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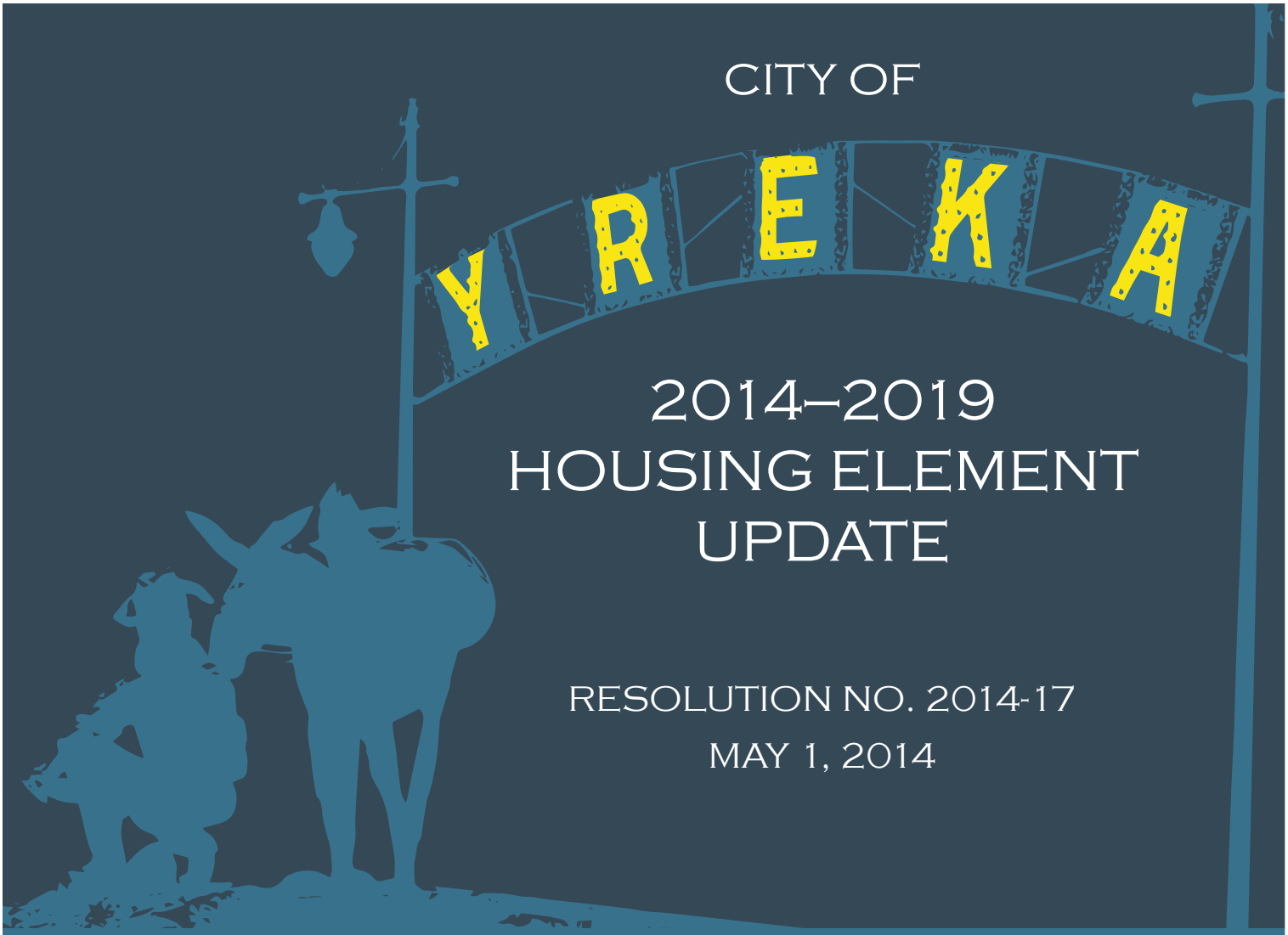

2014–2019 HOUSING ELEMENT UPDATE

RESOLUTION NO. 2014-17

MAY 1, 2014

PREPARED BY:

PMC®

2729 Prospect Park Drive, Suite 220
Rancho Cordova, CA 95670

May 6, 2014

Ms. Lisa Bates, Deputy Director
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development
2020 W. El Camino, Suite 500
Sacramento, CA 95833

RE: CITY OF YREKA HOUSING ELEMENT

Dear Ms. Bates:

The City of Yreka is pleased to submit the adopted 2014–2019 Housing Element for its final 90-day review. This document embodies the City's plan for addressing the housing needs of its residents through 2019.

As stated in your letter dated February 24, 2014, with the revisions submitted on February 10, 2014, the draft Housing Element would comply with state law once adopted and submitted. Please find the adopted element attached. In addition, we're attaching Ordinance 837 which implements programs from the 2009 Housing Element including programs implementing Senate Bill 2.

We have appreciated the Department's assistance throughout the process. If you have any questions regarding the final draft, please do not hesitate to contact me at (805) 250-7981.

Sincerely,

Amy Sinsheimer

Amy Sinsheimer
PMC

CC: Tom Brinkhuis, HCD

Attached: Adopted 2014–2019 Housing Element
Resolution 2014-017
Ordinance 837

Resolution No. 2014-17

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF YREKA ADOPTING A NEGATIVE DECLARATION FOR GENERAL PLAN AMENDMENT #2014-01 AND APPROVING GENERAL PLAN AMENDMENT #2014-01 ADOPTING THE 2014-2019 GENERAL PLAN HOUSING ELEMENT UPDATE

WHEREAS, State law requires cities and counties to prepare and adopt a General Plan to guide the future development of a city and or county; and

WHEREAS, according to State law, the Housing Element of the General Plan must provide information, policies and programs to encourage the development of housing to meet the needs of all the City's residents; and

WHEREAS, the City of Yreka is required by State law to update its Housing Element in compliance with Government Code Section 65580 *et seq.* to guide the City's housing efforts; and

WHEREAS, on January 22, 2014, the City submitted its draft Housing Element update to the State Department of Housing and Community Development (HCD), which started the official 60-day review period by the State; and

WHEREAS, in response to comments received by HCD, revisions were made to the draft Housing Element; and

WHEREAS, an Initial Study and Negative Declaration regarding the Housing Element update were prepared in compliance with the California Environmental Quality Act and based on substantial evidence analyzing the potential environmental impacts of the Project; and

WHEREAS, the Negative Declaration was released for public comment beginning February 28, 2014 and ending March 31, 2014; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 16, 2014 to review the Final Draft Housing Element and to consider the Negative Declaration, at which all interested persons had the opportunity to appear and comment; and

WHEREAS, the Planning Commission recommended adoption of the Negative Declaration for GPA #2014-01 and approval of GPA #2014-01 adopting the 2014-2019 Housing Element Update to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on May 1, 2014 to review the Final Draft Housing Element and to consider the Negative Declaration, at which all interested persons had the opportunity to appear and comment; and

WHEREAS, the City Council finds that the Negative Declaration is complete and adequate pursuant to the California Environmental Quality Act, and that the City Council has considered and reviewed all information contained in it; and

WHEREAS, the City Council finds that the adoption of the 2014-2019 Housing Element Update is consistent with the Yreka General Plan 2002-2022.

NOW, THEREFORE, THE YREKA CITY COUNCIL DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

Section 1. The City Council hereby finds and determines that the foregoing recitals are true and correct.

Section 2. The City Council adopts the Negative Declaration for GPA #2014-01 prepared for the purposes of the proposed General Plan Amendment Application GPA #2014-01 the 2014-2019 Housing Element Update.

Section 3. The City Council adopts General Plan Amendment #2014-01, amending the City's General Plan by inclusion of the 2014-2019 Housing Element.

Section 4. The City Council approves the submittal of the 2014-2019 Housing Element to the State Department of Housing and Community Development for compliance review and certification.

ADOPTED this 1st day of May, 2014, at a regularly held Council meeting by the following vote:

AYES: Bicego, McNeil, Mercier & Simmen

NOES: Foster

ABSENT: None

David Simmen,
Mayor

Attest:

By
Elizabeth Casson, City Clerk

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HOUSING ELEMENT POLICY SECTION

HOUSING ELEMENT POLICY SECTION

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.

6) Pursue sustainable development and energy efficiency for new residential development and existing housing stock.

In accordance with 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 (Appendix A);

- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement, and development of housing (included in this section); and

- Programs that set 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 (included in this section).

- An evaluation of the schedule of actions from the previous Housing Element (included in this section).

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 extremely low-, 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 desires of residents, maintain neighborhood character, utilize available public services, 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, some were removed due to lack of effectiveness or redundancy with other programs and others were added to respond to changes in state law and local conditions.

Table 1
2008–2013 Housing Programs Implementation Summary

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
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. **Timing:** Annually **Responsibility:** Planning Department **Financing:** General Fund	**Progress:** The City continues to maintain a list of the available vacant land in the city that is appropriate to meet its share of the regional housing needs. **Effectiveness:** Successfully implemented. City staff report on the Housing Element progress on an annual basis to the Planning Commission; this includes an update on the land inventory.	Continue. Combine with Program HE.1.2.9.
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	**Progress:** There were no requests for lower-income residential development during the planning period. **Effectiveness:** Due to the lack of permit activity, this program has not been implemented.	Continue. Combine with Program HE.1.2.2.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
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. **Timing:** Continuous **Responsibility:** Planning Department **Financing:** General Fund		
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	**Progress:** There were no requests for any residential development of this size during the planning period. There is the potential for one project of this size in the current planning period. **Effectiveness:** Due to the lack of permit activity, this program has not been implemented.	Continue. Combine with Program HE.1.2.1.
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	**Progress:** Fees are deposited against cost. They are minimal and would not deter development. When affordable projects are submitted, they receive a 50 percent discount on development impact fees. **Effectiveness:** Implemented as projects come forward. Continue this program.	Continue. Combine Programs HE.1.2.1 and HE.1.2.2.
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	**Progress:** This change has not been completed yet. **Effectiveness:** This program will be modified to meet state law requirements.	Modify to refer to specific state law requirements and include the need to include a definition of density bonus and continue.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
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	**Progress:** The City has been in contact with nonprofit organizations active in Siskiyou County and adjacent counties, including Community Home Improvement Program (CHIP), Mercy Housing, and Habitat for Humanity, and is available to provide the list of nonprofits to property owners. **Effectiveness:** This program has been effective. It will be modified to address state law requirements and continued.	Modify to revise the list of actions to be taken by the City to address state law requirements and continue.
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	**Progress:** There were not any projects at risk during the planning period. **Effectiveness:** This program is duplicative of the modified version of Program HE.1.2.5. This program will be combined into Program HE.1.2.5 and deleted.	Delete. Redundant with Program HE.1.2.5.
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	**Progress:** In progress. A list of funding resources is included in the 2009–2014 Housing Element, designated as Appendix B. **Effectiveness:** The City will continue to maintain a list of organizations per Program HE.1.5. This program will not be continued.	Delete.
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	**Progress:** The City has not worked with any nonprofit organizations on applications during the planning period. **Effectiveness:** Challenging to pursue implementation of	Deleted due to limited staff resources.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
funds available from the Department of Housing and Community Development. **Responsibility:** City Manager, Planning Department **Financing:** CDBG or other grant funds **Timing:** Ongoing	this program due to limited City staff resources.	
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	**Progress:** Accomplished through public notice of meetings. **Effectiveness:** Due to lack of development during the planning period, there hasn't been a lot of public interest.	Continue. Combine with Program HE.1.1.1.
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	**Progress:** Specific procedures have not been developed yet; however, there is adequate sewer capacity and water supply available to accommodate new development. **Effectiveness:** With sufficient capacity in current sewer and water infrastructure, the City is in compliance with state law. This program is no longer needed and will not be continued.	Delete.
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.	**Progress:** There were no applications for multi-family housing during the planning period due to the slow housing market and general economic downturn. **Effectiveness:** The City has not identified the CUP process as a constraint and has not made any recommendations for zoning	Continue. Combine with Program HE.1.3.2.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
Responsibility: Planning Department, Planning Commission **Financing:** General Fund **Timing:** Annually	amendments.	
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	**Progress:** City staff has made annual reviews of the Zoning Ordinance. **Effectiveness:** No constraints identified. Continue this program.	Continue. Combine with Program E.1.3.1.
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	**Progress:** The City complies with this state law. **Effectiveness:** This program is implemented but is not necessary to ensure ongoing compliance. This program will be deleted.	Delete.
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.	**Progress:** The City continues to maintain zoning and development standards in residential areas. The City plans to initiate a first-time homebuyer program when the funds are available. **Effectiveness:** Working on this program was precluded by the economic conditions during the planning period. The City would be more interested in pursuing these options if partnered with an effective nonprofit organization.	Modify to clarify that the City will participate in NOFAs when feasible and continue.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
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	**Progress:** The Building and Planning departments give priority to individuals with disabilities as needed. **Effectiveness:** This program isn't effective due to the low volume of permit activity in the city. This program will be deleted.	Delete.
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	**Progress:** In July 2013, the City adopted a reasonable accommodation procedure that includes an express permit program, free building inspections, and special response to accessibility complaints, and priority is given to questions regarding accessibility. **Effectiveness:** This program has been implemented and has been successful.	Delete.
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	**Progress:** This provision is implemented when appropriate applications are submitted. **Effectiveness:** This program has been effective and will be modified and continued.	Modify to reference the City's recently adopted reasonable accommodation procedures and continue.
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).	**Progress:** Handicapped and disabled persons are provided reasonable accommodation as needed. **Effectiveness:** The information sheet has not been	Delete.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
Responsibility: Planning Department, Building Department **Financing:** General Fund **Timing:** As needed	created. The City plans to create this sheet, then this program will be complete.	
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	**Progress:** No applications were submitted for any housing projects during 2012. Unusual to include units of this size in multi-family projects. This size unit is not always allowed by funding programs. **Effectiveness:** This program has not been effective and will be deleted.	Delete.
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	**Progress:** This is accomplished in part through the Building Department (code enforcement) as building permits are issued. **Effectiveness:** Effective; however, program is duplicative of Program HE.2.1.2 and will be deleted.	Delete. This program is duplicative of Program HE.2.1.2.
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	**Progress:** The City continues to follow federal ADA guidelines through Building Department requirements and practices. **Effectiveness:** Since this is a federal ADA requirement, it will not be continued as a program in the Housing Element.	Delete.
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	**Progress:** In 2010, City staff instigated the process of reviewing the current Zoning Ordinance in a way that helps to facilitate housing for extremely low-income persons, specifically by clarifying the definition of single-room	Continue.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
Financing: General Fund **Timing:** August 2010	occupancy units and associated standards for these units. No Zoning Ordinance amendments have been made to implement this program. **Effectiveness:** This program has not been fully implemented and will be continued.	
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	**Progress:** Pursuant to Senate Bill 2, City staff began the process of amending 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. This process, which was instigated in 2010, 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. The Zoning Code amendments are still in progress. **Effectiveness:** This program has not been fully implemented and will be continued.	Continue.
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	**Progress:** In progress; this program has not been accomplished yet. **Effectiveness:** This program has yet to be completed and will be continued.	Continue.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
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	**Progress:** No applications were submitted for any housing projects during the planning period. **Effectiveness:** Unsure whether this program is effective, as no applications were received during the planning period.	Continue.
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	**Progress:** The City continues to allocate CDBG funds pursuant to the required criteria for housing upgrades. Between 2008 and 2012, $647,314.39 of CDBG Housing Rehabilitation loans have been allocated to seven different parties. **Effectiveness:** Effective. Completed for seven properties.	Continue.
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.	**Progress:** The City continues to provide information for inclusion of historic buildings on the historic register and information regarding the Mills Act e.	Modify to remove annual recognition program and continue.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
Responsibility: Planning Department and Yreka Historic District and Landmarks Commission. **Financing:** General Fund **Timing:** Ongoing	**Effectiveness:** The City is unaware of any Mills Act contracts in the city.	
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	**Progress:** The Zoning Ordinance is regularly monitored to see if modifications are necessary. **Effectiveness:** This program has not been useful for the City and will not be continued.	Delete.
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	**Progress:** The City promptly responds to complaints from residents. The City has taken action on violations within the city. **Effectiveness:** Funding challenges have impeded full implementation; however, the City responds to complaints and addresses all serious health hazards. This program will be combined into Program HE.3.1.3.	Delete. Combined into Program HE.3.1.3.
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	**Progress:** Residential areas are regularly monitored by the Planning Commission, City Council, and staff due to the small size of the community. As the City becomes aware of issues needing attention, they are addressed promptly. **Effectiveness:** Funding challenges have impeded full implementation; however, the City responds to complaints and addresses all serious health hazards.	Modify to include prioritization of funding and staffing for code enforcement and continue.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
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	**Progress:** Posters from the California Department of Fair Employment and Housing have been posted at City Hall to assist those with discrimination complaints. As complaints are received, individuals are directed to the appropriate agency. **Effectiveness:** The City has received very few complaints.	Continue. Combine with Programs HE.4.1.2 and HE.4.1.3.
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	**Progress:** Posters from the California Department of Fair Employment and Housing have been posted at City Hall to assist those with discrimination complaints. As complaints are received, individuals are directed to the appropriate agency. **Effectiveness:** This program is effective will be slightly modified and continued.	Continue. Combine with Programs HE.4.1.1 and HE.4.1.3.
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	**Progress:** The City has provided referrals as necessary and will continue to do so. **Effectiveness:** The City has received very few complaints.	Continue. Combine with Programs HE.4.1.1 and HE.4.1.2.
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	**Progress:** The City continues to allocate CDBG funds pursuant to the required criteria for housing upgrades. Between 2008 and 2012, $647,314.39 of CDBG Housing Rehabilitation loans have been allocated to seven different parties. **Effectiveness:** Housing Rehabilitation	Delete.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
	loans have been allocated to seven different parties during the 2007–2013 planning period. This program is duplicative of other programs and will not be continued.	
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	**Progress:** No applications were submitted for any first-time homebuyer or other below market rate housing projects during the planning period. **Effectiveness:** This program is duplicative of other City efforts and will not be continued.	Delete.
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	**Progress:** The City continues to notify developers of available funding and other incentives as they become available. **Effectiveness:** This program has proven unnecessary, as experienced developers and nonprofits are already aware of the programs. This program will not be continued.	Delete.
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	**Progress:** The City provides funding for staff to attend conferences and training sessions in person or online as needed. The City is also on mailing lists for relevant housing-related state departments and organizations. Local nonprofit staff specializing in housing programs also receive training. **Effectiveness:** This program has been effective and will be continued.	Continue.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
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	**Progress:** The City has not yet created this program. However, the City continues to work with property owners to maintain affordable housing units. **Effectiveness:** With the small number of units at risk in Yreka, biannual review is not necessary. This program will not be continued.	Delete.
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	**Progress:** The City has instituted a citywide newsletter, which is distributed six times per year in utility bills and is also available on the City's website. One purpose of the newsletter is to periodically disseminate information on energy conservation programs. The Great Northern Corporation manages the local weatherization program and is widely used. **Effectiveness:** This program has been very well used and will be continued.	Continue.
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	**Progress:** The City has instituted a citywide newsletter, which is distributed six times per year in utility bills and is also available on the City's website. One purpose of the newsletter is to periodically disseminate information on energy conservation programs. The Great Northern Corporation manages the local weatherization program and is widely used. **Effectiveness:** This program has been very well used and will be continued.	Continue. Combine with Program HE.6.1.1.

Program	Progress/Effectiveness	Appropriateness for 2014–2019 Housing Element
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	**Progress:** Compliance with the Zoning Ordinance and California Building Code, including Title 24, assures energy conservation in new residential projects. **Effectiveness:** All new units must comply with Title 24.	Continue.

GOALS, POLICIES, AND PROGRAMS

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 multi-family 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 Yreka 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. The inventory will be made available to the public, especially the development community, for their information and use.
>
> City staff will also update the Planning Commission on the City's current fee schedule to ensure that the City's fees are not adding an additional constraint to the development of housing.
>
> 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

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

> **Program HE.1.2.1:** Upon discussions with developers and submittal of residential development plans (included but not limited to developers of large residential subdivisions i.e., 50 or more units), 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:
>
> - Consider spreading development fee costs over a 3- to 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 Section 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: City Manager, Planning Department, Public Works Department

  Financing: General Fund

  Timing: Continuous, as projects are processed through the Public Works Department and as staff meet with developers looking to build in Yreka

Program HE.1.2.2: The City will amend the Zoning Ordinance to state that the City allows density bonuses in accordance with the requirements of state density bonus law (Government Code Section 65915). The City will also amend the definition of density bonus to comply with the Government Code requirements.

Responsibility: City Council, Planning Department

Financing: General Fund

Timing: Within one year of Housing Element adoption

Program HE.1.2.3: The City will continue efforts to mitigate the potential loss of extremely low-, very low-, and low-income housing units through the conversion of subsidized rental housing projects to market-rate housing through the following actions:

1. The City will provide information to the property owner of the 46 deed-restricted units that are at risk of converting to market-rate housing on methods for preserving the lower-income housing by providing incentives or resources, such as working with the Shasta County Housing Authority to target Section 8 vouchers for the units or assist in seeking other funds for improvements.

2. Additionally, when units become at risk, the City shall require that property owners comply with all noticing requirements related to at-risk units, educate tenants about their rights, and contact all potentially interested nonprofits to develop a preservation strategy for the at-risk units.

   Responsibility: City Manager

   Financing: California Housing Finance Agency Preservation (Help Program), Acquisition Financing Mortgage Insurance for Purchase/Refinance (HUD), Multifamily Housing Program, CalHFA (preservation acquisition financing).

   Timing: Contact property owners of Shadows Garden Apartments during the second half of 2014 to determine future ownership plans; implement preservation strategy if owners indicate desire to sell or convert their properties.

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: Continue to review the effectiveness of the Zoning Ordinance and make revisions if it is found the ordinance is creating unusual constraints on affordability and housing availability.

This will included a review of the conditional use permit process on multi-family applications to determine whether the process is a deterrent to construction of affordable multi-family housing. During the annual report to the Planning Commission, an assessment shall be made of multi-family projects considered during the year. If it is determined that requiring the 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

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, and when feasible, participate in the HOME Program as Notices for Funding Available (NOFAs) are released.

Responsibility: City Manager

Financing: General Fund

Timing: Ongoing; apply for HOME funds as NOFAs 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, physically and developmentally disabled persons, single-parent families, extremely low-income persons, and the homeless.

Program HE.2.1.1: Review the Reasonable Accommodation procedure and make revisions to provide exceptions in zoning and land use for housing for persons with disabilities. This procedure will be a ministerial process, with a minimal processing fee, subject to approval by the City Manager or his designee applying the following decision-making criteria:

- The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.
- The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.
- The requested accommodation would not impose an undue financial or administrative burden on the City.
- The requested accommodation would not require a fundamental alteration in the nature of the City's land use and zoning program.

Responsibility: City Manager, Planning Department, Planning Commission

Financing: General Fund

Timing: Within one year of Housing Element adoption

Program HE.2.1.2: 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 (SROs), as well as describe specific development standards for these units. SROs will be allowed with a conditional use permit in the C-2 and CH zones.

Responsibility: City Manager, Planning Department

Financing: General Fund

Timing: Within one year of Housing Element adoption

Program HE.2.1.3: Pursuant to SB 2, the City will amend the Zoning Ordinance to include a separate definition of "emergency shelters" consistent with Section 50801 of the California Health and Safety Code. Further, the City will amend the Zoning Ordinance to allow emergency shelters of 15 beds or fewer by right in the Light Industrial (M1) zone. The Light Industrial zone has sufficient capacity with 50 vacant parcels totaling approximately 460 acres with adjacent sewer and water infrastructure, which is sufficient capacity to address Yreka's homeless needs. In addition, the City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as:

- Lighting
- On-site management
- Maximum number of beds or persons to be served nightly by the facility
- Off-street parking based on demonstrated need
- Security during hours that the emergency shelter is in operation

Responsibility: City Manager, Planning Department, Planning Commission

Financing: General Fund

Timing: Amendments to the Zoning Ordinance shall be made prior to Housing Element adoption

Program HE.2.1.4: Pursuant to SB 2, the City will amend the Zoning Ordinance to include separate definitions of "supportive housing" and "transitional housing" consistent with Sections 50675.14 and 50675.2 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.

Responsibility: City Manager, Planning Department, Planning Commission

Financing: General Fund

Timing: Amend Zoning Ordinance within one year of Housing Element adoption

Program HE.2.1.5: 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 households with extremely low income. Further, the City will contact qualified developers of low income housing to discuss existing extremely low income housing needs in the City, as well as possible incentives for development of housing.

Objective: Facilitate the development of single room occupancy units or other units deemed affordable to those with extremely low incomes.

Responsibility: City Manager, Planning Department, Planning Commission, City Council

Financing: Grant funding

Timing: Meet with housing developers at least twice during the planning period, with incentives ongoing as housing for those with extremely low income is proposed.

Program HE.2.1.6: Work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. In addition, the City may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.

Objective: Work with housing providers by meeting at least twice during the planning period to discuss special housing needs. Assist, when feasible with funding applications.

Responsibility: City Manager, Planning Department

Financing: Grant funding

Timing: The City will begin researching funding opportunities this year and will meet with housing providers annually beginning in 2015.

Program HE.2.1.7: 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 be required to obtain conditional use permits or variances that are not required of other family dwellings.

Responsibility: Planning Department, Planning Commission

Financing: General Fund

Timing: 2014–2015

Program HE.2.1.8: To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will amend the Zoning Ordinance to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5) in all zones allowing single-family residential uses. The Zoning Ordinance will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in all zones allowing agricultural uses.

Responsibility: Planning Department, Planning Commission

Financing: General Fund

Timing: 2014–2015

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: When feasible, 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, Finance Department, Building Department

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

Timing: 2014–2019

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.

Responsibility: Planning Department

Financing: General Fund

Timing: Ongoing, as applications for rehabilitation or for inclusion of structures in the historic register come in

Program HE.3.1.3: 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 the Planning Commission and the 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. As feasible, the City will continue to prioritize code enforcement and provide adequate funding and staffing to support code enforcement programs.

Responsibility: City Manager, Building Department, 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: Continue to support the enforcement of the fair housing laws to protect against housing discrimination by providing adequate information about renters' rights, and promote equal housing opportunity. The City will make information on fair housing available to the public, through the posting of fair housing information in City Hall and in other public buildings, and providing to existing apartment complexes. The City will 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: Ongoing

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. 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.5.1.1: Continue to support staff efforts to expand on 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: Finance Department, City Manager

Financing: General Fund

Timing: Annually, Ongoing

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 extremely low-, 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. Continue to provide information on currently available weatherization and energy conservation programs to residents of the city.

The City has information available for the public at the front counter of City Hall and will distribute information through electronic and hard-copy mailings.

Responsibility: Planning Department, Building Department

Financing: Private and government funds

Timing: Annually in newsletter and ongoing

Program HE.6.1.2: 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 2014 through 2019 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 2014–2019

	Income Category					
	Extremely Low	**Very Low**	**Low**	**Moderate**	**Above Moderate**	**TOTAL**
New Construction	12	13	17	18	43	103
Preservation/Rehabilitation	2	48(1)	3	0	0	53
Total	14	61	20	18	43	156

Note:

(1) 46 of these units correspond to the units at risk in the Shadows Garden project.

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 WORKSHOP

Public input was solicited during a public workshop with the Planning Commission on June 26, 2013. 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, nonprofit 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 no public attendance at the workshop, and no comments were received.

PUBLIC HEARINGS

The City held a public hearing with the Planning Commission on December 18, 2013. The purpose of the meeting was to provide an overview of the Draft Housing Element and receive input from the Commission and the community. Two weeks prior to the meeting, 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, nonprofit 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 no public attendance at the workshop, and no comments were received.

The City held a hearing with the City Council on January 16, 2014. The purpose of the meeting was to provide an overview of the Draft Housing Element, receive input from the Council and community and request that the Council recommend submittal of the Draft Housing Element to HCD for review. Two weeks prior to the meeting, 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, nonprofit 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. Approximately eight members of the community attended the meeting.

The City held hearings with the Planning Commission on April 16, 2014 to review the adoption draft Housing Element and the City Council on May 1, 2014 for their review and adoption of the Housing Element. The City Council approved adoption of the Housing Element at the May 1st meeting.

INPUT RECEIVED

Planning Commission input and questions received included:

1. What year was SB2 approved?
2. Can you define what a single-room occupancy unit is and what an emergency shelter is? What happens if these types of uses don't get built?
3. Why didn't the City do the code amendments (e.g. emergency shelters, density bonus) identified in the last Element?

One community member who attended the January 16th City Council meeting felt the Housing Element was an onerous requirement placed on the City by the state without any local decision-making authority. No written comments were received on the Draft Housing Element.

One comment was made at the April 16th Planning Commission hearing from Teri Gabriel, Executive Director Area Agency on Aging, she stated that with the aging of the baby boomer generation, we need to keep in mind the need for senior housing.

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 General Plan elements. Due to the passage of AB 162 relating to flood protection in 2007, the City may be required to amend the Safety and Conservation elements of the General Plan. If amendments are needed, the Housing Element will be amended to be consistent with the Safety and Conservation elements. If any disadvantaged unincorporated communities are identified in the City's Sphere of Influence due to analysis required to comply with SB 244, the City will amend the Land Use element per SB 244 requirements.

Appendix A

Housing Needs Assessment

APPENDIX A – HOUSING NEEDS ASSESSMENT

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 California Department of Housing and Community Development (HCD) developed a data packet for jurisdictions in Siskiyou County that contains much of the information required for the Housing Needs Assessment of this Housing Element and is the primary source of data for this document. Where additional information is required, the US Census, which is completed every ten years, is the preferred data source, as it provides the most reliable and in-depth data for demographic characteristics of a locality. This report uses the 2010 US Census for current information and the 2000 US Census to track changes since the year 2000. The California Department of Finance (DOF) is another source of valuable data that is more current than the Census. However, the DOF does not provide the depth of information that can be found in the 2010 US Census. Whenever possible, the Siskiyou County data packet, 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 2010 US Census did not collect information in several categories that are required for the Housing Needs Assessment. Where this is the case, historical DOF data is used. Where DOF data is not available, information from the 2000 US Census is retained. In cases where this is not feasible or useful, this assessment references US Census Bureau American Community Survey (ACS) data. The ACS provides estimates of numerous housing-related indictors based on samples averaged over a five-year period. Where the US Census provides complete counts of various demographic indicators, the ACS provides estimates based on statistically significant samples. Due to the small size of the sample taken in Yreka, the estimates reported by the ACS have large margins of error. Where ACS data is used, the numbers should not be interpreted as absolute fact, but rather as a tool to illustrate general proportion or scale.

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 Yreka. Definitions of the various US Census Bureau terms that are used throughout this document have been included in **Appendix C** for clarification.

The Housing 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. Environmental and housing market conditions also 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

Yreka's population increased by approximately 7 percent between 2000 and 2010 and grew by less than 1 percent between 2010 and 2013 (2010 US Census, 2000 US Census; DOF 2013). The city is expected to grow at a slow rate for the duration of the current planning period. According to the 2010 US Census, Caucasians comprise the majority of the city's residents (78 percent), followed by Hispanic or Latino (10 percent).

According to the 2000 US Census and 2007–2011 ACS Five-Year Estimates, the city's median income for homeowners increased by approximately 25 percent between 2000 and 2010, though that growth closely matched inflation. Income for renter-occupied households remained stagnant, indicating a decline in real income. In 2010, more than two-thirds of households had incomes below the low-income ceiling (67 percent) (2007–2011 ACS Five-Year Estimates; HCD 2013). As of April 2013, the unemployment rate was 11.4 percent, which is lower than Siskiyou County's rate (12.9 percent) but higher than the state's overall rate (8.5 percent) (California Employment Development Department 2013).

SPECIAL NEEDS HOUSING

Between 2000 and 2010, the 65 to 74 and 74 and older age groups experienced minor growth (2000 US Census, 2010 US Census). As of 2010, the majority of seniors in Yreka own their homes (64 percent). Most people living with a disability in the city have a physical disability. Female-headed households make up 14 percent of all households. Ownership rates appear to have decreased since 2000 for larger families, which have an ownership rate of 43 percent, down from 56 percent (2000 US Census, 2010 US Census).

HOUSING CHARACTERISTICS

The city's housing stock is mostly single-family and owner-occupied. According to the City's building permit database, 11 single-family units were built between 2008 and 2013; no multi-family units were built during this time frame. Approximately 47 percent of the city's housing stock was built prior to 1970 (2007–2011 ACS Five-Year Estimates). 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 2013 Housing Conditions Survey, only 41 units were noted as needing more than minor repairs. Since 2000, the number of total housing units has increased by about 11 percent, while the vacancy rate has increased by approximately 2 percent (2000 US Census, 2010 US Census). Nearly all of these units were affordable multi-family (City of Yreka, 2013). 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 7 percent of renter households being overcrowded compared to 1 percent of owner-occupied households (2000 US Census; 2007–2011 ACS Five-Year Estimates).

The California Association of Realtors reports that the Siskiyou County median home sales price in March 2013 was $123,320. At the time of the April 2013 rental housing costs survey, less than 30 rental units were available in the city. There were three two-bedroom apartments available for rent for $625 to $950 per month and three two-bedroom houses available for rent for $725 to $1,100 per month. As of October 2013, approximately 10 spaces in the city's five mobile home parks were available for rent. The rents for these spaces varied considerably, from $235 to $275 at the low end to $400 to $550 at the high end.

HOUSING CONSTRAINTS

Governmental Constraints

Development standards in the city do not necessarily constrain development, but higher-density multi-family housing types are not allowed without a conditional use permit. Processing times are approximately one day to one month and can be as long as three or four months when discretionary review is needed. Projects requiring California Environmental Quality Act (CEQA) review may take longer than three months. 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

According to an Internet survey conducted in May 2013 (survey included www.sellingsiskiyou.com, www.realtor.net, and www.richterscalere.com), land prices ranged from $20,541 to $93,396 per acre for land zoned for single-family uses and $8,906 per acre to $120,000 per acre for land zoned for multi-family use. The average construction cost for a 1,500-square-foot single-family home is estimated to be approximately $192,200 (www.building-cost.net 2013).

REGIONAL CONTEXT

Yreka is located 25 miles from the Oregon border in central Siskiyou County. It straddles Interstate 5 and is serviced by State Routes 3 and 263. The city 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 7,750 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 1 percent. However, between 2010 and 2013, the population remained nearly static, growing approximately one-tenth of 1 percent (see **Table A-1**). The decline of the timber industry and lack of replacement jobs has been the principal and perpetual cause for the slower growth rate during the last decade.

Table A-1
Siskiyou County Population Change, 2000–2013

	2000 Population	2010 Population	Percentage Change 2000–2010	2013 Population	Percentage Change 2010–2013
Yreka	7,290	7,765	7%	7,771	0.1%
Fort Jones	660	839	27%	749	-11%
Etna	781	737	-6%	731	-1%
Montague	1,456	1,443	-1%	1,428	-1%
Dorris	886	939	6%	929	-1%
Tulelake	1,020	1,010	-1%	1,000	-1%
Weed	2,978	2,967	0%	2,964	-0.1%
Mt. Shasta	3,621	3,394	-6%	3,360	-1%
Dunsmuir	1,923	1,650	-14%	1,630	-1%
Unincorporated	23,686	24,156	2%	24,158	-0.01%

Source: Siskiyou County 5th Cycle Housing Element Data Packet, 2013 (2011 and 2012 population figures provided in the Data Packet were omitted to focus in key trends).

POPULATION TRENDS

The population of Yreka increased 7 percent from 7,290 in 2000 to 7,750 in 2010. The DOF estimates the city's 2013 population to be 7,771 persons, which represents an annual growth rate of less than 1 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 Yreka are not currently available. The DOF provides projections for all counties through 2060. **Table A-2** shows the expected population for both the incorporated and unincorporated portions of Siskiyou County from 2010 to 2060. Based on DOF projections, the county is expected to experience an annual growth rate of less than three-tenths of 1 percent through 2060. Based on the city's historic growth rate and the current economic downturn, it is likely that Yreka's future growth rate will resemble the growth rate projected for Siskiyou County.

Table A-2
Population Projections, 2010–2060

	2010	2020	2030	2040	2050	2060
Siskiyou County	44,893	46,369	48,883	51,854	52,130	52,646

Source: DOF, Report P-3: State and County Population Projections by Race/Ethnicity, Detailed Age, and Gender, 2010–2060, 2013

The distribution of Yreka's population by age group is shown in **Table A-3**. Although the absolute number of residents changed for each category between 2000 and 2010, the proportion of each category remained relatively static, with no category changing by more than 4 percent. **Table A-4** reports age by householder, which is another way of illustrating how age is distributed in the city. The majority of renters are between 25 and 34 years old, while most owners are between 45 and 54 years old.

Table A-3
Population by Age, 2000–2010

Age	2000		2010	
	Persons	Percentage	Persons	Percentage
<5	404	6%	592	8%
5–14	1,068	15%	972	13%
15–24	953	13%	985	13%
25–34	676	9%	814	10%
35–44	1,039	14%	789	10%
45–54	1,013	14%	1,076	14%
55–64	724	10%	1,043	13%
65+	1,413	19%	1,494	19%
Total	7,290	100%	7,765	100%

Source: 2000 US Census, Table P12; 2010 US Census, Table P12

Table A-4
Householder by Age, 2011

Householder Type	Number	Percentage of Total
Owner-Occupied	1,650	51%
Householder 15 to 24 years	19	1%
Householder 25 to 34 years	83	3%
Householder 35 to 44 years	163	5%
Householder 45 to 54 years	390	12%
Householder 55 to 59 years	157	5%
Householder 60 to 64 years	211	7%
Householder 65 to 74 years	295	9%
Householder 75 to 84 years	262	8%
Householder 85 years and over	70	2%
Renter-Occupied	1,578	49%
Householder 15 to 24 years	199	6%
Householder 25 to 34 years	320	10%
Householder 35 to 44 years	220	7%
Householder 45 to 54 years	261	8%
Householder 55 to 59 years	155	5%
Householder 60 to 64 years	117	4%
Householder 65 to 74 years	131	4%
Householder 75 to 84 years	130	4%
Householder 85 years and over	45	1%
Total	3,228	100%

Source: Siskiyou County 5th Cycle Housing Element Data Packet, 2013

HOUSEHOLD INCOME AND POVERTY

HOUSEHOLD INCOME

Table A-5 illustrates the income distribution in 2000 and 2010 by tenure. As shown in the table, owner-occupied households earned more than twice that of renter-occupied households, or $47,718 and $19,281, respectively.

Table A-5
Household Income by Tenure, 2000 and 2010

Income	2000		2010	
	Households	Percentage of Total	Households	Percentage of Total
Owner-Occupied Households				
Less than $10,000	128	4%	86	5%
$10,000 to $14,999	199	6%	165	5%
$15,000 to $19,999	133	4%	111	3%
$20,000 to $24,999	170	5%	57	2%
$25,000 to $34,999	234	8%	199	6%
$35,000 to $49,999	368	12%	265	8%
$50,000 to $74,999	341	11%	255	8%
$75,000 to $99,999	111	4%	270	8%
$100,000 or more	133	4%	242	7%
Total Owner-Occupied	1,817	58%	1,650	52%
Renter-Occupied Households				
Less than $10,000	281	9%	241	7%
$10,000 to $14,999	190	6%	387	12%
$15,000 to $19,999	201	6%	205	6%
$20,000 to $24,999	138	4%	93	3%
$25,000 to $34,999	182	6%	140	4%
$35,000 to $49,999	212	7%	205	6%
$50,000 to $74,999	52	2%	185	6%
$75,000 to $99,999	22	1%	104	3%
$100,000 or more	18	1%	18	1%
Total Renter-Occupied	1,296	42%	1,578	48%
Median Income – Owners	$38,012		$47,718	
Median Income – Renters	$19,439		$19,281	

Source: 2000 US Census, Summary File 3; 2007–2011 ACS Five-Year Estimates, Table B25118 and Table B25119

Table A-6 illustrates the number of households in each income group based on 2007–2011 ACS Five-Year Estimates. Over one quarter (27 percent) of all households fall into the extremely low-income category. Approximately 66 percent of the city's households have incomes at or below the low-income limit. The remaining 34 percent of households have incomes above the low-income limit (14 percent of households earn incomes that fall into the moderate-income category; 20 percent of households fall into the above moderate-income category).

Table A-6
Households by Income Group, 2010

Income Group	Income	Households	Percentage
Extremely Low (Below 30% of Median Income)	<$17,350	880	27%
Very Low (30–50% of Median Income)	$17,350–$28,949	470	14%
Low (50–80% of Median Income)	$28,950–$46,299	810	25%
Moderate (80–120% of Median Income)	$46,300–$69,500	440	14%
Above Moderate (Over 120% of Median Income)	>$69,500	630	20%
Total Households		3,230	100%

Source: HCD 2013; 2007–2011 ACS Five-Year Estimates, Table B25118
Note: Estimates are based on 2010 income distribution data as reported in the 2007–2011 ACS Five-Year Estimates, Table B25118.

Table A-7 illustrates the tenure by housing unit type in the year 2000. No 2010 US Census data, DOF data, or reliable ACS data were available at the time of this report. The majority of owner-occupied households occupied single-family housing units; the majority of renter-occupied households occupied multi-family housing units.

Table A-7
Tenure by Single- and Multi-Family Housing Units, 2000

Unit Type	Owner-Occupied	Renter-Occupied	Total
Single-Family	1,619	590	2,209
Multi-Family	34	1,249	1,283
Mobile Home	164	47	211
Total			3,703

Source: 2000 US Census, Summary File 3

COMMUTE

Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household's ability to occupy decent housing without being overburdened by cost. Table A-8 indicates that the vast majority of Yreka residents travel less than 30 minutes from home to work.

This figure indicates that many of the jobs are within 20 miles of the city and that there is a strong jobs/housing balance, meaning that the available jobs are within relatively close distance to the employees' places of residence.

Table A-8
Travel Time to Work

Travel Time to Work	Number	Percentage
Less than 30 minutes	2,311	89%
30 to 59 minutes	215	8%
60 or more minutes	80	3%
Total	2,606	100%

Source: CHAS 2009

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. 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 US 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
2013 State Income Limits, Siskiyou County

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	$12,150	$13,900	$15,650	$17,350	$18,750	$20,150	$21,550	$22,950
Very Low	$20,300	$23,200	$26,100	$28,950	$31,300	$33,600	$35,900	$38,250
Lower	$32,450	$37,050	$41,700	$46,300	$50,050	$53,750	$57,450	$61,150
Median	$40,550	$46,300	$52,100	$57,900	$62,550	$67,150	$71,800	$76,450
Moderate	$48,650	$55,600	$62,550	$69,500	$75,050	$80,600	$86,200	$91,750

Source: HCD 2013

EMPLOYMENT

The region's fastest growing occupations are listed in **Table A-10**. This information is only available for the Northern Counties Region, not for Yreka, but is applicable because Yreka residents work both inside and outside of the city. According to HCD, the 2013 Siskiyou County median income for a family of four is $57,900. Of the ten fastest growing occupations, only two have a median hourly wage that is on par with the county's median hourly wage: physical therapists and management analysts. **Table A-11** notes the county's largest employers by city and **Table A-12** presents employment and median income by industry, which is an aggregated version of the finer scaled occupation data presented in **Table A-10**.

Table A-10
Fastest Growing Occupations, 2004–2014

	Median Hourly Wage	Estimated Employment		Percentage Change
		2008	2018	
Pharmacy Technicians	$18.42	180	230	28%
Fitness Trainers and Aerobics Instructors	$9.42	300	380	27%
Hotel, Motel, and Resort Desk Clerks	$10.19	230	290	26%
Physical Therapists	$36.52	120	150	25%
Management Analysts	$28.06	260	320	23%
Medical Assistants	$14.59	260	320	23%
Water and Liquid Waste Treatment Plant and System Operators	$22.65	180	220	22%
Home Health Aides	$9.93	230	280	22%
Social and Human Service Assistants	$15.10	150	180	20%
Heating, Air Conditioning, and Refrigeration Mechanics and Installers	$22.04	150	180	20%

Source: State of California Employment Development Department 2013

Table A-11
Yreka's Largest Employers, 2013

Employer Name
NorCal Products, Inc.
Fairchild Medical Center
Yreka School District
Raley's
Siskiyou County
Timber Products Co.
Walmart Supercenter

Source: City of Yreka, 2013.

Table A-12
Yreka Employment and Median Income by Industry, 2013

Industry	Employed	Percent	Median Income
Educational services, and health care and social assistance	651	24%	$63,173
Retail trade	366	14%	$27,422
Arts, entertainment, and recreation, and accommodation and food services	273	10%	$38,788
Transportation and warehousing, and utilities	199	7%	$20,000
Public administration	199	7%	$17,500
Finance and insurance, and real estate and rental and leasing	197	7%	$55,175
Professional, scientific, and management, and administrative and waste management services	163	7%	$55,893
Other services, except public administration	159	6%	$30,240
Construction	150	6%	$14,609
Manufacturing	148	5%	$32,849
Agriculture, forestry, fishing and hunting, and mining	101	4%	$11,377
Wholesale trade	46	2%	$19,531
Information	21	1%	$37,042
Civilian employed population 16 years and over	2,673	100%	$28,365

Source: Siskiyou County 5th Cycle Housing Element Data Packet, 2013 (the data has been reorganized to list the largest employers first); 2007–2011 ACS Five-Year Estimates, Table S2403

SPECIAL NEEDS

SENIOR POPULATION

Table A-13 illustrates the population of residents aged 65 and older in 2000 and 2010. The proportion of retirement-age residents aged 65 to 74 and 75 and older remained nearly constant between 2000 and 2010.

Table A-13
Senior Population, 2000–2010

Age Group	2000		2010	
	Persons	Percentage	Persons	Percentage
65 to 74 years	615	44%	692	46%
75 and over	798	56%	802	54%
Total Seniors	1,413	100%	1,494	100%

Source: 2000 US Census, 2010 US Census

Table A-14 illustrates the tenure of senior households in the city. The majority of senior households own their homes. However, the percentage of owner-occupied senior households decreased from 72 percent in 2000 to 67 percent in 2010.

Table A-14
Senior Households by Tenure, 2000–2010

	2000		2010*	
	Households	**Percentage**	**Households**	**Percentage**
Owner-Occupied				
65 to 74 years	275	27%	295	32%
75 years and older	461	45%	332	35%
Total Owner-Occupied	736	72%	627	67%
Renter-Occupied				
65 to 74 years	86	9%	131	14%
75 years and older	196	19%	175	19%
Total Renter-Occupied	282	28%	306	33%
Total Senior Households	1,018	100%	933	100%

Source: 2000 US Census, summary file 3; Siskiyou County 5th Cycle Housing Element Data Packet, 2013
**Note: The Siskiyou County 5th Cycle Housing Element Packet relies on the ACS for this data and as such, the totals may be different than those reported by the US Census or the DOF.*

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. Since there are no DOF, 2010 US Census, or reliable ACS data, 2000 US Census information is used for this analysis. Table **A-16** reports employment status for persons between the ages of 16 and 54 with a disability. Program HE.2.1.1 is proposed to implement revisions to the City's existing reasonable accommodation procedure to allow exceptions in zoning and land use to facilitate access for those with disabilities.

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

	Persons	Percentage
Total 5–15 years	85	2.6%
Sensory	14	0.4%
Physical	0	0%
Mental	63	2.0%
Self-care	8	0.2%
Total 16–64 years	1,884	58.6%
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%
Total 65 and older	1,248	38.8%
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: Siskiyou County 5th Cycle Housing Element Data Packet, 2013

Table A-16
Employment Status for Disabled Persons, 2000

Employment Status	Working-Age Residents with a Disability (16 to 64 years old)
Employed	424
Not Employed	596

Source: Siskiyou County 5th Cycle Housing Element Data Packet, 2013 (in the Data Packet, the category is identified as "Age 5-64, Employed Persons with a Disability." This table changes that to "16 to 64" to reflect the legal working age.)

PERSONS WITH DEVELOPMENTAL DISABILITIES

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

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood,

the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Far Northern Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table A-17** provides information about Yreka's population of developmentally disabled persons; **Table A-18** provides information about those persons' place of residence.

Table A-17
Developmentally Disabled Residents by Age

Zip Code	0–13 Years	14–21 Years	22–51 Years	52–61 Years	62+ Years	Total
96097	29	32	50	7	2	120

Source: Siskiyou County 5th Cycle Housing Element Data Packet, 2013

Table A-18
Developmentally Disabled Residents by Residence Type

Zip Code	Community Care	Home Parent/Guardian	Independent Living	Other	Total
96097	11	61	46	2	120

Source: Siskiyou County 5th Cycle Housing Element Data Packet, 2013

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating "barrier-free" design in all new multi-family housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Far North Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Program HE.2.1.6 is proposed to specifically address the needs of the developmentally disabled.

FEMALE-HEADED HOUSEHOLDS

Female-headed single-parent households experience numerous housing problems, including affordability (the individuals are often on public assistance), overcrowding (the individuals often cannot afford units large enough to accommodate their families), insufficient housing choices, and 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-19 illustrates the number of family households that are headed by a female with no husband present. Female-headed households with no husband present account for 14 percent of all households in the city. Of these households, the majority are renter-occupied. **Table A-20** reports the presence of children in female-headed households, as well as poverty indicators for female-headed households. Female-headed households with their own children make up approximately 9 percent of all households in the city and 68 percent of all female-headed households. Female-headed households under the poverty level make up 59 percent of all female-headed households and 8 percent of total city households.

Table A-19
Female Headed Family Household, 2010

	Number	Percentage of Total Households
Owner-Occupied (Female Householder)	134	4%
Renter-Occupied (Female Householder)	337	10%
Total (Female Householder)	471	14%
Total City Households	3,394	100%

Source: 2010 US Census, Table QT-H3

Table A-20
Female Householders by Children Present and Poverty, 2010

Householder Type	Number	Percentage of Total Households
Female-Headed Family Households	**471**	**14%**
Female Heads with Own Children	318	9%
Female Heads without Own Children	153	5%
Total Householders	**3,394**	**100%**
Female-Headed Householders Under the Poverty Level	277	8%
Total families Under the Poverty Level	1,957	58%

Source: Siskiyou County 5th Cycle Housing Element Data Packet, 2013 (in the Data Packet, the category "Female Heads without Own Children" was mistakenly reporting "Female-Headed Family Households." This table corrects that error with 2010 US Census data)

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 may be luxury or newer 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-21**. The proportion of renter households as a percentage of all large households increased and now makes up the majority of all large family households.

Table A-21
Large Families (5+ Family Members) by Tenure, 2000–2010

	2000		2010	
	Households	Percentage of Total Households	Households	Percentage of Total Households
Owner-Occupied Large Households	141	5%	132	4%
Renter-Occupied Large Households	109	4%	214	6%
Total Large Households	250	8%	346	10%
Total Households	3,103	100%	3,394	100%

Source: 2000 US Census, Summary File 3; Siskiyou County 5th Cycle Housing Element Data Packet, 2013

HOMELESS PERSONS AND FAMILIES

Individuals and families may find themselves homeless for a variety of economic, social and/or personal reasons,. Their homelessness can be a temporary situation or a semi-permanent way-of-life. Each situation in which people become homeless is different, requiring different housing needs. Whatever the situation, the most immediate housing needs can be satisfied with three basic shelter types: emergency, transitional and temporary. 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 or so homeless persons residing along Yreka Creek during the summer months. Informal estimates by others may be high. During the winter months, however, it is believed that the homeless persons living along Yreka Creek move indoors. With one transitional shelter located on Lane Street and another shelter in Montague six miles to the east, there appears to be adequate housing for the homeless population at 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.2.1.3).

Services for homeless individuals and families are available in the city and elsewhere in the county. **Table A-22** illustrates the programs in the city and surrounding area that offer assistance.

Table A-22
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. 4th 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

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. Veterans 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 (e.g. 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 US Census (the most recent reliable source for this data), which reports only 14 farmworkers living in the city, the agricultural area in which Yreka is centered is primarily a ranching area with little need for seasonal farmworkers. 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. Due to the lack of local farming activity, countywide farm worker data provided in the Siskiyou County 5th Cycle Housing Element Data Packet have not been included in this Housing Element.

Although there is little need, in order to comply with the state Employee Housing Act that ensures local zoning can accommodate employee housing for farmworkers and other employees, the City has added Program HE.2.1.8. Further, the City has added Program HE.2.1.2 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-23** displays the estimated number of each type of housing unit for 2007, 2010, and 2013 as reported by the DOF. Between 2007 and 2013, most of the housing unit growth was the result of increased single-family attached units and development with 5 or more units. The actual number of units issued building permits for new construction between 2008 and 2013 was 11 single-family and 0 multi-family.

Table A-23
Housing Unit Types, 2007–2013

	2007		2010		2013	
	Units	Percentage	Units	Percentage	Units	Percentage
Single-Family						
Detached	2,235	64%	2,239	61%	2,237	61%
Attached	140	4%	159	4%	159	4%
Multi-Family						
2-4 units	294	9%	449	12%	449	12%
5 or more	552	16%	656	18%	656	18%
Mobile Homes	252	7%	172	5%	172	5%
Total Units	3,473	100%	3,675	100%	3,673	100%

Source: Siskiyou County 5th Cycle Housing Element Data Packet, 2013; DOF 2013, Table E-5

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-24** indicates that approximately 47 percent of the units in the city were constructed prior to 1970. Therefore, based on age alone, it would appear that approximately 47 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 2013 Housing Condition Survey (detailed below), only 41 units, or just over 9 percent of surveyed units, were identified as needing more than minor repairs. It is important to note that 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-24
Age of Housing Units

Year Built	Housing Units	Percentage of Total
Built 1939 or earlier	506	14%
Built 1940 to 1949	191	5.5%
Built 1950 to 1959	527	15%
Built 1960 to 1969	461	13%
Built 1970 to 1979	847	24%
Built 1980 to 1989	513	14.5%
Built 1990 to 1999	221	6%
Built 2000 to 2004	105	3%
Built 2005 to 2011	186	5%
Total	3,557	100%

Source: 2007–2011 ACS Five-Year Estimates, Table B25034

OCCUPANCY & TENURE

Tables A-25 and **A-26** illustrate the tenure and occupancy of housing in Yreka. The most recent tenure information comes from the 2010 US Census. According to this information, the majority of households are owner-occupied (52 percent). Occupancy information is also available from the Census Bureau for 2010. The number of housing units increased by 372 between 2000 and 2010. The vacancy rate increased slightly during this time period from approximately 6 to 8 percent.

Table A-25
Housing Units by Tenure, 2010

Tenure	Units	Percentage
Owner-Occupied	1,751	52%
Renter-Occupied	1,643	48%
Total Occupied Housing Units	3,394	100%

Source: 2010 US Census, Table QT-H2

Table A-26
Occupancy Status, 2000–2010

Occupancy	2000		2010	
	Units	Percentage	Units	Percentage
Total Occupied Households	3,114	94%	3,394	92%
Total Vacant Households	189	6%	281	8%
For Rent	85	3%	119	3%
For Sale Only	33	1%	43	1%
Rented or Sold, Not Occupied	16	0%	20	1%
For Seasonal, Recreational, or Occasional Use	21	1%	30	1%
All Other Vacant	34	1%	69	2%
Total Housing Units	3,303	100%	3,675	100%

Source: 2000 US Census, Table H005; Siskiyou County 5th Cycle Housing Element Data Packet, 2013

HOUSING CONDITIONS SURVEY

In June 2013, the City of Yreka conducted a windshield survey of housing conditions in the community. Of the 3,673 units in Yreka, 444, or 12 percent, were surveyed. The condition of housing was assessed by an exterior survey of the quality and condition of the building and what improvements (if any) were needed. Each structure was scored according to criteria established by HCD in five categories: foundation, roofing, siding, windows, and electrical. Based on scores assigned to the five categories, each structure was classified as being in sound or dilapidated condition, or in need of minor, moderate, or substantial repairs (as defined in **Table A-27**). The survey did not assess interior conditions.

Table A-27
Definition of Housing Conditions and Survey Results

Condition		Number of Units Surveyed	Percentage
Sound	A building that appears new or well maintained and structurally intact. The foundation should appear structurally undamaged and there should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition. Minor problems such as small areas of peeling paint and/or other maintenance items are allowable under this category.	309	70%
Minor	A building that shows signs of deferred maintenance or which only needs repair or replacement of one major component, such as a roof.	94	21%
Moderate	A building in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.	35	8%
Substantial	A building that requires replacement of several major systems and possibly other repairs, such as complete foundation work, roof structure replacement and re-roofing, painting, and window replacement.	2	<1%
Dilapidated	A building suffering from extensive neglect, which appears structurally unsound and maintenance is nonexistent, is not fit for human habitation in its current condition, may be considered for demolition, or major rehabilitation will be required at a minimum.	4	<1%

Of the units surveyed, 70 percent (309 units) were in sound condition, with the remaining 30 percent (135 units) requiring at least some repairs. Of the surveyed units, 21 percent (94 units) needed only minor repairs, with 8 percent (35 units) requiring moderate repairs. Two units surveyed needed substantial repairs, and four were considered dilapidated. If the units surveyed are a representative sample of housing units in Yreka, it means that of the community's 3,673 units, 2,556 (70 percent) are in sound condition, 778 (21 percent) need only minor repairs, 290 (8 percent) housing units require moderate repairs, 17 (less than 1 percent) are in need of substantial repairs, and 33 (less than 1 percent) are considered dilapidated.

The results of the housing conditions survey suggest the need to continue Program HE.3.1.3 to prioritize code enforcement. The City will track other opportunities and programs to improve the condition of the housing stock during the upcoming planning period.

HOUSEHOLD SIZE

Household size by tenure is shown in **Table A-28**. In 2000 and 2010, the majority of owner-occupied households were inhabited by two residents, while most renter-occupied households were inhabited by one resident. Although the absolute number of households changed for each category between 2000 and 2010, the proportion of each category remained relatively static, with no category changing by more than 2 percent.

Table A-28
Household Size by Tenure, 2000–2010

	2000		2010	
	Households	**Percentage**	**Households**	**Percentage**
Owner-Occupied				
1 person	523	17%	550	16%
2 persons	728	23%	727	21%
3 persons	227	7%	206	6%
4 persons	188	6%	149	4%
5 persons	110	4%	72	2%
6 persons	25	1%	26	1%
7 or more persons	6	0%	21	1%
Renter-Occupied				
1 person	521	17%	652	19%
2 persons	312	10%	387	11%
3 persons	221	7%	269	8%
4 persons	133	4%	179	5%
5 persons	49	2%	93	3%
6 persons	13	<1%	44	1%
7 or more persons	47	2%	19	1%
Total	3,103	100%	3,394	100%

Source: 2000 US Census, 2010 US Census, Table QT-H2

OVERCROWDED HOUSING

The US 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. **Tables A-29** and **A-30** illustrate the number and percentage of units in the city according to occupants per room. Less than 1 percent of owner-occupied housing units and 3 percent of renter-occupied units were either overcrowded or severely overcrowded in 2000. The 2000 overcrowding figures are supported by ACS estimates for 2011. Due to uncertainty in the ACS estimates, trends between the years cannot be accurately compared; however, the 2011 data confirms that the housing stock in the city generally has less than one occupant per room, with the exception of renter-occupied households, which might have a small number of overcrowded units. Severe overcrowding does not appear to be an issue in the city.

Table A-29
Overcrowded Housing, 2000 and 2011

	2000		2011	
	Households	Percentage	Households	Percentage
Owner-Occupied Total	1,817	58.4%	1,650	51%
0.50 or less occupants per room	1,420	45.6%	1,291	40%
0.51 to 1.00 occupants per room	371	11.9%	338	10%
1.01 to 1.50 occupants per room	26	0.8%	21	1%
1.51 to 2.00 occupants per room	0	0%	0	0%
2.01 or more occupants per room	0	0%	0	0%
Renter-Occupied Total	1,296	41.6%	1,578	49%
0.50 or less occupants per room	757	24.3%	815	25%
0.51 to 1.00 occupants per room	442	14.2%	543	17%
1.01 to 1.50 occupants per room	69	2.2%	216	7%
1.51 to 2.00 occupants per room	8	0.3%	4	0%
2.01 or more occupants per room	20	0.6%	0	0%

Source: 2000 US Census, summary file 3; Siskiyou County 5th Cycle Housing Element Data Packet, 2013

Table A-30
Overcrowded Housing Summary, 2011

Overcrowded Type	Households
Total Overcrowded (1.01 or more)	241
Owner-Occupied	21
Renter-Occupied	220
Total Severely Overcrowded (1.5 or more)	4
Owner-Occupied	0
Renter-Occupied	4

Source: Siskiyou County 5th Cycle Housing Element Data Packet, 2013

HOUSING COSTS

Table A-31 presents the housing value for owner-occupied homes in the city. The majority of homes (52 percent) are valued below $200,000.

Table A-31
Owner-Occupied Housing Unit Value, 2011

Value	Number of Homes	Percentage of Homes
$0 to $49,999	182	11%
$50,000 to $99,999	77	4%
$100,000 to $149,999	208	13%
$150,000 to $199,999	373	23%
$200,000 to $249,999	230	14%
$250,000 to $299,999	203	12%
$300,000 to $499,999	267	16%
$500,000 and up	110	7%
Total	1,650	100%

Sources: 2007–2011 ACS Five-Year Estimates

Housing cost information is supplemented by **Table A-32**, which notes that the median home sales price in March 2012 was approximately $110,000 and in March 2013 was approximately $123,320. There was a slight home value increase between 2012 and 2013, which mirrors state trends, although with only two data points, no definitive trend can be drawn from that increase.

A household can typically qualify to purchase a home that is two and one-half to three times its annual income, depending on the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual income. The median home price in Yreka is not affordable to extremely low-income or very low-income households.

Table A-32
Median Home Sales Price, 2012 and 2013

	March 2012	March 2013	Income to Afford 2013 Median Home Price[1]
Siskiyou County	$110,000	$123,320	$41,100

[1] Income to afford median home price assumes that the upper end of affordability is approximately three times a household's income.
Source: California Association of Realtors 2013, March Home Sales and Price Report,
http://www.car.org/newsstand/newsreleases/2013releases/marchsales

The qualifying annual income identified in **Table A-32** is based on a 30-year fixed-rate mortgage with an annual percentage rate (APR) of 5.5 percent and a down payment of 10 percent. The qualifying income for the average sales price of a home would require an approximate income of $41,100, which based on the 2013 HCD income limits, is affordable to the low-, moderate-, and above moderate-income categories.

RENTAL HOUSING COSTS

Table A-33 shows the available apartments and houses for rent in Yreka during a point-in-time survey taken in April 2013. There were no four-bedroom apartment or house rentals advertised inside the city.

Table A-33
Apartment and House Rentals, April 2013

Bedroom Type	Number of Units Surveyed	Rent Range
Studio	3	$475–$500
One Bedroom	3	$550–$775
Two Bedroom	9	$575–$950
Three Bedroom	9	$700–$1,100

Source: www.craigslist.org, accessed April 25, 2013

MOBILE HOUSING COSTS

The Department of Finance's 2012 Estimate of Population and Housing shows a total of 172 mobile homes in Yreka, which represents 5 percent of the total housing stock. As of October 2013, approximately 10 spaces in the city's five mobile home parks were available for rent. The rents for these spaces varied considerably, from $235 to $275 at the low end to $400 to $550 at the high end.

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 50 percent are considered "severely cost-burdened." Measuring the number of households paying more than these percentages helps define an area's affordability problem. Overpayment data for all Yreka households by tenure is reported by the 2007–2011 ACS Five-Year Estimates. **Table A-34** provides this information for each income category as well as for all households with lower incomes (extremely low, very low and low-income households). Approximately 82 percent of households earning 30 percent or less of the area mean income (AMI) spent more than 30 percent of their income on housing costs; approximately 61 percent of households earning between 30 and 50 percent AMI were also burdened by the cost of housing. Renter households experienced a much higher rate of overpayment than owner households.

Table A-34
Cost Burdens for All Households, 2007-2011

Household	Extremely Low (30 % or less of AMI)	Very Low (> 30% to 50% AMI)	Low (> 50% to 80% AMI)	Moderate (> 80% to 120% AMI)	Above Moderate (> 120% AMI)	Total Households	Lower Income Households (80% or less of AMI)
Ownership Households	292	197	303	264	568	1,624	792
Overpaying Owner Households	187	80	130	84	51	531	396
Percentage of Overpaying Owners	64.0%	40.4%	42.8%	31.8%	9.0%	32.7%	50.0%
Renter Households	716	247	232	144	163	1,501	1,194
Overpaying Renter Households	641	189	131	35	0	996	961
Percentage of Overpaying Renters	89.6%	76.6%	56.5%	24.5%	0.0%	66.3%	80.5%
Total Households	1,007	444	535	408	731	3,125	1,986
Total Overpaying Households	828	269	261	119	51	1,527	1,357
Percentage of Total Overpaying Households	82.2%	60.5%	48.7%	29.2%	7.0%	48.9%	68.3%

Source: *2007–2011 ACS Five-Year Estimates, Table B25106*

The US Department of Housing and Urban Development's Comprehensive Housing Affordability Strategies (CHAS) database reports on households with housing problems including the lack of a kitchen, the lack of complete plumbing, severe overcrowding, and severe cost burden. As noted in **Table A-35**, renters experience housing problems at a much higher rate than owners, particularly renters that make less than 30 percent of area median income.

Table A-35
Percentage of Total Households with Any Housing Problem*

	Total Renters	Total Owners	Total Households
Household Income ≤30% AMI with Any Housing Problems	375	105	480
Household Income >30% to ≤50% AMI with Any Housing Problems	25	40	65
Household Income >50% to ≤80% AMI with Any Housing Problems	15	60	75

Source: CHAS 2009
**CHAS defines "any housing problem" as one or more of the following: lacks kitchen, lacks complete plumbing, severe overcrowding, and severe cost burden.*

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-36** shows the residential land use designations established by the General Plan.

Table A-36
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.
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.
Historic District (HD)	13 units/acre[1]	A combination of commercial and residential uses located within the historic core of the city. These uses have a set of development criteria designed to help encourage the preservation and enhancement of the historic structures and uses. More pedestrian than vehicle oriented, development in this area of the city is often on smaller lots.

Source: City of Yreka General Plan
[1]No maximum density listed in the Land Use Element. Reported maximum density based on Table 1-4 (General Plan Designation & Zone Consistency) of the Land Use Element of the General Plan, which identifies R-1 and R-2 as possible residential zoning districts in the HD.

Residential Development Standards

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as to implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. **Table A-37** shows the residential zone districts and permitted densities.

Table A-37
Zoning District Development Standards for Residential Uses

	Residential Agricultural (R-A)	Low Density Residential (R-1)	Medium Density Residential (R-2)	High Density Residential (R-3-12 & R-3-16)	Residential Professional Office (RPO)	Commercial Professional Office (CPO)	Commercial neighborhood (C-2)	Commercial Highway (CH)	Commercial Tourist (CT)
Units Per Acre	1	1–6	1-13	1–12, 1–16	1–13[1]	1–13[1]	–	–	–
Minimum Lot Size	43,560 sq. ft.	7,000 sq. ft.	8,000 sq. ft.	14,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.
Minimum Lot Width	150’	70’	70’	70’	70’	70’	50’	70’	70’
Front Yard Setback	20’	20’	20’	20’	20’	20’	None	20’	20’
Side Yard Setback	10’	10’ on one side 5’ on the other	10’ on one side 5’ on the other	10’	10’ on one side 5’ on the other	10’	10’	10’	10’
Rear Yard Setback	20’	20’	20’	20’	20’[1]	20’[1]	None	10’	10’
Max. Building Height	25’	25’	35’	35’	35’	35’	35’	35’	35’
Minimum Parking Spaces Per Unit	2	2	2	1½	2[1]	2[1]	–	–	–
Max. Lot Coverage	20%[2]	40%	50%	75%	75%	60%	100%	100%	100%

Source: City of Yreka Zoning Ordinance, 2013
[1] Defaults to R-2 standards.
[2] 20% is for residential uses, maximum lot coverage for nonresidential uses is 60%.

The minimum residential lot sizes range from 7,000 square feet to 1 acre. The maximum height limit for residential units is 25 feet in the R-A and R-1 districts and 35 feet in the R-2 and R-3 districts. In the past, this height restriction has not inhibited multi-family 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 require a minimum of 2 parking spaces per unit in the R-A, R-1, and R-2 districts and 1.5 spaces in the R-3 district. The requirements are minimal, and none of these are considered a constraint to development.

Yreka's two high-density multi-family zones 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 allowed. The primary difference is the allowable densities in each. The R-2 zone allows a maximum of 13 units per acre, while the R-3 zone allows a maximum of 16 units per acre. The R-2 zone allows up to three-unit multi-family projects and does not allow projects with more than three units. For a project of four units or more to be built in the R-3 zone, 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 multi-family 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 three to four months. 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 three- to four-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 multi-family 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.

- Local Streets:
  Right-of-way: 50–70 feet, 60 feet 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
- Streetlights 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 the Director of Public Works.
- Manholes: 460-foot spacing with 12–30-inch pipe, 50-foot spacing with 33—59-inch pipe
- Curb, gutter, and a 4-foot sidewalk are required for any new building and/or improvement amounting to $20,000 or more in value. Sidewalks are 4-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's housing stock over the past ten years.

Water and Sewer Priority

Effective January 2006, SB 1087 requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower-income households. Pursuant to these statutes, upon adoption of its Housing Element, the element will be internally distributed to the City of Yreka Utilities Division, along with a summary of its Regional Housing Needs Allocation.

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, multi-family 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-38** 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 ways to encourage and facilitate housing for extremely low-income households.

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 types of housing 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.2.1.2).

Second Dwelling Units

Second dwelling units are another type of housing appropriate for lower-income persons. "Second unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It includes 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 an efficiency unit, as defined in Section 17958.1 of Health and Safety Code, and 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 multi-family 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-38 shows the zoning districts where second 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 in 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-38
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	P	P	P	C	C	C	C
Five or More Units	E	E	E	C	E	E	C	C	C
Condominiums	E	E	P	C	P	C	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
Group Care Home (for six and fewer individuals)	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	E	C	C	C	C

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

Housing for Persons with Disabilities

As part of a governmental constraints analysis, housing elements must analyze constraints on 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.2.1.7).

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 on Health and Safety Code Section 1500 et seq. Further, the occupancy standards of the Zoning Code comply with fair housing laws in that they do not restrict occupancy based on 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 in either the General Plan or the 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 Zoning Code 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 four beds. If the need is demonstrated by the applicant, the Planning Commission could modify these standards pursuant to Section 16.54.140(B). Parking requirements are 2 spaces for single-family dwellings and 1.5 spaces per multi-family unit. The provisions of Sections 16.54.140(B) could apply to these standards as well for disabled persons.

Emergency Shelters and Transitional Housing

State legislation (Senate Bill 2 (Cedillo, 2007)) requires jurisdictions to identify a zone or zones 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 at least one full-time emergency shelter. Although the City's Housing Needs Assessment indicates there are relatively few homeless persons in the city, and identifies existing homeless services in the city and other nearby cities, the City will amend its Zoning Ordinance consistent with SB 2 to ensure 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 defined and 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."

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 various users including a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family 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 50 vacant parcels of currently zoned M1 sites with adjacent sewer and water infrastructure are available to meet this potential need. Program HE.2.1.3 addresses these changes to the Zoning Code.

Housing for Farmworkers

The City requires a conditional use permit (CUP) 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 streamlined and projects can be approved in three months. However, in order to comply with the state Employee Housing Act that ensures local zoning can accommodate employee housing for farmworkers and other employees, the City has added Program HE.2.1.8.

Density Bonus

The City does not have a codified density bonus ordinance. The City's Zoning Ordinance will be updated to reflect the fact that the City complies with state density bonus law. Program H.1.2.2 will implement this compliance with state law.

Development and Processing Fees

Many of the areas zoned for higher-density projects 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 requires 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 multi-family construction are listed in **Table A-39**. 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-40**.

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 multi-family dwelling are approximately $15,529.83. As illustrated in **Table A-41**, this typical fee total is approximately 8 percent of the average new house construction cost and 7 percent of the average new multi-family unit construction cost. 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-39
Municipal Services, Impact, and Connection Fees

Facility	Fee per Dwelling Unit(1)
Public Facilities	$1,720.78
Storm Drainage	$112.82
Parks and Recreation	$2,075.20
Citywide Streets	$614.24
Water System	$5,848
Wastewater System	$1,693.43
School Impact ($2.31 per sq. ft.)	$3,465
Total	$15,529.83(2)

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.
(2) The City provides a 50 percent discount on City fees (school impact fees are not subject to the discount) so the actual total Fees per dwelling unit are $9,497.24.

Table A-40
Planning Permit Fees

	Fee[1]
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 [2]
Annexation	$750/cost
General Plan Amendment	$750/cost
Historic District Exterior Alteration Permit	$75
Planned Unit Development	$750/cost
Rezone	$750/cost
Use Permit – Administrative Approval	$75
Use Permit – Planning Commission Approval	$150
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 2013
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 Wildlife requires an additional fee of $2,995.25 if an EIR is prepared or $2,156.25 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.

Table A-41
Total Processing and Impact Fees for Typical Single- and Multi-Family Units

Housing Type	Total Fees	Estimated Development Cost per Unit	Estimated Proportion of Fees to Development Costs per Unit
Single-Family Unit	$15,529.83	$192,200	8%
Multi-Family Unit	$15,529.83	$220,830	7%

Source: www.building-cost.net 2013; Pacific West Communities 2013
Notes: 1. Typical single-family unit estimated at 1,500 square feet.

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 multi-family developments take between three and four 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 of whether the development is a single-family or multi-family project. For example, the Shasta Courtyards multi-family housing development and Emerald Pointe Apartments both required use permits, each of which took approximately two months to process. **Table A-42** lists the typical review times for each type of permit or approval process in Yreka. 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-42
Planning Processing Times

Type of Approval or Permit	Typical Processing Time
Ministerial Review	1 day to 4 weeks
Conditional Use Permit (CUP)	3 to 4 months
Zone Change	3 to 4 months
General Plan Amendment	3 to 4 months
Site Plan Review	45 days
Parcel Maps	3 to 4 months
Initial Study	6 to 8 weeks
Environmental Impact Report	8 months +

Source: City of Yreka Planning Department 2013

Building Code and Enforcement

The City adopted the California Building Code (CBC) for its code requirements and deviates from it only in the case of requirements for wind load and snow load (i.e., the City has a higher standard for roofing due to local conditions). Because the more stringent standards apply only in these two cases and to protect public health and safely, 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 timeline 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 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 HCD.

The City adopted Ordinance #770 on June 5, 2003, which establishes a process for abating public nuisances. The types of nuisances defined in the ordinance vary from unsightly storage and debris on a parcel to elements of disrepair of buildings. Enforcement of Ordinance #770 is a post-construction activity and does not constrain the development of lower-income housing.

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 May 2013 are shown in **Table A-43**. The following list of properties was gathered through the Internet sites www.sellingsiskiyou.com, www.realtor.net, and www.richterscalere.com. Single-family land prices ranged from $20,541 per acre to $93,396 per acre; multi-family land prices ranged from $8,906 per acre to $120,000 per acre. Although there is a wide range in price per acre, the average costs are substantially lower than they were in 2009.

Table A-43
Yreka Vacant Land Costs

Zone	Acres	Price	Price per Acre
R-1	0.53	$49,500	$93,396
R-1	0.61	$49,500	$81,148
R-1	0.62	$43,000	$69,355
R-1	18.5	$380,000	$20,541
R-3-12	0.37	$29,500	$79,730
R-3-12	0.4	$48,000	$120,000
R-3-12	44.8	$399,000	$8,906

Source: www.sellingsiskiyou.com, www.realtor.net, and www.richterscalere.com, May 2013

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), provided by the Craftsman Book Company, estimates the cost of a

single-story four-cornered home in Yreka to be approximately $128 per square foot. This cost estimate is based on a 1,500-square-foot house of good-quality construction including a two-car garage and central heating and air conditioning. The total construction costs excluding land costs are estimated at approximately $192,200, which is nearly $70,000 more than the 2013 median home sales price in the county.

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. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. 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-44** illustrates interest rates as of May 2013. The table present 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-44
Interest Rates

	Interest	APR
Conforming		
30-year fixed	4.500%	4.673%
15-year fixed	3.500%	3.795%
5-year adjustable rate	3.000%	3.945%

Source: www.wellsfargo.com, November 2013
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

Yreka currently has seven affordable multi-family projects. These are listed in **Table A-45**. Three of the projects are subsidized through HUD and two are subsidized through the US 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-45
Assisted Multi-Family Units

Name	Expiration Date	Total Units	Senior Units	Family Units	Funding Agency/Program
Deer Creek Apts. 1060 E. Deer Creek Way	2033	35	35	0	HUD Sec. 8
Juniper Terrace 800 Jasper Way	2055	55	50	5	USDA Rural Development
Siskiyou Valley Apts. 409 Bruce Street	2039	34	0	34	USDA Rural Development
Shadows Garden Apts. 402 Turre Street	2014	46	6	40	HUD Sec. 8
Sierra Vista Retirement Ctr. 885 Sierra Vista Dr.	2037	31	31	0	HUD Sec. 202
Shasta Courtyards 400 Foothill Drive	7/25/2051	61	0	61	Low-Income Housing Tax Credit
Emerald Point Apts. 450 N. Foothill Drive	5/31/2052	81	81	0	Low-Income Housing Tax Credit

Source: California Housing Partnership Corporation 2013, CA LIHTC Committee 2013; personal communication, staff, The Michaels Organization, June 20, 2013

ANALYSIS OF ASSISTED HOUSING PROJECTS AT RISK

In 1989, the California Government Code was amended to include a requirement that jurisdictions identify and develop a program in their housing elements for the preservation of assisted, affordable multi-family 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 of the beginning of the housing element planning period. In the City of Yreka there are currently 46 units in the Shadows Garden Apartments at risk of conversion to market rates during the 2014–2019 planning period.

Loss of Assisted Housing

Affordability covenants and deed restrictions are typically used to maintain the affordability of publicly assisted housing, ensuring that these units are available to lower-income households in the long term. Over time, the City may face the risk of losing some of its affordable units due to the expiration of covenants and deed restrictions. If market rents continue to increase, property owners may be inclined to discontinue public subsidies and convert the assisted units to market-rate housing.

Risk was assessed based on information from the California Housing Partnership Corporation (CHPC), HUD, the California Low Income Tax Credit Committee staff, and information provided by the property managers of some properties. CHPC data indicates the federally assisted 46-unit The Shadows Garden Apartments is potentially at risk of conversion to market-rate housing when affordability controls expire in 2014. The Shadows Garden Apartments project is considered at risk, which indicates that a property may convert to market rate within five years. Moderate risk is assigned to projects expected to expire within ten years of the start of the planning period (June 30, 2014). Low risk indicates that a property cannot convert to market rate for at least ten years. Although projects with agreements expiring within ten years of the beginning of the planning period are required by law to be listed, these units may not actually convert.

Although the Shadows Garden Apartments' affordability status may expire within the next few years, the property is considered to be at low risk of conversion because the project is owned by a nonprofit organization and funded under a federal program with no prepayment option. Nonprofit owners have a public purpose to develop, own, and maintain affordable housing. They have no or little incentive to remove current rental restrictions by terminating their Section 8 contracts or prepaying their mortgages. Some owners may prepay their mortgages in order to bring new capital into their projects. However, they are unlikely to opt out of their Section 8 contracts. Further, a representative from the company that owns the Shadows Garden Apartments, the Michaels Organization, noted that they intend to maintain their affordability status and will apply for renewal as soon as to the option to renew is available.

The following is an analysis of the preservation and replacement options of the Shadows Garden Apartments affordable housing project if the current owners are unable to maintain the property's affordability status.

Preservation and Replacement Options

Overview

To maintain the existing affordable housing stock, the City can work to preserve the existing assisted units or facilitate the development of new units. Depending on the circumstances of at-risk projects, different options may be used to preserve or replace the units. Preservation options typically include (1) transfer of project to nonprofit ownership; (2) provision of rental assistance to tenants using non-federal funding sources; and (3) purchase of affordability covenants. In terms of replacement, the most direct option is the development of new assisted multi-family housing units. These options are described below.

Transfer of Ownership

Transferring ownership of an at-risk project to a nonprofit housing provider is generally one of the least costly ways to ensure that at-risk units remain affordable for the long term. By transferring property ownership to a nonprofit organization, low-income restrictions can be secured indefinitely and the project would become potentially eligible for a greater range of governmental assistance. Although the Shadows Garden Apartments complex is already owned by a nonprofit corporation, it could potentially be acquired by another nonprofit agency to maintain the affordability of units.

The current market value of the project was estimated using information from multi-family sales listings in Yreka. The average cost to purchase a multi-family development was $78 per square foot. The average size of a unit was 730 square feet, and the average cost to buy a unit was $56,690. There are 46 units at risk of converting to market rate within ten years in the city. If these were purchased, the estimated cost of acquiring these would be $2,607,740.

Rental Assistance

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the 46 at-risk affordable units. These rent subsidies can be structured to mirror the federal Section 8 program. Under Section 8, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair market rent (FMR) on the unit. In Siskiyou County, the 2013 fair market rent is determined to be $629 for a one-bedroom unit, $803 for a two-bedroom unit, and $1,171 for a three-bedroom unit (the three types of units in the Shadows Garden Apartments project).

The feasibility of this alternative is highly dependent on the availability of other funding sources necessary to make rent subsidies available and the willingness of property owners to accept rental vouchers if they can be provided. As indicated in **Table A-46**, the total cost of subsidizing the rents for all 46 at-risk units is estimated at $17,098 per month or $205,176 annually.

Table A-46
Estimated Rental Subsidies Required

Unit Size	Total Units	Fair Market Rent[1]	House-hold Size	Very Low Income (50% AMI) [2]	Affordable Cost – Utilities[3]	Monthly per Unit Subsidy	Total Monthly Subsidy
1 br	4	$629	1	$20,300	$408	$221	$884
2 br	40	$803	2	$23,200	$430	$373	$14,920
3 br	2	$1,171	4	$28,950	$524	$647	$1,294
Total	46						$17,098

Source: PMC 2013

1. *Fair Market Rent is determined by HUD for different jurisdictions/areas across the United States on an annual basis.*
2. *2013 Area Median Household Income (AMI) limits based on 2013 Income Limits from HCD. In Siskiyou County, the median family income in 2013 was calculated to be $57,900 for a family of four. The income limit for a very low-income household was $20,300 for a one-person household, $23,200 for a two-person household, and $28,930 for a three-person household.*
3. *Affordable cost = 30% of household monthly income minus estimated utility allowance of $100 for a one-bedroom unit, $150 for a two-bedroom unit, and $200 for a three-bedroom unit..*

Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include supplementing the Section 8 subsidy received to market levels. The feasibility of this option depends on whether the complex is too highly leveraged. By providing lump sum financial incentives the City can ensure that some or all of the units remain affordable.

Construction of Replacement Units

The construction of new affordable housing units is a means of replacing the at-risk units should they be converted to market-rate units. The cost of developing housing depends on a variety of factors, including density, size of the units (i.e., square footage and number of bedrooms), location, land costs, and type of construction. Assuming an average construction cost of $220,830 per unit, it would cost over $12.3 million to construct 56 new assisted units.[1] Including land costs, the total costs to develop replacement units will be significantly higher.

Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. The cost of acquiring the Shadows Garden Apartments project and transferring ownership to another nonprofit organization is high ($2.6 million). In comparison, the annual costs of providing rental subsidies required to preserve the 56 assisted units are relatively low ($205,176). However, long-term affordability of the units cannot be ensured in this manner. The option of constructing 46 replacement units is very high ($12.3 million, including land costs) and constrained by a variety of factors, including land costs and potential community opposition. The best option to preserve the at-risk units appears to be the purchase of affordability covenants.

Resources for Preserving Assisted Rental Housing

Organizations

The preservation of affordable rental housing at risk of conversion to market-rate housing can be assisted by nonprofit organizations with the capacity and interest in acquiring, managing, and permanently preserving such housing. HCD maintains a list of such interested nonprofit organizations. Several have expressed an interest in preserving affordable rental housing in Yreka. These organizations include:

Community Housing Improvement Program, Inc. (CHIP), 1001 Willow Street, Chico, CA 95928; (530) 891-6931

Mercy Housing Corporation, 3120 Freeboard Drive, Suite 202, West Sacramento, CA 9569; (303) 830-3300

[1] Average construction cost based on the Pacific West Communities' affordable housing project in Mt. Shasta, which is currently being considered by the City Council of Mt. Shasta. Although not in Yreka, this project provides the most current regional cost estimate.

Rural Communities Housing Development Corporation (RCHDC), 499 Leslie Street, Ukiah, CA 95482; (707) 463-1975

Rehabilitation Program

The City's rehabilitation loan program is currently funded by a revolving loan account (RLA). The City applied for Community Development Block Grant (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 for 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. Interest rates for owner-occupied units are usually set at 3 percent but can be as low as 0 percent for very low-income households, and the life of the loan can be up to 30 years. Seven households were assisted between 2008 and 2012. The revolving fund is still in existence. The City has interest in using the funds to provide accessible housing for those with disabilities.

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, HCD has a Housing Assistance Program that administers the Section 8 program in those counties.

The Shasta County Housing Authority administers the Housing Choice Voucher (Section 8) program for Siskiyou County and its jurisdictions. The 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. Shasta County administers a total of 195 vouchers throughout Siskiyou County and 61 in Yreka. An additional 126 applicants are on the City of Yreka Housing Choice Voucher waiting list.

The Karuk Tribe, which owns land in Yreka, operates its own housing authority. The Karuk Tribe Housing Authority (KTHA) owns and operates single-family and multi-family 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 California Government Code Section 65584, HCD has developed a Regional Housing Need Allocation (RHNA) Plan for Siskiyou County. The RHNA Plan identifies a need for 530 new residential units in Siskiyou County over a five-year period (2014 to 2019). The need for 530 units is shared and distributed among 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 103 units, or about 21 units per year over the five-year period. In an attempt to provide housing for all income groups in the city, these 103 units are further divided among the various income groups identified and defined in **Table A-47**.

Table A-47
City of Yreka RHNA 2014–2019

Income Category	Regional Housing Needs	Percentage of Total
Extremely Low	12	12.2%
Very Low	13	12.2%
Low	17	16.3%
Moderate	18	17.3%
Above Moderate	43	42.1%
Total	103	100%

Source: Siskiyou County 5th Cycle Housing Element Data Packet, 2013; Siskiyou County Final RHNA, HCD, April 2013

ANNEXATIONS

Minor annexation activity occurred during the previous planning period:

- In 2009, an approximately .39-acre parcel was annexed into the city limits of Yreka with a General Plan designation of LDR (Low Density Residential).
- In 2009, an approximately 2.5-acre parcel was annexed into the city limits of Yreka with a General Plan designation of I (Industrial). The annexed parcel was prezoned as M-2 (Heavy Industrial).
- In 2010, an approximately .52-acre strip of land with the General Plan designation I (Industrial) was de-annexed from the city limits of Yreka to the Karuk Tribe of California.

Prior to the annexations listed above, the most recent City-approved annexation occurred in 1997.

VACANT LAND INVENTORY

Table A-48 lists the available vacant land in the city that is appropriate to meet Yreka's share of the regional housing needs. As noted in **Table A-48**, there are a total of 122 acres of R-3 (R-3-12 and R-3-16) zoned land with the potential to result in 1,267 units; 61 acres of R-2 zoned land with the potential to result in 511 units; 1,200 acres of R-1 zoned land with the potential to result in 1,987 units; 535 acres of R-A zoned lands with the potential to result in 184 units; and 3 acres of RPO zoned land with the potential to result in 28 units.

Some of the sites listed in **Table A-48** 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-48**.

Based on recent development activity in the city, a net density of 85 percent of the maximum density was assumed for most of the multi-family 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 multi-family projects that were developed or approved with a similar capacity are the Shasta Courtyards apartment complex and the Emerald Point Apartments. In the case of 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 Yreka with which to estimate buildout densities. The most recent single-family residential subdivision that was approved in 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 Interstate 5 and State Route 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 zoned land 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 contain 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 multi-family development are located on lands with slopes typically ranging from 0 to 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. As noted above, there are a total of 122 acres of R-3 (R-3-12 and R-3-16) zoned lands with the potential to result in 1,267 units.

Public sewer and water service is readily available within 100 feet of most of the vacant lands identified in **Table A-48**. Water supply and sewage treatment capacity is more than adequate to serve the projected growth for the next five years and well beyond. The City's 2010–2012 Urban Water Management Plan (UWMP) reports that even with an increase of 398 residential units by 2020 (a nearly 400 percent more aggressive estimate over the RHNA of 103 units), the City will maintain a water surplus of 5,349 acre-feet (AF) in a normal year and 4,478 AF in a single dry year. These assumptions do not include non-residential growth. In other words, even with considerably more aggressive growth assumptions than are present in the RHNA, Yreka is only expected to use 31 percent and 36 percent of available water during a normal year and single dry year, respectively. The UWMP also notes that the City's wastewater treatment facility has the capacity to treat 1.3 million gallons per day, or 1,487 AF per year. Utilizing the same aggressive growth rate used to project water use, the UWMP anticipates 786 AF per year of collected and treated wastewater in 2020, which is approximately 53 percent of total capacity.

Table A-48
Vacant Land Inventory

Map ID	APN	Zone	General Plan	Acres	Maximum Density	Realistic Capacity	Water	Sewer	Site Constraints
1	053-591-090	R-A	RA	0.89	1 unit/acre	—	No	No	Slope/phlox
2	053-591-300	R-A	RA	15.33	1 unit/acre	—	No	No	Slope/phlox
3	053-591-310	R-A	RA	17.78	1 unit/acre	—	No	No	Slope/phlox
4	053-591-320	R-A	RA	9.39	1 unit/acre	—	No	No	Slope/phlox
5	053-591-330	R-A	RA	7.65	1 unit/acre	—	No	No	Slope/phlox
6	053-591-340	R-A	RA	3.83	1 unit/acre	—	No	No	Slope/phlox
7	053-591-360	R-A	RA	11.07	1 unit/acre	—	No	No	Slope/phlox
8	053-591-370	R-A	RA	13.65	1 unit/acre	—	No	No	Slope/phlox
9	053-591-530	R-A	RA	11.84	1 unit/acre	—	No	No	Slope/phlox
10	053-631-060	R-A	RA	0.78	1 unit/acre	—	No	No	Slope/phlox
11	053-631-070	R-A	RA	140.74	1 unit/acre	—	No	No	Slope/phlox
12	053-631-080	R-A	RA	0.92	1 unit/acre	—	No	No	Slope/phlox
13	053-642-040	R-A	RA	7.99	1 unit/acre	1	No	Yes	Slope
14	053-642-050	R-A	RA	5.73	1 unit/acre	1	Yes	No	Slope
15	053-642-080	R-A	RA	7.16	1 unit/acre	1	Yes	No	Slope
16	053-642-090	R-A	RA	2.79	1 unit/acre	—	No	No	Slope
17	053-672-010	R-A	RA	2.86	1 unit/acre	2	No	No	—
18	053-672-030	R-A	RA	4.96	1 unit/acre	4	Yes	No	—
19	053-672-050	R-A	RA	3.68	1 unit/acre	3	No	No	—
20	053-672-090	R-A	RA	1.32	1 unit/acre	1	Yes	No	—
21	053-672-130	R-A	RA	0.2	1 unit/acre	—	Yes	No	Size
22	053-672-210	R-A	RA	0.75	1 unit/acre	—	Yes	Yes	Size
23	053-672-260	R-A	RA	39.78	1 unit/acre	32	Yes	Yes	—
24	053-672-310	R-A	RA	27.75	1 unit/acre	22	Yes	No	—
25	053-672-320	R-A	RA	8.39	1 unit/acre	6	Yes	No	—
26	053-672-330	R-A	RA	19.29	1 unit/acre	15	Yes	Yes	—
27	053-672-340	R-A	RA	2.1	1 unit/acre	1	Yes	Yes	—
28	053-672-370	R-A	RA	14.63	1 unit/acre	11	Yes	No	—
29	053-672-400	R-A	RA	5.14	1 unit/acre	4	No	Yes	—
30	053-672-410	R-A	RA	2.39	1 unit/acre	2	No	Yes	—
31	053-672-450	R-A	RA	0.48	1 unit/acre	—	No	No	Size
32	053-672-670	R-A	RA	3.95	1 unit/acre	3	Yes	Yes	—
33	053-721-020	R-A	RA	1.05	1 unit/acre	1	Yes	No	—
34	053-721-090	R-A	RA	1.02	1 unit/acre	1	Yes	No	—

Map ID	APN	Zone	General Plan	Acres	Maximum Density	Realistic Capacity	Water	Sewer	Site Constraints
35	062-181-010	R-A	RA	8.69	1 unit/acre	1	Yes	No	Slope
36	062-181-060	R-A	RA	3.37	1 unit/acre	2	Yes	No	—
37	062-181-210	R-A	RA	1.14	1 unit/acre	1	Yes	No	—
38	062-181-240	R-A	RA	0.45	1 unit/acre	—	Yes	No	Size
39	062-181-340	R-A	RA	5.59	1 unit/acre	4	Yes	No	—
40	062-181-350	R-A	RA	2.84	1 unit/acre	2	Yes	No	—
41	062-211-020	R-A	RA	64.55	1 unit/acre	51	No	No	—
42	062-211-080	R-A	RA	6.92	1 unit/acre	5	No	No	—
43	062-231-030	R-A	RA	6.78	1 unit/acre	1	No	No	Slope
44	062-231-090	R-A	RA	16.36	1 unit/acre	1	No	No	Slope
45	062-231-110	R-A	RA	14.41	1 unit/acre	4	Yes	No	Slope
46	062-231-150	R-A	RA	6.69	1 unit/acre	1	No	No	Slope
R-A Subtotals				**535.07**		**184**			
47	053-043-090	R-1	LDR	0.51	6 units/acre	2	Yes	Yes	—
48	053-054-010	R-1	LDR	1.21	6 units/acre	5	Yes	Yes	—
49	053-152-120	R-1	LDR	1.75	6 units/acre	7	Yes	Yes	—
50	053-191-300	R-1	LDR	0.11	6 units/acre	1	Yes	Yes	Floodplain
51	053-204-250	R-1	LDR	0.27	6 units/acre	1	Yes	Yes	—
52	053-481-570	R-1	LDR	0.24	6 units/acre	1	Yes	Yes	—
53	053-511-030	R-1	LDR	0.23	6 units/acre	1	No	No	—
54	053-561-120	R-1	LDR	18.31	6 units/acre	71	Yes	Yes	—
55	053-561-210	R-1	LDR	5.75	6 units/acre	23	Yes	Yes	—
56	053-561-230	R-1	LDR	1.45	6 units/acre	6	Yes	Yes	—
57	053-591-420	R-1	LDR	2.37	6 units/acre	9	Yes	No	—
58	053-591-440	R-1	LDR	9.35	6 units/acre	37	No	No	—
59	053-591-560	R-1	LDR	6.23	6 units/acre	25	No	No	—
60	053-621-020	R-1	LDR	98.64	6 units/acre	4	Yes	No	Slope
61	053-642-300	R-1	LDR	0.49	6 units/acre	2	No	No	—
62	053-642-590	R-1	LDR	2.1	6 units/acre	8	Yes	No	—
63	053-642-440	R-1	LDR	35	6 units/acre	12	Yes	Yes	Slope
64	053-651-810	R-1	LDR	114	6 units/acre	40	No	Yes	Slope
65	053-651-740	R-1	LDR	105.63	6 units/acre	22	No	Yes	Slope
66	053-662-020	R-1	LDR	0.79	6 units/acre	3	No	No	—
67	053-662-040	R-1	LDR	0.16	6 units/acre	1	No	No	—
68	053-662-760	R-1	LDR	0.14	6 units/acre	1	Yes	No	Size

Map ID	APN	Zone	General Plan	Acres	Maximum Density	Realistic Capacity	Water	Sewer	Site Constraints
69	053-662-090	R-1	LDR	10.47	6 units/acre	42	Yes	No	—
70	053-662-210	R-1	LDR	1.16	6 units/acre	5	Yes	No	—
71	053-662-220	R-1	LDR	0.58	6 units/acre	2	Yes	Yes	—
72	053-662-270	R-1	LDR	0.58	6 units/acre	2	No	No	—
73	053-662-370	R-1	LDR	0.49	6 units/acre	2	No	No	—
74	053-662-700	R-1	LDR	9.85	6 units/acre	39	Yes	No	—
75	053-711-100	R-1	LDR	89.8	6 units/acre	46	Yes	No	Slope
76	053-750-150	R-1	LDR	0.66	6 units/acre	3	Yes	No	—
77	053-750-170	R-1	LDR	0.52	6 units/acre	2	Yes	No	—
78	053-750-220	R-1	LDR	0.54	6 units/acre	2	Yes	Yes	—
79	053-750-240	R-1	LDR	0.33	6 units/acre	1	Yes	No	—
80	053-750-250	R-1	LDR	0.35	6 units/acre	1	Yes	No	—
81	053-750-270	R-1	LDR	0.33	6 units/acre	1	Yes	No	—
82	053-750-290	R-1	LDR	0.36	6 units/acre	1	Yes	No	—
83	053-750-320	R-1	LDR	0.35	6 units/acre	1	Yes	No	—
84	053-750-550	R-1	LDR	0.28	6 units/acre	1	Yes	Yes	—
85	053-750-520	R-1	LDR	0.93	6 units/acre	4	Yes	No	—
86	053-750-600	R-1	LDR	0.31	6 units/acre	1	Yes	No	—
87	053-770-010	R-1	LDR	86.32	6 units/acre	259	No	No	—
88	053-770-020	R-1	LDR	137.85	6 units/acre	413	No	No	—
89	053-770-040	R-1	LDR	3.87	6 units/acre	15	No	No	—
90	054-092-020	R-1	LDR	0.13	6 units/acre	—	No	No	Size
91	054-092-290	R-1	LDR	0.14	6 units/acre	—	No	No	Size
92	054-092-300	R-1	LDR	0.14	6 units/acre	—	No	Yes	Size
93	054-092-370	R-1	LDR	0.31	6 units/acre	1	Yes	No	—
94	054-092-380	R-1	LDR	0.47	6 units/acre	1	No	No	—
95	054-261-030	R-1	LDR	0.17	6 units/acre	2	Yes	Yes	—
96	054-271-400	R-1	LDR	0.17	6 units/acre	1	Yes	Yes	—
97	061-011-140	R-1	LDR	0.57	6 units/acre	1	Yes	Yes	—
98	061-011-240	R-1	LDR	0.18	6 units/acre	2	Yes	Yes	—
99	061-051-100	R-1	LDR	0.31	6 units/acre	1	Yes	Yes	—
100	061-071-100	R-1	LDR	0.94	6 units/acre	5	Yes	Yes	—
101	061-091-070	R-1	LDR	0.2	6 units/acre	1	Yes	Yes	Floodplain
102	061-091-130	R-1	LDR	0.68	6 units/acre	3	Yes	Yes	Floodplain
103	061-091-160	R-1	LDR	9.67	6 units/acre	3	No	No	Floodplain
104	061-091-190	R-1	LDR	0.9	6 units/acre	3	Yes	No	Floodplain

Map ID	APN	Zone	General Plan	Acres	Maximum Density	Realistic Capacity	Water	Sewer	Site Constraints
105	061-091-200	R-1	LDR	0.88	6 units/acre	4	Yes	No	Floodplain
106	061-111-090	R-1	LDR	0.28	6 units/acre	2	Yes	Yes	Floodplain
107	061-111-100	R-1	LDR	0.67	6 units/acre	1	Yes	Yes	Floodplain
108	061-121-040	R-1	LDR	2.56	6 units/acre	12	No	No	—
109	061-121-060	R-1	LDR	14.75	6 units/acre	71	Yes	Yes	—
110	061-131-010	R-1	LDR	2.03	6 units/acre	59	No	No	—
111	061-131-080	R-1	LDR	0.15	6 units/acre	—	Yes	Yes	Size
112	061-131-240	R-1	LDR	1.53	6 units/acre	8	Yes	No	—
113	061-131-250	R-1	LDR	0.49	6 units/acre	1	No	No	—
114	061-141-150	R-1	LDR	0.5	6 units/acre	2	Yes	Yes	—
115	061-201-010	R-1	LDR	48.13	6 units/acre	—	No	No	Slope
116	061-201-050	R-1	LDR	18.97	6 units/acre	2	No	No	Slope
117	061-201-070	R-1	LDR	13.13	6 units/acre	3	No	No	Slope
118	061-201-100	R-1	LDR	1.53	6 units/acre	2	No	No	—
119	061-211-010	R-1	LDR	20.78	6 units/acre	4	No	No	—
120	061-221-050	R-1	LDR	5.18	6 units/acre	21	Yes	No	—
121	061-221-320	R-1	LDR	4.17	6 units/acre	17	Yes	Yes	—
122	061-251-010	R-1	LDR	2.11	6 units/acre	8	No	No	—
123	061-251-050	R-1	LDR	48.71	6 units/acre	3	Yes	No	Slope
124	061-271-030	R-1	LDR	0.63	6 units/acre	2	Yes	Yes	—
125	061-301-010	R-1	LDR	39.16	6 units/acre	—	No	No	Slope/Tower
126	061-301-060	R-1	LDR	1.23	6 units/acre	—	No	No	Slope/Access
127	061-301-130	R-1	LDR	69.2	6 units/acre	86	No	No	Slope
128	061-321-090	R-1	LDR	0.15	6 units/acre	—	Yes	Yes	Size
129	061-361-040	R-1	LDR	2.60	6 units/acre	27	No	Yes	—
130	061-361-090	R-1	LDR	6.63	6 units/acre	57	Yes	Yes	—
131	061-361-250	R-1	LDR	14.19	6 units/acre	8	Yes	No	—
132	061-361-130	R-1	LDR	1.95	6 units/acre	4	Yes	No	—
133	061-361-140	R-1	LDR	0.99	6 units/acre	5	Yes	No	—
134	061-361-180	R-1	LDR	1.13	6 units/acre	55	Yes	No	—
135	061-361-200	R-1	LDR	13.65	6 units/acre	2	No	Yes	—
136	061-370-100	R-1	LDR	0.57	6 units/acre	2	Yes	Yes	—
137	061-370-170	R-1	LDR	0.55	6 units/acre	18	Yes	Yes	Floodplain
138	062-051-380	R-1	LDR	4.5	6 units/acre	2	No	No	—
139	062-122-040	R-1	LDR	2.11	6 units/acre	15	No	No	—
140	062-122-080	R-1	LDR	3.69	6 units/acre	1	Yes	Yes	—

Map ID	APN	Zone	General Plan	Acres	Maximum Density	Realistic Capacity	Water	Sewer	Site Constraints
141	062-121-730	R-1	LDR	0.31	6 units/acre	1	Yes	Yes	—
142	062-151-530	R-1	LDR	0.85	6 units/acre	1	Yes	Yes	—
143	062-151-540	R-1	LDR	0.19	6 units/acre	1	Yes	Yes	—
144	062-151-550	R-1	LDR	0.19	6 units/acre	1	Yes	Yes	—
145	062-151-400	R-1	LDR	0.26	6 units/acre	2	Yes	Yes	—
146	062-181-270	R-1	LDR	1.05	6 units/acre	4	No	No	—
147	062-191-010	R-1	LDR	11.58	6 units/acre	46	Yes	No	Floodplain
148	062-202-010	R-1	LDR	0.5	6 units/acre	2	No	No	—
149	062-211-020	R-1	LDR	13.59	6 units/acre	54	No	No	—
150	062-211-060	R-1	LDR	0.24	6 units/acre	1	No	No	
151	062-211-080	R-1	LDR	37.49	6 units/acre	146	No	No	—
152	053-561-120	R-1	LDR	18.31	6 units/acre	73	Yes	Yes	—
153	061-271-030	R-1	LDR	0.63	6 units/acre	2	Yes	Yes	—
R-1 Subtotals				**1200.3**		**1987**			
154	053-711-100	R-2	MDR	4.35	10 units/acre	37	Yes	No	—
155	053-770-020	R-2	MDR	2.75	10 units/acre	23	No	No	—
156	054-271-280	R-2	MDR	2.24	10 units/acre	19	Yes	Yes	—
157	062-191-110	R-2	MDR	9.03	10 units/acre	77	No	No	Floodplain
158	062-211-020	R-2	MDR	13.11	10 units/acre	111	No	No	—
159	062-211-080	R-2	MDR	29.82	10 units/acre	244	No	No	Floodplain
R-2 Subtotals				**61.3**		**511**			
160	061-221-320	RPO	MDR	0.28	10 units/acre	2	Yes	Yes	—
161	061-272-190	RPO	MDR	0.15	10 units/acre	1	Yes	Yes	—
162	061-311-270	RPO	MDR	0.39	10 units/acre	3	Yes	Yes	—
163	061-361-040	RPO	MDR	2.6	10 units/acre	22	Yes	Yes	—
RPO Subtotals				**3.42**		**28**			
164	053-311-250	R-3-12	HDR	0.39	12 units/acre	4	Yes	Yes	—
165	053-591-560	R-3-12	HDR	37.92	12 units/acre	387	Yes	No	Access
166	053-651-750*	M-1	I	6.85	12 units/acre	69	Yes	Yes	—
167	053-651-760*	M-1	I	2.49	12 units/acre	25	Yes	Yes	—
168	053-651-770	R-3-12	HDR	6.83	12 units/acre	69	Yes	Yes	—
169	053-651-700	R-3-12	HDR	0.23	12 units/acre	—	Yes	Yes	Size
170	053-651-740	R-3-12	HDR	17.16	12 units/acre	175	Yes	Yes	—
171	053-711-030	R-3-12	HDR	4.53	12 units/acre	46	No	No	—
172	053-711-100	R-3-12	HDR	20.1	12 units/acre	205	Yes	No	—

Map ID	APN	Zone	General Plan	Acres	Maximum Density	Realistic Capacity	Water	Sewer	Site Constraints
173	061-221-320	R-3-12	HDR	17.78	12 units/acre	181	Yes	Yes	—
174	061-221-220	R-3-12	HDR	1.3	12 units/acre	13	Yes	Yes	—
175	061-361-020	R-3-12	HDR	0.15	12 units/acre	—	Yes	Yes	Size
R-3-12 Subtotals				**115.73**		**1174**			
176	053-642-140	R-3-16	HDR	5.42	15 units/acre	77	No	Yes	—
177	053-642-230	R-3-16	HDR	1.31	15 units/acre	16	Yes	Yes	—
R-3-16 Subtotals				**6.73**		**93**			

Refer to **Appendix D** for the location of those sites identified in **Table A-48**. **Table A-49** shows how the land inventory in **Table A-48** can accommodate the City's RHNA.

Table A-49
Progress in Meeting Regional Housing Needs Allocation

	Extremely Low-Income Units	Very Low-Income Units	Low-Income Units	Moderate-Income Units	Above Moderate-Income Units	Total Units
2014–2019 RHNA	12	13	17	18	43	103
Land Inventory	1,267			539	2,171	3,977
Remaining RHNA after Land Inventory	0			0	0	0

Source: PMC 2013

Due to the availability of vacant, residentially zoned property, it is unnecessary for the City to consider the rezoning of vacant nonresidentially zoned land or the redevelopment of properties in order to generate adequate sites for new housing development. The sites identified in **Table A-48** 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 multi-family 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 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 weatherstripping. Incorporating new technology in 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.
    - 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.
- 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.
   - 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.
- 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 solar energy.

The State of California offers numerous programs to assist residents with energy efficiency upgrades and renewable energy resources. Many of the programs include special financing and extended subsidies for affordable housing. Siskiyou County residents are eligible for several of these programs, including the California Solar Initiative, New Solar Homes Partnership, and Energy Upgrade California.

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. 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.6.1.2: 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.

Appendix B

Affordable Housing Funding Resources

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

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG)	Grants available to the City on a competitive basis for a variety of housing and community development activities. City competes for funds through the State's allocation process.	- Acquisition - Rehabilitation - Homebuyer Assistance - Economic Development - Homeless Assistance - Public Services
Housing Choice Voucher Program	Assistance program that provides direct funding for rental subsidies for very low-income families.	- Rental Assistance
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	- New Construction
Housing Rehabilitation Program	Provides financial assistance to low-income homeowners for health and safety improvements.	- Rehabilitation
State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Homebuyer Assistance
Home Investment Partnership Program (HOME)	Provides grants to local governments and nonprofit agencies, through the State of California, for many homeowner and renter needs.	- Homebuyer Assistance - Rehabilitation - New Construction - Rental Assistance
Building Equity and Growth in Neighborhoods (BEGIN)	A State-funded program administered by HCD that provides low- and moderate-income households up to $30,000 for a down payment.	- Homebuyer Assistance
Cal Home	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	- Homebuyer Assistance - Rehabilitation

Program Name	Description	Eligible Activities
Single Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below market interest rate loans can be issued to first-time homebuyers.	- Homebuyer Assistance
Low Income Housing Tax Credits	A 4% annual tax credit that helps owners of rental units develop affordable housing.	- New Construction
HUD Emergency Shelter Grants (administered through the state)	Competitive grants to help local governments and nonprofits to finance emergency shelters, transitional housing, and other supportive services	- New Construction - Rehabilitation - Homeless Assistance - Public Services
Local Programs		
Rehabilitation Revolving Loan Account	The City has a revolving loan account that can be used to fund housing-related projects.	- Rehabilitation - Accessibility
Private Resources/Financing Programs		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multi-family rental housing. Nonprofit and for-profit developers contact member banks.	- New Construction - Rehabilitation - Acquisition
Federal National Mortgage Association (Fannie Mae)	- Fixed-rate mortgages issued by private mortgage insurers.	- Homebuyer Assistance
	- Mortgages that fund the purchase and rehabilitation of a home.	- Homebuyer Assistance - Rehabilitation
	- Low down-payment mortgages for single-family homes in underserved low-income and minority cities.	- Homebuyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80 percent MFI qualify.	- Homebuyer Assistance
Affordable Housing Program (Federal Home Loan Bank)	Loans (and some grants) to public agencies and private entities for a wide variety of housing projects and programs. Participation is by FHLB participating lenders.	- New Construction - Homebuyer Assistance - Rehabilitation - Housing Supportive Services

APPENDIX C

GLOSSARY OF TERMS

APPENDIX C – GLOSSARY OF TERMS

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, principal, 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: 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: 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 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 US Department of Housing and Urban Development's Shelter Plus Care, Section 8 Moderate Rehabilitation Single-Room Occupancy Dwellings (SRO) Program, and Supportive Housing Program (US 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 US 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 is 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: The number of housing units on a unit of land (e.g., 10 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.

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 landowner 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.

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.

Down Payment Assistance: The most popular loans for these programs are with the Federal Housing Administration (FHA). The FHA allows 100 percent gift funds for a 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 paid back over a specified period.

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

Elderly Units: Specific units in a development 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 US 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): 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.

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.

Farm Labor Housing (Farmworker): Units for migrant farmworkers that can be available for transitional housing for the homeless when not occupied by migrant farmworkers.

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: A legal document, adopted by the legislative body of a city or county, setting forth policies regarding long-term development.

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

Habitable (room): 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: 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 were 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 (US 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: Formerly known as Section 8, 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 US 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 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): 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.

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

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.

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.

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 HUD. McKinney-Vento Act programs administered by HUD include the 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 (US 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 to family size.

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

Mixed Use: Refers to different types of development (e.g., residential, retail, office) occurring on the same lot or in close proximity to each other. Cities and counties sometimes allow 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 is 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 (MCC): A Federal Income Tax Credit Program. An MCC increases the loan amount an applicant can qualify for and increases an applicant's take-home pay. The MCC entitles applicants to take a federal income tax credit of 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.

Multi-Family 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 (US 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 (US 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 (US 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 US Department of Housing and Urban Development (HUD) administers federal aid to local housing agencies 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 percent of the tenants' adjusted monthly income.

Rent-to-Own: A development 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 US 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: Now known as the Housing Choice Voucher Program, 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 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.

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.

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

Supportive Housing: Housing with no limit on length of stay, that is occupied by the target population, and that is linked to an on- or off-site service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Supportive 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.

Target Population: Persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

Transitional Housing: Buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that is no less than six months from the beginning of the assistance.

VA-Guaranteed: Loans 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, the 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 (US House Bill 2163).

Workforce Housing: Housing that is meant for residents making low, moderate, or 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, policemen, and other public employees.

Zoning: 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 "capital" 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.

US CENSUS TERMS

Children: The term “children,” as used in tables on living arrangements of children under 18, includes 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 identified 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, 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: 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: 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, 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: Occupied housing units with 1.51 or more persons per room.

Single-Family Attached Housing: 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 nonresidential structures.

Single-Family Detached Homes: 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.

Tenure: 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 do share a floor/ceiling.

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 four 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 percentage.

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.

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

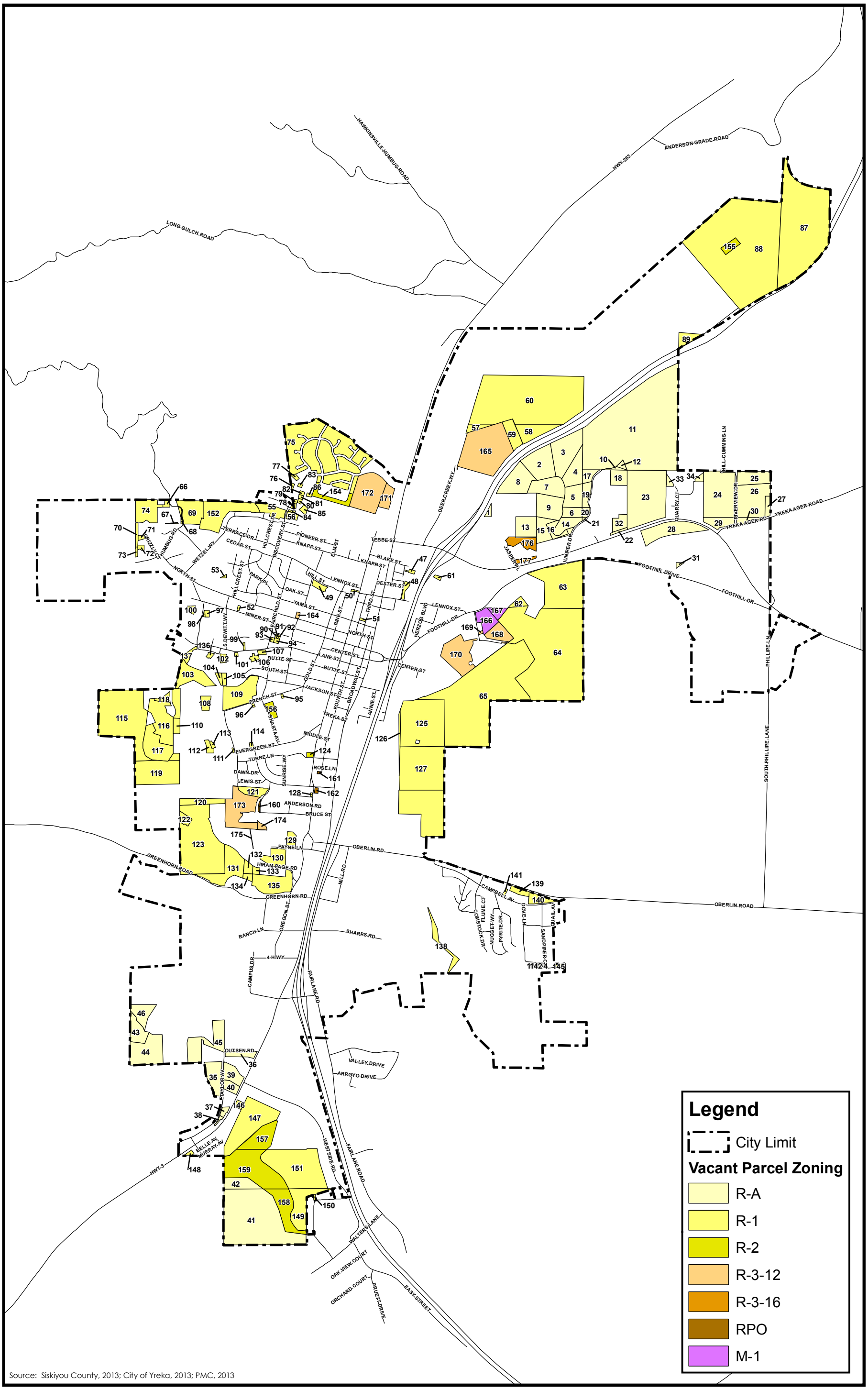
longer protect the interior from the elements. Also excluded are vacant units with a sign that they are condemned or they are to be demolished.

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: Refers to when the building was first constructed, not when it was remodeled, added to, or converted. The data relate to the number of units built during the specified periods that were still in existence at the time of enumeration.

APPENDIX D

VACANT LAND INVENTORY MAP



Vacant Residential Parcels

PMC

Attachment 1

Outreach List

SISKIYOU COUNTY ADMINISTRATOR
P.O. BOX 750
YREKA, CA 96097

NORTHERN VALLEY CATHOLIC SOCIAL SERVICES
326 W. MINER ST
YREKA, CA 96097

NORTHERN VALLEY CATHOLIC SOCIAL SERVICES
2400 WASHINGTON AVE
REDDING, CA 96001-2802

SISKIYOU COUNTY DEPARTMENT OF PUBLIC WORKS
P.O. BOX 1127
YREKA, CA 96097

GREAT NORTHERN CORPORATION
P.O. BOX 20
WEED, CA 96094

YREKA POLICE DEPARTMENT
412 W. MINER STREET
YREKA, CA 96097

SISKIYOU COUNTY
HEALTH DEPARTMENT
806 S. MAIN STREET
YREKA, CA 96097

COLLEEN SETZER, COUNTY CLERK
SISKIYOU COUNTY
510 N. MAIN STREET
YREKA, CA 96097-0338

YREKA FIRE DISTRICT
P.O. BOX 1726
YREKA, CA 96097

SISKIYOU COUNTY ECONOMIC DEVELOPMENT COUNCIL
1512 S. OREGON ST.
YREKA, CA 96097

MADRONE HOSPICE, INC.
255 COLLIER CR
YREKA, CA 96097

KARUK TRIBE COMMISSION
P.O. BOX 1016
HAPPY CAMP, CA 96039

SISKIYOU COUNTY
PLANNING DEPARTMENT
806 S. MAIN STREET
YREKA, CA 96097

PSA 2 AREA AGENCY ON AGING
P.O. BOX 1400
YREKA, CA 96097

KARUK TRIBAL HOUSING AUTHORITY
P.O. BOX 1159
HAPPY CAMP, CA 96039

SISKIYOU COUNTY
SUPERINTENDENT OF SCHOOLS
609 S. GOLD
YREKA, CA 96097

YREKA UNION ELEMENTARY SCHOOL DISTRICT
309 JACKSON STREET
YREKA, CA 96097

YREKA UNION HIGH SCHOOL
400 PREECE STREET
YREKA, CA 96097

SISKIYOU COUNTY
BOARD OF REALTORS
107 SHELDON AVENUE
MT. SHASTA, CA 96067

SENIOR CITIZENS OUTREACH
306 N CALIFORNIA STREET
DORRIS, CA 96023

CITY OF YREKA
PUBLIC WORKS
701 FOURTH STREET
YREKA, CA 96097

DEER CREEK APARTMENTS
1060 DEER CREEK WAY
YREKA, CA 96097

DEER CREEK APARTMENTS
C/O RICHFIELD DEVELOPMENT
10411 OLD PLACERVILLE RD. SUITE 220
SACRAMENTO, CA 95827-2537

EMERITUS AT MEADOWLARK
351 BRUCE STREET
YREKA, CA 96097

SHADOW GARDENS APARTMENTS
402 TURRE STREET
YREKA, CA 96097

SHADOW GARDENS APARTMENTS
P.O. BOX 1570
ATTN: PAM COMPANY
LODI, CA 95241-1570

YREKA GUEST HOME
520 N. MAIN STREET
YREKA, CA 96097

CEDAR CREEK APARTMENTS
311 BRUCE STREET
YREKA, CA 96097

SISKIYOU VALLEY APARTMENTS
409 BRUCE STREET
YREKA, CA 96097

HARRISON APARTMENTS
306 S. BROADWAY STREET
YREKA, CA 96097

OAKRIDGE SENIOR PARK
400 HIRAM PAGE ROAD
YREKA, CA 96097

EMERALD POINTE SENIOR HOUSING
450 N. FOOTHILL DRIVE
YREKA, CA 96097

YREKA COMMUNITY
RESOURCE CENTER
P.O. BOX 206
YREKA, CA 96097

SHASTA COURTYARDS APARTMENTS
400 S. FOOTHILL DRIVE
YREKA, CA 96097

JUNIPER TERRACE APARTMENTS
800 IRON POINT RD.
C/O FPI MGMT. INC.
FOLSOM, CA 95630-9004

JUNIPER TERRACE APARTMENTS
800 JASPER PLACE
YREKA, CA 96097

SIERRA VISTA RETIREMENT CENTER
885 SIERRA VISTA WAY
YREKA, CA 96097

SHASTA TERRACE APARTMENTS
915 W. MINER STREET
YREKA, CA 96097

YREKA MOTEL & TRAILER PARK
C/O B & R ACQUISTIONS LLC
319 DIABLO RD STE 200
DANVILLE, CA 94526

YREKA MOTEL & TRAILER PARK
336 N MAIN STREET
YREKA, CA 96097