

**YREKA PLANNING COMMISSION  
SPECIAL MEETING AGENDA  
Study Session - Housing Element Update  
Wednesday June 26, 2013 @ 6:00 p.m.  
Yreka City Council Chamber 701 Fourth Street, Yreka, CA**

Call to Order

Pledge of allegiance

**PUBLIC COMMENTS**

This is an opportunity for members of the public to address the Commission on subjects within its jurisdiction, whether or not on the agenda for this meeting. The Commission reserves the right to reasonably limit the length of individual comments. For items that are on this agenda, speakers may request that their comments be heard instead at the time the item is to be acted upon by the Commission. The Commission may ask questions, but may take no action during the Public Comment portion of the meeting, except to direct staff to prepare a report, or to place them on a future agenda.

**SPEAKERS:** Please state your name and mailing address so that City Staff can respond to you in regard to your comments, or provide you with information, if appropriate. You are not required to state your name and address if you do not desire to do so.

1. Discussion/possible action: Approval of the minutes of the meeting held on March 20, 2013.
2. Study session to receive input and respond to questions regarding requirements for updating Housing Element of the Yreka General Plan that reflects the new State's Regional Housing Need Assessment requirements for planning period 2014-2019, and includes strategies to meet the City's current and future housing needs as required by the State of California Department of Housing and Community Development.

City Manager's Report.

Commissioner's Statements and Comments

Adjournment.

All documents produced by the City which are related to an open session agenda item and distributed to the Planning Commission are made available for public inspection in the City Clerk's Office during normal business hours.

In compliance with the requirements of the Brown Act, notice of this meeting has been posted in a public accessible place, 24 hours in advance of the meeting.

MINUTES OF THE REGULAR MEETING OF THE  
YREKA PLANNING COMMISSION HELD  
ON THE 20<sup>TH</sup> DAY OF MARCH, 2013

On the 20<sup>th</sup> day of March, 2013 at 6:30 p.m., the Planning Commission of the City of Yreka met in the City Council Chamber in said city in regular session. The meeting was called to order by Chair Leal and present were:

Commissioners: Deborah Baird, Diane Knitter, Steve Leal, Paul McCoy, Barry Ohlund, Matt Osborn and Richard Rolzinski. Absent: None

Conflict of Interest Declaration – Commissioners Steve Leal, Paul McCoy & Deborah Baird declared a conflict of interest on Item 2, to rebuild the existing duplex and three single family dwellings to the current footprint in the event of fire or other casualty (Applicant: Larry & Patty Dunning).

**PUBLIC COMMENTS** - None.

Consent Calendar: Chair Leal announced that all matters listed under the consent calendar are considered routine and will be enacted by one motion unless any member of the Planning Commission wishes to remove an item for discussion or a member of the audience wishes to comment on an item:

- a. Approval of Minutes of the regular meeting held on February 20, 2013.
- b. Acknowledge receipt of General Plan Housing Element 2011 Annual Report.

Following Commission discussion, Commissioner Rolzinski moved to approve the items on the consent calendar as submitted.

Commissioner Ohlund seconded the motion, and upon roll call, the following voted YEA: Baird, Knitter, Leal, McCoy, Ohlund, Osborn and Rolzinski.

Chair Leal thereupon declared the motion carried.

Discussion/Possible Action – Conditional Use Permit application submitted by Larry & Patty Dunning to rebuild the existing duplex and three single family dwellings to the current footprint in the event of fire or other casualty.

Planning Commissioners Baird, Leal and McCoy announced their recusal. Leal and McCoy stating that they have a conflict of interest by reason of property ownership within 500 feet of the proposed project, and therefore recused themselves and left the Council Chambers. Baird stating that she has a conflict of interest by reason of her business relationship and financial interest with the applicant, and therefore recused herself and left the Council Chambers.

With the recusal of Chair Leal and Vice-Chair McCoy, Planning Commissioner Ohlund was selected to assumed the position of acting Chair.

The Commission reviewed the Conditional Use Permit application submitted by Larry & Patty Dunning to rebuild the existing duplex and three single family dwellings to the current footprint in the event of fire or other casualty. Location: 734 A, 734 B, 736, 738 & 740 W. Lennox Street, Assessor's Parcel No. 053-111-240 & 270, R-1 (Single Family Residential) Zone, LDR (Low Density Residential) General Plan designation.

City Manager Steve Baker presented the Commission with the staff report with included Yreka Municipal Code Section 16.46.130 (a) – Nonconforming Buildings provides that nonconforming buildings or structures damaged or destroyed by fire, explosion, earthquake, flooding, or other act to an extent of more than fifty percent (50%) of their reasonable value, may be restored only if made to conform to all the regulations of the district in which it is located.

Yreka Municipal Code Section 16.46.130 (C) & (D) – provides that the owner of any nonconforming building or buildings may file an application with the Planning Commission for a conditional use permit to reconstruct any building in the event such building or buildings may be damaged to the extent greater than fifty percent (50%) of its reasonable value either before or within six (6) months after any such destruction, or deteriorated to the extent that continued occupancy or utilization of building or structure is a threat to the comfort and safety of the occupants of the occupants of the property. The Planning Commission may grant a conditional use permit for the reconstruction of such building or buildings if it finds that such reconstruction would not be contrary to the public health, safety, comfort, and general welfare and that such reconstruction would be compatible with the properties in the same general area within the same zone.

City staff reviewed the application with the following considerations:

- Lot size does not meet the requirements for one family unit per seven thousand square feet of lot area (YMC 16.18.030.C).
- Lot does not meet the requirements for a duplex in R-1 Zone. Duplex is a permitted use on a corner lot that meets the standards (YMC 16.18.050).
- The duplex (738 & 740 W. Lennox) does not meet the 20 ft. rear setback requirement. The current setback ranges from 11 ft. to 14 ft. (YMC 16.18.040).
- Duplex does not meet the requirement of a two car garage/carport for each family unit. Currently there are no garages (YMC 16.18.040.D.1).
- House (734 B W. Lennox Street) does not meet the 20 ft. rear setback requirement. The current setback is 6 ft. (YMC 16.34.040).
- All three single family dwellings are nonconforming because they do not meet the requirement of a two car garage/carport for each family dwelling. Currently there are no garages on the property located at 734 – 740 W. Lennox Street (YMC 16.18.040.D.1).

A public hearing regarding this proposed use permit was held on December 19, 2012 and no public comments were received. The decision on the conditional use permit was continued until such time as the applicant could submit an application for a boundary line adjustment to merge the two (2) lots into one (1).

The Boundary Line Adjustment has been approved and sent to Mt. Shasta Title Co. for recordation; therefore, it is staff's recommendation that the Planning Commission approve Use Permit No. 4161,

Following Commission discussion, Commissioner Rolzinski moved to approve Conditional Use Permit No. 4161 to rebuild the existing duplex and three single family dwellings to the current footprint in the event of fire or other casualty, subject to the following findings and conditions.

**FINDINGS:**

1. The duplex structure is a multifamily dwelling as described in California Government Code Section 65852.25.

2. The City records do not contain information sufficient to determine when these structures were constructed nor if building permits were obtained for the construction. Under the zoning regulations in effect today the structures are non-conforming because the lot size does not meet the requirements for one family unit per seven thousand square feet of lot area (YMC 16.18.030.C), lot also does not meet the requirements for a duplex (YMC 16.18.050). The duplex (738 & 740 W. Lennox) is non-conforming because there is a 20 ft. rear setback required and the current setback ranges from 11 ft. to 14 ft. (YMC 16.18.040), the duplex is also nonconforming because a two car garage/carport is required for each family unit and there are no garages (YMC 16.18.040.D.1), the house (734 B W. Lennox Street) is non-conforming because there is a 20 ft. rear setback required and the current setback is 6 ft. (YMC 16.34.040), all three single family dwellings are also nonconforming because a two car garage/carport is required for each family dwelling and there are no garages (YMC 16.18.040.D.1).

3. Pursuant to the provisions of California Government Code Section 65852.25(b), the Planning Commission finds that rebuilding the existing structures to the current footprints in the event of involuntary destruction by fire, or other catastrophic event, or by the public enemy will not:

a. be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood, because the duplex and single family residence are located in a block that has other multifamily residential units and there will not be unreasonable vehicular traffic, parking congestion, noise, nuisance, or odors because the use will not change from the existing use; and there would be no change in the circulation or traffic patterns in the neighborhood.

b. be detrimental or injurious to property or improvements in the neighborhood because the current use would not change, the subject property is zoned R-1 (Single Family Residential) which allows residential uses. The surrounding property uses are also multi-family residential.

4. The dwelling units may be reconstructed, restored, or rebuilt up to their pre-damaged size and number of dwelling units, if the rebuilding and the use conform to the requirements set forth hereafter.

5. Pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3) this action is determined to be exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project which has the potential for causing a significant effect on the environment.

CONDITIONS:

Based on the foregoing findings, the Planning Commission approves the reconstruction of the existing duplex and the three single family residence to the current footprint in the event of involuntary destruction by fire, or other catastrophic event, or the public enemy. The structures are non-conforming because the lot size does not meet the requirements for one family unit per seven thousand square feet of lot area (YMC 16.18.030.C), lot also does not meet the requirements for a duplex (YMC 16.18.050). The duplex (738 & 740 W. Lennox) is non-conforming because there is a 20 ft. rear setback required and the current setback ranges from 11 ft. to 14 ft. (YMC 16.18.040), the duplex is also nonconforming because a two car garage/carport is required for each family unit and there are no garages (YMC 16.18.040.D.1), the house (734 B W. Lennox Street) is non-conforming because there is a 20 ft. rear setback required and the current setback is 6 ft. (YMC 16.34.040), all three single family dwellings are also nonconforming because a two car garage/carport is required for each family dwelling and there are no garages (YMC 16.18.040.D.1).

The buildings shall not be enlarged or increased, nor be extended to occupy a greater area than that occupied by the current building. Approval is subject to compliance with the following conditions at all times that the use permitted by this permit occupies the premises. Any reconstruction, restoration, or rebuilding undertaken pursuant to Government Code Section 65852.25 shall conform to all of the following:

- a. The California Building Standards Code as that code is in effect at the time of reconstruction, restoration, or rebuilding.
- b. Any more restrictive local building standards authorized pursuant to Sections 13869.7, 17958.7, and 18941.5 of the Health and Safety Code, as those standards are in effect at the time of reconstruction, restoration, or rebuilding.
- c. The State Historical Building Code (Part 2.7 (commencing with Section 18950) of Division 13 of the Health and Safety Code) for work on qualified historical buildings or structures.
- d. Local zoning ordinances, including the Historic District regulations set forth in Title 17 of the Yreka Municipal Code, so long as the predamage size and number of dwelling units are maintained with the exceptions approved with this Permit.
- e. Architectural regulations and standards, as long as the predamage size and number of dwelling units are maintained.
- f. Building permit shall be obtained within two years after the date of the damage or destruction and diligently continued to completion.

Commissioner Knitter seconded the motion, and upon roll call, the following voted YEA: Knitter, Ohlund, Osborn and Rolzinski.

Acting Chair Ohlund thereupon declared the motion carried.

Commissioners Leal, McCoy and Baird returned to their seats at the table.

Discussion/Possible Action – The Commission reviewed the Conditional Use Permit application submitted by John & Lauren Kennedy to construct, establish and operate a 3468 sq. ft. restaurant (2268 sq. ft. addition to existing 1200 sq. ft. building) with a seating capacity of 80 and a maximum of 7 employees per working shift with 34 parking spaces on a +/- 1.17 acre parcel.

City Manager Baker reported that notification of the public hearing was mailed to property owners/occupants located within 300 feet of the project on March 6, 2013 and a Notice of Public Hearing was published in the Siskiyou Daily News on March 8, 2013.

PUBLIC HEARING – To receive public comments regarding a proposed Conditional Use Permit to construct, establish and operate a 3468 sq. ft. restaurant (2268 sq. ft. addition to existing 1200 sq. ft. building) with a seating capacity of 80 and a maximum of 7 employees per working shift with 34 parking spaces on a +/- 1.17 acre parcel. Applicant: John & Lauren Kennedy, Location : 1281 S. Main Street, Assessor's Parcel No. 061-351-240, CH (Commercial Highway) Zone, GC (General Commercial) General Plan designation.

This being the time and date scheduled for the public hearing, Chair Leal opened the public hearing to the audience.

Applicant John Kennedy and partners Brian & Annette Kische were presented to answer questions regarding the proposed project.

There being no further statements or comments received, Chair Leal closed the public hearing.

City Manager Steve Baker presented the Commission with the staff report and the following background - A Conditional Use Permit was issued to Mr. Kennedy in 2005 for the operation of a landscape business. The Use Permit incorporated 2 separate parcels, one fronting on S. Main St. and an adjacent parcel to the west which fronts on Bruce Street. Mr. Kennedy has indicated that he plans to downsize the landscape business and move it entirely to the parcel known as 113 Bruce Street. Mr. Kennedy has been advised of the necessity to submit a new site plan and business license application for the relocation of his landscape business.

City Staff recommends approval of Conditional Use Permit No. 4171 subject to the attached findings and conditions for the conditional use as a restaurant with the determination that this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 Infill Development of the CEQA Guidelines, and subject to the findings and conditions attached.

Following Commission discussion, Commissioner Ohlund moved to approve Conditional Use Permit No. 4171 with the determination that this project is exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 Infill Development of the CEQA Guidelines, and subject to the following findings and conditions attached.

**FINDINGS:**

1. The construction, establishment and operation of a 3468 sq. ft. restaurant (2268 sq. ft. addition to existing 1200 sq. ft. building) with a seating capacity of 80 and a maximum of 7 employees per working shift with 34 parking spaces on a +/- 1.17 acre parcel located at 1281 S. Main Street will not:

a. be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood, and will not be detrimental to the harmonious and orderly growth of the City of Yreka because it will be located in an area where there are other commercial uses.

b. be detrimental to property or improvements in the neighborhood and the commercial use will not impair the desirability of investment or occupation in the vicinity for the reason stated in (a).

c. cause unreasonable vehicular traffic, parking congestion, noise, nuisance, or odors because there is adequate parking available for the proposed use on the site.

d. adversely affect matters regarding police protection, crime prevention, and security because there are existing businesses adjacent to the site.

e. adversely affect circulation or traffic patterns in the neighborhood or constitute a nuisance because the proposed use will not change the existing traffic patterns or circulation.

2. The use is compatible with the policies and objectives of the zoning ordinance for a CH (Commercial Highway) zone which allows a restaurant having a seating capacity of twenty-one (21) or more upon approval and validation of a conditional use permit as set forth in Section 16.34.070 (J) of the Yreka Municipal Code in addition to any other permits or licenses.

3. The Planning Commission has determined that the project is exempt from the environmental review pursuant to the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15332 Infill Development of the CEQA Guidelines.

The foregoing findings are based upon the following:

The design of the project and its proposed improvements will not cause serious public health problems or significant environment damage since the proposed project is for a commercial use within an existing commercial neighborhood.

Conditions of approval will provide maximum land use compatibility between the proposed commercial development and the existing commercial neighborhood. None of the findings necessary for denial of this proposal can be found in the affirmative.

CONDITIONS:

1. Permittee granted a permit to construct, establish and operate a 3468 sq. ft. restaurant (2268 sq. ft. addition to existing 1200 sq. ft. building) with a seating capacity of 80 and a maximum of 7 employees per working shift with 34 parking spaces on a project site of 1.7 acres at the location set forth in the application, subject to full compliance with applicable city and state codes. **The premises shall not be occupied or opened to the public until all conditions hereinafter set forth have been complied with by the permittee.**
2. All elements of the project application including site, landscape, and parking plan as approved shall be complied with.
3. Adequate off-street parking facilities shall be provided as follows: one (1) space for each three seats plus one space for each employee of the maximum working shift for the restaurant as set forth in Sections 16.54.020.A.5(a) of the Yreka Municipal Code. As submitted the project requires 34 parking spaces.
4. The off-street parking plan and facilities approved by the Planning Commission shall not be deviated from unless prior approval of the Planning Commission is secured, and all loading, customer, and employee parking areas, access drives and aisles shall be paved and striped and bumper rails or other barriers shall be provided, as determined by the City Building Official, Director of Public Works and in accordance with Section 16.54.090 of the Yreka Municipal Code.
5. Parking required for disabled persons shall be marked, posted, and maintained in accord with provisions of the Motor Vehicles Code, California Building Code and any other law or regulation now or hereinafter enacted relating to parking for disabled persons. A minimum of 2 accessible parking spaces are required for a parking lot or garage with 26 to 50 parking spaces.
6. Use shall be conducted in accordance with the site plan as submitted for the property located at 1281 S. Main Street, as approved by the Planning Commission on March 20, 2013, and the site plan shall not be changed or deviated from without approval of the Planning Commission; provided, however, upon request of the Permittee and showing of good cause, the City Manager is authorized to permit minor modifications of the site plan without resubmission to the Planning Commission.
7. A landscape plan shall be submitted to the City Manager for approval. Installation shall be completed prior to commencement of business with accordance to Yreka Municipal Code 16.52.030.
8. All landscaping shall be installed, maintained, and replaced as necessary as depicted on the approved landscape plan. Water efficient irrigation system shall be installed for the landscaping per Yreka Municipal Code Section 16.52.030 (E).

9. Prior to issuance of the use permit and operation of the new use, the property owner shall provide a copy of the Caltrans encroachment permit to the City building and planning department demonstrating that a valid encroachment permit has been obtained from Caltrans.
10. Permittee shall obtain approval of all required public improvements through the Department of Public Works and its encroachment permit process for construction of and/or connection to any City sewer, water, or storm drain. Plans prepared by a registered civil engineer may be required for the Department of Public Works, in addition to the plans prepared for the Building Department, for any public infrastructure improvements that need to be constructed.
11. Permittee shall submit a grading plan for review and approval by the Building Official prior to construction or any on-site grading.
12. Pursuant to Section 16.54.090 of the Yreka Municipal Code the on-site lighting shall be designed to prevent unreasonable glare to adjoining properties and controlled by such reasonable means as are practical to prevent sky-reflected glare.
13. Permittee shall submit a storm water detention analysis for review and approval of the Director of Public Works and/or Building Official prior to start of construction or any on-site grading. On-site detention or storm drain extension may be required.
14. Permittee shall comply at all times with the zoning district regulations for a CH zone as set forth in section 16.36 of the Yreka Municipal Code.
15. Permittee shall obtain a building permit and shall pay the necessary fees therefor prior to making any building, electrical, mechanical, or plumbing installations and/or improvements to the structure. Public infrastructure improvements such as curb, gutter, sidewalk, curb ramps, driveway approaches, street lights and asphalt concrete street pavement may be required upon issuance of a building permit in accordance with Yreka Municipal Code Section 11.24.030. If such improvements already exist, damaged public improvements shall be repaired and/or replaced to restore the improvements to a condition satisfactory to the Director of Public Works in accordance with Yreka Municipal Code Section 11.24.030.
16. Permittee shall install a grease interceptor in accordance with the California Plumbing Code and shall comply at all times with the requirements for the Fats, Oils and Grease (FOG) Source Control Program.
17. Permittee shall secure a Certificate of Occupancy and approval of the Building Official and Fire Marshal that structure meets building standards and fire regulations of the California Building and Fire Codes prior to use of a subject business for a restaurant.
18. Permittee shall pave all driveway accesses from the project site onto South Main a minimum of 20 feet back from the back of the sidewalk.
19. No signs shall be placed on the premises without first obtaining a sign permit.
20. Permittee shall secure an annual City business license to carry on the business of a restaurant.

21. Use permit granted in accordance with the terms of this title may be revoked if any of the conditions or terms of such permit are violated or if any law or ordinance is violated in connection therewith, or if the Planning Commission finds, with the concurrence of the City Council, that the continuance of the use permit will endanger the public health, safety, or welfare.

22. The site plan approval shall expire and terminate if not used within one (1) year from the date of approval unless, prior to the expiration of one year, a building permit is issued and construction is commenced. Approval may be extended upon written application to the Planning Commission before expiration of the first approval.

Commissioner McCoy seconded the motion, and upon roll call, the following voted YEA: Baird, Knitter, Leal, McCoy, Ohlund, Osborn and Rolzinski.

Chair Leal thereupon declared the motion carried.

#### City Manager Report

City Manager Baker reported the city had received a request from the County Veteran's Service Office, working with local veteran's service organizations to install banners on 28 streetlights poles along Fairlane Road. These banners would be to honor current and former veterans, including deceased veterans. The veteran's groups would be responsible for purchasing and putting up the brackets, and then would put up and remove the banners as scheduled.

#### Commissioner's Statements & Comments

There being no further business before the Commission, the meeting was adjourned.

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Steve Leal, Chair  
Approved by motion of the Planning  
Commission on June 26, 2013

**Notice of Study Session  
City of Yreka Housing Element Update  
June 26, 2013 @ 6 P.M.  
Yreka City Council Chambers 701 Fourth Street, Yreka, California**

The Yreka City Planning Commission invites the public to attend a Housing Element Update Study Session to be held Wednesday, June 26, 2013, at 6 p.m. in the Council Chambers, 701 Fourth Street, Yreka, California.

The purpose of the Study Session is to receive input and respond to questions regarding requirements for updating the Housing Element of the Yreka General Plan that reflects the new State's Regional Housing Need Assessment requirements for planning period 2014-2019, and includes strategies to meet the City's current and future housing needs as required by the State of California Department of Housing and Community Development.

All interested persons are invited to attend the meeting and to participate in the study session or deliver written comments on or before 4 p.m. Wednesday, June 26, 2013, to the Yreka Planning Commission 701 Fourth Street, Yreka, CA 96097 or e-mail to [casson@ci.yreka.ca.us](mailto:casson@ci.yreka.ca.us)

If you plan to attend the study session and need a special accommodation because of a sensory or mobility impairment/disability, or would like more information, please contact Liz Casson at [casson@ci.yreka.ca.us](mailto:casson@ci.yreka.ca.us) or by telephoning (530) 841-2324.

The City of Yreka promotes fair housing and makes all programs available to low and moderate income families regardless of age, race, color, religion, sex, national origin, sexual preference, marital status, or handicap.

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**2009 HOUSING ELEMENT  
FOR THE  
CITY OF YREKA**

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November 2009

*Submitted to:*

**CITY OF YREKA**  
701 Fourth Street  
Yreka, CA 96097

**PMC<sup>®</sup>**  


*~ Adopted by City Council Resolution 2814 on November 19, 2009 ~*

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## **GOALS, POLICIES AND PROGRAMS**

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## GOALS, POLICIES AND PROGRAMS

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The Housing Element of the General Plan is a comprehensive statement by the City of Yreka of its current and future housing needs and proposed actions to facilitate the provision of housing to meet those needs at all income levels. The policies contained in this Element are an expression of the statewide housing priority to allow for the "attainment of decent housing and a suitable living environment for every Californian", as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific goals, policies, and objectives relative to the provision of housing, and to adopt an action plan toward this end. In addition, the Element identifies and analyzes housing needs and resources and constraints to meeting those needs.

The Yreka Housing Element is based on six strategic goals:

- 1) Provide a range of housing that varies sufficiently in terms of cost, design, size, location and tenure to meet the housing needs of all economic segments of the community at a level no greater than that which can be supported by the infrastructure;
- 2) Continue to promote housing for special needs groups;
- 3) Initiate all reasonable efforts to preserve, conserve and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long as physically and economically feasible;
- 4) Ensure that all persons, regardless of race, sex, cultural origin, age marital status, or physical handicaps, are provided a choice of housing locations within the community;
- 5) Pursue public and private resources available to promote diverse housing opportunities, and particularly to assist in the creation and retention of affordable housing; and
- 6) Pursue sustainable development and energy efficiency for new residential development and existing housing stock.

In accordance to State law, the Housing Element is to be consistent and compatible with other General Plan elements. Additionally, the Housing Element is to provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government code Sections 65580 through 65589) mandates the contents of the Housing Element. By law, the Housing Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement, and development of housing; and
- A program that sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

The housing program must also identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of very low-, low-, and moderate-income households; address governmental constraints to housing maintenance, improvement, and development; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

Even though the focus of the Housing Element will be on lower- and moderate-income households, the Element must also address the housing needs and policy issues for the entire community and be consistent with the adopted policies of the rest of the General Plan. Thus, the Housing Element's focus is to balance the desire of residents, maintaining neighborhood character, manage traffic, and minimize visual and other impacts of new development, while addressing the needs of low- and moderate-income households and special needs groups (such as seniors and individuals with disabilities).

## **ANALYSIS OF THE PREVIOUS HOUSING ELEMENT**

An important aspect of the Housing Element is an evaluation of achievements under the implementation programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and to which these programs continue to be relevant in addressing current and future housing needs in Yreka. The evaluation also provides the basis for recommended modifications to programs and the establishment of new objectives in the Housing Element. While many of the City's former programs were continued in this update, the order and structure of the new programs or "actions" is quite different from that of the previous document.

**Table I  
Housing Programs Implementation Summary**

<b>Program</b>	<b>Progress/Effectiveness</b>	<b>Appropriateness</b>
<p><b>Program HE.1.A</b></p> <p>Every year, as part of the annual Housing Element review the Planning Commission will review the General Plan for adequate vacant land to accommodate a variety of housing types. If a deficiency is found, steps shall be taken to change the General Plan and zoning as needed to increase the amount of available land. Have the inventory available to the public, especially the development community for their information and use.</p> <p><b>Timing:</b> Annual review of zoning and land use in a written report delivered at a public meeting.</p> <p><b>Responsibility:</b> Planning Department</p>	<p><b>Progress:</b> The City regularly updates the vacant land inventory, and did so most recently in 2008.</p> <p><b>Effectiveness:</b> This program has been effective in that it has provided the City with a valuable tool with which to monitor the supply of vacant residential land in the City. However, it has not prompted any rezonings or annexations on the part of the City due to the abundance of vacant residential land.</p>	<p>The City will continue this program in the 2009 Housing Element. (See Program HE.1.1.)</p>
<p><b>Program HE.1.B</b></p> <p>Upon submittal of residential development plans the City will encourage and support those plans which include lower income housing in areas appropriate to the needs and desires of the population it would house, and at the same time be convenient to public services. "Encourage and support" as used herein means:</p> <ul style="list-style-type: none"> <li>• Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date;</li> <li>• Consider spreading development fee costs over a 3-5 year payment period to help reduce initial impact, at time of project review;</li> <li>• Allow phasing of infrastructure whenever possible at time of project review; and</li> <li>• Any other action on the part of the City which will help to keep development costs to a minimum.</li> <li>• Provide density bonus or other concessions in accordance</li> </ul>	<p><b>Progress:</b> <del>During the planning period, two</del> affordable housing projects have been developed in the City: the Shasta Courtyards, a 61-unit family complex, and Emerald Pointe, an 81-unit senior housing complex. Further, the City approved a PUD in 2004, which established 118 residential lots that are smaller than the City's minimum lot size (5,763 sq. ft. instead of 7,000 sq. ft.). Further, these smaller lots include reduced setbacks and a narrower lot frontage. The project was approved in the hope of providing greater affordable housing opportunities.</p> <p><b>Effectiveness:</b> This program has been very effective. In total the City achieved development of 30 very low income units, 194 low income units and 9 moderate income units during the planning period, exceeding its goal of 158 new affordable units.</p>	<p>The City will continue this program in the 2009 Housing Element; however, the timing has been modified. (See Program HE.1.2.1.)</p>

Program	Progress/Effectiveness	Appropriateness
<p>with Government Code 65915.</p> <p><b>Timing:</b> 26 per year</p> <p><b>Responsibility:</b> Planning Department</p>		
<p><b>Program HE.1.C</b></p> <p>The City will encourage residential development proposals of 50 or more units to provide some affordable housing. At a minimum this might involve placing a duplex or two within the project site, or some alternative provision is made for affordable housing within the project or off-site.</p> <p><b>Timing:</b> Depends on timing of larger projects and improvement in local economy.</p> <p><b>Responsibility:</b> Planning Department</p>	<p><b>Progress:</b> Two projects, one with 61 units and another with 81 units, have been constructed. See analysis of Program HE.1.B above.</p> <p><b>Effectiveness:</b> This program has been very effective in that these two projects have resulted in greater affordable housing opportunities for the citizens of Yreka.</p>	<p>The City will continue this program in the 2009 Housing Element; however, the language of the program has been modified. (See Program HE.1.2.2.)</p>
<p><b>Program HE.1.D</b></p> <p>Encourage the development of affordable housing by maintaining low fee requirements. When fee increases are necessary, whenever possible maintain lower fees for affordable housing.</p> <p><b>Timing:</b> Update Planning Commission on fee schedule on a yearly basis</p> <p><b>Responsibility:</b> City Manager, Planning Department</p>	<p><b>Progress:</b> The City reviewed its planning permit fees in 2005 and concluded that the fees do not act as a deterrent to development. Although the fees were increased at that time, the increase is primarily a deposit against cost. Further, in order to stimulate development activity in the City during the recession, the City is currently charging only half of the total adopted municipal utility services, impact and connection fees.</p> <p><b>Effectiveness:</b> This program has been somewhat effective. While the City does not maintain lower fees for affordable housing projects, the City's fees are not prohibitive for the development of affordable housing. After all, the City of Yreka is one of the few communities in Siskiyou County that has continued to grow over the past decade. Further, much of the growth over the past five years has been the result of affordable housing projects.</p>	<p>The City will continue this program in the 2009 Housing Element. (See Program HE.1.2.3.)</p>

Program	Progress/Effectiveness	Appropriateness
<p><b>Program HE.1.E</b> Review the effectiveness of the updated zoning ordinance and make revisions if it is found the ordinance is creating unusual constraints on affordability and housing availability.</p> <p><b>Timing:</b> Part of annual Planning Commission review of Housing Element</p> <p><b>Responsibility:</b> Planning Department and Planning Commission</p>	<p><b>Progress:</b> Through the conditional use permit process, the City has approved four Low Income Housing Tax Credit apartment complexes in an area zoned for light industrial uses, two of which have been constructed and occupied. Although they are located on land zoned Light Industrial, these complexes are adjacent to existing multifamily uses. Further, there has been no evidence that the zoning ordinance has created unusual constraints on housing affordability or availability.</p> <p><b>Effectiveness:</b> This program has been very effective. The City achieved development of two tax credit apartment complexes and has approved two others to help with the availability of affordable housing.</p>	<p>The City will continue this program in the 2009 Housing Element. (See Program HE.1.3.2)</p>
<p><b>Program HE.1.F</b> Amend the Zoning Ordinance regarding the provisions of Section 65589.5(d) and (f) of the Government Code, noting that housing projects for the very low, low, and moderate income persons cannot be denied or conditioned resulting in making the project infeasible unless one of the findings of Section 65589.5(d)(1) through (6) can be made.</p> <p><b>Timing:</b> Fall of 2004</p> <p><b>Responsibility:</b> Planning Department and Planning Commission</p>	<p><b>Progress:</b> The City has yet to amend the Zoning Ordinance; however, no housing projects have been denied or conditioned such that they have been made infeasible.</p> <p><b>Effectiveness:</b> This program has not yet been implemented.</p>	<p>The City will continue this program in the 2009 Housing Element; however, the timing has been modified. (See Program HE.1.3.3.)</p>
<p><b>Program HE.1.G</b> Review Government Code Section requirements for density bonuses and make revisions to the Zoning Ordinance as necessary to comply, increasing the opportunity for affordable housing, and provide public handout regarding the density program to be available at City Hall.</p> <p><b>Timing:</b> Fall of 2004</p>	<p><b>Progress:</b> The City has yet to amend the Zoning Ordinance; however, the City typically utilizes PUDs to allow for greater flexibility in densities. See analysis of Program HE.1.B.</p> <p><b>Effectiveness:</b> This program has not yet been implemented.</p>	<p>The City will continue this program in the 2009 Housing Element; however, the language of the program has been modified. (See Program HE.1.2.4.)</p>

Program	Progress/Effectiveness	Appropriateness
<b>Responsibility:</b> Planning Department and Planning Commission		
<b>Program HE.1.H</b> Encourage the construction of transient housing for persons who typically reside along Yreka Creek, by public or non-profit entities. <b>Timing:</b> 2004-2006 <b>Responsibility:</b> City Manager and Planning Department	<b>Progress:</b> The City has continued to meet with a special interest group "Lane Street Effort" to facilitate a relocation of homeless individuals in the City of Yreka. <b>Effectiveness:</b> This program has only been moderately effective as many of the homeless continue to live outdoors during the summer months, though this appears to be by choice. Further, the Lane Street Effort underwent renovations for a short period that resulted in the temporary displacement of homeless persons from that facility.	The City will continue this program in the 2009 Housing Element. However, it has been expanded to address all homeless persons in the City, not just those who reside along Yreka Creek, and the timing has been modified. (See Program HE.1.2.8.)
<b>Program HE.1.I</b> Encourage the participation of groups interested in housing in the annual Planning Commission review of the Housing Element. This will occur through public notice and normal contact and solicitation of participation with local agencies and interest groups. <b>Timing:</b> 2004-2008 (Annually) <b>Responsibility:</b> Planning Department	<b>Progress:</b> The City provides notice to the public prior to the Planning Commission's annual review of the Housing Element. <b>Effectiveness:</b> This program has been somewhat effective. Although notice is given to the public prior to the Planning Commission review, public participation has been limited.	The City will continue this program in the 2009 Housing Element; however, the language of the program has been modified. (See Program HE.1.2.9.)
<b>Program HE.1.J</b> Monitor the Conditional Use Permit process on multifamily applications to determine whether the process is a deterrent to construction of affordable multifamily housing. During the annual report to the Planning Commission, an assessment shall be made of multifamily projects considered during the year. If it is determined that requiring Conditional Use Permit process is in fact acting as a deterrent to providing affordable housing, the City will reconsider its position on this matter and take the steps necessary to remove any constraints the process may be causing.	<b>Progress:</b> During annual progress reports to the Planning Commission, assessments are made of the multifamily projects proposed during the prior year. So far, use permits have not proven to be a constraint to development as they are processed fairly quickly. <b>Effectiveness:</b> This program has been moderately effective in that it has provided the City with a tool to monitor potential impacts of its Zoning Ordinance on development proposals.	The City will continue this program in the 2009 Housing Element; however, the timing has been modified. (See Program HE.1.3.1.)

Program	Progress/Effectiveness	Appropriateness
<p><b>Timing:</b> 2004-2008 (Annually)</p> <p><b>Responsibility:</b> Planning Department and Planning Commission</p>		
<p><b>Program HE.2.A</b></p> <p>Continue the rehabilitation of substandard residential units and removal and replacement of dilapidated units, using all available State and Federal subsidies and programs for the lower income residents for both owner and rental units.</p> <p><b>Timing:</b> Continuing effort annually</p> <p><b>Responsibility:</b> City Manager and Planning Department</p>	<p><b>Progress:</b></p> <p>The rehabilitation and replacement of dilapidated units in the City continues. Most recently the Planning Commission made the finding and order of public nuisance and abatement on a property that was subsequently demolished. The property owner has since submitted and the City has approved a parcel map to divide the parcel into three smaller lots that could reasonably accommodate affordable housing.</p> <p><b>Effectiveness:</b></p> <p>This program has been effective. Units requiring rehabilitation are often rehabilitated through CDBG grants administered by Great Northern Corporation and units requiring demolition are addressed through Code enforcement.</p>	<p>The City will continue this program in the 2009 Housing Element; however, the language of the program has been modified. (See Program HE.3.1.1.)</p>
<p><b>Program HE.2.B</b></p> <p>Continue to encourage rehabilitation of historic residential structures within the City and to assist in application procedures for inclusion on the historic register. Provide annual City recognition of well done rehabilitated historic dwellings.</p> <p><b>Timing:</b> Continuous</p> <p><b>Responsibility:</b> Yreka Historic District and Landmarks Commission.</p>	<p><b>Progress:</b></p> <p>The City continues to provide information for inclusion of historic buildings on the historic register. During 2006, three buildings located in the Historic District received repairs in excess of \$2,000. Further, the City adopted a Mills Act Ordinance in 2008 to encourage the preservation of historic residential structures.</p> <p><b>Effectiveness:</b></p> <p>This program has been very effective as a number of historic residential structures have been rehabilitated in the past few years.</p>	<p>The City will continue this program in the 2009 Housing Element. (See Program HE.3.1.2.)</p>
<p><b>Program HE.2.C</b></p> <p>Through meetings with local bank officials, encourage them to establish a revolving low interest loan fund to aid in the rehabilitation of Yreka's housing.</p>	<p><b>Progress:</b></p> <p>Although the City has not engaged local banks, the City has approximately \$374,625 that can be provided in the form of low interest loans for the rehabilitation housing.</p>	<p>The City will eliminate this program from the 2009 Housing Element.</p>

Program	Progress/Effectiveness	Appropriateness
<p><b>Timing:</b> Meet with banks in 2004. If successful have funds available in 2005.</p> <p><b>Responsibility:</b> City Manager</p>	<p><b>Effectiveness:</b> While this program has not been implemented, funding has been made available to rehabilitate housing in the City.</p>	
<p><b>Program HE.2.D</b> Maintain community character through review of standards in the Zoning Ordinance for permitted uses which will help to insure compatibility with adjacent uses.</p> <p><b>Timing:</b> Annual Planning Commission review of Housing Element</p> <p><b>Responsibility:</b> Planning Department and Planning Commission</p>	<p><b>Progress:</b> The City completely revised its Zoning Ordinance in February 2004. Since that time it has been regularly monitored to see if further modifications are necessary.</p> <p><b>Effectiveness:</b> This program has been effective in that the Zoning Ordinance received a substantial update in 2004 with considerable consideration given to the compatibility of adjacent uses.</p>	<p>The City will continue this program in the 2009 Housing Element. (See Program HE.3.1.4.)</p>
<p><b>Program HE.2.E</b> Code enforcement by the City's departments as a means to maintain safe and decent housing.</p> <p><b>Timing:</b> Continuous</p> <p><b>Responsibility:</b> Building Department</p>	<p><b>Progress:</b> The City has promptly responded to complaints from residents. In addition the City has been vigilant about and taken action on violations with the City.</p> <p><b>Effectiveness:</b> This program has been highly effective in that several violations were remedied over the course of the prior planning period.</p>	<p>The City will continue this program in the 2009 Housing Element; however, the language of the program has been modified. (See Program HE.3.1.5.)</p>
<p><b>Program HE.2.F</b> Periodic review by Planning Commission and City Council of residential areas needing improvements. This review could identify needed code enforcement, improved City infrastructure, or the opportunity to obtain financing for improvements.</p> <p><b>Timing:</b> Continuous</p> <p><b>Responsibility:</b> Planning Department</p>	<p><b>Progress:</b> While an official program has not been established, the residential areas are regularly "monitored" by the Planning Commission, City Council and staff due to the small size of the community. Further, as the City becomes aware of issues needing attention, they are promptly addressed.</p> <p><b>Effectiveness:</b> This program has been somewhat effective. While issues are addressed by the City as they arise, this is primarily the result of living in a small community rather than active implementation of the program.</p>	<p>The City will continue this program in the 2009 Housing Element; however, the language of the program has been modified. (See Program HE.3.1.6.)</p>

Program	Progress/Effectiveness	Appropriateness
<p><b>Program HE.2.G</b>  Maintain affordable units. The City will maintain a list of all non-profit organizations interested in the retention and construction of affordable housing. The City will respond to the property owner on any Federal or State notices including Notice of Intent to Pre-pay, owner Plans of Action, or Opt-Out Notices files on local projects. The City will meet with and assist those organizations desiring to maintain affordable housing in the City.</p> <p><b>Timing:</b>  As needed</p> <p><b>Responsibility:</b>  City Manager and City Planning Staff</p>	<p><b>Progress:</b>  Since the 2003 update of the Housing Element, 89 at-risk affordable housing units have been preserved. Further, the City will continue to meet with and assist those organizations desiring to maintain affordable housing in the City.</p> <p><b>Effectiveness:</b>  This program has been very effective in that at-risk housing is often preserved with the City actively pursuing options to make this possible.</p>	<p>The City will continue this program in the 2009 Housing Element. (See Program HE.1.2.5.)</p>
<p><b>Program HE.2.H</b>  Search for gap funding for projects that may be at risk during the course of the planning period, including CBDG, California Housing Finance Agency, State HCD, etc.</p> <p><b>Timing:</b>  2008 at earliest</p> <p><b>Responsibility:</b>  City Manager</p>	<p><b>Progress:</b>  On an ongoing basis, and when necessary, the City actively pursues gap funding to help maintain at-risk housing.</p> <p><b>Effectiveness:</b>  This program has been somewhat effective. While a number of units have been successfully preserved during the prior planning period, grant funding is often limited and highly competitive.</p>	<p>The City will continue this program in the 2009 Housing Element; however, the timing has been modified. (See Program HE.1.2.6.)</p>
<p><b>Program HE.2.I</b>  Identify and maintain a list of qualified entities interested in participating in the offer of Opportunity to Purchase and Right of First Refusal (Per Govt. Code 65863.11)</p> <p><b>Timing:</b>  As needed</p> <p><b>Responsibility:</b>  City Manager</p>	<p><b>Progress:</b>  Although a number of non-profit housing organizations have been identified, the City continues to look for additional organizations capable of preserving at-risk units.</p> <p><b>Effectiveness:</b>  This program has been effective in that a number of non-profit organizations have been identified that are capable of preserving affordable housing opportunities in the City.</p>	<p>The City will continue this program in the 2009 Housing Element. (See Program HE.1.2.7.)</p>

Program	Progress/Effectiveness	Appropriateness
<p><b>Program HE.3.A</b> Promote the use of energy conservation measures in all housing through the use of public and private weatherization programs.</p> <p><b>Timing:</b> Continuous</p> <p><b>Responsibility:</b> Building Department</p>	<p><b>Progress:</b> The City has instituted a city-wide newsletter to disseminate information on energy conservation programs.</p> <p><b>Effectiveness:</b> This program has been very effective. Great Northern Corporation, a local non-profit that manages the local weatherization program, estimates that approximately 120 households have been assisted in the City over the past five years.</p>	<p>The City will continue this program in the 2009 Housing Element. (See Program HE.6.1.1.)</p>
<p><b>Program HE.3.B</b> Review City policies and programs to encourage conservation of energy in design and housing rehabilitation.</p> <p><b>Timing:</b> 2004</p> <p><b>Responsibility:</b> Building Department</p>	<p><b>Progress:</b> While there have been no changes to City policies and programs as a result, residential construction projects are required to incorporate energy conservation measures in their design and construction through the City's enforcement of the California Building Code and Title 24 of the California Code of Regulations. Further, rehab projects using grant funding are required to incorporate energy conservation measures into their design as well.</p> <p><b>Effectiveness:</b> While the City has not amended its policies and programs with regard to energy conservation, the goal of the program is being accomplished.</p>	<p>Because energy conservation is effectively addressed by Title 24, the City will eliminate this program from the 2009 Housing Element.</p>
<p><b>Program HE.4.A</b> The City will enforce applicable Federal and State laws on a continuous basis. The City will continue to refer those persons with housing discrimination complaints to the appropriate local, State, or Federal agency. The City will obtain posters from the California Department of Fair Employment and Housing to be placed in City Hall and the public library and other public buildings to assist those with discrimination complaints.</p> <p><b>Timing:</b> Continuous</p> <p><b>Responsibility:</b> City Manager</p>	<p><b>Progress:</b> The City has obtained posters from the California Department of Fair Employment and Housing and posted them at City Hall to assist those with discrimination complaints. As complaints are received, individuals are directed to the appropriate agency.</p> <p><b>Effectiveness:</b> This program has been effective in that individuals are better informed of their rights and are referred to the proper agency in order to address their complaints.</p>	<p>The City will continue this program in the 2009 Housing Element; however, the language of the program has been modified. (See Program HE.4.1.1.)</p>

Program	Progress/Effectiveness	Appropriateness
<p><b>Program HE.4.B</b> Provide a referral service to those who handle complaints against discrimination. Such complaints are to be filed with the City Manager.</p> <p><b>Timing:</b> Continuous</p> <p><b>Responsibility:</b> City Manager</p>	<p><b>Progress:</b> The City has provided referral as necessary and will continue to do so.</p> <p><b>Effectiveness:</b> This program has been effective. See analysis of Program HE.4.A above.</p>	<p>The City will continue this program in the 2009 Housing Element. (See Program HE.4.1.3.)</p>
<p><b>Program HE.4.C</b> Building permit processing and inspections for individuals with disabilities shall be given a high priority.</p> <p><b>Timing:</b> As needed</p> <p><b>Responsibility:</b> Building Department and Planning Department</p>	<p><b>Progress:</b> Because there has been so little development activity in the City over the past five years, all projects have received "priority" service. Nevertheless, it has been and continues to be the policy of the Building and Planning Departments to grant priority service to individuals with disabilities.</p> <p><b>Effectiveness:</b> This project has been effective in that the Building and Planning Departments provide priority service to individuals with disabilities.</p>	<p>The City will continue this program in the 2009 Housing Element. (See Program HE.2.1.1.)</p>
<p><b>Program HE.4.D</b> Where possible, without creating liability for the City and not creating an impact on the neighborhood, the Zoning Ordinance and Building Codes will be amended giving the City Manager authority to make minor modifications of the Codes as may be desirable to accommodate the particular needs of the handicapped and disabled.</p> <p><b>Timing:</b> 2004</p> <p><b>Responsibility:</b> City Manager, Planning Department and Planning Commission</p>	<p><b>Progress:</b> This program has not yet been fully implemented. The City is currently in the process of reviewing the Codes to see where greater flexibility can be provided, as well as what the particular needs are that might be addressed.</p> <p><b>Effectiveness:</b> As this program is in progress of being implemented, this program has not yet proven effective.</p>	<p>The City will continue this program in the 2009 Housing Element; however, the timing has been modified. (See Program HE.2.1.2.)</p>

Program	Progress/Effectiveness	Appropriateness
<p><b>Program HE.4.E</b></p> <p>Should it be determined that modifications noted in HE.4.D above are not minor, but significant and could have an impact on the neighborhood, and a Variance must be processed, the Planning Commission will be advised that they must balance the standard requirements for a Variance with the provisions of the Federal Fair Housing Act and the California Employment and Housing Act.</p> <p><b>Timing:</b> When applications are submitted</p> <p><b>Responsibility:</b> Planning Department and Planning Commission</p>	<p><b>Progress:</b> The City implements this program when appropriate applications are submitted. As variances are requested, the Planning Commission is made aware of special needs that may be present.</p> <p><b>Effectiveness:</b> This program has proven moderately effective as a few applications have been processed.</p>	<p>The City will continue this program in the 2009 Housing Element. (See Program 2.1.3.)</p>
<p><b>Program HE.4.F</b></p> <p>To provide reasonable accommodation to the handicapped and disabled, upon applying for building permits, applicants will be given an information sheet which describes the accommodations noted in Programs HE.4.C, HE.4.D, and HE.4.E above, plus other accommodations already existing in City Codes, such as modification of parking (Section 16.54.150(B) in proposed Zoning Ordinance update).</p> <p><b>Timing:</b> Fall 2004</p> <p><b>Responsibility:</b> Planning and Building Departments</p>	<p><b>Progress:</b> The City is pursuing the preparation of an information sheet outlining what accommodations may be available to help them in the permit process. This information sheet will be made readily available to disabled and handicapped individuals.</p> <p><b>Effectiveness:</b> This program has not yet proven effective as the information sheet has yet to be completed.</p>	<p>The City will continue this program in the 2009 Housing Element, however, the language and timing of the program has been modified slightly. (See Program HE.2.1.4.)</p>

**Goal HE.1** – Provide a range of housing that varies sufficiently in terms of cost, design, size, location and tenure to meet the housing needs of all economic segments of the community at a level no greater than that which can be supported by the infrastructure.

**Policy HE.1.1.** Review the General Plan and zoning map on an annual basis to determine the availability of suitable vacant land to accommodate a variety of housing types. To reduce the impact that availability may have on the cost of vacant single-family and multifamily land, an adequate inventory of these lands shall be available at any time to serve five years of projected growth.

**Program HE.1.1.1:** Every year, as part of the annual Housing Element review, the Planning Commission will review the City's vacant land inventory with the objective of ensuring that the City can accommodate a variety of housing types. If a deficiency is found, steps shall be taken to change the General Plan and zoning as needed to increase the amount of available land. Have the inventory available to the public, especially the development community for their information and use.

Responsibility: Planning Department

Financing: General Fund

Timing: Annually

**Policy HE.1.2.** The City will encourage housing suitable to a variety of income levels and household sizes and types.

**Program HE.1.2.1:** Upon submittal of residential development plans, the City will encourage and support those plans which include lower income housing in areas appropriate to the needs and desires of the population it would house, and at the same time be convenient to public services. "Encourage and support" as used herein means:

- Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date;
- Consider spreading development fee costs over a 3-5 year payment period to help reduce initial impact, at time of project review;
- Provide density bonus or other concessions in accordance with Government Code §65915;
- Allow phasing of infrastructure whenever possible at time of project review; and
- Any other action on the part of the City which will help to keep development costs to a minimum.

Responsibility: Planning Department

Financing: General Fund

Timing: Continuous

**Program HE.1.2.2:** The City will encourage developers of large residential subdivisions (i.e., 50 or more units) to provide some affordable housing. At a minimum, this may entail encouraging developers to incorporate duplexes, triplexes, townhouses, or other affordable

housing product. This may be accomplished by offering incentives similar to those outlined in Program HE.1.2.1.

Responsibility: Planning Department

Financing: Private development

Timing: As residential development proposals of 50 or more units are submitted

**Program HE.1.2.3:** Encourage the development of affordable housing by maintaining low fee requirements. When fee increases are necessary, maintain lower fees for affordable housing whenever possible.

Responsibility: City Manager, Planning Department

Financing: General Fund, Grants for infrastructure

Timing: Update Planning Commission on fee schedule on a yearly basis

**Program HE.1.2.4:** Review Government Code Section requirements for density bonuses and make revisions to the Zoning Ordinance as necessary to comply.

Responsibility: Planning Department, Planning Commission

Financing: General Fund

Timing: August 2010

**Program HE.1.2.5:** Maintain affordable units. The City will maintain a list of all non-profit organizations interested in the retention and construction of affordable housing. The City will respond to the property owner on any federal or state notices including Notice of Intent to Pre-pay, owner Plans of Action, or Opt-Out Notices, files on local projects. The City will meet with and assist those organizations desiring to maintain affordable housing in the City.

Responsibility: City Manager, Planning Department

Financing: General Fund

Timing: As needed

**Program HE.1.2.6:** Search for gap funding for projects that may be at-risk during the course of the planning period, including CDBG, California Housing Finance Agency, HCD, etc.

Responsibility: City Manager

Financing: Grants and/or loans

Timing: As needed

**Program HE.1.2.7:** Identify and maintain a list of qualified entities interested in participating in the offer of Opportunity to Purchase and Right of First Refusal (Per Govt. Code 65863.11)

Responsibility: City Manager

Financing: General Fund

Timing: As needed

**Program HE.1.2.8:** The City shall encourage and support non-profit organizations in their applications for State and Federal funding necessary to acquire and/or operate homeless shelters and/or transitional housing in the City. Encourage and support as used herein includes, but is not limited to, coordinating with non-profit organizations and other public and private agencies in order to apply for emergency housing funds available from the Department of Housing and Community Development.

Responsibility: City Manager, Planning Department

Financing: CDBG or other grant funds

Timing: Ongoing

**Program HE.1.2.9:** In order to increase public input and support of the City's housing programs, the City will encourage the participation of groups interested in housing in the annual Planning Commission review of the Housing Element. This will occur through public notice and normal contact and solicitation of participation with local agencies and interest groups.

Responsibility: Planning Department

Financing: General Fund

Timing: Annually

**Program HE.1.2.10:** Pursuant to Government Code § 65589.7, the City will develop specific procedures to grant priority sewer and water service to those residential developments that include units affordable to lower income households.

Responsibility: Public Works Department

Financing: General Fund

Timing: August 2010

**Policy HE.1.3.** Ensure that the City's development standards and/or processing requirements are not a constraint to the development of affordable housing.

**Program HE.1.3.1:** Monitor the Conditional Use Permit process on multifamily applications to determine whether the process is a deterrent to construction of affordable multifamily housing. During the annual report to the Planning Commission, an assessment shall be made of multifamily projects considered during the year. If it is determined that requiring Conditional Use Permit process is in fact acting as a deterrent to providing affordable housing, the City will reconsider its position on this matter and take the steps necessary to remove any constraints the process may be causing.

Responsibility: Planning Department, Planning Commission

Financing: General Fund

Timing: Annually

**Program HE.1.3.2:** Review the effectiveness of the updated zoning ordinance and make revisions if it is found the ordinance is creating unusual constraints on affordability and housing availability.

Responsibility: Planning Department, Planning Commission

Financing: General Fund

Timing: Annually

**Program HE.1.3.3:** Amend the Zoning Ordinance regarding the provisions of Section 65589.5(d) and (f) of the Government Code, noting that housing projects for the very low-, low-, and moderate-income persons cannot be denied or conditioned resulting in making the project infeasible unless one of the findings of Section 65589(d)1-6 can be made.

Responsibility: Planning Department, Planning Commission

Financing: General Fund

Timing: August 2010

**Policy HE.1.4.** Increase ownership opportunities for prospective first-time homebuyers through mitigation of land costs and/or financial assistance.

**Program HE.1.4.1:** Maintain residential zoning districts and development standards that encourage the development of single-family housing products that are affordable to first-time homebuyers while continuing to participate in the HOME Program as Notices for Funding Available (NOFAs) are released.

Responsibility: City Manager, Planning Department

Financing: General Fund

Timing: Ongoing; Apply for HOME funds as NOFA's are released.

**Goal HE.2** - Continue to promote housing for special needs groups.

**Policy HE.2.1.** Encourage programs that will address the needs for housing and programs for senior citizens, large families, disabled persons, single parent families, extremely low- income and the homeless.

**Program HE.2.1.1:** Building permit processing and inspections for individuals with disabilities shall be given a high priority.

Responsibility: Building Department, Planning Department

Financing: General Fund

Timing: As needed

**Program HE.2.1.2:** The City will establish reasonable accommodations in rules, policies, practices and procedures that may be necessary to ensure persons with disabilities equal access to housing.

Responsibility: City Manager, Planning Department, Planning Commission

Financing: General Fund

Timing: August 2010

**Program HE.2.1.3:** Should an applicant request accommodations beyond those referenced in Program HE.2.1.2, and a Variance must be processed, the Planning Commission will be advised that they should balance the standard requirements for a Variance with the provisions of the federal Fair Housing Act and the California Employment and Housing Act.

Responsibility: Planning Department, Planning Commission

Financing: General Fund

Timing: When applications are submitted

**Program HE.2.1.4:** To provide reasonable accommodation to the handicapped and disabled, upon applying for building permits, applicants will be given an information sheet which describes the accommodations noted in Programs HE.2.1.1, HE.2.1.2, and HE.2.1.3 above, plus other accommodations already existing in City Codes, such as modification of parking (Section 16.54.140(B) of the Zoning Ordinance).

Responsibility: Planning Department, Building Department

Financing: General Fund

Timing: As needed

**Program HE.2.1.5:** Work closely with qualified developers of new multifamily housing that includes affordable four and five bedroom units. The City will offer expedited review process and technical assistance for projects that include four and five bedroom units.

Responsibility: Planning Department

Financing: General Fund

Timing: As projects are proposed

**Program HE.2.1.6:** Conform to the codes and standards related to access for disabled persons and facilitate the modification of existing facilities, where necessary, through the granting of reasonable accommodations to persons with disabilities.

Responsibility: Planning Department, Code Enforcement

Financing: General Fund, Grant Funding

Timing: Ongoing

**Program HE.2.1.7:** Continue to follow federal ADA guidelines for the development of disabled units.

Responsibility: Building Department

Financing: General Fund

Timing: Ongoing

**Program HE.2.1.8:** In order to facilitate housing for extremely low-income persons, the City will amend the Zoning Ordinance to clarify the definition of single-room occupancy units, as well as describe specific development standards for these units.

Responsibility: Planning Department

Financing: General Fund

Timing: August 2010

**Program HE.2.1.9:** Pursuant to SB 2, the City will amend the Zoning Ordinance to include separate definitions of "supportive housing", "transitional housing" and "emergency shelters" consistent with Sections 50675.14, 50675.2 and 50801 of the California Health and Safety Code. The City will also amend the Zoning Ordinance to allow transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements. Further, the City will amend the Zoning Ordinance to allow emergency shelters by right in the Light Industrial zone.

Responsibility: Planning Department, Planning Commission

Financing: General Fund

Timing: August 2010

**Program HE.2.1.10:** Continue to allow Group Care Facilities for six or fewer persons in all residential zones including single-family zones in compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08. Amend the Zoning Ordinance to allow group care facilities for more than six persons by conditional use permit in the Medium Density Residential (R-2), High Density Residential (R-3), Commercial Downtown (C-2) and Commercial Highway (CH) zones. This will allow for the development of a range of assisted care housing for adults who have limited self-care abilities by ensuring appropriate zoning for all ranges of housing from group housing to independent living with services on-site for institutional care facilities. Also to ensure compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, the amendment will clarify the definitions of "group residential" and "group care facility". The definition of group care facility must distinguish between facilities for six or fewer persons and for larger facilities for more than six persons. Facilities for six and fewer persons must not be treated differently than other by-right single-family housing uses and may not require them to obtain conditional use permits or variances that are not required of other family dwellings.

Responsibility: Planning Department, Planning Commission

Financing: General Fund

Timing: August 2010

**Program HE.2.1.11:** In order to help meet the needs of extremely low-income households, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of single-room occupancy units or other units affordable to the extremely low-income.

Responsibility: Planning Department, Planning Commission, City Council

Financing: Grant Funding

Timing: Whenever housing for the extremely-low income is proposed

**Goal HE.3** - Initiate all reasonable efforts to preserve, conserve and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City's existing housing resources for as long as physically and economically feasible.

**Policy HE.3.1.** Maintain and conserve the existing structurally sound housing supply in a safe and serviceable condition while eliminating housing deficiencies and preventing further deterioration.

**Program HE.3.1.1:** With the goal of assisting five homeowners over the next five years. The City will continue to provide loans to homeowners in existing owner-occupied residences, using state and federal subsidies, for the rehabilitation of their property or for the removal and replacement of dilapidated units.

Responsibility: City Manager, Planning Department and Building Department

Financing: CDBG, CHFA, HOME, low interest home equity loans offered by the City

Timing: Five units per year between 2009 and 2014

**Program HE.3.1.2:** Continue to encourage rehabilitation of historic residential structures within the City through Mills Act contracts, as well as assist in application procedures for the inclusion of structures on the historic register. Provide annual City recognition of well done rehabilitated historic dwellings.

Responsibility: Planning Department and Yreka Historic District and Landmarks Commission.

Financing: General Fund

Timing: Ongoing

**Program HE.3.1.3:** Maintain community character through review of standards in the Zoning Ordinance for permitted uses which will help to insure compatibility with adjacent uses.

Responsibility: Planning Department

Financing: General Fund

Timing: Annually

**Program HE.3.1.4:** Give code enforcement a high priority and provide adequate funding and staffing to support code enforcement programs.

Responsibility: City Manager, Planning Department

Financing: General Fund

Timing: Ongoing

**Program HE.3.1.5:** Utilize the code enforcement program as a means of keeping track of the condition of the City's housing stock. This, along with periodic review by Planning Commission and City Council of residential areas needing improvements, could identify needed code enforcement, necessary improvements to City infrastructure, and/or the opportunity to obtain financing for improvements.

Responsibility: Planning Department

Financing: General Fund

Timing: Ongoing

**Goal HE.4** – Ensure that all persons, regardless of race, sex, cultural origin, age marital status, or physical handicaps, are provided a choice of housing locations within the community.

**Policy HE.4.1.** Eliminate arbitrary housing discrimination based on race, color, religion, sex, national origin, ancestry, marital status, age, household composition or size, or any other arbitrary factor.

**Program HE.4.1.1:** Support the enforcement of the Fair Housing Laws to protect against housing discrimination, provide adequate information about renters' rights, and promote equal housing opportunity.

Responsibility: City Manager

Financing: General Fund

Timing: Ongoing

**Program HE.4.1.2:** Continue to make information on Fair Housing available to the public, such as through the posting of Fair Housing information in City Hall, the public library, other public buildings, the Senior Center and on bulletin boards at existing apartment complexes.

Responsibility: City Manager, Planning Department

Financing: General Fund

Timing: Ongoing

**Program HE.4.1.3:** Provide a referral service to those who handle complaints against discrimination. Such complaints are to be filed with the City Manager.

Responsibility: City Manager

Financing: General Fund

Timing: As complaints are received

**Goal HE.5** - Pursue public and private resources available to promote diverse housing opportunities, and particularly to assist in the creation and retention of affordable housing.

**Policy HE.5.1.** Support the continuation and expansion of federal housing assistance programs for extremely low-, very low-, low- and moderate-income households. Provide information regarding housing assistance to qualified extremely low-, very low-, low- and moderate-income households. Information on all housing assistance programs will be readily available at the front counter of City Hall, the Senior Center and public library.

**Program HE.5.1.1:** Continue to allocate HOME and CDBG funds to direct housing-related programs.

Responsibility: City Manager, Planning Department

Financing: HOME, CDBG, General Fund

Timing: As grants are received

**Program HE.5.1.2:** Encourage local builders to provide sufficient housing stock for participants in first-time homebuyer and other "below market rate" home purchase programs through incentives such as those outlined in Program HE.1.2.1.

Responsibility: Planning Department, City Manager

Financing: General Fund

Timing: As development projects are proposed

**Program HE.5.1.3:** As practicable, provide technical assistance to developers, nonprofit organizations, or other qualified private sector interests in the application and development of projects for federal and state housing programs/grants. The City will accomplish this by notifying developers of available funding and other incentives as funding becomes available.

Responsibility: Planning Department, City Manager

Financing: General Fund

Timing: As funding becomes available

**Policy HE.5.2.** Explore ways to finance, staff and support local community revitalization and housing rehabilitation programs, senior citizens home-repair, energy-conservation, weatherization and self-help preventive maintenance programs.

**Program HE.5.2.1:** Continue to support staff efforts to expand upon their housing knowledge base. Set aside funds for staff to be involved in classes, conferences and training opportunities that will ensure that they are up-to-date on the latest housing and community development trends, strategies and funding sources. Also, maintain membership and remain on mailing lists for all relevant housing related state departments and organizations.

Responsibility: Planning Department, City Manager

Financing: General Fund

Timing: Annually, Ongoing

**Policy HE.5.3.** Actively pursue the preservation of subsidized housing when projects are at-risk of conversion to market rates.

**Program HE.5.3.1:** Establish a biennial monitoring program to identify assisted at-risk units of losing their affordability subsidies or requirements.

Responsibility: Planning Department and Finance Department

Financing: General Fund

Timing: August 2010

**Goal HE.6** – Pursue sustainable development and energy efficiency for new residential development and existing housing stock.

**Policy HE.6.1.** Promote the use of energy conservation measures in all housing, including very low, low and moderate income housing.

**Program HE.6.1.1:** Promote the use of energy conservation measures in all housing through the use of public and private weatherization programs.

Responsibility: Building Department

Financing: Private and Government funds

Timing: Ongoing

**Program HE.6.1.2:** Provide information on currently available weatherization and energy conservation programs to residents of the City. The City will have information available for the public at the front counter of City Hall and will distribute information through an annual mailing.

Responsibility: Planning Department, Building Department

Financing: General Fund

Timing: Mailings annually, Ongoing

**Program HE.6.1.3:** Continue to enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and Specific Plans as appropriate.

Responsibility: Planning Department, Building Department

Financing: General Fund

Timing: Ongoing

## QUANTIFIED OBJECTIVES

**Table 2** summarizes Yreka's quantified objectives for the 2009 through 2014 Housing Element planning period. These objectives represent a reasonable expectation of the maximum number of new housing units that will be developed and conserved and the households that will be assisted over the next planning period based on policies and programs in this document.

**Table 2**  
**Quantified Objectives 2009-2014**

	Income Category					TOTAL
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction	14	15	20	19	50	117
Rehabilitation	2	2	2	0	0	6
Housing Choice Vouchers	26	22	20	0	0	68
Total	42	39	42	19	50	191

*Note: The City has not established an objective for the preservation of affordable housing as there are no units at-risk of conversion during the current planning period.*

## PUBLIC PARTICIPATION

State law requires jurisdictions to make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element. The Housing Element was developed through the combined efforts of City Staff, the Planning Commission, the City Council and the City's consultant. Public input was solicited during a public workshop on February 4, 2009. Two weeks prior to the workshop, a public notice was mailed to a number of special interest groups, including: affordable housing developments in the City; senior housing in the City; two regional homeless shelters; local tribal authorities; local school districts; non-profit organizations that represent housing interests and special needs populations; local realtors; and various County government departments that provide social services. The notice was also published in the newspaper, and posted at City Hall at least ten days prior to the workshop. Despite these efforts, there was limited public attendance at the workshop and no comments were received. The City also held public hearings with the Planning Commission and City Council during review of the draft. In an effort to allow all economic segments of the community to comment on the Draft Housing Element, the City placed review copies at City Hall for approximately 60 days. Once again, public response was limited. Nevertheless, it has been the intention of the City to incorporate all public comments and concerns into the body of the document where appropriate.

## GENERAL PLAN CONSISTENCY

State law requires that the Housing Element contain a statement of "the means by which consistency will be achieved with other general plan elements and community goals" (California Government Code, Section 65583[c] [6] [B]). This requires an evaluation of two primary characteristics: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element and 2) an identification

of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements. The 2002-2022 General Plan (adopted 2003) contains several elements with policies related to housing. A review of the other General Plan elements demonstrates consistency with all other policies and programs. The City will maintain this consistency in the future by ensuring general plan amendments are evaluated for consistency with all other General Plan elements.

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**APPENDIX A**

**HOUSING NEEDS ASSESSMENT**

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## APPENDIX A - HOUSING NEEDS ASSESSMENT

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The Housing Needs Assessment provides a demographic profile of the City by analyzing the following types of information: population trends, household income and poverty, special housing needs, housing characteristics, costs and conditions, constraints to development, and resources and opportunities.

The United States Census, which is completed every ten years, is an important source of information for the Housing Needs Assessment. It provides the most reliable and in-depth data for demographic characteristics of a locality. The State Department of Finance (DOF) is another source of valuable data that is more current than the Census. However, DOF does not provide the depth of information that can be found within the U.S. Census Bureau reports. Whenever possible, DOF data and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community. The data presented in the Housing Needs Assessment will not only guide the development of housing goals and policies, but will also be integrated into the body of the Housing Element to present the current status of housing and housing-related issues in the City of Yreka. Definitions of the various U.S. Census Bureau terms that are used throughout this document have been included in **Appendix C** for clarification.

The needs assessment is organized into three main sections. The first section focuses on demographic information, such as population trends, ethnicity, age, household composition, income, employment, housing characteristics, general housing needs by income, and housing needs for special segments of the population. This first section outlines the characteristics of the community and identifies those characteristics that may have significant impacts on housing needs in the community.

The second section identifies possible governmental and non-governmental constraints to housing development in Yreka. The City has planning, zoning, and building standards that guide and affect residential development patterns and influence housing availability and affordability. There are also environmental and housing market conditions that affect the location, availability, affordability, and type of housing that is constructed. The "non-governmental" influences include such factors as: the availability and cost of financing, land and materials for building homes; natural conditions that affect the cost of preparing and developing land for housing; and the business decisions of individuals and organizations in home building, finance, real estate, and rental housing that impact housing cost and availability.

The third section identifies the resources and opportunities for affordable housing in the City, which includes an inventory of adequate sites for affordable housing, funding resources and a description of the current housing programs that work to provide affordable housing to the residents of Yreka.

### SUMMARY OF FINDINGS

#### POPULATION AND HOUSEHOLD CHARACTERISTICS

The City of Yreka's population increased by approximately five percent between 1990 and 2000 and by approximately two percent between 2000 and 2008. The City is expected to continue to grow at a relatively slow rate for the duration of the current planning period. According to the 2000 Census, Caucasians comprise the majority of the City (86.6 percent), followed by American Indian or Alaska Natives (6.0 percent).

The City's median income increased by approximately 25 percent between 1990 and 2000, but more than one-third of its households have incomes below the low income ceiling (34.8 percent). The City's poverty rate is 21 percent and almost half of those in poverty reside in female-headed single-parent households (46.3 percent). As of August 2008, the unemployment rate is 6.1 percent, which is lower than either the County's rate (8.8 percent) or the State's rate (7.6 percent). Of the five fastest growing occupations in the region, only one earns more than the median income.

## SPECIAL NEEDS HOUSING

Between 1990 and 2000, the retirement age group (55 to 64) grew by approximately 21 percent, which implies an increasing need for housing for seniors with varying housing requirements. Of the estimated 1,413 seniors in the City in 2000, approximately 124 were living below the poverty level. The majority of seniors in Yreka own their homes (72 percent). Most people living with a disability in the City have a physical disability. Single-parent households make up 17 percent of all households and 79 percent of those are female-headed. Of all single-parent households, a slightly lower percentage of male-headed households are in poverty (57 percent) than female-headed households (60 percent). Ownership rates appear to have decreased since 1990 for larger families, which have an ownership rate of 56 percent.

## HOUSING CHARACTERISTICS

The City's housing stock is mostly single-family and owner-occupied. Fifty single-family units and 160 multifamily units were built between 2003 and 2007. Approximately 50.5 percent of the homes (1,792 units) were built prior to 1970. Therefore, based on age alone, it is likely that roughly half of the City's housing stock is in need of some form of rehabilitation. However, at the time of the 2002 Housing Conditions Survey, only 74 units were noted as requiring rehabilitation. Since 1990 the number of total housing units has increased while the vacancy rate has remained unchanged. Most single-family residential construction has been two, three and four bedroom units. Most of the overcrowded conditions in the City occur among renter-occupied households, with 3.1 percent of renter households being overcrowded compared to 0.8 percent of owner-occupied households.

An October 2008 housing costs survey indicated that prices of new homes over the past year ranged from \$319,000 to \$440,000 and resale homes ranged from \$113,000 to \$345,000. The changing real estate market, triggered by a global economic downturn, has lowered housing prices significantly through March 2009. At the time of the October 2008 housing costs survey, very few rentals were available in the City. There were three two bedroom apartments available for rent for \$600 to \$725 per month and three two bedroom houses available for rent for \$750 to \$900 per month. Of the 211 spaces contained in five mobile home parks in the City, 28 spaces were available for rent for \$200 to \$265 per month.

## HOUSING CONSTRAINTS

### Governmental Constraints

Development standards in the City do not necessarily constrain development, but higher density multifamily housing types are not allowed without a conditional use permit. Processing times are approximately two weeks and can be as much as two or three months when discretionary review is

needed. These requirements are not considered constraints as they ensure the maintenance of health and safety standards and the integrity of existing neighborhoods.

### Non-Governmental Constraints

Land prices ranged from \$78,500 to \$248,500 per acre for land zoned for single-family uses and multifamily land was priced at approximately \$170,000 per acre. Construction costs for a 1,200-square foot single-family home are estimated to be between \$205,977 and \$306,784.

## REGIONAL CONTEXT

The City of Yreka is located twenty-five miles from the Oregon border in central Siskiyou County. It straddles Interstate Highway 5 and is serviced by State Highways 3 and 263. It is both a rural community and the County seat. The City was founded with the discovery of gold in March 1851 and during the initial eight to nine years of mining grew from 375 to more than 5,000 persons. Today it is the most populous City in the County with approximately 7,441 persons. The population has fluctuated over the years, but overall growth has been relatively slow and steady. Since 1980 the City has experienced an average annual growth rate of approximately one-half of one percent. The decline of the timber industry and lack of replacement jobs has been the principal and perpetual cause for the slower rate of growth during the last decade.

**Table A-1**  
**Siskiyou County Population Change, 1990-2008**

	1990 Population	2000 Population	Percent Change 1990-2000	2008 Population	Percent Change 2000-2008
Yreka	6,948	7,290	4.9%	7,441	2.1%
Ft. Jones	639	660	3.3%	657	(0.5%)
Etna	796	781	(1.9%)	751	(3.8%)
Montague	1,415	1,456	2.9%	1,496	2.8%
Dorris	892	886	(0.1%)	864	(2.5%)
Tulelake	1,010	1,020	1.0%	970	(4.9%)
Weed	3,062	2,978	(2.7%)	3,030	1.8%
Mt. Shasta	3,460	3,621	4.7%	3,602	(0.5%)
Dunsmuir	2,129	1,923	(9.7%)	1,831	(4.8%)
Unincorporated	22,950	23,686	3.2%	25,329	6.9%

*Notes: Negative population growth is shown in parenthesis*

## POPULATION TRENDS

The population of Yreka increased by 4.9 percent from 6,948 in 1990 to 7,290 in 2000. The California Department of Finance (DOF) estimates the City's 2008 population to be 7,441 persons, which represents an annual growth rate of less than one percent since 2000. Although this growth is considerably lower than is typical of California's more urbanized centers, it is fairly common for rural Siskiyou County, where a shortage of economic opportunities deters growth.

Population projections for the City of Yreka are not currently available. The Department of Finance (DOF) provides projections for all counties through 2050. **Table A-2** shows the expected population for both the incorporated and unincorporated portions of Siskiyou County from 2000 to 2050. Based on DOF projections, the County is expected to experience an annual growth rate of approximately 0.8 percent. However, based on the City's historic growth rate and the current economic downturn, it is unlikely that the City's future growth rate will approach that projected for the County.

**Table A-2  
Population Projections, 2000-2050**

	2000	2010	2020	2030	2040	2050
Siskiyou County	44,634	47,109	51,283	55,727	60,656	66,588

Source: California of Finance P-3 Report, July 2007.

**Table A-3** illustrates population growth within the City between 1990 and 2000 by racial and ethnic categories. Although the City is slowly becoming more diverse, the City continues to host a large percentage of white residents. For example, approximately 86.6 percent of all residents in the City identified themselves as white at the time of the 2000 Census, while the second largest group, American Indian or Alaska Natives, comprised only six percent of the population at that time. Between 1990 and 2000 the largest population growth has been in the Hispanic or Latino population, with the Asian population also making appreciable gains.

**Table A-3  
Population by Race/Ethnicity, 1990-2000**

Race	1990		2000		Percent Change 1990-2000
	Persons	Percent	Persons	Percent	
White	6,435	92.6%	6,310	86.6%	(1.9%)
Hispanic or Latino	241	3.5%	392	5.4%	62.7%
African American	105	1.5%	35	0.5%	(66.7%)
American Indian/Alaska Native	336	4.8%	440	6.0%	31.0%
Asian	46	0.7%	133	1.8%	189.1%
Native Hawaiian/Pacific Islander	0	0%	5	0.1%	500%
Some other race	26	0.4%	124	1.7%	376.9%
Two or More Races	N/A	—	243	3.3%	—
Total	6,948	100%	7,290	100%	4.9%

Source: 1990, 2000 Decennial Census Summary File 3, U.S. Census Bureau

Notes: Negative growth is shown in parenthesis.

The distribution of Yreka's population by age group is shown in **Table A-4**. The distribution for most age groups has not changed significantly since 1990. The number of residents between the ages of 25 and 34 decreased by approximately 18.0 percent while the under five age group decreased by approximately 30.3 percent. A possible explanation for this change is that young families are leaving the City in search of job opportunities. Unlike national trends, the number of residents 65 and older decreased slightly.

**Table A-4  
Population by Age, 1990-2000**

Age	1990		2000	
	Persons	Percent	Persons	Percent
< 5	580	8.3%	404	5.5%
5-14	978	14.1%	1,068	14.6%
15-24	433	6.2%	587	8.0%
25-34	1,271	18.2%	1,042	14.3%
35-44	1,761	25.3%	2,052	28.1%
45-54	598	8.6%	724	9.9%
55-64	1,327	19.1%	1,413	19.4%
65+	580	8.3%	404	5.5%
Total	6,948	100%	7,290	100%

Source: 1990, 2000 Decennial Census Summary File 3, U.S. Census Bureau

## HOUSEHOLD INCOME AND POVERTY

### HOUSEHOLD INCOME

**Table A-5** lists the income distributions for households in the City of Yreka in 1990 and 2000. It also shows the median income of the City, which grew by approximately 24.8 percent from \$21,949 to \$27,398. The numbers in **Table A-5** suggest that the proportion of extremely low-income households has decreased while the proportion of households earning more than the median income has increased.

**Table A-5  
Income Distribution, 1990-2000**

Annual Income	1990		2000	
	Households	Percent	Households	Percent
Less than \$10,000	600	20.2%	423	13.4%
\$10,000 to \$14,999	405	13.6%	394	12.5%
\$15,000 to \$19,999	322	10.8%	333	10.6%
\$20,000 to \$24,999	419	14.1%	294	9.3%
\$25,000 to \$29,999	179	6.0%	212	6.7%
\$30,000 to \$34,999	219	7.4%	192	6.1%
\$35,000 to \$39,999	184	6.2%	197	6.3%
\$40,000 to \$44,999	159	5.4%	199	6.3%
\$45,000 to \$49,999	83	3.1%	209	6.6%
\$50,000 to \$59,999	188	6.3%	228	7.2%
\$60,000 to \$74,999	98	3.3%	168	5.3%
\$75,000 to \$99,999	56	1.9%	143	4.5%
\$100,000 to \$124,999	35	1.2%	61	1.9%
\$125,000 to \$149,999	12	0.4%	38	1.2%
\$150,000 or more	10	0.3%	56	1.8%
Total:	2,969	100%	3,147	100%

Annual Income	1990		2000	
	Households	Percent	Households	Percent
Median Income	\$21,949		\$27,398	

Source: 1990, 2000 U.S. Census Summary File 3, U.S. Census Bureau

**Table A-6** expands upon the information presented in **Table A-5** by illustrating the income distribution in 2000 by tenure. As shown in **Table A-5**, the median household income in 2000 was \$27,398. However, as shown in **Table A-6**, owner-occupied households earned approximately twice that of renter-occupied households, or \$38,012 and \$19,439 respectively.

**Table A-6**  
**Household Income By Tenure, 2000**

Income	Households	Percent of Total
<b>Owner-Occupied Households</b>		
Less than \$10,000	128	7.0%
\$10,000 to \$14,999	199	11.0%
\$15,000 to \$19,999	133	7.3%
\$20,000 to \$24,999	170	9.4%
\$25,000 to \$34,999	234	12.9%
\$35,000 to \$49,999	368	20.3%
\$50,000 to \$74,999	341	18.8%
\$75,000 to \$99,999	111	6.1%
\$100,000 or more	133	7.3%
<b>Total Owner-Occupied</b>	<b>1,817</b>	<b>100%</b>
<b>Renter-Occupied Households</b>		
Less than \$10,000	281	21.7%
\$10,000 to \$14,999	190	14.7%
\$15,000 to \$19,999	201	15.5%
\$20,000 to \$24,999	138	10.6%
\$25,000 to \$34,999	182	14.0%
\$35,000 to \$49,999	212	16.4%
\$50,000 to \$74,999	52	4.0%
\$75,000 to \$99,999	22	1.7%
\$100,000 or more	18	1.4%
<b>Total Renter-Occupied</b>	<b>1,296</b>	<b>100%</b>
Median Income – Owners	\$38,012	
Median Income – Renters	\$19,439	

Source: U.S. Census Bureau, 2000

**Table A-7** illustrates the number of households in each income group based on the 2000 Census. Approximately 13.0 percent of all households fall into the extremely low-income category (128 owner-occupied households and 281 renter-occupied households). Roughly one-third of the City's households have incomes at or below the low-income limit. An additional 20.9 percent of households earn incomes that fall into the moderate-income category and the remaining households fall into the above moderate-income category.

**Table A-7  
Households By Income Group, 2000**

Income Group	Income	Households	Percent
Extremely Low (Below 30% of Median Income)	< \$8,219	409	13.0%
Very Low (30–50% of Median Income)	\$8,220 – \$13,699	356	11.3%
Low (50–80% of Median Income)	\$13,700 – \$21,918	331	10.5%
Moderate (80–120% of Median Income)	\$21,919 – \$32,878	657	20.9%
Above Moderate (Over 120% of Median Income)	\$32,879+	1,394	44.3%
Total Households		3,147	100%

Source: 2000 U.S. Census Summary File 3, U.S. Census Bureau

Notes: Estimates are based upon 2000 income distribution data shown in Table A-5.

**Table A-8** illustrates the monthly median incomes for households in each income group by household size up to a four person household. It also displays the amount of rent that household can afford to spend on rent each month.

**Table A-8  
Affordable Rents by Household Size, 2008**

Income Groups	1-person	2-person	3-person	4-person
<b>Extremely Low</b>				
Affordable Monthly Rent	\$282	\$323	\$364	\$404
Monthly Income	\$942	\$1,075	\$1,213	\$1,346
<b>Very Low</b>				
Affordable Monthly Rent	\$471	\$537	\$605	\$672
Monthly Income	\$1,571	\$1,792	\$2,017	\$2,242
<b>Low Income</b>				
Affordable Monthly Rent	\$754	\$861	\$969	\$1,076
Monthly Income	\$2,513	\$2,871	\$3,239	\$3,588
<b>Moderate Income</b>				
Affordable Monthly Rent	\$1,130	\$1,292	\$1,452	\$1,615
Monthly Income	\$3,767	\$4,308	\$4,842	\$5,383

Source: California Department of Housing and Community Development, February 2008

## INCOME LIMITS AND POVERTY

The State of California publishes annual income limits for each county that are used to determine eligibility for assisted housing programs within that county, including Yreka residents. The California Health and Safety Code requires that the State limits for the low-, very low-, and extremely low-income categories will be the same as those in the equivalent levels established by the U.S. Department of

Housing and Urban Development (HUD) for its Section 8 program. The income limits by household size are shown in **Table A-9**.

**Table A-9**  
**2008 State Income Limits, Siskiyou County**

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	11,300	12,900	14,550	16,150	17,450	18,750	20,050	21,300
Very Low	18,850	21,500	24,200	29,450	27,800	31,200	33,350	35,500
Lower	30,150	34,450	38,750	43,050	46,500	49,950	53,400	56,850
Median	37,700	43,000	48,400	53,800	58,100	62,400	66,700	71,000
Moderate	45,200	51,700	58,100	64,600	69,800	74,900	80,100	85,300

Source: California Department of Housing and Community Development, February 2008.

**Table A-10** shows the poverty rates for each age group in the City as well as for single-parent families. The poverty rate is the percentage of people in a given group that live below the poverty level out of the total population of the City. The City's overall poverty rate is 21.0 percent. The poverty rate is substantially higher for individuals in female-headed single-parent households than it is for individuals male-headed families. The percent of population below poverty level illustrates the proportion of each population group that makes up all of the population below the poverty level. This column indicates that approximately 14.7 percent of all families in poverty are headed by single-parent males and that approximately 46.3 are headed by single-parent females.

**Table A-10**  
**Population Below Poverty Level, 2000**

	Persons Below Poverty	Percent of Total in Poverty	Poverty Rate
Children < 18 years	647	42.2%	8.9%
Adults (18-64)	763	49.7%	10.5%
Elderly (65+)	124	8.1%	1.7%
Total Pop. Below Poverty Level	1,534	100%	21.0%
Male-Headed Single-Family	183	14.7%	2.5%
Female-Headed Single-Family	574	46.3%	7.9%
Two Parent Families	484	39.0%	6.7%
Total Families Below Poverty Level	1,241	100%	—

Source: 2000 U.S. Census, summary file 3

## EMPLOYMENT

**Table A-11** illustrates labor force information including that approximately 93.9 percent of the labor force in the City is employed. Thus, the unemployment rate is approximately 6.1 percent, which is lower than that of Siskiyou County or the State.

**Table A-11  
Labor Force, 2008**

	Yreka	Siskiyou County	California
Labor Force	3,300	20,100	18,526,200
Employment	3,100	18,300	17,109,500
Unemployment Number	200	1,800	1,416,700
Unemployment Rate	6.1%	8.8%	7.6%

Source: California Employment Development Department, August 2008

The region's fastest growing occupations are listed in **Table A-12**. This information is only available for the Northern Counties Region, not the City, but is applicable because Yreka residents work both inside and outside of the City of Yreka. According to the Department of Housing and Community Development, the 2008 median income for Siskiyou County is \$53,800, which equals \$25.87 per hour. Of the five fastest growing occupations, only one has a median hourly wage that is on par with the County's median hourly wage (i.e., carpenters).

**Table A-12  
Fastest Growing Occupations, 2004-2014**

	Median Hourly Wage	Estimated Employment		Percent Change
		2004	2014	
Home Health Aides	\$9.55	190	270	42.1%
Carpenters	\$25.72	1,810	2,430	34.3%
Electricians	\$17.01	240	320	33.3%
Plumbers, Pipefitters, and Steamfitters	\$17.31	310	410	32.3%
Drywall and Ceiling Tile Installers	\$22.27	250	330	32.0%

Source: California Employment Development Department, October 2008

## SPECIAL NEEDS

### SENIOR POPULATION

**Table A-13** illustrates the population of residents aged 55 and older in 1990 and 2000. The proportion of retirement age residents (55-64) increased between 1990 and 2000 as the first groups of baby boomers reached retirement age. This may indicate a need for a variety of senior living options including assisted living and retirement communities. As demonstrated by the information in **Table A-10**, at least 124 seniors live below the poverty level. This number corresponds to the 65 years and older group; information on the number of persons between the ages of 55 to 64 living in poverty was not available.

**Table A-13  
Senior Population, 1990-2000**

Age Group	1990		2000	
	Persons	Percent	Persons	Percent
55 to 64 years	598	31.1%	724	33.9%
65 to 74 years	709	36.9%	615	28.8%
75 and over	616	32.0%	798	37.3%
Total Seniors	1,923	100%	2,137	100%

Source: 1990 and 2000 U.S. Census, summary file 3

**Table A-14** illustrates the tenure of senior households in the City. The majority of senior households own their homes. The age group with the highest ownership rate of 32.3 percent is the 75 years and older group. Most of the renter households are also headed by someone aged 75 years or older (13.7 percent).

**Table A-14  
Senior Households by Tenure, 1990-2000**

	1990		2000	
	Households	Percent	Households	Percent
<b>Owner-Occupied</b>				
55 to 64 years	310	25.3%	281	19.7%
65 to 74 years	305	24.9%	275	19.2%
75 years and older	239	19.5%	461	32.3%
<b>Renter-Occupied</b>				
55 to 64 years	127	10.4%	130	9.1%
65 to 74 years	130	10.6%	86	6.0%
75 years and older	113	9.2%	196	13.7%
<b>Total Senior Households</b>	<b>1,224</b>	<b>100%</b>	<b>1,429</b>	<b>100%</b>

Source: 1990 and 2000 U.S. Census, summary file 3

## PERSONS WITH DISABILITIES

**Table A-15** illustrates the population of persons with disabilities who may require housing with special features such as wheelchair ramps, special doorbells, roll-in showers, high-set toilets, or other adaptive devices or medical equipment. The majority of the population with disabilities is in the working age group (16 to 64). Most of the disabilities in this group (26.5 percent) are physical. **Table A-16** lists care facilities for seniors and disabled persons along with the capacity of each facility.

**Table A-15  
Persons with Disabilities by Age Group, 2000**

	Persons	Percent
<b>Total 5-15 years</b>	<b>85</b>	<b>2.6%</b>
Sensory	14	0.4%
Physical	0	0%
Mental	63	2.0%
Self-care	8	0.2%
<b>Total 16-64 years</b>	<b>1,884</b>	<b>58.6%</b>
Sensory	166	5.2%
Physical	500	15.5%
Mental	343	10.7%
Self-care	110	3.4%
Go-outside-home	296	9.2%
Employment	469	14.6%
<b>Total 65 and older</b>	<b>1,248</b>	<b>38.8%</b>

	Persons	Percent
Sensory	243	7.6%
Physical	499	15.5%
Mental	129	4.0%
Self-care	124	3.9%
Go-outside-home	253	7.9%
Total	3,217	100%

Source: 2000 U.S. Census, summary file 3

**Table A-16**  
**Care Facilities for Seniors and/or Disabled Persons**

Facility Name	Address	Capacity
Sierra Vista Retirement Center	885 Sierra Vista Way, Yreka, CA	29
Yreka Guest Home	520 N Main Street, Yreka, CA	11
Mountain View Manor	2102 Fort Jones Road, Yreka, CA	24
Meadowlark Assisted Living and Memory Care Community	351 Bruce Street, Yreka, CA	58*
Deer Creek Apartments	1060 Deer Creek Way, Yreka, CA	35*
Emerald Pointe Apartments	450 N. Foothill Drive, Yreka, CA	74*

Source: [www.retirenet.com](http://www.retirenet.com), October 2008, and communication with facility staff

\* Capacity assumes one person per unit, though these facilities permit two persons per unit in the case of couples.

## FEMALE-HEADED HOUSEHOLDS

Single-parent households, and those headed by single females in particular, experience the full range of housing problems. These problems include: affordability, since the individuals are often on public assistance; overcrowding, because the individuals often cannot afford units large enough to accommodate their families; insufficient housing choices; and sometimes, discrimination. The City of Yreka recognizes these problems and has included policies and programs in this document to address affordability, overcrowding, and discrimination for all segments of the population.

**Table A-17** illustrates the number of households that are headed by single parents. Single-parent households comprise approximately 11.3 percent of all households in the City. Of this 11.3 percent, female-headed households comprise approximately 83.1 percent while male-headed households represent 16.9 percent of single-parent households.

**Table A-17**  
**Single-Parent Households, 2000**

	Households	Percent of Single-Parent Households	Percent of Total Households
Female-Headed Single-Parent Households	296	83.1%	9.4%
Male-Headed Single-Parent Households	60	16.9%	1.9%
Total Single-Parent Households	356	100%	11.3%
Total City Households	3,147	—	100%

Source: 2000 U.S. Census, summary file 3

**Table A-18** shows the poverty status of single-parent households. Approximately 56.7 percent of the male-headed single-parent households are in poverty while 59.8 percent of female-headed single-parent households live below the poverty level. The number of persons living in poverty in single-parent households is reported in **Table A-10**.

**Table A-18  
Single-Parent Households in Poverty, 2000**

	Households	Below Poverty Level	Percent in Poverty
Female-Headed Single-Parent Households	296	177	59.8%
Male-Headed Single-Parent Households	60	34	56.7%
Total	356	211	59.3%

Source: 2000 U.S. Census, summary file 3

## LARGE FAMILIES

A large family is one with five or more family members. Large families are considered a special needs group because they require larger homes, but don't necessarily make enough money to afford many of the larger homes available. Those homes are luxury homes out of the range of affordability for lower-income families. Thus, a large family may struggle to find suitable affordable housing. The number of large families in the City is shown in **Table A-19**. The proportion of renter households as a percentage of all large households increased and the proportion of owner households declined.

**Table A-19  
Large Families by Tenure, 1990 - 2000**

	1990		2000	
	Households	Percent	Households	Percent
<b>Owner-Occupied</b>				
5 persons	118	57.6%	110	44.0%
6 persons	32	15.6%	25	10.0%
7 or more persons	0	0%	6	2.4%
Owner Total	150	73.2%	141	56.4%
<b>Renter-Occupied</b>				
5 persons	31	15.1%	49	19.6%
6 persons	24	11.7%	13	5.2%
7 or more persons	0	0%	47	18.8%
Renter Total	55	26.8%	109	43.6%
Total Large Households	205	100%	250	100%

Source: 2000 U.S. Census, summary file 3

## HOMELESS PERSONS AND FAMILIES

According to the prior housing element, the City has not had a large presence of homeless residents in the past. A recent inquiry with the City of Yreka Police Department indicates that this is still the case. According to the Police Chief, five or so transients may be passing through the City at any given time,

with another five to ten homeless persons residing along Yreka Creek during the summer months. During the winter months, however, it is believed that the homeless persons living along Yreka Creek move indoors. With one homeless shelter located on Lane Street and another in the City of Montague six miles to the east, there appears to be adequate housing for the homeless population at the present. Regardless, the City will amend its Zoning Ordinance to facilitate the development of additional shelters should there be an increased need for these facilities at some point in the future. (Program HE.2.1.12)

Services for homeless individuals and families are available in the City and elsewhere in the County. **Table A-20** illustrates the programs in the City and surrounding area that offer assistance.

**Table A-20  
Homelessness Services**

Agency Name	Address	City	Services
Siskiyou County Domestic Violence & Crisis Center	118 Ranch Lane	Yreka	1, 4, 6, 7, 9
Lane Street Effort	417 Lane Street	Yreka	8
Barker's Board and Care	200 S. 4 <sup>th</sup> Street	Montague	8
Northern Valley Catholic Social Services	1515 S. Oregon Street	Yreka	1, 3, 10
Siskiyou County Behavioral Health Department	2060 Campus Drive	Yreka	1, 2, 3, 4, 5, 12, 14, 15, 16, 17
California Department of Rehabilitation	1288 S. Main Street	Yreka	11
Workforce Connection	310 Boles Street	Weed	11
Siskiyou Training and Employment Program	310 Boles Street	Weed	11
Yreka Family Resource Center	201 S. Broadway Street	Yreka	2, 9, 10
WIC	1217 S. Main Street	Yreka	10
Salvation Army	501 N. Main Street	Yreka	9, 10
Veteran's Administration	311 Lane Street	Yreka	8, 13
Greenhorn Grange	300 Ranch Lane	Yreka	10
St. Joseph's Catholic Church Hall	314 Fourth Street	Yreka	10
Yreka Dream Center Food Closet	900 North Street	Yreka	10
Yreka Food Pantry	N/A	Yreka	10
Service Codes			
(1) Adult Counseling	(10) Food or Clothing Referral		
(2) Anger Management Classes	(11) Job Training		
(3) Counseling, Education, & Prevention	(12) Treatment & Housing of Mentally Ill		
(4) Crisis Intervention	(13) Veteran's Assistance		
(5) Drug & Alcohol Treatment	(14) Independent Living Skills Training		
(6) Emergency Assistance For Battered Women	(15) Food Stamps, CalWorks, General Relief		
(7) Emergency Housing for Women & Children	(16) Day Treatment		
(8) Emergency Housing For Men	(17) Workshops		
(9) Emergency, Transportation (i.e. bus ticket)			

## FARMWORKERS

Farmworkers are defined as those households whose wage-earners make their living through seasonal agricultural work and who move with the seasons to different farming communities, or those who find tree planting jobs and who also move throughout the forested regions on a seasonal basis.

As evidenced by the 2000 Census, which reports only 14 farmworkers living in the City, the agricultural area in which the City is centered is primarily a ranching area with little need for seasonal farm workers. According to representatives of the Modoc Siskiyou Community Action Agency, silvicultural workers are mostly found in those Siskiyou County communities that are closer to planting sites. The nearest community employing seasonal farmworkers is Macdoel, which is approximately 50 miles east of Yreka. This is the closest area where intensive farming of strawberry and potato crops occurs. Intensive farming of this nature does not occur anywhere near Yreka. Soils in the Yreka area are considered to be too heavy for regular tillage, so they are used almost entirely for hay and pasture. Consequently, there is little need for seasonal or transient farmworker housing in Yreka. Permanent farmworkers are paid wages similar to other skilled and semi-skilled workers in the region and need not be considered separately. Permanent farmworker housing is allowed in all residential zones subject to the standards therein.

Should there ever be a need for transient farmworker housing in Yreka, such use would be allowed in the R-2 and R-3 zones in duplexes, triplexes and fourplexes. Larger units would require a Conditional Use Permit in the R-2 and R-3 zones, and in the C-2 and C-H commercial zones. Further, the City has added programs to facilitate the development of single room occupancy units. Often converted hotels and motels, these are one of the most appropriate types of temporary housing for low-income persons.

## HOUSING CHARACTERISTICS

### HOUSING COMPOSITION

The composition of housing units in Yreka is mostly single-family. **Table A-21** displays the estimated number of each type of housing unit for 2003, 2005 and 2007 as reported by the State Department of Finance. Compared to single-family development, considerable multifamily development has occurred since 2003. The actual number of units that were issued building permits for new construction between 2003 and 2007 was 57 single-family and 174 multifamily.

**Table A-21**  
**Housing Unit Types, 2003-2007**

	2003		2005		2007	
	Units	Percent	Units	Percent	Units	Percent
<b>Single-Family</b>						
Detached	2,207	65.5%	2,217	65.3%	2,235	64.4%
Attached	140	4.2%	140	4.1%	140	4.0%
<b>Multifamily</b>						
2-4 units	285	8.5%	288	8.5%	294	8.5%
5 or more	511	15.2%	511	15.0%	552	15.9%
Mobile Homes	229	6.8%	240	7.1%	252	7.3%
<b>Total Units</b>	<b>3,372</b>	<b>100%</b>	<b>3,396</b>	<b>100%</b>	<b>3,473</b>	<b>100%</b>

Source: California Department of Finance, January 2008

# HOUSING CONDITIONS

## AGE OF HOUSING STOCK

Housing Element law requires an estimate of substandard housing in the community. Determining the percentage of units built prior to 1970 provides an estimate of major rehabilitation or replacement need. **Table A-22** indicates that approximately 50.5 percent of the units in the City were constructed prior to 1970. Therefore, based upon age alone, it would appear that approximately 50.5 percent of homes in the City may require rehabilitation or replacement depending on the level of maintenance these units have received. However, at the time of the City's 2002 Housing Condition Survey, only 74 units were classified as deteriorating and in need of rehabilitation and two additional units were classified as dilapidated and in need of demolition and replacement. Still, the survey did not include mobile home parks and was performed as a "windshield survey." Inclusion of the mobile home parks and a closer inspection would be expected to result in an increase in the number of units requiring rehabilitation or replacement.

**Table A-22**  
**Age of Housing**

Year Built	Units	Percent of Total
1939 or earlier	406	11.4%
1940 to 1949	275	7.8%
1950 to 1959	559	15.8%
1960 to 1969	552	15.6%
1970 to 1979	734	20.7%
1980 to 1989	495	14.0%
1990 to 1999	278	7.8%
2000 to 2007	249	7.0%
Total	3,548	100%

Source: 2000 U.S. Census, summary file 3 and City of Yreka Building Permits, 2000-2007

## OCCUPANCY & TENURE

**Tables A-23** and **A-24** illustrate the tenure and occupancy of housing in Yreka. The most recent tenure information comes from the 2000 Census. According to this information, the majority of households are owner-occupied (58.4 percent). Although there has been considerable multifamily development since the 2000 Census, it is likely that this proportion has changed very little. Occupancy information is available from the Census Bureau for 2000 and from the State Department of Finance for 2007. The number of housing units increased by 244 between 2000 and 2008. The vacancy rate remained unchanged during this time period at approximately 5.7 percent.

**Table A-23**  
**Housing Units by Tenure, 2000**

Tenure	Units	Percent
Owner-Occupied	1,817	58.4%
Renter-Occupied	1,296	41.6%
Total Occupied Housing Units	3,113	100%

Source: 2000 U.S. Census, summary file 3

**Table A-24  
Occupancy Status, 2000 - 2008**

Occupancy	2000		2008	
	Units	Percent	Units	Percent
Total Occupied (Households)	3,114	94.3%	3,358	94.3%
Total Vacant	189	5.7%	203	5.7%
Total Housing Units	3,303	100%	3,561	100%

Source: California Department of Finance, January 2008

## HOUSING UNIT SIZE

**Table A-25** illustrates the size of housing units in the City in 1990 and 2000 by the number of bedrooms. During this time, the number of three bedroom homes increased by 23.2 percent, while the number of two bedroom homes decreased by 9.3 percent. Although the proportion of four bedroom homes decreased somewhat, the actual number of four bedroom units remained unchanged. The number of one bedroom units increased by approximately 20.9 percent during this time period.

**Table A-25  
Housing Units by Size, 1990-2000**

Bedrooms	1990		2000	
	Units	Percent	Units	Percent
No bedroom	41	1.3%	15	0.5%
1 bedroom	392	12.6%	474	14.3%
2 bedrooms	1,259	40.6%	1,142	34.4%
3 bedrooms	1,210	39.0%	1,491	44.9%
4 bedrooms	157	5.1%	157	4.7%
5 or more bedrooms	43	1.4%	42	1.3%
Total	3,102	100%	3,321	100%

Source: 1990 and 2000 U.S. Census, summary file 3

Household size by tenure is shown in **Table A-26**. In 1990 and 2000, the majority of owner-occupied households were inhabited by two residents, while the majority of renter-occupied households were inhabited by one resident. Between 1990 and 2000 large family households decreased slightly among owner households and increased slightly among renter-occupied households.

**Table A-26  
Household Size by Tenure, 1990-2000**

	1990		2000	
	Households	Percent	Households	Percent
<b>Owner-Occupied</b>				
1 person	457	15.5%	523	16.8%
2 persons	778	26.5%	728	23.4%
3 persons	215	7.3%	227	7.3%
4 persons	231	7.9%	188	6.0%

	1990		2000	
	Households	Percent	Households	Percent
5 persons	118	4.0%	110	3.5%
6 persons	32	1.1%	25	0.8%
7 or more persons	0	0%	6	0.2%
<b>Renter-Occupied</b>				
1 person	473	16.1%	521	16.7%
2 persons	247	8.4%	312	10.0%
3 persons	201	6.8%	221	7.1%
4 persons	132	4.5%	133	4.3%
5 persons	31	1.1%	49	1.6%
6 persons	24	0.8%	13	0.4%
7 or more persons	0	0%	47	1.5%
<b>Total</b>	<b>2,939</b>	<b>100%</b>	<b>3,113</b>	<b>100%</b>

Source: 1990 and 2000 U.S. Census, summary file 3

## OVERCROWDED HOUSING

The U.S. Census Bureau defines overcrowding as more than 1.01 persons per room. Severe overcrowding occurs when there are more than 1.5 persons per room. **Table A-27** illustrates the number and percentage of units in the City according to occupants per room. Less than one percent of owner-occupied housing units and three percent of all renter-occupied units are either overcrowded or severely overcrowded.

**Table A-27**  
**Overcrowded Housing, 2000**

	Households	Percent
<b>Owner-Occupied Total:</b>	<b>1,817</b>	<b>58.4%</b>
0.50 or less occupants per room	1,420	45.6%
0.51 to 1.00 occupants per room	371	11.9%
1.01 to 1.50 occupants per room	26	0.8%
1.51 to 2.00 occupants per room	0	0%
2.01 or more occupants per room	0	0%
<b>Renter-Occupied Total:</b>	<b>1,296</b>	<b>41.6%</b>
0.50 or less occupants per room	757	24.3%
0.51 to 1.00 occupants per room	442	14.2%
1.01 to 1.50 occupants per room	69	2.2%
1.51 to 2.00 occupants per room	8	0.3%
2.01 or more occupants per room	20	0.6%

Source: 2000 U.S. Census, summary file 3

## HOUSING COSTS

### SINGLE-FAMILY HOME COSTS

**Table A-28** provides a list of new homes for sale in Yreka in October 2008. The houses for sale at this time offer a narrow range of sizes and prices. By January 2009, new home sales prices decreased slightly since the original price survey was done.

**Table A-28  
New Construction, 2008**

Bedrooms	Units Available	Average Square Feet	Price Range	Average Price
3	3	1,815	\$295,000 - \$350,000	\$331,000
4	2	2,625	\$425,000 - \$495,000	\$460,000

Source: [www.realtor.com](http://www.realtor.com)

**Table A-29** lists the prices of homes sold in the City from October 2007 through October 2008. The table provides the qualifying annual income for a family of four to be able to afford the corresponding average home sale price. The qualifying annual income is based upon a 30-year fixed rate mortgage with an APR of 5.5-percent and a down payment of five-percent. The qualifying income for the average sales price of a two-bedroom home would require an approximate income of \$46,000, which based upon 2000 Census data, is in the above moderate-income category. Recent homes sales information indicates a lack of homes priced at an affordable level for households in the extremely low-, very low-, low- and moderate-income groups. The households in these categories make up approximately 56 percent of all City households.

By January 2009, housing prices have decreased as the economy further declined. A search of homes for sale in the City of Yreka found twenty-four homes for sale under \$200,000. Most of these homes had more than 1,200 square feet and many were three bedroom homes. One three bedroom one bathroom home was listed for \$142,500.

**Table A-29  
Resale Homes, 2008**

Bedrooms	Units Sold	Average Square Feet	Average Sale Price	Qualifying Annual Income
2	22	1,159	\$167,455	\$46,000
3	27	1,564	\$224,900	\$61,500
4	5	2,487	\$279,900	\$76,500

Source: *Coldwell Banker MLS*

### RENTAL HOUSING COSTS

**Table A-30** shows the available apartments and houses for rent in the City of Yreka and surrounding communities during a survey taken in October 2008. Apartments comprised the majority of available rentals in Yreka while houses were all that was available elsewhere. There were no four bedroom apartments or houses advertised inside or outside the City.

**Table A-30  
Apartment and House Rentals, 2008**

Community	Number of Bedrooms			Number of Listings
	1	2	3	
Yreka	\$525-575	\$600-750	\$850-900	13
Montague	*	*	\$850	1
Fort Jones	*	*	*	0
Gazelle	*	\$500	*	1
Scott Valley	\$750	*	\$900-1,000	3

Source: [www.siskiyoudaily.com](http://www.siskiyoudaily.com) and [www.mtshastanews.com](http://www.mtshastanews.com), October 2008

\* Indicates none available at time of survey

## MOBILE HOUSING COSTS

The Department of Finance's 2007 Estimate of Population and Housing shows a total of 252 mobile homes in the City of Yreka, which represents 7.1 percent of the total housing stock. A survey of mobile home parks in the City of Yreka yielded the following results. Of the 211 spaces located within five mobile homes parks, 28 spaces were available for rent for \$200 to \$265 per month.

## OVERPAYMENT

Definitions of housing affordability can vary, but in general a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered "cost-burdened" and households that pay more than 35 percent are considered "severely cost-burdened". Measuring the amount of people paying more than this percentage helps define an area's affordability problem. **Table A-31** illustrates the extent of overpayment in the City of Yreka. Approximately 4.9 percent of owner households are cost-burdened and 12.4 percent are severely cost-burdened for a total of 17.3 percent of owner households overpaying. Renter households experienced a 22 percent higher rate of overpayment than owner households with 7.6 percent cost-burdened and 32.0 percent severely cost-burdened households for a total of 39.6 percent of renter households overpaying. Combined, there are 827 households that suffer cost-burdens in paying housing costs. This represents 26.6 percent of all households in the City.

**Table A-31  
Households Overpaying, 2000**

Income	Owner				Renter				Total	
	30 to 34%		35% or more		30 to 34%		35% or more		Units	%
	Units	%	Units	%	Units	%	Units	%		
Less than \$10,000	17	0.9%	32	1.8%	10	0.8%	184	14.2%	243	7.8%
\$10,000 to \$19,999	10	0.6%	77	4.2%	42	3.2%	182	14.0%	311	10.0%
\$20,000 to \$34,999	32	1.8%	74	4.1%	37	2.9%	49	3.8%	192	6.2%
\$35,000 to \$49,999	20	1.1%	33	1.8%	9	0.7%	0	0%	62	2.0%
\$50,000 to \$74,999	10	0.6%	0	0%	0	0.0%	0	0.0%	10	0.3%
\$75,000 and over	0	0.0%	9	0.5%	0	0.0%	0	0.0%	9	0.3%

Income	Owner				Renter				Total	
	30 to 34%		35% or more		30 to 34%		35% or more		Units	%
	Units	%	Units	%	Units	%	Units	%		
Total	89	4.9%	225	12.4%	98	7.6%	415	32.0%	827	26.6%
Total Households	1,817				1,296				3,113	

Source: 2000 Census Summary File 3

The Department of Housing and Urban Development's Comprehensive Housing Affordability Strategies (CHAS) database is used to measure housing affordability and excessive shelter costs. According to CHAS, there are approximately 309 owner-occupied lower-income households and 479 renter-occupied lower-income households (788 total) in the City are paying 30 percent or more of their income on housing costs. This is the equivalent of approximately 71.8 percent of the lower-income households in the City.

## HOUSING CONSTRAINTS

### GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS

Various interrelated factors may constrain the ability of the private and public sectors to provide adequate housing that meets the needs of all economic segments of the community. These constraints can be divided into two categories: governmental and non-governmental. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development-permit-and-approval processing, and provision for a variety of housing. Non-governmental constraints include land availability, land cost, construction costs, and availability of financing.

#### Governmental Constraints

##### *Land Use Controls*

The City of Yreka's General Plan establishes policies that guide all new development, including residential land uses. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the City. **Table A-32** shows the residential land use designations established by the General Plan.

**Table A-32**  
**Residential Land Use Designations**

Designation	Maximum Density	Notes
Residential Agriculture (RA)	2 units/acre	Large lot single-family residential, either by design or by incorporation of previously developed county areas. Limited agricultural use due to higher residential density than conventional agriculture.

Designation	Maximum Density	Notes
Low Density Residential (LDR)	6 units/acre	Single-family development, found throughout much of the City. This designation could also allow single-family attached, townhouses, etc., with special zoning and design considerations.
Medium Density Residential (MDR)	10 units/acre	Usually used for duplexes, triplex and fourplex development, as well as smaller apartment buildings. This designation could also support garden apartments and townhouses.
High Density Residential (HDR)	15 units/acre	Conventional apartment or condominium development for larger numbers of units within a single project.

Source: City of Yreka General Plan

### Residential Development Standards

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. **Table A-33** shows the residential zone districts and permitted densities.

**Table A-33**  
**Residential Zone Districts and Development Standards**

	Residential Agricultural (R-A)	Low Density Residential (R-1)	Medium Density Residential (R-2)	High Density Residential (R-3-12 & R-3-16)
Max. Units Per Acre	1	6	13	12-16
Minimum Lot Size	43,560 sq. ft.	7,000 sq. ft.	8,000 sq. ft.	14,000 sq. ft.
Minimum Lot Width	150'	70'	70'	70'
Front Yard Setback	20'	20'	20'	20'
Side Yard Setback	10'	10' on one side 5' on the other	10' on one side 5' on the other	10'
Rear Yard Setback	20'	20'	20'	20'
Max. Building Height	25'	25'	35'	35'
Minimum Parking Spaces Per Unit	2	2	2	1½
Max. Lot Coverage	60%	40%	50%	75%

Source: City of Yreka Zoning Ordinance

The minimum residential lot sizes range from 7,000 square feet to one acre. The maximum height limit for residential units in the R-A and R-1 districts is 25 feet and 35 feet in the R-2 and R-3 districts. In the past, this height restriction has not inhibited multifamily development as showcased by the 61-unit Shasta Courtyards development that has four two-story buildings on 5.4 acres, the 81-unit Emerald Pointe Apartments that has five two-story buildings on 6.1 acres and the 31-unit Sierra Vista Retirement Center that has a single three-story building on 2.5 acres.

Parking standards in the R-A, R-1 and R-2 districts require a minimum of two parking spaces per unit and 1½ spaces in the R-3 district. The requirements are minimal and none of these are considered a constraint to development.

The City's two high density multifamily zones (i.e., at least 10 units/acre) are the Medium Density Residential (R-2) and High Density Residential (R-3) zones. The zones are fairly similar in the type of housing units that are allowed. The primary difference is the allowable densities in each. The R-2 allows a maximum of 13 units per acre and the R-3 allows a maximum of 16 units per acre. However, for a project to be built at the maximum densities of 13 (R-2) and 16 (R-3) units per acre, approval of a conditional use permit is required.

While approval of a use permit does require more effort on the part of the applicant than a permit approved by staff, history has not shown this process to be a constraint to development of affordable housing. A conditional use permit for a multifamily housing project entails a public hearing before the Planning Commission, as well as notification of property owners within 300 feet of the project. An environmental review pursuant to the California Environmental Quality Act (CEQA) (typically a negative declaration) is conducted and staff reviews the project for compliance with City and CEQA standards. There are no design standards, architectural review or other criteria applied except normal setbacks, building height, lot coverage, density and parking requirements. The Planning Commission primarily considers potential environmental impacts, as well as public improvements (e.g., curb, gutter, sidewalk and drainage improvements) that may be necessary to support the project. The entire process from submittal to public hearing and project approval is typically about six to eight weeks. Should a project be appealed to the City Council, another three to four weeks could be added to the processing time, but this has not occurred on the few projects processed in recent years.

While on the surface the Conditional Use Permit process as an extra application step may seem to be a constraint, actual practice has shown that projects have not been denied, nor have projects been altered in a manner which would affect project feasibility. Since processing fees are low, as shown herein, the only real constraint is the approximately two month period necessary to process the application before the Planning Commission. This processing time is minimal and has little to no effect on the cost or feasibility of a multifamily housing project.

The City of Yreka has adopted and follows the 2007 City of Redding Construction Standards, including exceptions and modifications adopted from time to time by the Director of Public Works of the City of Yreka regarding specific standards as needed. Although subject to change, these standards are summarized below as follows:

- Local Streets:  
Right of way: 50-70 feet, 60 foot typical  
Pavement width: 36 feet  
Curb, gutter and 4 foot sidewalk required
- Minor Arterial:  
Right of way: 66-80 feet  
Pavement width: 40 feet  
Curb, gutter and 4 foot sidewalk required
- Street lights required on public streets, but not within Planned Developments or on acre or larger lots.
- Water, sewer and fire hydrants are to be provided as required by Director of Public Works.

- Man holes: 460 foot spacing with 12"-30" pipe 50 foot spacing with 33"-59" pipe.
- Curb, gutter, and a four foot sidewalk is required for any new building and/or improvement amounting to \$12,000 or more value. Sidewalks are four foot minimum in residential districts.

While all development-related improvements add to the cost of housing, the City's adopted standards have yet to serve as a constraint to the construction of affordable housing, as evidenced by the number of affordable units that have been added to the City housing stock over the past five years.

### *Provisions for a Variety of Housing*

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population. Part of this entails evaluating the City's zoning code and its provision for a variety of housing types. Housing types include single-family dwellings, duplexes, guest dwellings, mobile homes, group residential homes, multifamily dwellings, convalescent homes, accessory structures, supportive housing and single room occupancy units.

Some housing types are allowed by right and others are allowed with a conditional use permit. **Table A-34** below summarizes the housing types permitted, conditionally permitted, and prohibited under the City's Zoning Ordinance.

Assembly Bill 2634 (Lieber, 2006) requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units. The City of Yreka's current Zoning Code does not define supportive housing or identify any zones where this type of housing is permitted. Program HE.2.1.9 states the City will revise the Zoning Code to specifically define support housing types and to consider them a residential use. The City will complete these revisions by August 2010.

Single-room occupancy units (SROs) are often the most appropriate type of housing for extremely low-income persons. The City's Zoning Code does not specifically define single-room occupancy units, but does allow boarding or rooming houses with a conditional use permit in the Commercial Highway (CH), Commercial Tourist (CT) and Light Industrial (M-1) zones. The development standards for these are the same as other uses in the respective zone and do not constrain the development of SRO types. However, to ensure the facilitation of SROs, the City will amend its zoning code to clarify the definition of single-room occupancy unit and describe specific development standards for these units (see Program HE.2.1.8).

### *Second Dwelling Units*

Another type of housing appropriate for lower-income persons are second dwelling units. "Second unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated. A second unit also includes the following: (A) An efficiency unit, as defined in Section 17958.1 of Health and Safety Code (B) A manufactured home, as defined in Section 18007 of the Health and Safety Code.

Assembly Bill (AB) 1866 (Chapter 1062, Statutes of 2002), also known as the "second unit law", amended the California Government Code to facilitate the development of second units. This amendment now requires localities to allow second units ministerially without discretionary review or hearings. To be considered a ministerial review, the process used to approve second units must "apply predictable, objective, fixed, quantifiable and clear standards". Applications for second units should not be subject to onerous conditions of approval or public hearing process or public comment.

The second unit law established maximum standards for second units on lots zoned for residential use that contain existing single-family dwellings. No other standards can be applied to the approval of second units than those listed in Section 95852.2(b) of the Government Code, except the City may require that the primary structure be owner-occupied. The City may apply the following standards:

- The unit is not intended for sale and may be rented;
- The lot is zoned for single-family or multifamily use;
- The lot contains an existing single-family dwelling;
- The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling;
- The increased floor area of an attached second unit shall not exceed 30 percent of the existing living area;
- The total area of floor space for a detached second unit shall not exceed 1,200 square feet; and
- Requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located.

**Table A-34** exhibits where second single-family dwelling units are allowed. Second units are allowed in all residential zones on lots greater than 8,000 square feet with approval of an administrative permit. In the City's Zoning Code, second unit performance standards are addressed separately within each of the residential zone districts. Second units must meet all of the same requirements as the main structure, except that they may not exceed 1,200 square feet unless located on lots that are at least 14,000 square feet. Similar to the primary dwelling, second units must be accompanied by a garage or carport.

**Table A-34  
Housing Types Permitted by Zoning District**

Residential Uses	R-A	R-1	R-2	R-3	RPO	CPO	C-2	CH	CT
Single-Family Dwellings	P	P	P	P	P	C	C	C	C
Duplexes	E	P	P	P	P	C	C	C	C
Triplexes and Fourplexes	E	E	E	P	E	E	C	C	C
Five or More Units	E	E	E	C	E	E	C	C	C
Second Single-Family Dwelling	P	P	P	P	P	C	C	C	C
Mobile Homes on Individual Lots	P	P	P	P	P	C	C	C	C

<b>Residential Uses</b>	<b>R-A</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>RPO</b>	<b>GPO</b>	<b>C-2</b>	<b>CH</b>	<b>CT</b>
Group Care Home (for six and fewer individuals)	P	P	P	P	P	C	C	C	C
Rental Housing	P	P	P	P	P	C	C	C	C
Accessory Structures and Uses Located on the Same Site	P	P	P	P	P	C	C	C	C
Mobile Home Park	E	E	E	C	E	E	C	C	C
Mixed Uses (vertical or horizontal)	E	E	E	E	P	C	C	C	C

P = Permitted      C = Conditional Use Permit      E = Excluded  
Source: City of Yreka Zoning Ordinance

### *Housing for Persons with Disabilities*

As part of a governmental constraints analysis, housing elements must analyze constraints upon the development, maintenance and improvement of housing for persons with disabilities. This includes a review of zoning and land use policies and practices to ensure: compliance with fair housing laws; a provision exists for group homes for six or more persons; a broad definition of family is included in the Zoning Code in order to provide occupancy standards specific to unrelated adults, as well as comply with Fair Housing Law; siting or separation requirements for licensed residential care facilities do not impact the development and cost of housing for persons with disabilities; and the inclusion of alternate residential parking requirements for persons with disabilities.

In accordance with state law, the City must allow group facilities for six persons or less in any area zoned for residential use, and may not require licensed residential care facilities for six or less individuals to obtain conditional use permits or variances that are not required of other family dwellings. Consequently, group care facilities for six and fewer individuals are allowed by right in all residential zones and conditionally permitted in the C-1, C-2, CH and CT zones similar to other residential uses. Additionally, to better facilitate the development of housing for persons with disabilities, the City will amend the Zoning Code to allow group care facilities of six or more persons in the Medium Density Residential (R-2), High Density Residential (R-3), Commercial Downtown (C-2) and Commercial Highway (CH) zones with a conditional use permit (Program HE.2.1.11).

Section 16.12.480 of the Zoning Code, provides a broad definition of "family" as follows: "Family means a group of individuals with a common bond by means of blood, marriage, or conscientiously established relations living together as a housekeeping unit sharing a dwelling unit. Clients of a group home subject to California Community Care Facilities Act (Health and Safety Code 1500 et seq.) are not deemed a family for purposes of this title." The Zoning Code also provides a definition of group care home that is based upon Health and Safety Code § 1500 et seq.. Further, the occupancy standards of the Zoning Code comply with Fair Housing Laws in that they do not restrict occupancy based upon relationship.

The City does not have any special requirements for residential care facilities, such as minimum distances between facilities. While spacing between group homes could be a concern, this has not been a problem in Yreka. With a limited number of such homes, no standards for spacing exist either in the General Plan or Zoning Ordinance.

Parking standards for houses or group homes for the disabled can be modified through a parking waiver issued by the Planning Commission in accordance with Section 16.54.140 (B), when such a waiver is not detrimental to the public health and safety and would not cause an unreasonable hardship. For rest homes, nursing homes, convalescent homes and homes for the aged the Zoning Ordinance requires one parking space for each employee, plus one space for each 4 beds. If the need could be demonstrated by the applicant, the Planning Commission could modify these standards pursuant to Section 16.54.140(B). Parking requirements for single-family dwellings are two spaces per unit, and one and half spaces per multifamily unit. The provisions of Sections 16.54.140(B) could apply to these standards as well for disabled persons

### *Emergency Shelters and Transitional Housing*

New legislation (Senate Bill 2 (Cedillo, 2007)) requires jurisdictions to identify a zone where emergency shelters will be allowed as permitted uses without a conditional use permit or other discretionary permit. The zone or zones identified have to have land available to accommodate an emergency shelter. Although the City's Housing Needs Assessment indicates that there are relatively few homeless persons in the City, and identifies existing homeless services in the City and other nearby cities, the City will nevertheless amend its Zoning Ordinance consistent with SB 2 to ensure that it does not constrain the ability of emergency shelters to locate inside city limits. SB 2 further requires that transitional housing and supportive housing be considered as residential uses subject only to the same restrictions that apply to similar housing types in the same zone.

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay." Current zoning allows emergency shelters for six and fewer individuals in any area zoned for residential use similar to group care facilities, but does not specifically address "emergency shelters" per se.

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

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay that is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services that are linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.

In an effort to clarify the Zoning Code and therefore facilitate the above housing types, the City will add current definitions of "transitional housing", "supportive housing" and "emergency shelter" as stated in this document. Further, pursuant to Senate Bill 2, the City conducted a staff level review of its zoning districts and available land and determined the M1, Light Industrial, zone would be the most appropriate

for emergency shelters because NIMBY (Not In My Back Yard) issues would be minimized. Approximately 460 acres in 16 vacant parcels of currently zoned M1 sites with adjacent sewer and water infrastructure are available to meet this potential need. Program HE2.1.9 addresses these changes to the Zoning Code.

*Housing for Farmworkers*

In accordance with Health and Safety Code Sections 17021.5 and 17021.6, housing for farmworkers in the City of Yreka for six or fewer persons is permitted in all residential zones. No additional discretionary approvals are required for any kind of housing that is intended to house six or fewer people, including farmworkers. If the proposed unit looks like a single-family house (i.e., two-car garage, driveway, front yard, etc.), the process is a ministerial approval.

The City requires a conditional use permit for large-scale housing developments in all residential zones. The CUP process is in place to ensure compatibility with surrounding uses. Conditions of approval vary from project-to-project, but most likely they will contain provisions for landscaping, type of fencing, driveway locations, compatible lighting, and recreational facilities. This process is not a constraint to the development of farmworker housing as the process is very streamlined and projects can be approved in three months.

*Development and Processing Fees*

Many of the areas zoned for higher density projects (10 du/ac or more) currently have on- and off-site improvements such as water and sewer connections, streets and sidewalks in place so there are no additional requirements. For other areas, however, the City does require developers to construct improvements and/or pay fees to help deter the costs of providing infrastructure, public facilities, and services. Impact fees that apply to new residential single-family and multifamily construction are listed in **Table A-35**. The City also collects fees from developers to help cover the costs of planning and processing permits. Processing fees are calculated based on average staff time and material costs required to process a particular type of case. Planning and processing fees are shown in **Table A-36**.

The City's impact fees are somewhat higher than other small cities in the region, which have been slow to adopt or update fee programs due to declining populations. Being one of the few cities in the County to experience sustained growth, the City of Yreka's fees for a typical 1,500-square foot single-family or multifamily dwelling are approximately \$11,372. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to maintain the quality of life desired by City residents. Further, the City of Yreka is currently charging only 50 percent of its adopted fees due to a sluggish economy, and no date has been set for restoring fees to the full amount.

**Table A-35  
Development Impact Fees**

<b>Facility</b>	<b>Fee Per Dwelling Unit<sup>(1)</sup></b>
Public Facilities	\$1,622
Storm Drainage	\$106
Parks and Recreation	\$1,956

Facility	Fee Per Dwelling Unit <sup>(1)</sup>
Citywide Streets	\$579
Water System	\$5,513
Wastewater System	\$1,596
Total	\$11,372

Source: City of Yreka Municipal Utility Services, Impact & Connection Fees Worksheet, 2008

Notes: (1) Fees are for informational purposes only and are subject to change.

**Table A-36  
Planning Permit Fees**

	Fee <sup>(1)</sup>
Preliminary Environmental Review	\$25
Negative Declaration	\$200 deposit/cost
Mitigated Negative Declaration	Actual cost
Environmental Impact Report	Actual cost
Filing Notice of Determination	\$50 plus CDFG fees <sup>(2)</sup>
Annexation	\$750/cost
General Plan Amendment	\$750/cost
Historic District Exterior Alteration Permit	\$75
Planned Unit Development	\$750/cost
Rezoning	\$750/cost
Use Permit – Administrative Approval	\$75
Use Permit – Planning Commission Approval	\$125 deposit/cost
Variance	\$250 deposit/cost
Lot Line Adjustment	\$200 deposit/cost
County Map Check – 4 or less lots	\$300 plus County fees
County Map Check – 5 or more lots	\$600 plus County fees
Lot Merger – Administrative Approval	\$200
Lot Merger – Planning Commission Approval	\$250
Reversion to Acreage	\$200
Minor Subdivision (4 or less lots)	\$250 deposit/cost
Major Subdivision (5 or more lots)	\$500 deposit/cost
Final Parcel Map	\$150 deposit/cost
Final Subdivision Map	\$200 deposit/cost
Map Extension	\$60
Appeals – Planning Commission	\$100
Appeals – City Council	\$150 plus publication
Public Hearing	\$60
Public Hearing Noticing with 1-20 Notices	\$25
Public Hearing Noticing with 21 or More Notices	\$25 plus \$1/parcel

Source: Yreka Planning Department, 2009

Notes: (1) Fees are for informational purposes only and are subject to change.

(2) In the event that a project's effect on natural resources or wildlife is other than negligible, the California Department of Fish and Game requires an additional fee of \$2,678.25 if an EIR is prepared or \$1,993.00 for a Negative Declaration. These fees are subject to change and the applicant is responsible for payment of the fees in full. If required, a permit cannot be issued until such time as the fee is paid.

*Permit Processing Times*

The time involved in processing development applications can become a constraint to affordable housing development. In Yreka, most development applications for single-family and multifamily developments take approximately two to three weeks to process as long as no discretionary approvals are needed. If an applicant proposes developments that require discretionary review, such as a use that requires a CUP, the processing time can extend to two months regardless if it's a single-family or multifamily project. For example, the Shasta Courtyards multifamily housing development and Emerald Pointe Apartments both required use permits, each of which took approximately two months to process. **Table A-37** lists the typical review times for each type of permit or approval process in the City. These review periods do not present constraints to development as some review is needed to ensure the maintenance of health and safety standards. The Planning Department encourages developers to submit applications concurrently where possible to minimize the total processing time and related cost for a project.

**Table A-37  
Planning Processing Times**

Type of Approval or Permit	Typical Processing Time
Ministerial Review	2-3 weeks
Conditional Use Permit (CUP)	2 months
Zone Change	3 months
General Plan Amendment	3 months
Site Plan Review	45 days
Parcel Maps	3-4 months
Initial Study	6-8 weeks
Environmental Impact Report	8 months +

*Source: City of Yreka Planning Department, 2008*

*Building Code and Enforcement*

The City adopted the California Building Code for its code requirements and deviates from it only in the case of requirements for snow load (i.e., the City has a higher standard for roofing due to local conditions). Because the more stringent standards apply only in case of snow load, and thus serve to protect public health and safety, the enforcement of the CBC does not pose a significant constraint to the production or improvement of housing in Yreka.

Code enforcement typically occurs when the building inspector is processing other permits on the site, or when complaints are filed. The Building Department staff works with the County Health Department when the complaint appears to be a matter of both health and safety.

Most complaints come from renters who have complaints against their landlord. The inspection may reveal building or health code violations that are then written up with a time line for correction and follow up inspections. If there are no code violations, but other non-code situations occur, the renter is given a question and answer sheet prepared by the California State Department of Consumer Affairs, which helps to define the renter's rights and options in the matter. Complaints in mobile home parks are referred to the enforcement section of the Department of Housing and Community Development.

The City adopted Ordinance #770 on June 5, 2003, which establishes a process for abating public nuisances. The types of nuisances defined within the ordinance vary from unsightly storage and debris on a parcel, to elements of disrepair of buildings.

## Non-Governmental Constraints

### Land Costs

The cost of raw, developable land creates a direct impact on the cost for a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of land. Residential land costs in Yreka as of January 2009 are shown in **Table A-38**. The following list of properties was gathered through the internet sites [www.loopnet.com](http://www.loopnet.com), [www.sellingsiskiyou.com](http://www.sellingsiskiyou.com), [www.realtor.net](http://www.realtor.net) and [www.richterscalere.com](http://www.richterscalere.com). Single-family land prices ranged from \$78,500 per acre to \$248,500 per acre and the only subdivided multifamily land was selling for \$170,000 per acre.

**Table A-38**  
**Yreka Vacant Land Costs**

Zone	Acres	Price	Price/Acre
R-1	0.25	\$40,000	\$160,000
R-1	0.50	\$65,000	\$130,000
R-1	0.40	\$67,995	\$170,000
R-1	0.68	\$79,000	\$116,000
R-1	0.34	\$84,500	\$248,500
R-1	0.53	\$89,500	\$169,000
R-1	0.70	\$98,000	\$140,000
R-1	1.40	\$110,000	\$78,500
R-3-12	0.40	\$67,995	\$170,000

Source: [www.loopnet.com](http://www.loopnet.com), [www.sellingsiskiyou.com](http://www.sellingsiskiyou.com), [www.realtor.net](http://www.realtor.net) and [www.richterscalere.com](http://www.richterscalere.com), January 2009

### Construction and Labor Costs

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. An Internet source of construction cost data ([www.building-cost.net](http://www.building-cost.net)), provided by the Craftsman Book Company estimates the per square foot cost of a single-story four-cornered home in Yreka to be approximately \$172 per square foot. This cost estimate is based on a 1,200 square foot house of good-quality construction including a two-car garage, central heating and air conditioning. The total construction costs excluding land costs are estimated at \$205,977 for a spec house in a housing tract and \$306,784 for a custom home.

If labor or material costs increased substantially, the cost of construction in Yreka could rise to a level that impacts the price of new construction and rehabilitation. Therefore, increased construction costs have the potential to constrain new housing construction and rehabilitation of existing housing.

## Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Yreka. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate-income households that live on tight budgets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table A-39** illustrates interest rates as of January 2009. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance, and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

**Table A-39**  
**Interest Rates**

	Interest	APR
<b>Conforming</b>		
40-year fixed	7.375%	7.589%
30-year fixed	5.50%	5.719%
15-year fixed	5.25%	6.620%
5-year ARM	5.0%	4.655%
<b>Jumbo</b>		
30-year fixed	6.375%	6.525%
15-year fixed	7.50%	7.757%
5-year ARM	6.125%	5.017%

Source: [www.wellsfargo.com](http://www.wellsfargo.com), January 2009

Notes: Conforming loan is for no more than \$417,000. A jumbo loan is greater than \$417,000.

## HOUSING RESOURCES AND OPPORTUNITIES

### EXISTING AFFORDABLE HOUSING

The City of Yreka currently has seven affordable multifamily projects. These are shown in **Table A-40**. Three of the projects are subsidized through the United States Department of Housing and Urban Development (HUD) and two are subsidized through the United States Department of Agriculture (USDA) Rural Development Agency. HUD currently provides "project based" subsidies in Yreka through its Section 8 and Section 202 programs and USDA Rural Development provides subsidies through its Section 515 program. The remaining two projects receive indirect government subsidies

through participation in the Low-Income Housing Tax Credit (LIHTC) program administered through HUD. Although not a direct federal subsidy, LIHTC provides tax incentives for the utilization of private equity in the development of affordable housing.

**Table A-40  
Assisted Multifamily Units**

Name	Expiration Date	Total Units	Senior Units	Family Units	Funding Agency/Program
Deer Creek Apts. 1060 E. Deer Creek Way	5/1/2023	35	35	0	HUD Sec. 8
Juniper Terrace 800 Jasper Way	3/1/2033	55	50	5	USDA Rural Development
Siskiyou Valley Apts. 409 Bruce Street	11/16/2039	34	0	34	USDA Rural Development
Shadows Garden Apts. 402 Turre Street	12/31/2048	46	6	40	HUD Sec. 8
Sierra Vista Retirement Ctr. 885 Sierra Vista Dr.	10/14/2037	31	31	0	HUD Sec. 202
Shasta Courtyards 400 Foothill Drive	7/25/2021	61	0	61	Low-Income Housing Tax Credit
Emerald Point Apts. 450 N. Foothill Drive	5/31/2022	81	81	0	Low-Income Housing Tax Credit

Source: USDA Rural Development, Yreka office; U.S. Dept. of Housing and Urban Development, San Francisco office; and City of Yreka Planning and Building Departments.

Notes: While the exact date for satisfying the contractual obligations of the Low-Income Housing Tax Credit projects is unknown, the LIHTC-projects have a 15-year initial compliance period. Therefore, the expiration date identified for these projects is 15 years from the date of final inspection.

## AT-RISK HOUSING

In 1989, the California Government Code was amended to include a requirement that localities identify and develop a program in their housing elements for the preservation of assisted, affordable multifamily units. Subsequent amendments have clarified the scope of the analysis to include units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert within ten years. The City of Yreka currently does not host any units at-risk of conversion to market rates.

## REHABILITATION PROGRAM

The City's rehabilitation loan program is currently funded by a revolving loan account (RLA). The City applied for CDBG funds in the past that were used to give rehabilitation loans. As repayments of these loans are received, the money is put back in to a loan account to give to new applicants. Loans are made to households in target income groups (TIGs) and can be used for structural rehabilitation, room additions to relieve overcrowding and total reconstructions. There is roughly \$725,000 in available funding through this program, but the actual amount of funds available to loan fluctuates and depends on the rate of repayment from existing loans. Interest rates for owner-occupied units are usually set at three percent but can be as low as zero percent for very low-income households and life of the loan can be up to thirty years. Two households have been assisted in the past five years.

## HOUSING AUTHORITY

The State of California does not own or operate public housing; public housing is administered directly through local public housing authorities. However, for those jurisdictions that do not have a local public housing authority, the Department of Housing and Community Development has a Housing Assistance Program that administers the Section 8 program in those counties.

Siskiyou County has no local public housing authority. As such, HCD receives an allocation of Housing Choice Voucher rent assistance funds from the federal Department of Housing and Urban Development and contracts with Great Northern Corporation (a local nonprofit organization) to administer the Housing Choice Voucher (Section 8) program at the county level. The voucher program provides a voucher to recipients to use to help pay their rent for any rental unit that accepts the voucher. The recipients pay part of the rent based on 30 percent of their income and the Section 8 program pays the remaining amount. Great Northern Corporation administers a total of 209 vouchers throughout Siskiyou County and 68 within the City of Yreka. An additional 302 applicants are on the Housing Choice Voucher waiting list.

Although Siskiyou County lacks a public housing authority, the Karuk Tribe, which owns land within the City of Yreka, operates its own housing authority. The Karuk Tribe Housing Authority (KTHA) owns and operates single-family and multifamily housing that is available to low- and moderate-income Native Americans. Further, the KTHA administers 15 housing vouchers, which KTHA makes available to the elderly and disabled.

### *Future Housing Needs*

Pursuant to the State Government Code Section 65584, the State Department of Housing and Community Development (HCD) has developed a Regional Housing Need Allocation (RHNA) Plan for Siskiyou County. The RHNA Plan identifies a need for 720 new residential units in Siskiyou County over a 7.5-year period (January 1, 2007 to June 30, 2014). The need for 720 units is shared and distributed amongst each of the communities in the County, with each community's share determined by its proportion of the County's overall household population. Thus, the City of Yreka's share of regional housing needs is 117 units, or about 16 units per year over the 7.5 year period. In an attempt to provide housing for all income groups in the City, these 117 units are further divided amongst the various income groups identified and defined in **Table A-41**.

Regional housing need allocations are considered a minimum need. Many jurisdictions have existing unmet housing needs due to overpayment or overcrowding issues that signal housing need and may exceed the regional allocations.

According to the most recent 2007-2014 allocations, the City of Yreka requires at least 117 new housing units. A large portion of the allocation is for above moderate households. Between January 1, 2007 and September 30, 2008 thirteen single-family residential dwellings have been constructed in the City, with no multiple-family or other housing being built or rehabilitated. Twelve of the units are conventional single-family dwellings and one is a manufactured home. Based upon assessed values and the spending limits discussed above, the manufactured dwelling would qualify as very low-income

housing, one of the conventional single-family dwellings would qualify as moderate-income housing, and the remaining units would qualify as above moderate-income housing. When these units are deducted from the State's projected need, a total of 47 extremely low-, very low- and low-income housing units are still needed prior to June 30, 2014, or roughly eight affordable units per year during the next six years.

**Table A-41  
RHNA 2007-2014**

Income Category	Regional Housing Needs	Percent of Total	Progress	Remaining
Very Low (<50% Median Income)	28	23.9%	1	27
Low (50-80% Median Income)	20	17.1%	0	20
Moderate (80-120% Median Income)	19	16.2%	1	18
Above Moderate (>120% Median Income)	50	42.7%	11	39
Total	117	100%	13	104

Source Siskiyou County Final RHNA, HCD, May 2008

## ANNEXATIONS

There have been no annexations to the City since 2003. The last annexation the City approved occurred in 1997. Although the City is in the process of preparing a Municipal Services Review to facilitate the annexation of two properties into the City, the vast majority of this land would be designated for industrial development. Only a very small area (approximately 17,275 square feet) would allow for residential development.

## VACANT LAND INVENTORY

**Table A-42** lists most of the available vacant land in the City that is appropriate to meet its share of the regional housing needs. As noted in **Table A-42**, there are a total of 130 acres of R-3 (R-3-12 and R-3-16) zoned lands with the potential to result in 1,332 units; 61 acres of R-2 with the potential to result in 511 units; 1,338 acres of R-1 zoned land with the potential to result in 2,160 units; 537 acres of R-A zoned lands with the potential to result in 185 units; and four acres of RPO zoned land with the potential to result in 36 units

Some of the sites listed in **Table A-42** identify constraints to development. Some constraints are associated with 100-year floodplains, hillside topography, access, special-status species and/or parcel sizes that are too small to develop without boundary line adjustments or mergers with adjacent parcels. Constraints affecting density yield are reflected in the projected realistic capacity identified in **Table A-42**.

Based on recent development activity in the City, a net density of 85 percent of the maximum density was assumed for most of the multifamily zoned parcels and a net density of 50-80 percent (average 65 percent) of the maximum density was assumed for most of the single-family zoned parcels. Examples of

recent multifamily projects that were developed or approved with a similar capacity are the Shasta Courtyards apartment complex and the Emerald Point Apartments. With Shasta Courtyards a total of 61 units were built on 5.4 acres, for a maximum density of 11.3 dwelling units per acre and an 87 percent buildout. Emerald Point Apartments developed with 81 units on 6.11 acres, for a maximum density of 13.3 units per acre and 100 percent buildout. There are very few large single-family residential subdivisions in the City of Yreka with which to estimate buildout densities. The most recent single-family residential subdivision that was approved in the City of Yreka is the Liberty Hills Subdivision. This subdivision, which is situated on slopes of 12-22 percent, was approved for 16 units on 5.07 acres (including roads), for a maximum density of 3.2 dwelling units per acre and a 53 percent buildout.

In those cases where steeper slopes and/or other constraints exist, the realistic capacity of the parcels has been reduced accordingly. For example, the vacant RA zoned lands located north and east of I-5 and State Highway 3 are severely limited by steep slopes and Yreka phlox, a rare and endangered plant. It is estimated that this area and a small portion of RA land on steep slopes in southwest Yreka, account for roughly 450 acres of the 536 acres zoned RA. Density on this acreage has typically been estimated to not exceed .20 units per acre (1 unit/5 acres). Similarly, the largest block of R-1 on the east side of Interstate 5 and adjacent to the easterly city limits is estimated to contain 350 acres and is very steep (30 percent slopes and greater). Further, an estimated 300 acres scattered along the westerly City boundary also contains steep slopes, typically in excess of 20 percent. Density yield on this acreage is not expected to exceed .20 units per acre. All remaining lands zoned for single or multifamily development are located on lands with slopes typically ranging from 0-15 percent. The density yields on these lands will not be significantly affected by topography.

Affordable housing is permitted in a variety of residential zone districts. However, most affordable projects will occur in the R-3 zone since it permits higher densities and fits projects that are supported by government assistance. The smallest vacant multifamily parcel noted in **Table A-42** (0.19 acres) is of sufficient size to accommodate a duplex with 1,200-square foot units and a two car garage each. As noted above, there are a total of 130 acres of R-3 (R-3-12 and R-3-16) zoned lands with the potential to result in 1,332 units.

Public sewer and water service is readily available within 100 feet of most of the vacant lands identified on **Table A-42**. Further, water supply and sewage treatment is more than adequate to serve the projected growth for the next five years and well beyond. The City water supply has a potential for 15.9 million gallons per day, yet the maximum usage during summer is approximately six million gallons per day. The wastewater treatment plant has a potential reserve of 0.4 million gallons, sufficient to handle an additional 3,200 persons. This could be adequate to handle growth for up to twenty years.

**Table A-42  
Vacant Land Inventory**

APN	Zone	General Plan	Acres	Maximum Density	Realistic Capacity	Water	Sewer	Site Constraints
053-043-090	R-1	LDR	0.51	6 units/acre	2 units	Yes	Yes	—
053-054-010	R-1	LDR	1.21	6 units/acre	5 units	Yes	Yes	—
053-102-130	R-1	LDR	1.71	6 units/acre	7 units	Yes	Yes	—
053-111-030	R-1	LDR	1.75	6 units/acre	7 units	Yes	No	—

APN	Zone	General Plan	Acres	Maximum Density	Realistic Capacity	Water	Sewer	Site Constraints
053-111-170	R-1	LDR	1.19	6 units/acre	5 units	Yes	Yes	—
053-152-120	R-1	LDR	0.75	6 units/acre	3 units	Yes	Yes	—
053-152-130	R-1	LDR	1.72	6 units/acre	7 units	Yes	Yes	—
053-191-300	R-1	LDR	0.11	6 units/acre	1 unit	Yes	Yes	Floodplain
053-204-250	R-1	LDR	0.27	6 units/acre	1 unit	Yes	Yes	—
053-221-120	R-1	LDR	0.11	6 units/acre	1 unit	Yes	Yes	Size
053-222-210	R-1	LDR	1.26	6 units/acre	5 units	No	No	—
053-481-570	R-1	LDR	0.24	6 units/acre	1 unit	Yes	Yes	—
053-501-320	R-1	LDR	0.19	6 units/acre	1 unit	Yes	Yes	—
053-511-030	R-1	LDR	0.23	6 units/acre	1 unit	No	No	—
053-532-060	R-1	LDR	0.32	6 units/acre	1 unit	Yes	Yes	—
053-561-210	R-1	LDR	5.75	6 units/acre	23 units	Yes	Yes	—
053-561-230	R-1	LDR	1.45	6 units/acre	6 units	Yes	Yes	—
053-591-420	R-1	LDR	2.37	6 units/acre	9 units	Yes	No	—
053-591-440	R-1	LDR	9.35	6 units/acre	37 units	No	No	—
053-591-560	R-1	LDR	6.23	6 units/acre	25 units	No	No	—
053-621-020	R-1	LDR	98.64	6 units/acre	4 units	Yes	No	Slope
053-642-300	R-1	LDR	0.49	6 units/acre	2 units	No	No	—
053-642-410	R-1	LDR	2.10	6 units/acre	8 units	Yes	No	—
053-642-440	R-1	LDR	150.33	6 units/acre	53 units	Yes	Yes	Slope
053-651-460	R-1	LDR	110.80	6 units/acre	39 units	No	Yes	Slope
053-651-740	R-1	LDR	105.63	6 units/acre	22 units	No	Yes	Slope
053-662-020	R-1	LDR	0.79	6 units/acre	3 units	No	No	—
053-662-030	R-1	LDR	7.37	6 units/acre	29 units	Yes	No	—
053-662-040	R-1	LDR	0.16	6 units/acre	1 unit	No	No	—
053-662-070	R-1	LDR	0.14	6 units/acre	1 unit	Yes	No	Size
053-662-090	R-1	LDR	10.47	6 units/acre	42 units	Yes	No	—
053-662-210	R-1	LDR	1.16	6 units/acre	5 units	Yes	No	—
053-662-220	R-1	LDR	0.58	6 units/acre	2 units	Yes	Yes	—
053-662-270	R-1	LDR	0.58	6 units/acre	2 units	No	No	—
053-662-370	R-1	LDR	0.49	6 units/acre	2 units	No	No	—
053-662-700	R-1	LDR	9.85	6 units/acre	39 units	Yes	No	—
053-662-730	R-1	LDR	0.52	6 units/acre	2 units	Yes	Yes	—
053-711-100	R-1	LDR	89.80	6 units/acre	46 units	Yes	No	Slope
053-750-060	R-1	LDR	1.09	6 units/acre	4 units	No	No	—
053-750-080	R-1	LDR	0.46	6 units/acre	2 units	No	Yes	—
053-750-150	R-1	LDR	0.66	6 units/acre	3 units	Yes	No	—
053-750-170	R-1	LDR	0.52	6 units/acre	2 units	Yes	No	—
053-750-200	R-1	LDR	0.36	6 units/acre	1 unit	Yes	No	—
053-750-220	R-1	LDR	0.54	6 units/acre	2 units	Yes	Yes	—
053-750-240	R-1	LDR	0.33	6 units/acre	1 unit	Yes	No	—
053-750-250	R-1	LDR	0.35	6 units/acre	1 unit	Yes	No	—

APN	Zone	General Plan	Acres	Maximum Density	Realistic Capacity	Water	Sewer	Site Constraints
053-750-270	R-1	LDR	0.33	6 units/acre	1 unit	Yes	No	—
053-750-290	R-1	LDR	0.36	6 units/acre	1 unit	Yes	No	—
053-750-320	R-1	LDR	0.35	6 units/acre	1 unit	Yes	No	—
053-750-370	R-1	LDR	0.28	6 units/acre	1 unit	Yes	Yes	—
053-750-380	R-1	LDR	0.73	6 units/acre	3 units	Yes	No	—
053-750-390	R-1	LDR	0.93	6 units/acre	4 units	Yes	No	—
053-750-430	R-1	LDR	0.31	6 units/acre	1 unit	Yes	No	—
053-770-010	R-1	LDR	86.32	6 units/acre	259 units	No	No	—
053-770-020	R-1	LDR	137.85	6 units/acre	413 units	No	No	—
053-770-040	R-1	LDR	3.87	6 units/acre	15 units	No	No	—
054-092-020	R-1	LDR	0.13	6 units/acre	—	No	No	Size
054-092-290	R-1	LDR	0.14	6 units/acre	—	No	No	Size
054-092-300	R-1	LDR	0.14	6 units/acre	—	No	Yes	Size
054-092-370	R-1	LDR	0.31	6 units/acre	1 unit	Yes	No	—
054-092-380	R-1	LDR	0.47	6 units/acre	1 unit	No	No	—
054-261-030	R-1	LDR	0.17	6 units/acre	2 units	Yes	Yes	—
054-271-390	R-1	LDR	0.25	6 units/acre	1 unit	Yes	Yes	—
054-271-400	R-1	LDR	0.17	6 units/acre	1 unit	Yes	Yes	—
061-011-140	R-1	LDR	0.57	6 units/acre	1 unit	Yes	Yes	—
061-011-240	R-1	LDR	0.18	6 units/acre	2 units	Yes	Yes	—
061-051-100	R-1	LDR	0.31	6 units/acre	1 unit	Yes	Yes	—
061-071-090	R-1	LDR	1.19	6 units/acre	1 unit	Yes	Yes	—
061-071-100	R-1	LDR	0.94	6 units/acre	5 units	Yes	Yes	—
061-091-060	R-1	LDR	0.28	6 units/acre	4 units	Yes	No	Floodplain
061-091-070	R-1	LDR	0.20	6 units/acre	1 unit	Yes	Yes	Floodplain
061-091-090	R-1	LDR	0.27	6 units/acre	1 unit	Yes	Yes	—
061-091-100	R-1	LDR	0.27	6 units/acre	1 unit	Yes	Yes	—
061-091-110	R-1	LDR	0.32	6 units/acre	1 unit	Yes	Yes	—
061-091-120	R-1	LDR	0.72	6 units/acre	1 unit	Yes	Yes	Floodplain
061-091-130	R-1	LDR	0.68	6 units/acre	3 units	Yes	Yes	Floodplain
061-091-160	R-1	LDR	9.67	6 units/acre	3 units	No	No	Floodplain
061-091-180	R-1	LDR	0.86	6 units/acre	39 units	Yes	No	Floodplain
061-091-190	R-1	LDR	0.90	6 units/acre	3 units	Yes	No	Floodplain
061-091-200	R-1	LDR	0.88	6 units/acre	4 units	Yes	No	Floodplain
061-111-080	R-1	LDR	0.48	6 units/acre	4 units	Yes	Yes	—
061-111-090	R-1	LDR	0.28	6 units/acre	2 units	Yes	Yes	Floodplain
061-111-100	R-1	LDR	0.67	6 units/acre	1 unit	Yes	Yes	Floodplain
061-121-010	R-1	LDR	6.01	6 units/acre	29 units	No	No	—
061-121-040	R-1	LDR	2.56	6 units/acre	12 units	No	No	—
061-121-060	R-1	LDR	14.75	6 units/acre	71 units	Yes	Yes	—
061-130-110	R-1	LDR	0.40	6 units/acre	10 units	Yes	No	—
061-131-010	R-1	LDR	2.03	6 units/acre	59 units	No	No	—

APN	Zone	General Plan	Acres	Maximum Density	Realistic Capacity	Water	Sewer	Site Constraints
061-131-080	R-1	LDR	0.15	6 units/acre	—	Yes	Yes	Size
061-131-240	R-1	LDR	1.53	6 units/acre	8 units	Yes	No	—
061-131-250	R-1	LDR	0.49	6 units/acre	1 unit	No	No	—
061-141-110	R-1	LDR	4.77	6 units/acre	6 units	Yes	Yes	—
061-141-150	R-1	LDR	0.50	6 units/acre	2 units	Yes	Yes	—
061-201-010	R-1	LDR	48.13	6 units/acre	—	No	No	Slope
061-201-050	R-1	LDR	18.97	6 units/acre	2 units	No	No	Slope
061-201-070	R-1	LDR	13.13	6 units/acre	3 units	No	No	Slope
061-201-100	R-1	LDR	1.53	6 units/acre	2 units	No	No	—
061-211-010	R-1	LDR	20.78	6 units/acre	4 units	No	No	—
061-221-050	R-1	LDR	5.18	6 units/acre	21 units	Yes	No	—
061-221-190	R-1	LDR	4.17	6 units/acre	17 units	Yes	Yes	—
061-251-010	R-1	LDR	2.11	6 units/acre	8 units	No	No	—
061-251-050	R-1	LDR	48.71	6 units/acre	3 units	Yes	No	Slope
061-301-010	R-1	LDR	39.16	6 units/acre	—	No	No	Slope/Tower
061-301-060	R-1	LDR	1.23	6 units/acre	—	No	No	Slope/Access
061-301-130	R-1	LDR	69.20	6 units/acre	86 units	No	No	Slope
061-321-090	R-1	LDR	0.15	6 units/acre	—	Yes	Yes	Size
061-361-020	R-1	LDR	5.71	6 units/acre	10 units	Yes	Yes	—
061-361-040	R-1	MDR	2.57	6 units/acre	2 units	Yes	Yes	—
061-361-070	R-1	LDR	0.38	6 units/acre	27 units	No	Yes	—
061-361-090	R-1	LDR	6.63	6 units/acre	57 units	Yes	Yes	—
061-361-120	R-1	LDR	14.19	6 units/acre	8 units	Yes	No	—
061-361-130	R-1	LDR	1.95	6 units/acre	4 units	Yes	No	—
061-361-140	R-1	LDR	0.99	6 units/acre	5 units	Yes	No	—
061-361-180	R-1	LDR	1.13	6 units/acre	55 units	Yes	No	—
061-361-200	R-1	LDR	13.65	6 units/acre	2 units	No	Yes	—
061-370-100	R-1	LDR	0.57	6 units/acre	2 units	Yes	Yes	—
061-370-170	R-1	LDR	0.55	6 units/acre	18 units	Yes	Yes	Floodplain
062-051-380	R-1	LDR	4.50	6 units/acre	2 units	No	No	—
062-111-040	R-1	LDR	0.39	6 units/acre	1 unit	Yes	Yes	—
062-111-050	R-1	LDR	0.34	6 units/acre	3 units	Yes	Yes	—
062-121-030	R-1	LDR	0.65	6 units/acre	8 units	Yes	Yes	—
062-121-040	R-1	LDR	2.11	6 units/acre	15 units	No	No	—
062-121-080	R-1	LDR	3.69	6 units/acre	1 unit	Yes	Yes	—
062-121-210	R-1	LDR	0.23	6 units/acre	1 unit	Yes	Yes	—
062-121-220	R-1	LDR	0.20	6 units/acre	1 unit	Yes	Yes	—
062-121-230	R-1	LDR	0.21	6 units/acre	1 unit	Yes	Yes	—
062-121-610	R-1	LDR	0.80	6 units/acre	3 units	No	Yes	—
062-121-730	R-1	LDR	0.31	6 units/acre	1 unit	Yes	Yes	—
062-121-750	R-1	LDR	0.30	6 units/acre	1 unit	Yes	Yes	—
062-121-760	R-1	LDR	0.63	6 units/acre	3 units	Yes	Yes	—

APN	Zone	General Plan	Acres	Maximum Density	Realistic Capacity	Water	Sewer	Site Constraints
062-151-200	R-1	LDR	0.85	6 units/acre	3 units	Yes	Yes	—
062-151-400	R-1	LDR	0.55	6 units/acre	2 units	Yes	Yes	—
062-151-500	R-1	LDR	0.34	6 units/acre	1 unit	Yes	Yes	—
062-181-270	R-1	LDR	1.05	6 units/acre	4 units	No	No	—
062-191-010	R-1	LDR	11.58	6 units/acre	46 units	Yes	No	Floodplain
062-202-010	R-1	LDR	0.50	6 units/acre	2 units	No	No	—
062-202-150	R-1	LDR	0.25	6 units/acre	1 unit	Yes	No	Floodplain
062-211-020	R-1	LDR	13.59	6 units/acre	54 units	No	No	—
062-211-060	R-1	LDR	0.24	6 units/acre	1 unit	No	No	—
062-211-080	R-1	LDR	37.49	6 units/acre	146 units	No	No	—
062-221-060	R-1	LDR	0.29	6 units/acre	1 unit	Yes	Yes	—
053-561-120	R-1	LDR	18.31	6 units/acre	73 units	Yes	Yes	—
061-271-030	R-1	LDR	0.63	6 units/acre	2 units	Yes	Yes	—
053-711-100	R-2	MDR	4.35	10 units/acre	37 units	Yes	No	—
053-770-020	R-2	MDR	2.75	10 units/acre	23 units	No	No	—
054-271-280	R-2	MDR	2.24	10 units/acre	19 units	Yes	Yes	—
062-191-110	R-2	MDR	9.03	10 units/acre	77 units	No	No	Floodplain
062-211-020	R-2	MDR	13.11	10 units/acre	111 units	No	No	—
062-211-080	R-2	MDR	29.82	10 units/acre	244 units	No	No	Floodplain
053-301-220	R-3-12	HDR	0.19	12 units/acre	—	Yes	Yes	Size
053-311-250	R-3-12	HDR	0.39	12 units/acre	4 units	Yes	Yes	—
053-591-410	R-3-12	HDR	0.58	12 units/acre	6 units	Yes	No	—
053-591-460	R-3-12	HDR	0.68	12 units/acre	7 units	Yes	No	—
053-591-560	R-3-12	HDR	37.92	12 units/acre	387 units	Yes	No	Access
053-651-750*	M-1	I	6.85	12 units/acre	69 units	Yes	Yes	—
053-651-760*	M-1	I	2.49	12 units/acre	25 units	Yes	Yes	—
053-651-770	R-3-12	HDR	6.83	12 units/acre	69 units	Yes	Yes	—
053-651-650	R-3-12	HDR	2.24	12 units/acre	23 units	Yes	Yes	—
053-651-700	R-3-12	HDR	0.23	12 units/acre	—	Yes	Yes	Size
053-651-740	R-3-12	HDR	17.16	12 units/acre	175 units	Yes	Yes	—
053-711-030	R-3-12	HDR	4.53	12 units/acre	46 units	No	No	—
053-711-100	R-3-12	HDR	20.10	12 units/acre	205 units	Yes	No	—
061-221-190	R-3-12	HDR	17.78	12 units/acre	181 units	Yes	Yes	—
061-221-200	R-3-12	HDR	2.85	12 units/acre	29 units	Yes	No	—
061-221-220	R-3-12	HDR	1.30	12 units/acre	13 units	Yes	Yes	—
061-361-020	R-3-12	HDR	0.15	12 units/acre	—	Yes	Yes	Size
053-642-140	R-3-16	HDR	5.42	15 units/acre	77 units	No	Yes	—
053-642-230	R-3-16	HDR	1.31	15 units/acre	16 units	Yes	Yes	—
053-642-040	R-A	RA	0.30	1 unit/acre	—	No	Yes	Size
053-591-090	R-A	RA	0.89	1 unit/acre	—	No	No	Slope/phlox
053-591-300	R-A	RA	15.33	1 unit/acre	—	No	No	Slope/phlox
053-591-310	R-A	RA	17.78	1 unit/acre	—	No	No	Slope/phlox

APN	Zone	General Plan	Acres	Maximum Density	Realistic Capacity	Water	Sewer	Site Constraints
053-591-320	R-A	RA	9.39	1 unit/acre	—	No	No	Slope/phlox
053-591-330	R-A	RA	7.65	1 unit/acre	—	No	No	Slope/phlox
053-591-340	R-A	RA	3.83	1 unit/acre	—	No	No	Slope/phlox
053-591-360	R-A	RA	11.07	1 unit/acre	—	No	No	Slope/phlox
053-591-370	R-A	RA	13.65	1 unit/acre	—	No	No	Slope/phlox
053-591-530	R-A	RA	11.84	1 unit/acre	—	No	No	Slope/phlox
053-631-060	R-A	RA	0.78	1 unit/acre	—	No	No	Slope/phlox
053-631-070	R-A	RA	140.74	1 unit/acre	—	No	No	Slope/phlox
053-631-080	R-A	RA	0.92	1 unit/acre	—	No	No	Slope/phlox
053-642-040	R-A	RA	7.99	1 unit/acre	1 unit	No	Yes	Slope
053-642-050	R-A	RA	5.73	1 unit/acre	1 unit	Yes	No	Slope
053-642-080	R-A	RA	7.16	1 unit/acre	1 unit	Yes	No	Slope
053-642-090	R-A	RA	2.79	1 unit/acre	—	No	No	Slope
053-672-010	R-A	RA	2.86	1 unit/acre	2 units	No	No	—
053-672-030	R-A	RA	4.96	1 unit/acre	4 units	Yes	No	—
053-672-050	R-A	RA	3.68	1 unit/acre	3 units	No	No	—
053-672-090	R-A	RA	1.32	1 unit/acre	1 unit	Yes	No	—
053-672-130	R-A	RA	0.20	1 unit/acre	—	Yes	No	Size
053-672-210	R-A	RA	0.75	1 unit/acre	—	Yes	Yes	Size
053-672-260	R-A	RA	39.78	1 unit/acre	32 units	Yes	Yes	—
053-672-310	R-A	RA	27.75	1 unit/acre	22 units	Yes	No	—
053-672-320	R-A	RA	8.39	1 unit/acre	6 units	Yes	No	—
053-672-330	R-A	RA	19.29	1 unit/acre	15 units	Yes	Yes	—
053-672-340	R-A	RA	2.10	1 unit/acre	1 unit	Yes	Yes	—
053-672-370	R-A	RA	14.63	1 unit/acre	11 units	Yes	No	—
053-672-400	R-A	RA	5.14	1 unit/acre	4 units	No	Yes	—
053-672-410	R-A	RA	2.39	1 unit/acre	2 units	No	Yes	—
053-672-450	R-A	RA	0.48	1 unit/acre	—	No	No	Size
053-672-670	R-A	RA	3.95	1 unit/acre	3 units	Yes	Yes	—
053-721-020	R-A	RA	1.05	1 unit/acre	1 unit	Yes	No	—
053-721-090	R-A	RA	1.02	1 unit/acre	1 unit	Yes	No	—
062-181-010	R-A	RA	8.69	1 unit/acre	1 unit	Yes	No	Slope
062-181-060	R-A	RA	3.37	1 unit/acre	2 units	Yes	No	—
062-181-210	R-A	RA	1.14	1 unit/acre	1 unit	Yes	No	—
062-181-240	R-A	RA	0.45	1 unit/acre	—	Yes	No	Size
062-181-340	R-A	RA	5.59	1 unit/acre	4 units	Yes	No	—
062-181-350	R-A	RA	2.84	1 unit/acre	2 units	Yes	No	—
062-211-020	R-A	RA	64.55	1 unit/acre	51 units	No	No	—
062-211-080	R-A	RA	6.92	1 unit/acre	5 units	No	No	—
062-231-030	R-A	RA	6.78	1 unit/acre	1 unit	No	No	Slope
062-231-060	R-A	RA	1.17	1 unit/acre	1 unit	No	No	Slope
062-231-090	R-A	RA	16.36	1 unit/acre	1 unit	No	No	Slope

APN	Zone	General Plan	Acres	Maximum Density	Realistic Capacity	Water	Sewer	Site Constraints
062-231-110	R-A	RA	14.41	1 unit/acre	4 units	Yes	No	Slope
062-231-150	R-A	RA	6.69	1 unit/acre	1 unit	No	No	Slope
054-231-280	RPO	MDR	0.29	10 units/acre	2 units	Yes	Yes	—
061-221-190	RPO	MDR	0.28	10 units/acre	2 units	Yes	Yes	—
061-272-090	RPO	MDR	0.18	10 units/acre	2 units	Yes	Yes	—
061-272-190	RPO	MDR	0.15	10 units/acre	1 unit	Yes	Yes	—
061-311-270	RPO	MDR	0.39	10 units/acre	3 units	Yes	Yes	—
061-341-040	RPO	MDR	0.57	10 units/acre	4 units	Yes	Yes	—
061-361-040	RPO	MDR	2.60	10 units/acre	22 units	Yes	Yes	—

Notes: All lots with an area of less than 3,500 square feet have been excluded from the vacant land inventory.

Where the maximum density allowed by the General Plan is less than the Zoning Ordinance, the General Plan density has been used.

Where floodplains are identified on a parcel, the acreage has been reduced to exclude that area located within the floodplain.

\* Though these parcels are designated for industrial type uses, they have been issued a use permit that allows them to be developed consistent with the R-3-12 zone district. For this reason, they are included in the table of vacant residential lands.

Refer to **Appendix D** for the location of those sites identified in **Table A-42**.

Due to the availability of vacant, residentially zoned property, it is unnecessary for the City to consider the rezoning of vacant non-residentially zoned land or the redevelopment of properties in order to generate adequate sites for new housing development. The sites identified in **Table A-42** can support the development of housing in excess of the City's share of the 2007-2014 regional housing needs as estimated by HCD. Therefore, it can be conclusively stated that the City has adequate appropriately zoned sites, with supporting public services and facilities, to accommodate its housing needs over the current planning period.

## FUNDING SOURCES

Many types of funding are available to the City and local nonprofit organizations to ensure the availability of housing affordable to low- and moderate-income persons. **Appendix B** lists the grant and loan options the City or other agencies can apply for to fund services for residents of Yreka. There are programs to help fund the development of multifamily rental housing, supportive housing, homeless shelters and transitional housing, first time homebuyer and rehabilitation programs, second mortgages, and self-help housing.

## OPPORTUNITIES FOR ENERGY CONSERVATION

Opportunities for energy conservation can be found for both existing and future housing developments. Conservation can be achieved through a variety of approaches including reducing the use of energy-consuming appliances and features in a home, physical modification of existing structures or land uses and reducing the reliance on automobiles by encouraging more mixed-use and infill development and providing pedestrian access to commercial and recreational facilities.

Some energy conservation features are incorporated into the design of residential structures in the City of Yreka due to the requirements of Title 24, which outlines measures to reduce energy consumption. These measures include low flow plumbing fixtures, efficient heating and cooling opportunities, dual pane

windows, and adequate insulation and weather stripping. Incorporating new technology within residential developments offers developers a chance to design projects that allow for maximum energy conservation opportunities. Although energy regulations establish a uniform standard of energy efficiency, they do not ensure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads and overall energy consumption. While it is not feasible that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Many modern building design methods are used to reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
  - Location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter;
  - Use of "thermal mass", earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
  - Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior;
  - Location of openings and the use of ventilating devices that take advantage of natural air flow;
  - Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter; and
  - Zone heating and cooling systems, which reduce heating and cooling in the unused areas of a home.
2. Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
  - North-south orientation of the long axis of a dwelling;
  - Minimizing the southern and western exposure of exterior surfaces; and
  - Location of dwellings to take advantage of natural air circulation and evening breezes.
3. Use of landscaping features to moderate interior temperatures. Such techniques include:
  - Use of deciduous shade trees and other plants to protect the home;
  - Use of natural or artificial flowing water; and
  - Use of trees and hedges as windbreaks.

In addition to these naturally-based techniques, modern methods include:

- Use of solar energy to heat water;
- Use of radiant barriers on roofs to keep attics cool;
- Use of solar panels and other devices to generate electricity;
- High efficiency coating on windows to repel summer heat and trap winter warmth;
- Weather stripping and other insulation to reduce heat gain and loss;
- Use of natural gas for dryers, stovetops and ranges;
- Use of energy efficient home appliances; and
- Use of low-flow showerheads and faucet aerators to reduce hot water use.

Major opportunities for residential energy conservation in the City will include insulation and weatherproofing, landscaping and maximizing orientation, lowering appliance consumption and maximizing on solar energy.

The following policies and programs relate to the City's opportunities for energy conservation:

- Policy HE.6.1. Promote the use of energy conservation measures in all housing, including very low-, low- and moderate-income housing.
- Program HE.6.1.1: Promote the use of energy conservation measures in all housing through the use of public and private weatherization programs.
- Program HE.6.1.2: Review City policies and programs to encourage conservation of energy in design and housing rehabilitation.
- Program HE.6.1.3: Provide information on currently available weatherization and energy conservation programs to residents of the City. The City will have information available for the public at the front counter of City Hall and will distribute information through an annual mailing.
- Program HE.6.1.4: Continue to enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and Specific Plans as appropriate.

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**APPENDIX B**

**AFFORDABLE HOUSING FUNDING  
RESOURCES**

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## APPENDIX B – FUNDING RESOURCES

The following funding programs may be able to assist the City in meeting its affordable housing goals:

**Table B-1  
Funding Resources**

Funding Program	Description	Guidelines	Prop 1-C Funding	Available Funds	Funds Available Per Applicant
<b>Rental Programs</b>					
Governor's Homeless Initiative	Interagency funds (HCD, CAIHFA, DMH) for supportive housing for persons with severe mental illness who are chronically homeless.	<p><b>Eligible Project Sponsors</b> Sponsors and borrowing entities may be organized on a for-profit or not-for-profit basis. Any individual, public agency or private entity capable of entering into a contract is eligible to apply, provided that they or their principals have successfully developed at least one affordable housing project. Sponsors of projects where at least 70 percent of the units consist of Target Population Units or Special Needs Population units are exempt from the requirement for previous development experience under limited conditions. See Section 7303 (d).</p> <p>Sponsors must also demonstrate a minimum of 24 months experience in the ownership or operation of at least one Supportive Housing or Special Needs Population project with five or more units, and provide the commitment of County Mental Health Department funds described in Section D. See Section 7343.</p> <p>Sponsors must have site control in the name of the Sponsor or an entity controlled by the sponsor as defined in Uni-</p>	No (Prop 46)	\$15-20 million, Prop 46	<p>The maximum loan per project is \$7,000,000.</p> <p>The maximum MHP loan amount is a function of the number of restricted units in a project, their size, location, affordability level, whether the project is receiving nine percent tax credits, and the number and type of units restricted to the Target Population. For projects not receiving nine percent units, the per unit limits are the same as for other MHP NOFAs, except that the base amount for Target Population units is \$60,000 instead of \$30,000. For projects receiving nine percent credits, the per-unit limits are as the same for other MHP NOFAs (with a \$30,000 base amount), but the total maximum loan amount will be calculated by applying these limits to Target Population Units only. Tables specific to this NOFA showing the per-unit loan limits and targeted income limits and rents will be available on the HCD's website.</p>

Funding Program	Description	Guidelines	Prop. C Funding	Available Funds	Funds Available Per Applicant
Multifamily Housing Program (MHP) General	Low-interest loans for development of affordable rental housing.	<p>form Multifamily Regulations (UMR) Section 8303.</p> <p><u>Eligible Project Sponsors</u> Any individual, public agency, or private entity capable of entering into a contract is eligible to apply. The entity that submits information for the award of the experience points must be the named sponsor on the application.</p> <p><u>Eligible Uses of Funds</u> MHP funds will be provided as permanent financing only, and may be used to take out construction loans used to cover normal project development costs.</p> <p><u>Eligible Projects</u> Projects must qualify as rental housing developments, as defined by UMR Section 8301 and meet the requirements of Section 7302 (5 or more dwelling units)</p>	Yes	\$70 million	The maximum loan per project is \$10,000,000. The maximum loan amount per "restricted" unit is a function of unit size, location, and affordability level per Section 7307.
Multifamily Housing Program Supportive Housing (MHP-SH)	Loans for rental housing with supportive services for the disabled who are homeless or at risk of homelessness.	<p><u>Eligible Project Sponsors</u> Any individual, public agency, or private entity capable of entering into a contract is eligible to apply.</p> <p><u>Eligible Uses of Funds</u> MHP funds will be provided as permanent financing only, and may be used to take out construction loans used to cover normal project development costs.</p> <p><u>Eligible Projects</u> Projects must qualify as rental housing developments, as defined in UMR Section 8301, and meet the requirements of Sections 7302 and 7342. For example,</p>	Yes	\$37 million plus approx. \$10 million Prop 46	<p>The maximum loan per project is \$8,000,000.</p> <p>The maximum loan amount per Supportive Housing unit is a function of unit size, location, and affordability level. The current MHP unit loan calculation methodology includes a base loan amount of \$30,000 plus an amount (calculated to compensate for lost debt service payment capacity) that increases proportionate to decreases in the rent restriction level.</p> <p>Per Unit Max:</p>

Funding Program	Description	Guidelines	Prop. C Funding	Available Funds	Funds Available Per Applicant
		<p>projects must contain five or more dwelling units.</p> <p>Projects funded under this NOFA must contain Supportive Housing units, as defined in Paragraph B, equal to the greater of five units or 35 percent of the total project units. Supportive Housing units must be restricted to households with incomes not exceeding the greater of 30 percent Area Median Income.</p>			<p>\$50,000 per qualifying Supportive Housing unit.</p> <p>\$65,000 per qualifying Supportive Housing unit, occupied by a household which is Homeless, in projects with at least 35 percent of the total project units reserved for the Homeless if the project is not utilizing 9 percent tax credits.</p>
<p>Multifamily Housing Program Homeless Youth</p>	<p>Housing with supportive services for homeless youth</p>	<p><u>Eligible Project Sponsors</u> Any Individual, public agency, or private entity capable of entering into a contract is eligible to apply.</p> <p><u>Eligible Uses of Funds</u> MHP funds will be provided as permanent financing only, and may be used to take out construction loans used to cover normal project development costs.</p> <p><u>Eligible Projects</u> Projects must qualify as rental housing developments, as defined in UMR Section 8301, and meet the requirements of Sections 7302 and 7342. For example, projects must contain five or more dwelling units.</p> <p>Applicants may apply for funding for: (1) projects containing Homeless Youth Units only or (2) projects containing Homeless Youth Units and other units (mixed projects). Under this NOFA, maximum loan amounts will be based on the number of Homeless Youth Units, and 9 percent tax credit projects are eligible.</p>	<p>Yes</p>	<p>\$24 million</p>	<p>The maximum loan per project is \$5,000,000. The maximum loan amount per Homeless Youth Unit is a function of unit size, location, and affordability level.</p> <p>Per Unit Max: In Northern California, \$65,000 for units in projects not receiving 9 percent tax credits, and \$50,000 for units in projects receiving 9 percent tax credits.</p>

Funding Program	Description	Guidelines	Prop I C Funding	Available Funds	Funds Available Per Applicant
		<p>"Homeless Youth Units" means housing units linked to supportive services, where both:</p> <ol style="list-style-type: none"> <li>1. Occupancy is restricted to households that, upon move-in, include a "homeless youth", as defined in Paragraph D below; and</li> <li>2. The limits on household income, duration of occupancy and rent set forth in Paragraph E apply.</li> </ol> <p>Households eligible to occupy assisted units must include a "homeless youth," which is defined in Government Code Section 11139.3(e)(2)</p>			
<b>Homeownership Programs</b>					
Residential Development Loan Program (RDLP)	<p>This is a project-specific funding that provides a 3% interest loan with a max of 5 years to local government agencies for site acquisition, predevelopment, and construction expenses attributed to affordable new infill, owner-occupied housing developments.</p> <p>The program will also directly link RDPL-financed developments to CalHFA's CA Homebuyer Downpayment Assistance Program to provide subordinate loans to eligible first-time homebuyers.</p>	<p>RDLP, eligible "infill" development sites must be defined by one or more of the following:</p> <ul style="list-style-type: none"> <li>• Located in a Redevelopment Area established pursuant to California Redevelopment Law</li> <li>• Located in an "infill opportunity zone" as defined in Section 65088.1 of the California Government Code</li> <li>• Located in a "transit oriented development specific plan area" meeting the criteria of Section 65451 of the California Government Code</li> <li>• Located in a "transit village" defined in Section 65460.4 of the California Government Code</li> <li>• Located on vacant or underutilized parcels totaling up to five acres and sur-</li> </ul>	Yes	\$20 Million	\$5 Million

Funding Program	Description	Guidelines	Prop   C Funding	Available Funds	Funds Available Per Applicant
		<p>rounded on at least three sides (or approximately 75% of the project's perimeter) by existing urban development, or projects located on parcels over five acres but no larger than ten acres and surrounded on four sides by urban development. "Existing urban development" includes existing residential, commercial, and industrial uses, parcels with approved final maps or other approved development entitlements, and permanent open space or agricultural areas</p> <ul style="list-style-type: none"> <li>• Located in areas specifically identified within a current Consolidated Plan as CDBG or HOME areas, or as urban Infill sites specifically designated for the development of homeownership units</li> <li>• Identified by the applicant as an "Infill" priority for homeownership developments through other formal local planning processes and documentation</li> </ul>			
CallHome	Grants to local public agencies and nonprofits to fund first-time homebuyer mortgage assistance and owner-occupied housing rehabilitation.	<p><u>Eligible Applicants:</u> Any California local public agency or non-profit corporation that is authorized to engage in or assist in the development of housing or operation of housing programs for persons and households of low- or very low- income, is eligible to apply. Only one application from a local public agency will be accepted for each jurisdiction.</p> <p>Applicants shall have been operating as a housing program administrator during the two years prior to the date of application.</p> <p>The Department has decided that this</p>	Yes0	\$50 Million	<p>\$600,000 for smaller cities; \$1 Million for larger cities.</p> <p>The maximum aggregate application amount for all activities (programs) shall not exceed six hundred thousand dollars (\$600,000). An exception will be made for a city or county expected to have a higher demand for assistance as evidenced by a population in excess of 400,000 (within the city or the unincorporated portion of the applicant county), in which case the maximum aggregate amount for all activities</p>

Funding Program	Description	Guidelines	Prop. I.C. Funding	Available Funds	Funds Available Per Applicant
		<p>policy goal should be implemented in this NOFA.</p> <p>Competitive points will be given in the scoring for applicants that use their mortgage assistance loans exclusively for purchase transactions where the units purchased are developed at 15 units per acre or higher.</p> <p>The Department has decided that this policy goal should be implemented in the NOFA.</p> <p>Competitive points will be given in the scoring for applicants that use their mortgage assistance loans exclusively for transactions where the units purchased have been Energy-Star rated.</p> <p>It was decided that this policy goal should be implemented in this NOFA.</p> <p>Competitive points will be given in the scoring of this application for applicants that use their mortgage assistance loans exclusively for home purchase transactions where the units purchased are developed or improved by meeting the following universal design standards:</p> <ul style="list-style-type: none"> <li>• Provide at least one no-step entrance with beveled threshold. This may be at the front, side or back of the unit.</li> <li>• Make doorways throughout the unit at least 32 inches wide and hallways at least 36 inches clear width.</li> <li>• Reinforce walls around the toilet, bathtub and shower stall in order that grab bars may be added at a later time, if needed.</li> </ul>			<p>shall not exceed one million dollars (\$1,000,000). The application lists eligible cities and the counties with unincorporated portions with populations exceeding 400,000. A county may operate its programs in the small cities within the county only with the documented approval of the cities. In this case, the sum of the populations of these small cities and the unincorporated portion of the county will be used to determine eligibility for an award in excess of \$600,000.</p> <p>The minimum application amount for any one activity shall not be less than one hundred thousand dollars (\$100,000).</p>

Funding Program	Description	Guidelines	Prop: C Funding	Available Funds	Funds Available Per Applicant
		<ul style="list-style-type: none"> <li>• Install light switches and electrical controls no higher than 48 inches and electrical plugs no lower than 15 inches above the floor.</li> <li>• Install lever handles on all doors and plumbing fixtures.</li> </ul>			
CalHome	Loans to local public agencies and nonprofits to fund homeownership development projects. Funds become grants as qualifying households occupy units.		Yes	\$10 Million	
Building Equity and Growth in Neighborhoods (BEGIN)	Grants to cities and counties that adopt measures to encourage affordable housing, to make second mortgage loans to low and moderate income homebuyers.	<p><u>Eligible Applicants</u></p> <p>To be eligible to apply to HCD for an award of BEGIN Program funds, the applicant shall be a city, county, or city and county within the State of California, which will offer specific forms of regulatory relief, regulatory barrier removal, or other development incentives to an identified BEGIN homeownership project.</p> <p>They may apply for funds for more than one project, but each project requires a separate application.</p> <p>The amount of grant funds to be requested is dependent on the number of units proposed for qualified low- and moderate-income first-time homebuyers in the subject BEGIN project. The minimum number of BEGIN units required in any application is four.</p>	Yes	\$11 Million	The maximum BEGIN loan amount per unit is \$30,000 (thirty-thousand dollars), or 20 percent of the home sales price, <i>whichever is less</i> . The applicant may choose to provide a lesser amount per unit in BEGIN loan funds than the statutory maximum. The application amount will be equal to the average amount of the proposed BEGIN subsidy (in the form of mortgage assistance) to be given to the eligible homebuyers, multiplied by the number of BEGIN units.
CalHome Self-Help Housing	Grants to organizations to assist low and moderate income households who build	<p><u>Eligible Applicants</u></p> <p>An applicant must be a local public entity, nonprofit corporation or a limited-equity</p>	Yes	\$3 Million	Technical Assistance Grants may be awarded to eligible applicants for owner-building in an amount that

Funding Program	Description	Guidelines	Prop. C Funding	Available Funds	Funds Available Per Applicant
Technical Assistance Allocation	their own homes.	housing cooperative engaged in developing, conducting, administering or coordinating programs which will aid eligible households construct residential units for their own use. No more than twenty percent (20%) of available funding may be awarded to any one applicant. If you are a limited-equity housing cooperative, please contact the Department for additional forms that will be required as part of your application for funding.			shall not exceed \$300,000.
<b>Other Programs</b>					
Emergency Housing and Assistance Program capital Development (EHAPCD)	Deferred payment loans for capital development of emergency shelters and transitional housing for the homeless (no operating subsidy authorized). The contract shall include provision for the payment of state prevailing wage. Where funds provided through this Agreement are used for construction work, or in support of construction work.	<b>Eligible Applicants</b> The Department will award EHAPCD forgivable deferred loans to eligible local government agencies or nonprofit corporations, which provide, or contract with community organizations to provide, qualifying emergency shelter, transitional housing and/or safe haven to homeless persons. A limited partnership is not an eligible organization under EHAP statutes. The department will deny any EHAPCD application in the name of an entity other than an agency of local government or a nonprofit corporation, and will not approve the subsequent assignment of an EHAPCD award to an entity other than an agency of local government or a nonprofit.	Yes and No (\$20 Million from Prop 46 and Approx. \$10 Million from IC.	\$30 Million	Applicants may submit only one (1) application per site. The minimum loan request per application is \$20,001 and the maximum is \$1,000,000. Applicants may submit multiple applications, but the maximum loan amount per Applicant per county remains at \$1,000,000 per funding round. Applications from the same Applicant in excess of \$1,000,000 per county are ineligible.

Funding Program	Description	Guidelines	Prop. C Funding	Available Funds	Funds Available Per Applicant
Affordable Housing Innovation Fund	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing		Yes	\$25 million	
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site cleanup, etc.) to facilitate infill housing development.		Yes		
Transit Oriented Development Program (TOD)	Funding for housing and related infrastructure near transit stations		Yes	\$285 Million \$95 Million this year	\$12 Million
Housing Urban-Suburban-and-Rural Parks	Grants for housing related parks.		Yes		
US Department of Housing and Urban Development Brownfield Economic Development Initiative Grant (HUD)	BEDI is designed to help local governments redevelop brownfields, defined in this NOFA as abandoned, idled, or underutilized real property, including industrial and commercial facilities, where expansion or redevelopment is complicated by the presence or potential presence of environmental contamination.	<b>Eligible Applicants</b> Any public entity eligible to apply for Section 108 loan guarantee assistance in accordance with 24 CFR 570.702. Funding Opportunity Number: FR-5142-N-01 CFDA Number: 14.246 Competition ID: BEDI-01	No	HUD has available approximately \$32.9 million for grant awards under this BEDI NOFA	The maximum amount of a BEDI award under this competition is \$2 million per project. An application in excess of \$2 million will be reduced to the extent HUD determines that such a reduction is appropriate and the project remains feasible.
The California Solar In-	The California Solar Initiative offers cash incentives on solar		No		

Funding Program	Description	Guidelines	Prop. C Funding	Available Funds	Funds Available Per Applicant
Initiative (CPUC)	<p>systems of up to \$2.50 a watt. These incentives, combined with federal tax incentives, can cover up to 50 percent of the total cost of a solar system.</p> <p>Affordable Housing may be able to get up to 75 percent of the total cost covered.</p>				
Predevelopment Loan Program (HCD)	<p>PDLP Loans are for the purposes including but not limited to, the costs, or the costs associated with, land purchase or option to buy land; options or deposits to buy or preserve existing government-assisted rental housing for the purpose of preserving the affordability of the units; closing costs; holding costs which can include, but are not limited to, taxes, insurance, and interest; professional services such as architectural, engineering, or legal services; permit or application fees; and bonding, site preparation, related water, sewer development, or material expenses.</p>	Local Governments			
Infill Incentive Grant Program Proposition 1C	<p>The Infill Incentive Grant Program was established by SB 86 of 2007, with funding from Proposition 1C, the Housing and Emergency Shelter Trust</p>		Yes	\$240 Million	

Funding Program	Description	Guidelines	Prop J C Funding	Available Funds	Funds Available Per Applicant
	Fund Act of 2006. The program provides grants for Infrastructure improvements necessary to facilitate new infill housing development. Approximately \$240 million is available for award by June, 2008 through a competitive application process.				

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**APPENDIX C**  
**GLOSSARY OF TERMS**

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## APPENDIX C - GLOSSARY OF TERMS

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The following definitions are for commonly used terms in a Housing Element:

**Above Moderate-Income:** Above moderate-income households are defined as households with incomes over 120 percent of the county median.

**Accessible Units:** Indicates certain units or all units in the property are wheelchair accessible or can be made wheelchair accessible. Accessible units also may include those that are accessible to people with sensory impairments or can be made accessible for people with sensory impairments.

**Affordability:** Annual cost of housing includes mortgage, principle and interest payments as amortized over 25 years with a 25 percent down payment or gross rent that does not exceed 30 percent of gross annual household income or 30 percent of gross annual income devoted to rental housing, including utilities are defined as "affordable".

**Affordability Covenant:** A property title agreement that places resale or rental restrictions on a housing unit; also known as a deed restriction.

**Affordable Housing:** "Affordable Housing" refers to the relationship between the price of housing in a region (either sale price or rent) and household income. Affordable housing is that which is affordable to households of very low, low and moderate incomes. For housing to be affordable, shelter costs must not exceed 30 percent of the gross annual income of the household.

**Assisted Housing:** Assisted housing refers to a unit that rents or sells for less than the prevailing market rate due to governmental monetary intervention or contribution. The terms "assisted" and "subsidized" are often used interchangeably.

**At-Risk Housing:** Applies to existing subsidized affordable rental housing units, especially federally subsidized developments, that are threatened with conversion to market rents because of termination of use restrictions, due to expiration or non-renewal of subsidy arrangements.

**Below Market Rate (BMR) Unit:** A BMR unit is a housing unit that sells or rents for less than the going market rate. It is typically used in reference to housing units that are directly or indirectly subsidized or have other restrictions in order to make them affordable to very low, low or moderate-income households.

**Community Development Block Grant (CDBG):** The State CDBG program was established by the federal Housing and Community Development Act of 1974, as amended (42 USC 5301, et seq.). The primary federal objective of the CDBG program is the development of viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. "Persons of low and moderate income" or the "targeted income group" (TIG) are defined as families, households, and individuals whose incomes do not exceed 80 percent of the county median income, with adjustments for family or household size.

**Condominium:** A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

**Continuum of Care:** An approach that helps communities plan for and provide a full range of emergency, transitional, and permanent housing and service resources to address the various needs of homeless persons at the point in time that they need them. The approach is based on the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs – physical, economic, and social. Designed to encourage localities to develop a coordinated and comprehensive long-term approach to homelessness, the Continuum of Care consolidates the planning, application, and reporting documents for the U.S. Department of Housing and Urban Development's Shelter Plus Care, Section 8 Moderate Rehabilitation Single-Room Occupancy Dwellings (SRO) Program, and Supportive Housing Program. (U.S. House Bill 2163).

**Cost Burden:** A household has a "housing cost burden" if it spends 30 percent or more of its income on housing costs. A household has a "severe housing cost burden" if it spends 50 percent or more of its income on housing. Owner housing costs consist of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities; and fuels. Where applicable, owner costs also include monthly condominium fees. Renter calculations use gross rent, which is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Household income is the total pre-tax income of the householder and all other individuals at least 15 years old in the household. In all estimates of housing cost burdens, owners and renters for whom housing cost-to-income was not computed are excluded from the calculations.

**Decennial Census:** Every ten years, the Census Bureau conducts a national household survey, producing the richest source of nationally-available small-area data. Article I of the Constitution requires that a census be taken every ten years for the purpose of reapportioning the U.S. House of Representatives. The federal government uses decennial census data for apportioning congressional seats, for identifying distressed areas, and for many other activities. Census data are collected using two survey forms: the short form and the long form. Short form information is collected on every person and includes basic characteristics, such as age, sex, and race. The long form is sent to one out of every six households and collects more detailed information, such as income, housing characteristics, and employment. Most of the indicators in DataPlace are from the long form, and are thus estimates based on the sample of households. These values may differ considerably from the same indicators based on the short form data, particularly for small areas.

**Density:** This refers to the number of housing units on a unit of land (e.g. ten units per acre).

**Density Bonus Programs:** Allows minimum density increase over the zoned maximum density of a proposed residential development, if the developer makes a specified amount of units affordable to lower income households.

**Disability:** A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

**Downpayment Assistance:** The most popular loans for these programs are with the Federal Housing Administration (FHA). FHA allows 100 percent gift funds for your down payment and some allowable closing costs. The gift can be from any relative or can be collected through charitable organizations like

Neighborhood Gold / The Buyer Fund. Another popular tactic, which can be used in a broader range of loan programs, is to borrow from a 401K. A withdrawal can be made without a penalty and pay it back over a specified period.

**Development Impact Fees:** A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

**Development Right:** The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation.

**Dwelling Unit:** Any residential structure, whether or not attached to real property, including condominium and cooperative units and mobile or manufactured homes. It includes both one-to-four-family and multifamily structures. Vacation or second homes and rental properties are also included.

**Elderly Units:** Specific units in a development are restricted to residents over a certain age (as young as 55 years and over). Persons with disabilities may share certain developments with the elderly.

**Element:** A division or chapter of the General Plan, Master Plan or Comprehensive Plan.

**Emergency Shelter:** A facility designed to provide free temporary housing on a night-by-night basis to homeless families and individuals.

**Emergency Shelter Grants (ESG):** A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

**Extremely Low-Income Limit:** The upper limit for the extremely low-income category, set at 30 percent of the HUD area median family income. This is not an official program eligibility income limit, except when associated with a specific family size (e.g., "single person", "family of two", "family of three", etc.).

**Fair Market Rent (FMR):** Fair Fair Market Rents are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Housing Choice Voucher Program and other HUD programs and are published annually by HUD.

**Farm Labor Housing (Farm Worker):** Units for migrant farm workers that can be available for transitional housing for the homeless when not occupied by migrant farm workers.

**Family Income:** In decennial census data, family income includes the incomes of all household members 15 years old and over related to the householder. Although the family income statistics from each census cover the preceding calendar year, the characteristics of individuals and the composition of families refer to the time of enumeration (April 1 of the respective census years). Thus, the income of the family does not include amounts received by individuals who were members of the family during all or part of the calendar year prior to the census if these individuals no longer resided with the family at the time of census enumeration. Similarly, income amounts reported by individuals who did not reside with the family during the calendar year prior to the census but who were members of the family at the time of enumeration are included. However, the composition of most families was the same during the preceding calendar year as at the time of enumeration.

**FHA-Insured:** The Federal Housing Administration insured mortgages so that lower- and moderate-income people can obtain financing for homeownership.

**First-time homebuyer:** A first-time homebuyer program provides low-income first time homebuyers down-payment assistance in the form of a second mortgage loan to serve as "gap financing". These loans can be up to \$ 40,000 depending on the amount of assistance required by the individual homebuyer.

**General Plan:** The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development.

**Groups Quarters:** A facility which houses groups of unrelated persons not living in households such as dormitories, institutions and prisons.

**Habitable (room):** A habitable room is a space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, storage or utility space, and similar areas, are not considered habitable space.

**Habitat for Humanity:** Habitat for Humanity is a nonprofit, ecumenical Christian housing ministry that seeks to eliminate poverty housing and homelessness from the world, and to make decent shelter a matter of conscience and action. Through volunteer labor and donations of money and materials, Habitat builds and rehabilitates simple, decent houses with the help of the homeowner (partner) families. Habitat houses are sold to partner families at no profit, financed with affordable, no-interest loans. The homeowners' monthly mortgage payments are used to build still more Habitat houses.

**Hispanic or Latino:** In decennial census data, Hispanics or Latinos are those who classify themselves in one of the specific Hispanic or Latino categories listed on the census questionnaire — "Mexican," "Puerto Rican," or "Cuban" — as well as those who indicate that they are "other Spanish, Hispanic, or Latino." People who do not identify with one of the specific origins listed on the questionnaire but indicate that they are "other Spanish, Hispanic, or Latino" are those whose origins are from Spain, the Spanish-speaking countries of Central or South America, the Dominican Republic, or people identifying themselves generally as Spanish, Spanish-American, Hispanic, Hispano, Latino, and so on. People who are Hispanic or Latino may be of any race. There are two important changes to the Hispanic origin question for Census 2000. First, the sequence of the race and Hispanic origin questions for Census 2000 differs from that in 1990; in 1990, the race question preceded the Hispanic origin question. Second, there was an instruction preceding the Hispanic origin question in 2000 indicating that respondents should answer both the Hispanic origin and the race questions. This instruction was added to give emphasis to the distinct concepts of the Hispanic origin and race questions and to emphasize the need for both pieces of information.

**Home Investment Partnership Program (HOME):** HOME provides formula grants to States and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

**Homeless Person:** An individual living outside or in a building not meant for human habitation, or which they have no legal right to occupy, in an emergency shelter, or in a temporary housing program which may include a transitional and supportive housing program if habitation time limits exist. This

definition includes substance abusers, mentally ill people, and sex offenders who are homeless. (U.S. House Bill 2163).

**Household:** A household is made up of all persons living in a dwelling unit whether or not they are related by blood, birth or marriage

**Housing Authority:** An organization established under state law to provide housing for low- and moderate-income persons. Commissioners are appointed by the local governing body of the jurisdiction in which they operate. Many housing authorities own their own housing or operate public housing funded by HUD.

**Housing Choice Voucher Program:** Housing Choice Voucher Program (formerly known as Section 8) is a subsidy program funded by the federal government and overseen by the California Department of Housing and Community Development to provide low rents and/or housing payment contributions for very low and low-income households.

**HUD:** The United States Department of Housing and Urban Development is cabinet level department of the federal government that oversees program and funding for affordable housing laws, development, and federally funded financial assistance.

**HUD Area Median Family Income:** HUD is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. Income limits are calculated annually for metropolitan areas and non-metropolitan counties in the United States. They are based on HUD estimates of median family income, with adjustments for family size. Adjustments are also made for areas that have unusually high or low income to housing cost relationships.

**Income Categories:** The federal and state governments require that local jurisdictions consider the housing needs of households in various "income categories." Income categories are determined by the median household income at the local level.

**Large Family or Household:** A household or family with five or more members.

**Low-Income Limit:** Low-income households are defined as households with incomes between 50 percent and 80 percent of the area median household income.

**Low-Income Housing:** Housing that is made available at prices lower than market rates. These lower prices are achieved through various financial mechanisms employed by state and local government authorities.

**Low-Income Housing Tax Credit (LIHTC):** The LIHTC Program is an indirect Federal subsidy used to finance the development of affordable rental housing for low-income households. The LIHTC Program may seem complicated, but many local housing and community development agencies are effectively using these tax credits to increase the supply of affordable housing in their communities. This topic is designed to provide a basic introduction to the LIHTC Program.

**Market Rate Housing:** Housing that is not built or maintained with the help of government subsidy. The prices of market rate homes are determined by the market and are subject to the laws of supply and demand.

**Manufactured Home:** Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing

**McKinney-Vento Act:** The primary federal response targeted to assisting homeless individuals and families. The scope of the Act includes: outreach, emergency food and shelter, transitional and permanent housing, primary health care services, mental health, alcohol and drug abuse treatment, education, job training, and child care. There are nine titles under the McKinney-Vento Act that are administered by several different federal agencies, including the U.S. Department of Housing and Urban Development (HUD). McKinney-Vento Act Programs administered by HUD include: Emergency Shelter Grant Program Supportive Housing Program, Section 8 Moderate Rehabilitation for Single-Room Occupancy Dwellings, Supplemental Assistance to Facilities to Assist the Homeless, and Single Family Property Disposition Initiative. (U.S. House Bill 2163).

**Median-Income:** Each year, the federal government calculates the median income for communities across the country to use as guidelines for federal housing programs. Area median incomes are set according family size.

**Mental Illness:** A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

**Mixed Use:** This refers to different types of development (e.g. residential, retail, office, etc.) occurring on the same lot or in close proximity to each other. City and County's sometimes allows mixed-use in commercial zones, with housing typically located above primary commercial uses on the premises.

**Mobile Home:** A type of manufactured housing. A structure movable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

**Mobile Home Park:** A parcel or tract of land having as its principal use the rental, leasing or occupancy of space by two or more mobile homes on a permanent or semipermanent basis, including accessory buildings, or uses customarily incidental thereto.

**Mobile Home Subdivision:** A subdivision of land, platted in conformance to NRS Chapter 278 and applicable city ordinances for the purpose of providing mobile home lots.

**Moderate-Income:** Moderate-income households are defined as households with incomes between 80 percent and 120 percent of the county median.

**Mortgage Credit Certificate Program (MCCs):** The MCC is a Federal Income Tax Credit Program. An MCC increases the loan amount you qualify for and it increases an applicant's take-home pay. The MCC entitles applicants to take a federal income tax credit of twenty percent (20 percent) of the annual interest they pay on their home mortgage. Because the MCC reduces an applicant's federal income taxes and increases their net earnings, it helps homebuyers qualify for a first home mortgage. The MCC is registered with the IRS, and it continues to decrease federal income taxes each year for as long as an applicant lives in the home.

**Mortgage Revenue Bond:** A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

**Multifamily Dwelling:** A structure containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

**Non-Hispanic:** In decennial census data and in Home Mortgage Disclosure Act data after 2003, non-Hispanics are those who indicate that they are not Spanish/Hispanic/Latino.

**Permanent Housing:** Housing which is intended to be the tenant's home for as long as they choose. In the supportive housing model, services are available to the tenant, but accepting services cannot be required of tenants or in any way impact their tenancy. Tenants of permanent housing sign legal lease documents. (U.S. House Bill 2163).

**Permanent Supportive Housing:** Long-term community-based housing and supportive services for homeless persons with disabilities. The intent of this type of supportive housing is to enable this special needs population to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies. There is no definite length of stay. (U.S. House Bill 2163)

**Persons with a Disability:** HUD's Housing Choice Voucher (formerly Section 8) program defines a "person with a disability" as: a person who is determined to : 1) have a physical, mental, or emotional impairment that is expected to be of continued and indefinite duration, substantially impedes his or her ability to live independently, and is of such a nature that the ability could be improved by more suitable housing conditions; or 2) have a developmental disability, as defined in the Developmental disabilities Assistance and Bill of Rights Act. (U.S. House Bill 2163)

**Project-Based Rental Assistance:** Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

**Public Housing:** The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies (HAs) that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments. It provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing can be in the form of high-rise apartments or scattered site single family homes.

**Rehabilitation:** The upgrading of a building previously in a dilapidated or substandard condition for human habitation.

**Rental Assistance:** A rental subsidy for eligible low and very low income tenants. This assistance provides the share of the monthly rent that exceeds 30% of the tenants' adjusted monthly income.

**Rent-to-Own:** A development is financed so that at a certain point in time, the rental units are available for purchase based on certain restrictions and qualifications.

**Rural Housing Service (RHA):** A part of the United States Department of Agriculture's Rural Development. The RHA offers financial aid to low-income residents of rural areas.

**Second Units:** Also referred to as "granny" or "in-law apartments." Second units provide a second housing unit on the same lot as a single-family dwelling unit.

**Section 8:** Section 8, now known as the Housing Choice Voucher Program is a subsidy program funded by the federal government and overseen by the California Department of Housing and Community Development to provide low rents and/or housing payment contributions for very low and low-income households.

**Service Needs:** The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

**Single-Room Occupancy Dwelling (SRO):** The SRO Program provides rental assistance for homeless persons in connection with the moderate rehabilitation of SRO dwellings. SRO housing contains units for occupancy by one person. These units may contain food preparation or sanitary facilities, or both.

**Special Needs Projects:** Housing for a designated group of people who desire special accommodations, such as services, in addition to the housing. Services may or may not be provided as part of the rental project. Examples of special needs populations are people with physical disabilities, developmental disabilities, mental illness, or those who need assisted living. It also includes health care facilities.

**Substandard Housing:** This refers to housing where major repair or replacement may be needed to make it structurally sound, weatherproofed and habitable.

**Subsidized Housing:** Typically refers to housing that rents for less than the market rate due to a direct financial contribution from the government. There are two general types of housing subsidies. The first is most commonly referred to as "project-based" where the subsidy is linked with a particular unit or development and the other is known as "tenant-based" where the subsidy is linked to the low income individual or family. The terms "assisted" and "subsidized" are often used interchangeably.

**Supportive Housing:** Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

**Supportive Services:** Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

**Transitional Housing:** Housing for people recovering from substance abuse issues or transitioning from homelessness. Transitional housing provides longer term accommodations to homeless families and individuals than emergency shelter housing. Transitional Housing provides a stable living environment for the period of time necessary to learn new skills, find employment, and/or develop a financial base with which to re-enter the housing market.

**VA-Guaranteed:** VA guaranteed loans are made by private lenders to eligible veterans for the purchase of a home which must be for their own personal occupancy. To get a loan, a veteran must apply to a lender. If the loan is approved, VA will guarantee a portion of it to the lender. This guaranty

protects the lender against loss up to the amount guaranteed and allows a veteran to obtain favorable financing terms.

**Very Low-Income Limit:** Very low-income households are defined as households with incomes less than 50 percent of the area median household income.

**Veteran:** Anyone who has been discharged from the military generally after at least two years of service whether they served on active duty in a conflict or not. (U.S. House Bill 2163).

**Workforce Housing:** Refers to housing that is meant for residents making low, moderate to above moderate area median income. Some programs focus on employers providing assistance to their employees; some are instituting inclusionary programs, while others give preference to this group in their homeownership programs. Some jurisdictions have programs for specific segments of the workforce that are vital for the everyday function of the community such as teachers, policeman and other public employees.

**Zoning:** Zoning is an activity under taken by local jurisdictions to direct and shape land development activities. The intent of zoning is to protect the public health, safety, and welfare by ensuring that incompatible land uses (e.g. residential vs. heavy industrial) are not located next to each other. Zoning also impacts land values, creating and taking away "capitol" for and from property owners. For example, a lot that is zoned for commercial development is more valuable (in financial terms) than a lot that is zoned for open space. Typically, lots that are zoned for higher densities have greater value on the market than lots that are zoned for lower densities. Zoning is one of the most important regulatory functions performed by local jurisdictions.

## U.S. CENSUS TERMS

**Children:** The term "children," as used in tables on living arrangements of children under 18, are all persons under 18 years, excluding people who maintain households, families, or subfamilies as a reference person or spouse.

**Own Children:** Sons and daughters, including stepchildren and adopted children, of the householder. Similarly, "own" children in a subfamily are sons and daughters of the married couple or parent in the subfamily. (All children shown as members of related subfamilies are own children of the person(s) maintaining the subfamily>) For each type of family unit identifies in the CPS, the count of "own children under 18 year old" is limited to never-married children; however, "own children under 25" and "own children of any age," as the terms are used here, include all children regardless of marital status. The counts include never-married children living away from home in college dormitories.

**Related children:** Includes all people in a household under the age of 18, regardless of marital status, who are related to the householder. It does not include householder's spouse or foster children, regardless of age.

**Ethnic Origin:** People of Hispanic origin were identified by a question that asked for self-identification of the persons' origin or descent. Respondents were asked to select their origin (and the origin of other household members) from a "flash card" listing ethnic origins. People of Hispanic origin in particular, were those who indicated that their origin was Mexican, Puerto Rican, Cuban, Central or South

American, or some other Hispanic origin. It should be noted that people of Hispanic origin may be of any race.

**Family:** A group of two or more people who reside together and who are related by birth, marriage, or adoption.

**Family household (Family):** A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

**Family size:** Refers to the number of people in a family.

**Family type:** Refers to how the members of a family are related to one another and the householder. Families may be a "Married Couple Family," "Single Parent Family," "Stepfamily," or "Subfamily."

**Household:** A household includes all the people who occupy a housing unit as their usual place of residence.

**Household Income:** The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and above moderate income based on household size and income, relative to regional median income.

**Household size:** The total number of people living in a housing unit.

**Household type and relationship:** Households are classified by type according to the sex of the householder and the presence of relatives. Examples include: married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.

**Householder:** The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a non-family householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A non-family householder is a householder living alone or with non-relatives only.

**Housing unit:** A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

**Median:** This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of data values. The median divides the total frequency distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median.

**Median age:** This measure divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value.

**Median income:** The median income divides the income distribution into two equal groups; one has incomes above the median and the other having incomes below the median.

**Occupied housing unit:** A housing unit is classified as occupied if it is the usual place of residence of the person or group of people living in it at the time of enumeration, or if the occupants are only temporarily absent; that is, away on vacation or a business trip. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters.

**Overcrowded units:** Overcrowded units are occupied housing units that have more than 1 person per room.

**Per capita income:** Average obtained by dividing aggregate income by total population of an area.

**Population estimate (Population Estimates Program):** The Census Bureau's Population Estimates Program (PEP) produces July 1 estimates for years after the last published decennial census (2000), as well as for past decades. Existing data series such as births, deaths, Federal tax returns, Medicare enrollment, and immigration, are used to update the decennial census base counts. POP estimates are used in Federal funding allocations, in setting the levels of national surveys, and in monitoring recent demographic changes.

**Population projections:** Estimates of the population for future dates. They illustrate plausible courses of future population change based on assumptions about future births, deaths, international migration, and domestic migration. Projections are based on an estimated population consistent with the most recent decennial census as enumerated. While projections and estimates may appear similar, there are some distinct differences between the two measures. Estimates usually are for the past, while projections typically are for future dates. Estimates generally use existing data, while projections must assume what demographic trends will be in the future.

**Poverty:** Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

**Poverty rate:** The percentage of people (or families) who are below poverty.

**Race:** The race of individuals was identified by a question that asked for self-identification of the person's race. Respondents were asked to select their race from a "flashcard" listing racial groups.

**Severely Overcrowded:** Are occupied housing units with 1.51 or more persons per room.

**Single family detached homes:** This is a one-unit residential structure detached from any other house (i.e., with open space on all four sides). A house is considered detached even if it has an adjoining shed or garage.

**Single family attached housing:** This is a one-unit residential structure that has one or more walls extending from ground to roof separating it from adjoining structures. This category includes row houses, townhouses, and houses attached to non-residential structures.

**Tenure:** Refers to the distinction between owner-occupied and renter-occupied housing units. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned only if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

**Two-family buildings:** These dwellings may also be referred to as single family attached because a duplex with a shared wall would qualify in both categories. Other two family buildings would include older single family homes that have been converted into two separate living spaces or "flats" that do not share walls, but a floor/ceiling.

**Units in structure:** A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. In determining the number of units in a structure, all housing units, both occupied and vacant, are counted.

**Unemployed:** All civilians 16 years old and over are classified as unemployed if they (1) were neither "at work" nor "with a job but not at work" during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

**Unemployment Rate:** The proportion of the civilian labor force that is unemployed, expressed as a percent.

**Vacancy Rate:** The housing vacancy rate is the proportion of the housing inventory that is available "for sale" or "for rent." It is computed by dividing the number of available units by the sum of occupied units and available units, and then multiplying by 100.

**Vacant Housing Unit:** A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded from the housing inventory if they are open to the elements; that is, the roof, walls, windows, and/or doors no longer protect the interior from the elements. Also excluded are vacant units with a sign that they are condemned or they are to be demolished.

**White:** In decennial census data, the White category includes persons having origins in any of the original peoples of Europe, the Middle East, or North Africa. It includes people who indicate their race as "White" or report entries such as Irish, German, Italian, Lebanese, Near Easterner, Arab, or Polish.

The "alone" designation, as used with decennial census data, indicates that the person reported only one race.

**Year Structure (housing unit) Built:** Year structure built refers to when the building was first constructed, not when it was remodeled, added to, or converted. For housing units under construction that met the housing unit definition—that is, all exterior windows, doors, and final usable floors were in place—the category "1999 or 2000" was used for tabulations. For mobile homes, houseboats, recreational vehicles, etc, the manufacturer's model year was assumed to be the year built. The data relate to the number of units built during the specified periods that were still in existence at the time of enumeration.

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**APPENDIX D**  
**VACANT LAND INVENTORY MAP**

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T. GIS SERVICES COUNTY OF SUTTER, YREKA, VACANT PARCELS ZONING MAP - 6/23/2009 @ 4:44:23 PM

### Legend

- Parcel Boundary
- City of Yreka
- Residential Zoning**
- R-A
- R-1
- R-2
- R-3-12
- R-3-16
- RPO

