Program HE-2.

Title	Statute	Description	Compliance Efforts
California Fair Employment and Housing Act and Federal Fair Housing Act	Government Code Sections 12900 - 12996 Title VIII of the Federal Civil Rights Act	The City provides protections to residents through referrals to legal assistance organizations.	Compliant. Program HE-17 includes additional actions the City will undertake in the planning period.
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.	Compliant.
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.	Completed within this Housing Element.
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.	The City publicizes and offers translation services and accessibility accommodations at public meetings and other programs and activities; however, residents do not often use these services.



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. Table 11, Site Capacity by Income by Quadrant or Neighborhood, presents the RHNA capacity by neighborhood in the city, and the existing conditions of each tract as they relate to indicators of fair housing.

Local Context

Socio-economic Characteristics. The city can be generally described as predominantly white, with some Hispanic or Latino residents, and low levels of overcrowding. There are some slight differences in other socio-economic characteristics between census tracts in the city, including:

- Median income: census tracts in the northwest and southwest of the city have higher median incomes than other census tracts in the city
- Overpayment: the same census tracts noted above tend to have a larger portion of homeowners who pay more than 30 percent of their income towards housing, but have a smaller portion of renters who are cost burdened.

RHNA Sites. In developing the inventory, the City:

- Identified vacant residentially-zoned parcels,
- Removed parcels in zones that do not meet the default density threshold (15 du/ac) for lower-income capacity,
- Removed parcels that have physical constraints, such as location within a flood plain, that render the site unbuildable or trigger major cost constraints.
- Further, the City considered the distribution of sites throughout the city to ensure that multifamily and, particularly lower-income RHNA capacity was not concentrated in lower resource areas.

Because multifamily sites need to meet State density requirements, as outlined above, the sites inventory only considered sites in R-4 zone. These are the only areas of the city allowing development by-right at 15 dwelling units per acre. These sites are distributed between three census tracts within the city. Lower-income capacity is distributed as follows:

- Northern Susanville (high resource area): 51 units
- Central Susanville (low resource area): 26 units

Additionally, the Sites Inventory identifies opportunities for rental housing in areas with higher incomes and better economic, educational, and health outcomes.

- Northern Susanville (high resource area): 25 units
- Eastern Susanville (high resource area): 25 units

Income. Median incomes in Susanville vary by census tract; Central Susanville had the lowest median income at \$46,314, while Southern Susanville had the highest median income at \$79,824. Additionally, Central Susanville has the highest proportion of residents whose incomes are below the poverty level at 25 percent. All other census tracts in the city have less

than 17 percent of its residents living below the poverty level. The sites inventory worked to provide new housing opportunities in Central Susanville, but worked to ensure that lower-income capacity was not concentrated in this area. Moderate and above moderate income capacity includes all high density residential sites larger than 10 acres. These sites are not concentrated in any area.

Impact of the RHNA. Cities with low population but high RHNA capacity assumptions are considered to be highly impacted by the sites inventory. Although compared to the number of existing households, the capacity reflected in the sites inventory is high, the City's methodology was to expand residential capacity beyond the RHNA to increase feasibility of development. Due to low feasibility of development in the city in the planning period, the sites inventory is assumed to have a low impact of local households.

Conclusion. The sites inventory promotes the development of inclusive communities in areas with sufficient density and infrastructure, and prioritizes lower income capacity in high resource areas.

TABLE 11: SITE CAPACITY BY INCOME BY QUADRANT OR NEIGHBORHOOD

Census Tract Area Name	Number of Households	Socio-economic Characteristics	RHNA			
			Lower Income	Moderate Income	Above Moderate Income	Total
Northern Susanville	1,350	High resource areas, higher median income, lowest poverty rate, low overcrowding	51	12	13	66
Eastern Susanville	923	High resource area, moderate median income, low poverty rate, high overpayment among renters	-	13	12	25
Central Susanville	628	Low resource area, high percentage of renters, higher overcrowding, low overpayment	26	-	-	26
Southern Susanville	1,567 (mostly outside city limits)	High median income due to impact of households in the unincorporated county, low poverty status, moderate overcrowding and overpayment	-	-	-	-
TOTAL			77	25	25	127



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Site #	APN	Total Acres	Realistic Capacity Acreage	Realistic Capacity	Income Category	Census Tract	Precent of Renters	Renters Overpaying	Overcrowding	Medium Income	Poverty Status
1	101-271-23-11	18.5	5.0	25	Moderate, above moderate	Northern (High Resource)	19%	35%	1%	\$64,853	15%
2	101-271-25-11	8.1	8.1	40	Lower	Northern (High Resource)	19%	35%	1%	\$64,853	15%
3	103-100-09-11 103-100-15-11	2.2	2.2	11	Lower	Northern (High Resource)	19%	35%	1%	\$64,853	15%
4	103-190-06-11	17.8	5.0	25	Moderate, above moderate	Eastern (High Resource)	30%	47%	4%	\$50,982	17%
5	107-250-04-11	5.3	5.3	26	Lower	Central (Low Resource)	51%	30%	9%	\$46,314	24%



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Other Relevant Factors

Local Context

Impact of Historic Events on Socio-Economic Patterns

Local knowledge provided by the City of Susanville Planning Division through a phone interview on November 14, 2024, indicates that, in the past, Susanville was primarily a logging and agricultural town. The introduction of the prisons impacted several socio-economic patterns. Many families moved to Susanville to be closer to other incarcerated family members and there are many cases of formerly-incarcerated individuals and their families staying in Susanville post-release.

Additionally, the city's importance as a federal, state, and local government job hub has brought many higher paying jobs to the area. Specific areas of the community that are considered to be higher-income include the northwest quadrant, where many correctional officers live, and the Historic Uptown District, where many historic, highly sought after Victorian homes are located.

In 2024, the City received funding from the County to begin Phase 1 of a supportive housing project. This project is the first of its kind in the city, and will provide some very needed supportive housing for local residents. Currently, those in need rely exclusively on supportive housing through Crossroads Ministries.

Impact of Zoning or Land Use Decisions on Socio-Economic Patterns

Historically, parcel-specific zoning or land use designations have not caused any significant socio-economic divides within the city. However, the permitting process for proposed residential developments, particularly multi-family developments, has prevented multi-family housing from being built in the city in the past. This has generally been due to public input against past proposed developments; concerns from the public included potential decreases in property values, decreases in parking availability, and diminished viewsheds from developments more than two stories in height. This trend of public opposition, in addition to Sanitary District constraints on new residential developments, has limited the amount of multi-family housing developed in recent decades, pushing lower-income individuals and families to live in older housing units with greater likelihood of substandard conditions, including a mobile home park located north of the City limits and motels along Main Street.

The City underwent a Zoning Ordinance update in 2024 to remove constraints to new housing developments and to comply with new State law. This included allowing many types of residential developments by right in several zoning districts, such as accessory dwelling units, duplexes, triplexes, fourplexes, and multifamily units with up to 12 units. The City hopes that this Zoning Ordinance update will spur new residential developments and cause positive socio-economic change in the city.

Impact of Physical Features on Socio-Economic Patterns

Local knowledge provided by the City of Susanville Planning Division through a phone interview on November 14, 2024, indicates that the city has several notable physical features that break the city up into "quadrants," including the two surface-level highways within city (SR-36 and SR-139), as well as the river that runs east and west. However, these physical features do not seem to have any impact on socioeconomic patterns within the city, as these "quadrants" have relatively even distributions of residents with a variety of incomes and other socio-economic classifications.



Relevant Demographic Information

Housing Units by Type

Regional Context

As shown in Table 12, Housing Units by Type, detached single-family homes account for 77.9 percent of all housing in Lassen County, as of 2021, an increase from 71.2 percent in 2010. In Susanville, a smaller increase in the share of single-family homes has occurred during the same period, with detached single-family homes increasing from 72.3 percent in 2010 to 76.1 percent in 2021. The number of multifamily homes in buildings with five or more units has risen by 0.4 percentage points in Susanville during this period.

Regionally, Plumas County has a housing structure distribution similar to that of Lassen County. Around 79.7 percent of the total housing structures comprise single-family units in 2021. However, it is notable that the number of two-to four-unit multifamily homes in Portola increased from 0.8 to 6.8 percent between 2010 and 2021, compared to a much smaller increase in Susanville (3.2 to 3.7 percent from 2010 to 2021). The same trend has been observed in Modoc County, where 80.2 percent are single-family detached houses and 8.2 percent are multifamily units of the total housing units in 2021. However, in Alturas, there has been a slight decrease in the percentage of single-family detached homes, while the number of multifamily homes with more than five units has increased significantly over the past 10 years. Additionally, there has been a decline in the proportion of mobile homes in Lassen, Plumas, and Modoc Counties from 2010 to 2021, as well as in the cities of Susanville and Portola.

Local Context

As shown in Table 12, in 2021, over 76 percent of all housing in the city consists of single-family, detached housing types. Additionally, approximately 13 percent of all housing are multifamily properties with 5 or more units, and approximately five percent of all units are mobile homes. However, these multifamily units are concentrated to certain areas of the city; as shown in Figure 28, there is a concentration of structures with two or more residential units in Central Susanville, with almost 30 percent of all units being multifamily. Comparatively, in Southern Susanville, only two percent of all units are multifamily. Single-family (attached) and multifamily properties with two to four units do not make up a large proportion of the city's housing stock.

Local knowledge provided by the City of Susanville Planning Division through a phone interview on July 16, 2024, indicates that the Susanville Sanitary Sewer system's lack of capacity is a major constraint to new multifamily developments. In recent years, a multifamily residential development was disapproved due to the Sanitary District being unable to prove that the sewer system could provide capacity for the proposed development. This issue is mainly a constraint in Northern Susanville due to inadequate collection pipe size, as well as the presence of clay pipes that have outlived their useful life.

TABLE 12: HOUSING UNITS BY TYPE

Housing Unit Type	Susanville		Lassen County (Unincorporated)		Lassen County		Loyalton		Sierra County		Portola		Plumas County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Single-Family Detached	72.3%	76.1%	70.3%	78.6%	71.2%	77.9%	94.1%	97.6%	90.2%	92.4%	71.2%	67.0%	77.0%	79.7%	77.1%	72.9%	75.2%	80.2%	58.1%	57.2%
Single-Family Attached	5.2%	2.3%	0.9%	0.5%	2.9%	1.0%	0.8%	0.0%	1.0%	0.0%	0.0%	4.9%	2.5%	2.2%	1.8%	0.6%	1.8%	0.4%	7.1%	7.5%
2-4 Units	3.2%	3.7%	2.5%	2.3%	2.8%	2.7%	0.0%	0.0%	1.4%	0.6%	0.8%	6.8%	2.1%	2.8%	6.0%	4.6%	2.3%	2.6%	8.2%	7.7%
5+ Units	12.8%	13.2%	2.3%	2.6%	7.1%	5.7%	0.0%	0.0%	3.1%	1.4%	12.3%	12.5%	4.5%	2.5%	9.3%	15.7%	3.1%	5.6%	22.6%	23.9%
Mobile Homes	5.9%	4.7%	23.0%	15.8%	15.1%	12.5%	5.1%	2.4%	4.3%	5.6%	15.7%	8.8%	13.5%	12.3%	5.8%	6.2%	17.6%	11.3%	3.9%	3.5%
Other (Boat, RV, van, etc.)	0.6%	0.0%	1.0%	0.1%	0.8%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.5%	0.0%	0.0%	0.1%	0.0%	0.1%	0.1%

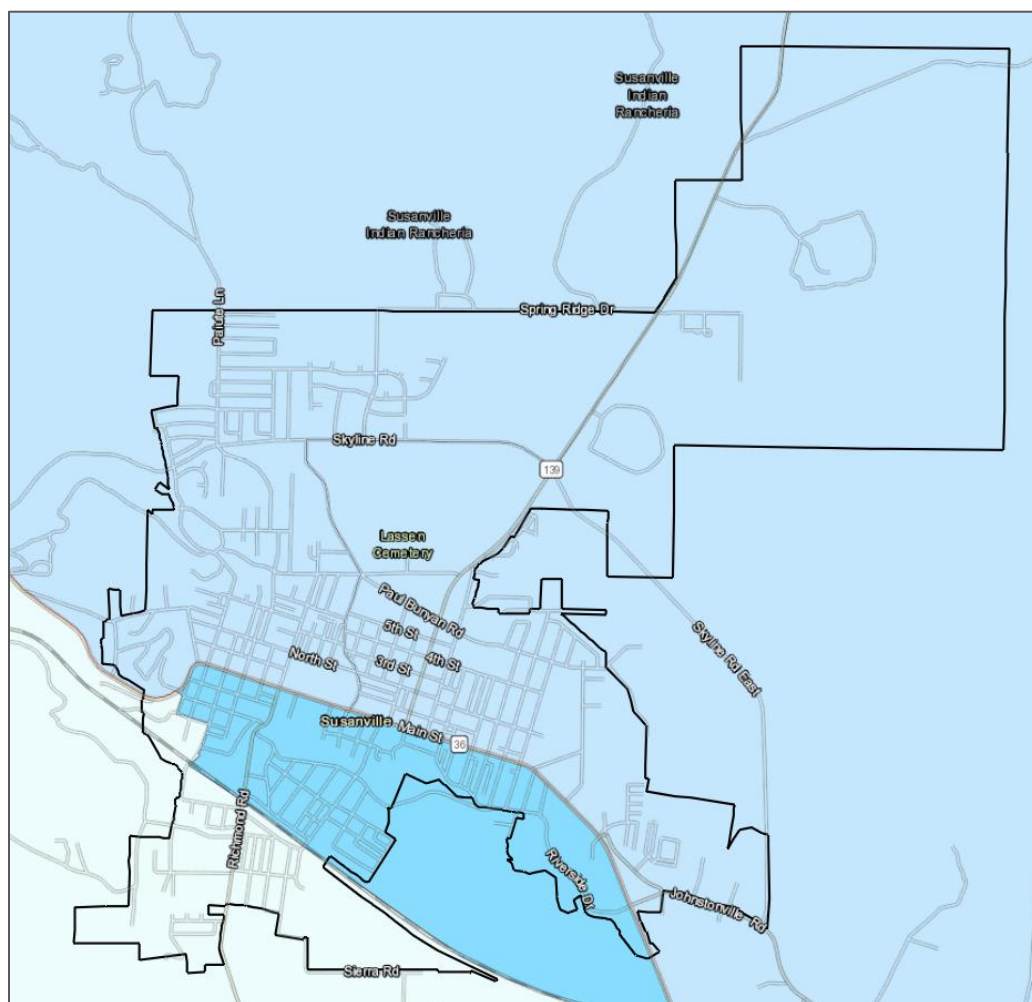
Source: ACS 2006-2010, ACS 2017-2021, DP04



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FIGURE 28: PERCENT OF STRUCTURES WITH TWO OR MORE UNITS, SUSANVILLE

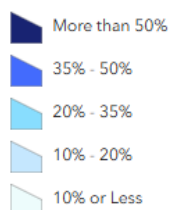


Source: AFFH Data Viewer 2.0, ACS, 2017-2021.

Percent of Structures with Two or More Units (ACS, 2017 - 2021) - Tract

City/Town Boundaries

Percent of Structures with Two or More Units





Households by Tenure

Regional Context

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity (i.e., ability for individuals to stay in their homes) in a city and region. Generally, renters may be displaced more quickly if prices increase.

Table 13 shows the distribution of homeowner and renter households in the overall household count. As shown in Table 13, in 2010, there were 10,276 households living in Lassen County, which has greatly decreased to 8,910 by 2021. In the unincorporated areas of Lassen County, many more residents own their homes than rent (78.5 percent are owners and 21.5 percent are renters as of 2021). In contrast, Susanville has almost an equal percentage of renters and owner households in 2021, at 46.8 and 53.2 percent, respectively. Overall, the share of homeowner households in Lassen County has gradually increased, while the number of renting households has slightly decreased over the decade, which is also true in Susanville.

This trend in household distribution is not unique to Lassen County but can also be found in both Plumas and Modoc Counties. Plumas County had 10,090 households in 2010, but this figure has declined to 8,231 over a decade in 2021. However, the percentage of owner households has significantly increased to 72.3 percent of the total households, while the percentage of renter households has declined to 27.7 percent. In Modoc County, out of the total of 3,413 households in 2021, 74.5 percent are owner households, and 25.5 percent are renter households. Over the span of 10 years, households in Lassen, Plumas, and Modoc Counties have shown a similar pattern of shifting households and changes in tenure by household type.

Looking at the state level, the number of households has significantly increased during the same period. More specifically, the percentage of households owning their homes has slightly dropped to 55.5 percent in 2021, while the percentage of households renting their homes has risen to 44.5 percent. Despite the slight fluctuations in the number of households shifting by type, this ratio has remained consistent between 2010 and 2021.

Local Context

Citywide, there is an almost equal percentage of renters and owner households, at 46.8 and 53.2 percent of all households, respectively (see Table 13). However, renter-occupied units exist in heavier concentrations in certain neighborhoods of the city. As shown in Figure 29, over 60 percent of all households in Central Susanville are renters, whereas only 15 percent of households in Southern Susanville are renters. Both Northern and Eastern Susanville have an approximately equal proportion of renters to homeowners.

TABLE 13: HOUSEHOLDS BY TENURE

Tenure	Susanville		Lassen County (Unincorporated)		Lassen County		Loyalton		Sierra County		Portola		Plumas County		Alturas		Modoc County		State	
	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021	2010	2021
Owner Households	52.4%	53.2%	77.1%	78.5%	63.7%	70.0%	80.2%	83.7%	80.1%	78.9%	50.9%	54.8%	65.6%	72.3%	58.9%	67.6%	70.2%	74.5%	57.4%	55.5%
Renter Households	47.6%	46.8%	22.9%	21.5%	36.3%	30.0%	19.8%	16.3%	19.9%	21.1%	49.1%	45.2%	34.4%	27.7%	41.1%	32.4%	29.8%	25.5%	42.6%	44.5%
Total Households	5,581	2,991	4,695	5,919	10,276	8,910	328	355	1,437	1,151	1,277	981	10,090	8,231	1,201	1,159	3,977	3,413	12,392,852	13,217,586

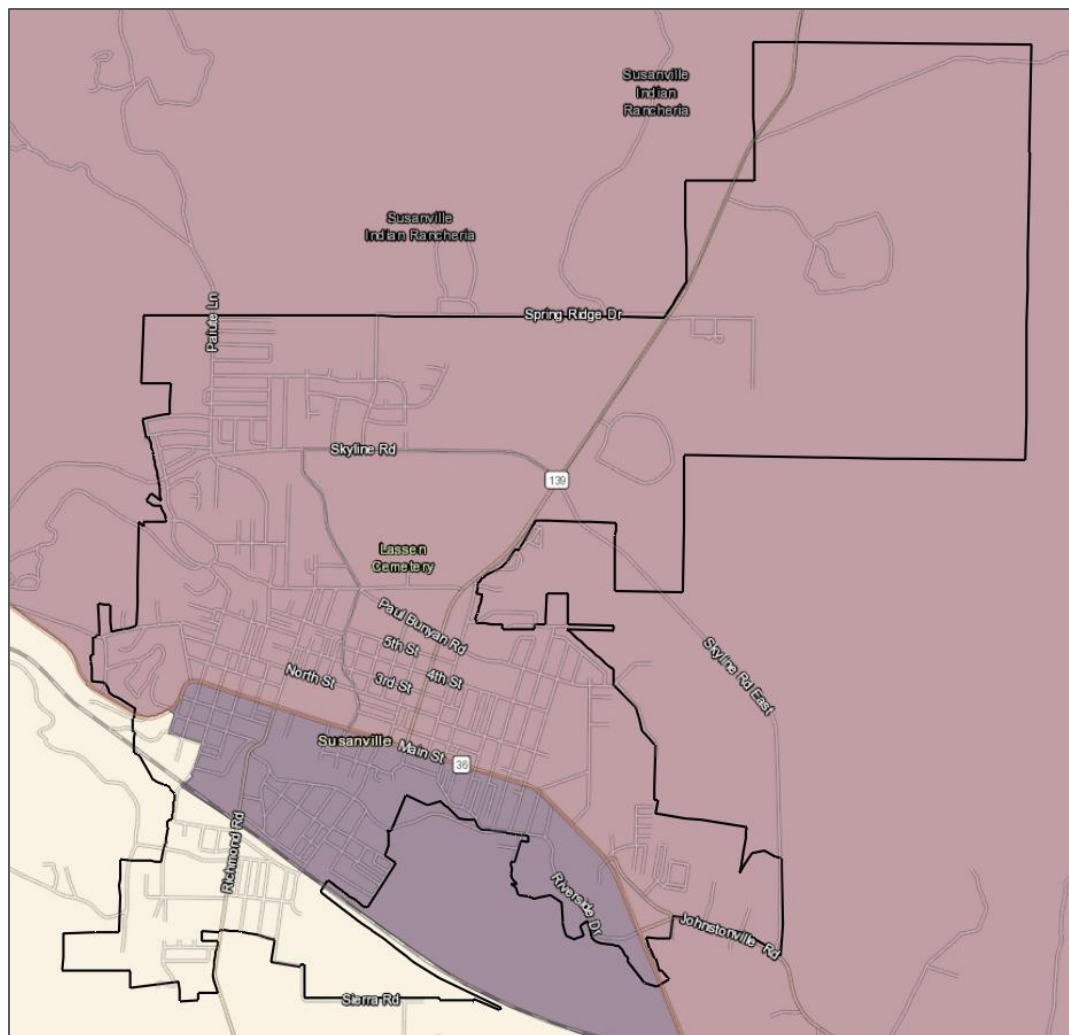
Source: ACS 2006-2010, ACS 2017-2021, DP04



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FIGURE 29: RENTER OCCUPIED HOUSING UNITS, SUSANVILLE

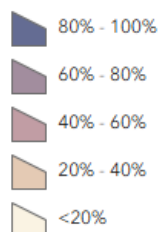


Source: AFFH Data Viewer 2.0, ACS 2017-2021.

Renter Occupied Housing Units (ACS, 2017-2021) - Tract

City/Town Boundaries

Percent of Renter Occupied Households



Contributing Factors to Fair Housing Issues

Through discussions with stakeholders, fair housing advocates, and this AFH, the City identified factors that contribute to fair housing issues, as shown in Table 14, Factors Contributing 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.

TABLE 14: FACTORS CONTRIBUTING TO FAIR HOUSING ISSUES

Fair Housing Issue	Contributing Factors	Priority	Meaningful Actions
Limited development opportunities in higher resource areas	Limited sewer transport capacity (insufficient pipe sizing for expanded services), system evaluation and deficiency identification needed to understand current capacity, aging sewer infrastructure, lack of funding for sewer improvements	Very High	Program HE-14: Wastewater Service Capacity Program HE-5: ADUs Program HE-9: Funding and Support for Affordable Housing Construction Program HE-22: Anti-displacement Strategy (production goals)
Displacement Risk	Concentrations of lower-income rental households, low vacancy rate, lack of recent development, limited rental stock, rising cost of rent	High	Program HE-22: Anti-displacement Strategy
Areas of Concentrated Rehabilitation Needs	Historical development trends: older homes and aging structures in Central Susanville, the Upland area, Hidden Acres Mobile Home Park, Pineview Mobile Home Park, and the neighborhood surrounding the intersection of Modoc Street and Sierra Street, high cost of repair and rehabilitation projects,	Medium	Program HE-6: SROs Program HE-12: Infrastructure Funding HE-15: Code Enforcement HE-19: Place-based Strategies for Community Revitalization

	concentrations of rental housing		
Concentrations of lower-income and rental households in Central Susanville	Lack of new housing production citywide; Central: older homes in nearly built-out area, greater percentage of multi-family uses, historic development trends	Medium	Program HE-14: Wastewater Service Capacity (critical to facilitate new production) Program HE-11: Homebuyer Assistance program (targeting to Central Susanville) HE-19: Place-based Strategies for Community Revitalization
Disparities in access to positive economic opportunities	Concentrations of lower-income households in Central Susanville, lack of job opportunities citywide, housing mobility limited due to sewer constraints and associated lack of production in Northern and Eastern Susanville	Medium	Program HE-26: Economic Development Program HE-12: Infrastructure Funding (targeted to Central Susanville) Program HE-11: Homebuyer Assistance program (targeting to Central Susanville) Program HE-14: Wastewater Service Capacity (critical to facilitate new production that increases housing mobility to areas with more positive economic outcomes)

Goals, Actions, Milestones, and Metrics

Programs to affirmatively further fair housing that are included in Section 6: Policy Document are summarized in Table 15, organized by the action area that the program seeks to address.

TABLE 15: SUMMARY OF GOALS, ACTIONS, MILESTONES, AND METRICS TO MEET FAIR HOUSING

Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
Housing Mobility	HE-5:ADUs	Establish a strategy to encourage, promote, and incentivize ADU development, particularly in low density higher resource areas of Southern, Northern and Eastern Susanville	2026-2027	Southern, Northern and Eastern Susanville	Prepare one report; complete two workshops with residents; complete one workshop targeted to real estate community; encourage the development of eight ADUs in higher resource areas
	HE-9: Funding and Support for Affordable Housing Construction	Annually apply for State, Federal, and other housing assistance programs, as administrative capabilities allow, in support of the development of new housing units affordable to lower-income households. As part of this Program, the City shall monitor available funding sources and notices of funding availability, and shall engage local developers and affordable housing providers to pursue partnerships in support of funding applications. Finally, the City shall	Annually	Higher Resource Areas (Northern, Eastern and Southern Susanville)	Seek \$500,000 to support the development of five lower-income units in higher resource areas

Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
		provide technical assistance and priority processing for applications that incorporate units affordable to lower-income households by deed-restriction or other regulatory mechanism.			
	HE-11: Homebuyer Assistance Program	Identify or pursue funding to start a homebuyer down payment assistance program to support lower- and moderate-income households, and particularly first time homebuyers. If funding is secured, the City shall promote the program by providing information at the Planning and Building Division public counter and on the City's website. The City shall also partner with local organizations to distribute information on the program directly to households in lower resource areas by distributing flyers, attending local events, completing social media campaigns, or holding educational workshops.	Annually	Engagement targeted to Lower Resource Areas (Central Susanville)	Assist three lower- or moderate-income households to purchase a home

Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
New Opportunities in Higher Opportunity Areas	HE-5:ADUs	Establish a strategy to encourage, promote, and incentivize ADU development, particularly in low density higher resource areas of Southern, Northern and Eastern Susanville	2026-2027	Southern, Northern and Eastern Susanville	Prepare one report; complete two workshops with residents; complete one workshop targeted to real estate community; encourage the development of eight ADUs in higher resource areas
	HE-8: Rental Assistance	a) Distribute program information at the Planning and Building Division public counter and on the City website, and to rental property owners as part of the City's code enforcement activities. b) Engage with representatives of PCCDC to discuss actions the City can take to encourage greater participation in the Voucher Program by rental property owners, particularly targeting properties in moderate and high resource areas. c) Partner with PCCDC in pursuit of additional funding to expand the number of vouchers available in the county with a goal of increasing vouchers by 10 percent.	Annually	Higher Resource Areas (Northern, Eastern, and Southern Susanville)	Expand the number of Housing Choice Vouchers available by 10 percent; engage property owners with a target of expanding HCV acceptance by 75 units in higher resource areas



Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
	HE-9: Funding and Support for Affordable Housing Construction	Annually apply for State, Federal, and other housing assistance programs, as administrative capabilities allow, in support of the development of new housing units affordable to lower-income households. As part of this Program, the City shall monitor available funding sources and notices of funding availability, and shall engage local developers and affordable housing providers to pursue partnerships in support of funding applications. Finally, the City shall provide technical assistance and priority processing for applications that incorporate units affordable to lower-income households by deed-restriction or other regulatory mechanism.	Annually	Higher Resource Areas (Northern, Eastern, and Southern Susanville)	Seek \$500,000 to support the development of five lower-income units in higher resource areas



Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
	HE-22: Anti-Displacement Strategy (Production aspect of the Program)	In combination with programs included in this Housing Element, adopt a multi-pronged anti-displacement strategy to work to relieve displacement pressures caused by the increasing income gap, lack of recent production, and increasing housing costs in the City. The anti-displacement strategy may include, but is not limited to, the following potential efforts: • Production: increase multi-family residential opportunities in higher resource areas beyond capacity to meet the RHNA; continue to promote duplexes, triplexes, and multiple ADUs in lower density high resource areas; partner with affordable housing developers in pursuit of funding for new construction, adopt an inclusionary housing ordinance or additional incentives for the development of multi-family rental housing.	2026	Northern and Eastern Susanville	Encourage the development of 30 lower income rental units with a target of 75 percent in Northern, and Eastern, Susanville

Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
Place-Based Strategies for Community Revitalization	HE-6: SROs	Support the rehabilitation of suitable structures to single room occupancy units to encourage the development additional affordable housing options a) Engage local property owners to discuss the potential for conversion and to explore potential funding options. b) Provide technical assistance with code compliance issues, as feasible. c) Provide an expedited review process for the conversion of substandard hotel or motel units to SROs. d) Pursue available grant funding or other financial assistance opportunities.	Annually	Substandard and aging motels along Main Street, including those south of Main Street in Central Susanville	Secure \$500,000 in funding; encourage the redevelopment of 30 substandard or aging motel units to SROs in the planning period
	HE-12: Infrastructure Funding	Identify and apply for funding, as available, for needed improvements annually, with priority given to projects in Central Susanville.	Annually	Central Susanville	Secure \$100,000 in funding for infrastructure improvements, targeting 75 percent to lower resource areas, including Central Susanville
	HE-15: Code Enforcement	Continue to support code enforcement and the maintenance of neighborhoods through community clean-up programs with the goal of providing clean and well-maintained public areas.	Annually	Central Susanville, the Upland area, Hidden Acres Mobile Home Park, Pineview Mobile Home Park, and the neighborhood surrounding the	One targeted community dumpster day each year; Assist 250 households with waste disposal in the planning period

Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
		As a part of this program, the City shall continue to provide at least one community dumpster day each year. During community dumpster days, the City will provide two 25 yard dumpster locations in different parts of the City, targeting areas with concentrated rehabilitation and revitalization needs.		intersection of Modoc Street and Sierra Street	
	HE-19: Place-based Strategies for Community Revitalization	Implement a targeted improvement and community revitalization program. Under this program, the City shall: a) Rely upon outreach to inform the City's place-based efforts and prioritize planning and investment, including a variety of methods to ensure transparency, access, and meaningful input from all segments of the community. b) Evaluate and assess current infrastructure and public facilities to identify deficiencies and priority projects. c) Pursue funding opportunities in support of community revitalization and improvement, with a goal of securing \$500,000 for	Annually	Central Susanville and existing mobile home parks	Complete an assessment of deficiencies and identify priority projects In coordination with Program HE-6, secure \$200,000 for priority projects with 75 percent targeted to Central Susanville and existing mobile home parks Assist in bringing five mobile homes up to code Complete one community improvement project (in the planning period) for the benefit of all residents of a mobile home park

Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
		priority projects with 75 percent targeted to Central Susanville and existing mobile home parks. d) Engage mobile home park property owners and tenants to identify needs, priority projects, and potential funding with a goal of bringing five mobile homes up to code, including current health, safety, and fire standards; e) Complete one community improvement project for the benefit of all residents of a mobile home park, potentially including, but not limited to, sidewalk installation or repair, community cleanup events/dumpster days; enhancements to the public realm and connections to surrounding uses, and improvements to utility or roadway infrastructure.			



Action Area	Programs	Specific Commitment	Timeline	Geographic Targeting	Metrics
Displacement	HE-22	Adopt a multi-pronged anti-displacement strategy to work to relieve displacement pressures caused by the increasing income gap, lack of recent production, and increasing housing costs in the City. The strategy shall include measures that encourage affordable housing production, work to preserve existing affordable housing, and protect current residents from displacement in rapidly changing portions of the city, particularly in Central Susanville where lower income households exist in higher concentrations.	2026	Expand production: Northern and Eastern Susanville Engagement: Central Susanville, seniors, persons with a disability	Complete targeted engagement in 2025-2026; adopt Anti-Displacement Strategy in 2026; encourage the development of 30 lower income rental units with a target of 75 percent in Northern, Eastern, and Southern Susanville; provide technical assistance to all lower-income rental property owners with code violations; disseminate information to 50 rental households annually targeting lower-income households, seniors, or persons with a disability.



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



November 10, 2025

Dan Newton, City Manager
City of Susanville
66 North Lassen Street
Susanville, CA 96130

Dear Dan Newton:

RE: City of Susanville's 7th Cycle (2024-2029) Draft Housing Element

Thank you for submitting the City of Susanville's (City) draft housing element received for review on August 12, 2025, along with revisions received on November 5, 2025. The revisions were posted and made available to the public for seven days prior to review. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered public comments from David Kellogg pursuant to Government Code section 65585, subdivision (c).

The draft element, including revisions, meets the statutory requirements of State Housing Element Law (Gov. Code, § 65580 et seq). The housing element will substantially comply with when it is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585.

As a reminder, the City's 7th cycle housing element was due June 30, 2024. As of today, the City has not completed the housing element process for the 7th cycle. The City's 6th cycle housing element no longer satisfies statutory requirements. HCD encourages the City to expeditiously adopt and submit to HCD to regain housing element compliance.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Land Use and Climate Innovation at: <https://www.lci.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the hard work, collaboration, responsiveness and professionalism of the City, including the Mintier Harnish consultant team during the update and review. HCD looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact Jed Hackett, of our staff, at jed.hackett@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Susanville City Council Agenda Item

Submitted By: Heidi Whitlock, City Clerk

Action Date: January 7, 2026

Subject: Consider the following resolutions for the upcoming 2026 Election:
Resolution No. 26-6502, calling and giving notice of the holding of a general municipal election to be held on Tuesday, June 2, 2026, for the election of certain officers as required by the provisions of the laws of the State of California relating to general law cities;
Resolution No. 26-6503, adopting regulations for candidates for elective office pertaining to candidate's statements submitted to the voters at an election to be held on Tuesday, June 2, 2026;
Resolution No. 26-6504, requesting the Board of Supervisors of the County of Lassen to consolidate a general municipal election to be held with the statewide primary election to be held on Tuesday, June 2, 2026

Presented By: Heidi Whitlock, City Clerk

Summary: The City has a general municipal election scheduled for Tuesday, June 2, 2026, in which two Council Members will be elected to a four-year term of office ending in 2030. The process requires a resolution to call the election, a resolution to request consolidation of the election with Lassen County and a resolution adopting regulations for candidate statements on the ballot. The filing period for nomination papers and candidate statements for candidates is February 9, 2026 through March 6, 2026. In the event one of the incumbents chooses to not run for office, the Elections Code provides for a five-day extension of the nomination period extending the date through March 11, 2026.

Fiscal Impact: None.

Action Requested: Motion to approve Resolution No.'s 26-6502, 26-6503, and 26-6504 calling the election, requesting the consolidation of the election with Lassen County, and to adopt regulations for candidate's pertaining to Candidate Statements.

Attachments:

1. 26-6502 Calling the 2026 Election
2. 26-6504 Consolidating with the County 2026
3. 26-6503 Candidate statements 2026

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The foregoing Resolution was adopted at a regular meeting of the City Council of the City of Susanville held on the 7th day of January 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Heidi Whitlock, City Clerk

APPROVED AS TO FORM: _____
Margaret Long, City Attorney

RESOLUTION NO. 26-6503
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SUSANVILLE, CALIFORNIA,
ADOPTING REGULATIONS FOR CANDIDATES FOR ELECTIVE OFFICE PERTAINING TO
CANDIDATE'S STATEMENTS SUBMITTED TO THE VOTERS AT AN ELECTION TO BE
HELD ON TUESDAY, JUNE 2, 2026

WHERE §13307 of the Elections Code of the State of California provides that the governing body of any local agency adopt regulations pertaining to materials prepared by any candidate for a municipal election, including costs of the candidate's statement.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUSANVILLE, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

Section 1: GENERAL PROVISIONS. That pursuant to §13307 of the Elections Code of the State of California, each candidate for elective office to be voted for at an Election to be held in the City of Susanville on June 2, 2026, may prepare a candidate's statement on an appropriate form provided by the City Clerk. The statement may include the name, age and occupation of the candidate and a brief description of no more than 200 words of the candidate's education and qualifications expressed by the candidate himself or herself. The statement shall not include party affiliation of the candidate, nor membership or activity in partisan political organizations. The statement shall be filed in typewritten form in the office of the City Clerk at the time the candidate's nomination papers are filed. The statement may be withdrawn, but not changed, during the period for filing nomination papers and until 5:00 p.m. of the next working day after the close of the nomination period.

Section 2: PAYMENT. The candidate shall be required to pay for the cost of printing the candidate's statement in English in the main voter pamphlet.

The County Clerk shall estimate the total cost of printing, handling, translating, and mailing the candidate's statements filed pursuant to this section, including costs incurred as a result of complying with the Voting Rights Act of 1965 (as amended), and require each candidate filing a statement to pay in advance to the local agency his or her estimated pro rata share as a condition of having his or her statement included in the voter's pamphlet. In the event the estimated payment is required, the estimate is just and approximation of the actual cost that varies from one election to another election and may be significantly more or less than the estimate, depending on the actual number of candidates filing statements. Accordingly, the clerk is not bound by the estimate and may, on a pro rata basis, bill the candidate for additional actual expense or refund any excess paid depending on the final actual cost. In the event of overpayment, the clerk shall prorate the excess amount among the candidates and refund the excess amount paid within 30 days of the election. The cost of printing the candidate's statement for the 2026 general municipal election is approximately \$500 payable to the County Clerk.

Section 3: MISCELLANEOUS.

A The Clerk shall allow bold type, underlining, capitalization, indentions, bullets, leading hyphens to the same extent and manner as allowed in previous City elections.

B The Clerk shall comply with all recommendations and standards set forth by the California Secretary of State regarding occupational designations and other matters relating to elections.

Section 4: ADDITIONAL MATERIALS. No candidate will be permitted to include additional materials in the voter information guide.

Section 5: That the City Clerk shall provide each candidate or the candidate's representative a copy of this Resolution at the time nominating petitions are issued.

Section 6: That all previous resolutions establishing council policy on payment for candidates' statements are repealed.

Section 7: That this resolution shall apply only to the election to be held on June 2, 2026, and shall then be repealed.

Section 8: That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

APPROVED: _____
Mendy Schuster, Mayor

ATTEST: _____
Heidi Whitlock, City Clerk

The foregoing Resolution was adopted at a regular meeting of the Susanville City Council held on the 7th day of January 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Heidi Whitlock, City Clerk

APPROVED AS TO FORM: _____
Margaret Long, City Attorney

Susanville City Council Agenda Item

Submitted By: Dan Newton, City Manager

Action Date: January 7, 2026

Subject: Consider the modified approved position list.

Presented By: Dan Newton, City Manager

Summary: On November 19, 2025, the City Council approved the modified organizational structure for the City of Susanville. The new structure provides for an Assistant to the City Manager position. Duties of the Assistant to the City Manager position will include grant writing and grant administration, marketing, and implementation of various economic development programs, and others.

The salary for the position is proposed at Range 144-147 in the Administrative Bargaining Unit.

Fiscal Impact: The 2025-26 fiscal year budget was adopted with the Economic Development Director Position included. However, the proposed position will be hired at a much lower range, which will create an estimated salary savings of approximately \$60,000. However, the new position is not covered under the existing MOU with the Susanville Indian Rancheria (SIR), staff has initiated discussions to determine if the SIR would like to partner and share the cost of this position.

Action Requested: Motion to approve the modified Approved Position List.

Attachments:

- 1. 260107.Version pending

Last Approved on 7/30/2025

Department/Position	Range	Step A	Step G & H	Unit
REGULAR, FULL-TIME				
ADMINISTRATIVE SERVICES				
City Manager	196	\$ 191,224.02	\$ 256,258.34	Contract salary
Deputy City Manager	156-161	\$ 83,392.66	\$ 132,761.46	Admin salary
<i>Assistant to the City Manager</i>	<i>144-149*</i>	<i>\$ 62,007.14</i>	<i>\$ 98,715.50</i>	<i>Admin hourly</i>
CITY CLERK				
City Clerk	170	\$ 94,741.66	\$ 146,975.14	Mgmt salary
Admin Staff Assistant I - Admin Staff Assistant II (Base-III)	124-129 or 130-135	\$ 36,409.88	\$ 56,551.04	Misc hourly
ECONOMIC DEVELOPMENT				
<i>Economic Development Director</i>	<i>170-174</i>	<i>\$ 109,675.20</i>	<i>\$ 162,040.32</i>	<i>Mgmt salary</i>
FINANCE				
Finance Director	174	\$ 120,916.90	\$ 178,649.12	Contract salary
Assistant Director of Finance	154-159	\$ 79,374.36	\$ 126,364.16	Admin salary
Account Technician II (Base - II)	142-146	\$ 56,787.12	\$ 88,200.58	Misc hourly
Account Tech - Account Tech I (Base- II)	124-129 or 133-138	\$ 38,059.32	\$ 70,308.16	Misc hourly
Account Tech - Account Tech I (Base- II)	124-129 or 133-138	\$ 38,059.32	\$ 70,308.16	Misc hourly
Account Tech - Account Tech I (Base- II)	124-129 or 133-138	\$ 38,059.32	\$ 70,308.16	Misc hourly
FIRE & POLICE				
Public Safety Chief	180	\$ 139,961.90	\$ 187,580.90	Contract salary
Assistant Fire Chief	145-150	\$ 66,037.40	\$ 105,132.04	Fire salary
Fire Captain	141-146	\$ 59,826.78	\$ 95,244.24	Fire hourly
Fire Captain	141-146	\$ 59,826.78	\$ 95,244.24	Fire hourly
Fire Captain	141-146	\$ 59,826.78	\$ 95,244.24	Fire hourly
Apparatus Engineer	137-142	\$ 54,200.12	\$ 86,286.72	Fire hourly
Apparatus Engineer	137-142	\$ 54,200.12	\$ 86,286.72	Fire hourly
Apparatus Engineer	137-142	\$ 54,200.64	\$ 86,286.72	Fire hourly
Fire Fighter I/II (I level I)	129 - 137	\$ 44,484.44	\$ 76,264.76	Fire hourly
Fire Fighter I/II	129 - 137	\$ 44,484.44	\$ 76,264.76	Fire hourly
Fire Fighter I/II	129-137	\$ 44,484.44	\$ 76,264.76	Fire hourly
Admin Staff Assistant - Fire (Base - II)	140-145	\$ 51,446.46	\$ 79,905.28	Misc hourly
Police Lieutenant	147-159	\$ 81,263.52	\$ 139,486.10	SPOA hourly
Police Lieutenant	147-159	\$ 81,263.52	\$ 139,486.10	SPOA hourly
Police Sergeant	143-155	\$ 73,620.82	\$ 126,367.54	SPOA hourly
Police Officer	143-155	\$ 73,620.82	\$ 126,367.54	SPOA hourly
Police Sergeant	143-155	\$ 73,620.82	\$ 126,367.54	SPOA hourly
Police Sergeant	143-155	\$ 73,620.82	\$ 126,367.54	SPOA hourly
Police Officer	137-147	\$ 63,482.90	\$ 103,715.56	SPOA hourly
Police Officer	137-147	\$ 63,482.90	\$ 103,715.56	SPOA hourly
Police Officer	137-147	\$ 63,482.90	\$ 103,715.56	SPOA hourly
Police Officer	137-147	\$ 63,482.90	\$ 103,715.56	SPOA hourly
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Police Officer	137-147	\$ 63,482.90	\$ 103,715.56	SPOA hourly
Police Officer	137-147	\$ 63,482.90	\$ 103,715.56	SPOA hourly
Police Officer	137-147	\$ 63,482.90	\$ 103,715.56	SPOA hourly
Administrative Assistant	136-145	\$ 50,892.14	\$ 89,431.42	Admin salary
Community Services Officer I - Community Services Officer II (Base - III)	132-137 or 138-143	\$ 44,361.98	\$ 68,902.08	Misc hourly
Community Services Officer I - Community Services Officer II (Base - III) (PHLA Grant funded)	132-137 or 138-143	\$ 44,361.98	\$ 68,902.08	Misc hourly
Youth Services Officer - Youth Services Officer II - Grant funded (Base-III)	132-137 or 138-143	\$ 44,361.98	\$ 68,902.08	Misc hourly
PUBLIC WORKS				
Public Works Director	176	\$ 126,961.90	\$ 170,140.88	Contract salary
Assistant Director of Operations	154-163	\$ 77,197.38	\$ 135,657.08	Admin salary
Assistant Director of Engineering	154-167	\$ 79,374.36	\$ 153,962.64	Admin salary
Building Official	152-157	\$ 75,549.50	\$ 120,275.22	Admin salary
City Planner	152-157	\$ 75,549.50	\$ 120,275.22	Admin salary
Assistant Engineer	143-152	\$ 60,494.72	\$ 106,305.94	Admin hourly
Water Utility Supervisor (Base - II)	145-147	\$ 63,923.60	\$ 90,000.56	PWorks hourly
Gas Utility Supervisor (Base - II)	144-146	\$ 62,364.64	\$ 87,805.38	PWorks hourly

Park/Facilities Maint Superintendent (Base - II)	143-145	\$	60,843.64	\$	85,663.76	PWorks	hourly
Streets Maintenance Super. (Base - II)	143-145	\$	60,843.64	\$	85,663.76	PWorks	hourly
Air Quality Specialist	143-145	\$	60,494.72	\$	89,431.42	Admin	hourly
Building Permit Tech	140-145	\$	56,175.34	\$	89,431.42	Admin	hourly
Program Coordinator	138-143	\$	52,002.08	\$	82,787.64	Admin	hourly
Pool Director (reimbursed by HLVRA)	138-143	\$	52,002.08	\$	82,787.64	Admin	salary
Code Enforcement Officer I/II	136-141	\$	50,892.14	\$	81,020.42	Admin	hourly
Water System Op II - III (Base - II)	133-135 or 139-141	\$	47,530.86	\$	77,607.14	PWorks	hourly
Water System Op II - III (Base - II)	133-135 or 139-141	\$	47,530.86	\$	77,607.14	PWorks	hourly
Gas Technician II - III (Base -II)	132-134 or 138-140	\$	45,201.52	\$	75,714.34	PWorks	hourly
Gas Technician II - III (Base -II)	132-134 or 138-140	\$	46,371.52	\$	75,714.34	PWorks	hourly
Gas Technician II - III (Base -II)	132-134 or 138-140	\$	46,371.52	\$	75,714.34	PWorks	hourly
Mechanic III (Base - II)	137-139	\$	53,776.84	\$	72,066.02	PWorks	hourly
Street Maint Operator II - III (Base - II)	131-133 or 137-139	\$	45,240.52	\$	60,626.54	PWorks	hourly
Utilities Services Technician (Base - II)	125-127	\$	39,010.66	\$	54,924.74	Pworks	hourly
Utilities Services Technician (Base - II)	125-127	\$	39,010.66	\$	54,924.74	Pworks	hourly
Parks Maintenance Worker II (Base - II)	125-127	\$	39,010.66	\$	54,924.74	Pworks	hourly
Admin Staff Assistant I - Admin Staff Assistant II (Base-III)	124-129 or 130-135	\$	36,409.88	\$	56,551.04	Misc	hourly
Maintenance Worker I - II (Base - II) (S)	123-125 or 125-127	\$	37,131.12	\$	54,924.74	PWorks	hourly
Maintenance Worker I - II (Base - II) (W)	123-125 or 125-127	\$	37,131.12	\$	54,924.74	PWorks	hourly
Maintenance Worker I - II (Base - II) (G)	123-125 or 125-127	\$	37,131.12	\$	54,924.74	PWorks	hourly
Maintenance Workr I-II (Base - II) (S)	123-125 or 125-127	\$	37,131.12	\$	54,924.74	PWorks	hourly
PART-TIME							
ADMIN							
Parks Maintenance Worker - P/T	925 C-F	\$	17.10	\$	18.41	n/a	
Parks Maintenance Worker - P/T	925 C-F	\$	17.10	\$	18.41	n/a	
Economic Development PT Admin Staff Assistant	944	\$	26.01	\$	29.43	n/a	
Construction Technician	951	\$	30.92	\$	34.99	n/a	
Human Resources Investigator	954	\$	33.30	\$	37.68	n/a	
POLICE							
Community Service Officer - P/T	932	\$	19.34	\$	21.88	n/a	
POOL							
Assistant Pool Manager	935	\$	20.83	\$	23.57	n/a	
Head Swim Instructor	928	\$	17.53	\$	19.83	n/a	
Head Lifeguard	928	\$	17.53	\$	19.83	n/a	
Head Program Instructor	928	\$	17.53	\$	19.83	n/a	
Lifeguard/Swim Instructor (# of positions as needed)	925 C-F	\$	17.10	\$	18.41	n/a	
Lifeguard/Swim Instructor	925 C-F	\$	17.10	\$	18.41	n/a	
Lifeguard/Swim Instructor	925 C-F	\$	17.10	\$	18.41	n/a	
Lifeguard/Swim Instructor	925 C-F	\$	17.10	\$	18.41	n/a	
Lifeguard/Swim Instructor	925 C-F	\$	17.10	\$	18.41	n/a	
Lifeguard/Swim Instructor	925 C-F	\$	17.10	\$	18.41	n/a	
Lifeguard/Swim Instructor	925 C-F	\$	17.10	\$	18.41	n/a	
Lifeguard/Swim Instructor	925 C-F	\$	17.10	\$	18.41	n/a	
Lifeguard/Swim Instructor	925 C-F	\$	17.10	\$	18.41	n/a	
Lifeguard	925 C-F	\$	17.10	\$	18.41	n/a	
Lifeguard	925 C-F	\$	17.10	\$	18.41	n/a	
Lifeguard/Swim Instructor	925 C-F	\$	17.10	\$	18.41	n/a	
Lifeguard/Swim Instructor	925 C-F	\$	17.10	\$	18.41	n/a	
Lifeguard/Swim Instructor	925 C-F	\$	17.10	\$	18.41	n/a	
Lifeguard/Swim Instructor	925 C-F	\$	17.10	\$	18.41	n/a	
Lifeguard/Swim Instructor	925 C-F	\$	17.10	\$	18.41	n/a	
Lifeguard	925 C-F	\$	17.10	\$	18.41	n/a	
Lifeguard	925 C-F	\$	17.10	\$	18.41	n/a	
Swim Instructor/Facility Attendant	925 C-F	\$	17.10	\$	18.41	n/a	
Swim Instructor/Facility Attendant	925 C-F	\$	17.10	\$	18.41	n/a	
Swim Instructor/Facility Attendant	925 C-F	\$	17.10	\$	18.41	n/a	
Pool Maintenance Worker	925 C-F	\$	17.10	\$	18.41	n/a	
GOLF COURSE							
Golf Course Business Manager P/T	960	\$	38.62	\$	43.69	n/a	
Head Maintenance Worker	930	\$	18.41	\$	20.83	n/a	
Maintenance	925 C-F	\$	17.10	\$	18.41	n/a	

Maintenance	925 C-F	\$	17.10	\$	18.41	n/a
Pro Shop Worker	925 C-F	\$	17.10	\$	18.41	n/a
Pro Shop Worker	925 C-F	\$	17.10	\$	18.41	n/a
Pro Shop Worker	925 C-F	\$	17.10	\$	18.41	n/a
Pro Shop Worker	925 C-F	\$	17.10	\$	18.41	n/a
Pro Shop Worker	925 C-F	\$	17.10	\$	18.41	n/a
Pro Shop Worker	925 C-F	\$	17.10	\$	18.41	n/a
Carts	925 C-F	\$	17.10	\$	18.41	n/a
Carts	925 C-F	\$	17.10	\$	18.41	n/a
Carts	925 C-F	\$	17.10	\$	18.41	n/a
Carts	925 C-F	\$	17.10	\$	18.41	n/a
Carts	925 C-F	\$	17.10	\$	18.41	n/a
TEMPORARY						
ADMIN						
Intern	925 C-F	Hourly Wage				n/a
		\$	17.10	\$	18.41	
POLICE						
Reserve Police Officer:						
Reserve Police Officer 1	946 D-F	\$	29.43	\$	30.92	n/a
Reserve Police Officer 2	946 D-F	\$	29.43	\$	30.92	n/a
Reserve Police Officer 3	946 D-F	\$	29.43	\$	30.92	n/a
Reserve Police Officer 4	946 D-F	\$	29.43	\$	30.92	n/a
Reserve Police Officer 5	946 D-F	\$	29.43	\$	30.92	n/a
Up to 5 positions funded thru salary savings						
FIRE						
Fire Captain (Side Letter)	925 C-F	\$	17.10	\$	18.41	n/a
Fire Captain (Side Letter)	925 C-F	\$	17.10	\$	18.41	n/a
Seasonal Firefighter	925 C-F	\$	17.10	\$	18.41	n/a
Seasonal Firefighter	925 C-F	\$	17.10	\$	18.41	n/a
Seasonal Firefighter	925 C-F	\$	17.10	\$	18.41	n/a
PUBLIC WORKS						
Assistant Engineer	944	\$	26.01	\$	29.43	n/a
Gas Technician II (Gas Surveyor)	931	\$	18.87	\$	21.35	n/a
Intern (PW)	925 C-F	\$	17.10	\$	18.41	n/a
Intern (PW)	925 C-F	\$	17.10	\$	18.41	n/a
Intern (PW)	925 C-F	\$	17.10	\$	18.41	n/a
VARIOUS						
Summer Laborer	925 C-F	\$	17.10	\$	18.41	n/a
Summer Laborer	925 C-F	\$	17.10	\$	18.41	n/a
Summer Laborer	925 C-F	\$	17.10	\$	18.41	n/a
Summer Laborer	925 C-F	\$	17.10	\$	18.41	n/a
Summer Laborer	925 C-F	\$	17.10	\$	18.41	n/a
CONTRACT POSITIONS						
POLICE						
Officer Trainee	932					n/a
City Attorney - contracted flat rate						
Airport Manager - \$1,896.86 per month						

Susanville City Council Agenda Item

Submitted By: Heidi Whitlock, City Clerk

Action Date: January 7, 2026

Subject: Consider discussion regarding updating of the City Council Chambers.

Presented By: Dan Newton, City Manager

Summary: At the November 5, 2025, City Council meeting, a request was made and had support to bring back an item to discuss the upgrading of the City Council chambers. Staff will be resuming the work to complete insurance repairs for Susanville City Hall, and may be able to incorporate some of the council chamber improvements into the project. Staff is requesting a discussion and some direction regarding the scope of improvements Council would like staff to evaluate.

Fiscal Impact: None at this time.

Action Requested: Possible direction to staff.

Attachments:
None

Susanville City Council Agenda Item

Submitted By: Jolene Arredondo, Deputy City Manager

Action Date: January 7, 2026

Subject: K-9 Program Presentation

Presented By: Allen Sobol, Acting Public Safety Chief

Summary: Presentation to be provided at meeting by representatives of the Susanville Police Officer Association

Fiscal Impact: A K-9 program requires funding to implement and operate. Staff has not yet completed an analysis of the budgetary needs and/or the appropriate mechanism to implement the program in consideration of SPOA's fund-raising efforts.

Action Requested: Provide direction to the City Manager to make the necessary budgetary and agreement preparations to continue the City's K-9 program.

Attachments:
None

Susanville City Council Agenda Item

Submitted By: Jolene Arredondo, Deputy City Manager

Action Date: January 7, 2026

Subject: Discussion regarding Memorial Ball Park Grandstand Fire
Emergency Operations

Presented By: Dan Newton, City Manager

Summary: On July 5, 2025, a fire engulfed the grandstands located in the ballpark at Memorial Park, commonly known as Frank Ernaga Field; intense heat caused damage to the field's light poles, LMUD power poles and lines near the grandstands, park restrooms, surrounding grandstand structures, field/turf, and various City and Lassen Community College Baseball pieces of equipment were lost. City staff has been working with Lassen Community College (LCC) and LCC's baseball and athletic staff to identify immediate needs in order for the ballfield to be usable for their fall schedule that begins in mid August.

Per the City of Susanville Municipal Code (section 3.08.200) an emergency is a situation where the public interest and necessity demand the immediate expenditure of public money to safeguard life, health, and/or property. The City Manager is authorized pursuant to Government Code section 22050 to order any action to repair or replace a public facility, take any directly related and immediate action required by that emergency, and procure the necessary equipment, services, and supplies for those purposes without giving notice for bids or to let contracts. The City Manager must report the action to the City Council for review within 7 days after the action or at the next regularly scheduled meeting if that meeting will occur not later than fourteen (14) days after the action.

Further updates will be provided to the Council at the meeting about progress and efforts.

Fiscal Impact: To be determined by the insurance claim process.

Action Requested: Review emergency actions taken to safeguard the public and determine if it is necessary to continue the emergency action. Motion to authorize continuation of emergency action to remediate fire damage at the Memorial Ball Park.

Attachments:
None

Susanville City Council Agenda Item

Submitted By: Dan Newton, City Manager

Action Date: January 7, 2026

Subject: Department Reports - Admin Services Department Update

Presented By: Jolene Arredondo, Deputy City Manager

Summary: A report will be provided at the meeting.

Fiscal Impact: None

Action Requested: Information Item

Attachments:
None

Susanville City Council Agenda Item

Submitted By: Heidi Whitlock, City Clerk

Action Date: January 7, 2026

Subject: Future Council Items

Presented By: Dan Newton, City Manager

Summary: Council may provide direction to staff to bring back items for discussion or action at a future meeting.

Fiscal Impact: None.

Action Requested: Direction to staff.

Attachments:

- 1. 2026.01.07.Future.Items.List

LAST THREE MONTHS (10/01/2025 to current)

BUSINESS FROM THE FLOOR

Council requested - FUTURE COUNCIL ITEMS

11/5/2025	Request for discussion regarding the updating of the Council Chambers.
12/3/2025	Reminder provided regarding bringing back a discussion item for Memorial Park - lighting, cameras (item previously included budget policy for funding park improvements)

Completed List Items