



Housing Element Update

City of Yreka

Workshop #2

City Council & Planning Commission Study Session

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Introductions

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Meeting Purpose

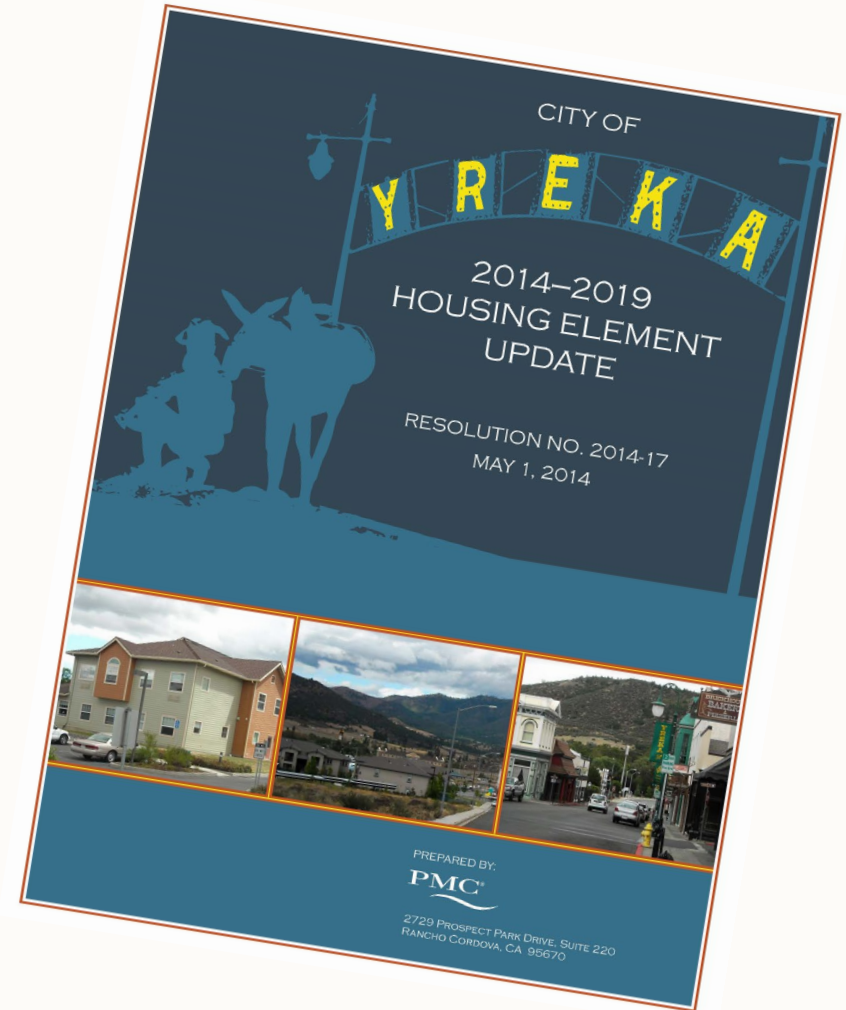
- Housing Element Basics
- Regional Housing Needs Allocation (RHNA)
- Initial Housing Needs Assessment
- Project Schedule
- Community Engagement
- Discussion



Housing Element Update Basics

Housing Element Basics

- An Element of the General Plan
- Updates required by State law in eight year “cycles.”
- Currently preparing the 6th cycle Housing Element update (2022-2030)
- Updates prepared on a schedule prescribed by the State



Housing Element Basics

What does a Housing Element do?

- Provides an assessment of both current and future housing needs
- Identifies opportunities and constraints on housing production
- Establishes goals, policies, and programs to meet housing needs
- Updates City policies, programs, and regulations to reflect new State laws

Housing Element Basics

Housing Element identifies strategies and programs that focus on:

- Conserving and improving existing housing
- Maximizing housing opportunities throughout the community
- Assisting in the provision of affordable housing
- Removing governmental and other constraints to housing investment
- Promoting fair and equal housing opportunities

Housing Element Basics

- **Needs Assessment**
 - Analyzes existing conditions data and projected housing needs
- **Housing sites inventory**
 - Identifies sites proposed to meet housing needs
- **Constraints on housing**
 - Discusses non-governmental and governmental constraints
- **Affirmatively furthering fair housing (AFFH)**
 - Analyzes fair housing data and issues to proactively further fair housing
- **Policy document**
 - Sets goals, policies, and programs that respond directly to needs, constraints, and AFFH

Relevant Legislation

- Affordable Housing Streamlined Approval Process: SB 35 (2017)
- Additional Housing Element Sites Analysis Requirements: AB 879 (2017), AB 1397 (2017)
- Affirmatively Furthering Fair Housing: AB 686 (2017)
- No-Net-Loss Zoning: SB 166 (2017)
- Safety Element Update to Address Adaptation and Resiliency: SB 1035 (2018)
- By-Right Transitional and Permanent Supportive Housing: AB 2162 (2018), AB 101 (2019)

Relevant Legislation

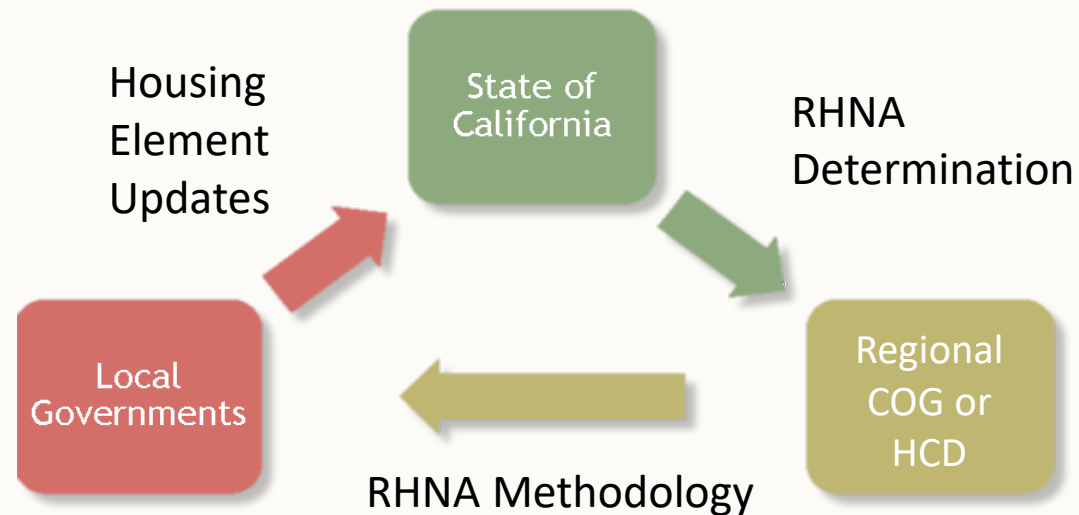
- Accessory Dwelling Units: AB 2299 (2016), SB 1069 (2016), AB 494 (2017), SB 229 (2019), SB 13 (2019), AB 670 (2019), AB 671 (2019)
- Density Bonus: AB 1763 (2019)
- Housing Crisis Act of 2019: SB 330 (2019)
- Surplus Land Act Amendments: AB 1486 (2019), AB 1255 (2019)
- Housing Impact Fee Data: AB 1483 (2019)
- Emergency and Transitional Housing Act of 2019: AB 139 (2019)
- Standardization of Sites Inventory Analysis and Reporting: SB 6 (2019)
- Evacuation Routes: SB 99 (2019), AB 747 (2019)
- Duplex & Lot Splits (SB9)



Regional Housing Needs Allocation (RHNA)

What is RHNA?

- The projection of the housing needs for all income levels in the county/city for the next eight years
- Prepared by the Department of Housing and Community Development (HCD)
- 6th cycle: units approved, permitted, or built Nov. 15, 2022 – Nov. 15, 2030.



Siskiyou County Total
20 units

Yreka
2 units

Regional Housing Need by Income Category

Jurisdiction	Very-Low	Low	Moderate	Above Moderate	Total
Unincorporated Siskiyou County	1	1	0	0	2
Yreka	1	1	0	0	2
All Other Cities	8	8	0	0	16
Total	10	10	0	0	20

Lower Income Categories

RHNA Change Since Last Update

Yreka

Cycle	Lower		Moderate	Above Moderate	Total RHNA
	Very Low	Low			
5 th Cycle	25	17	18	43	103
6 th Cycle	1	1	0	0	2
Change	-24	-16	-18	-43	-101

Cycle	Lower		Moderate	Above Moderate
	Very Low	Low		
5 th Cycle	24.3%	16.3%	17.3%	42.1%
6 th Cycle	50.0%	50.0%	0%	0%

HCD, Final RHNA, August 2021

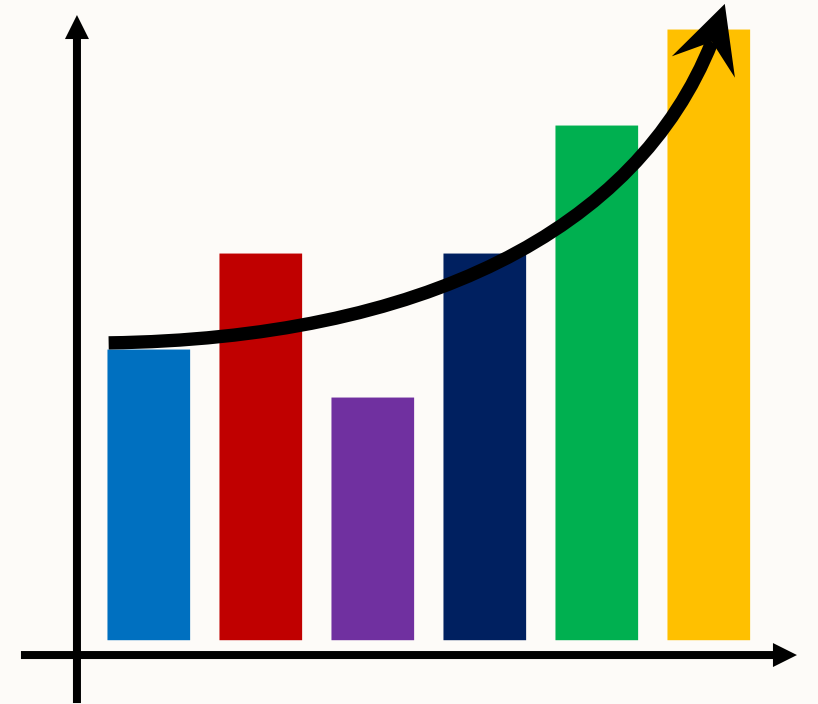


Initial Housing Needs Assessment

Needs Assessment

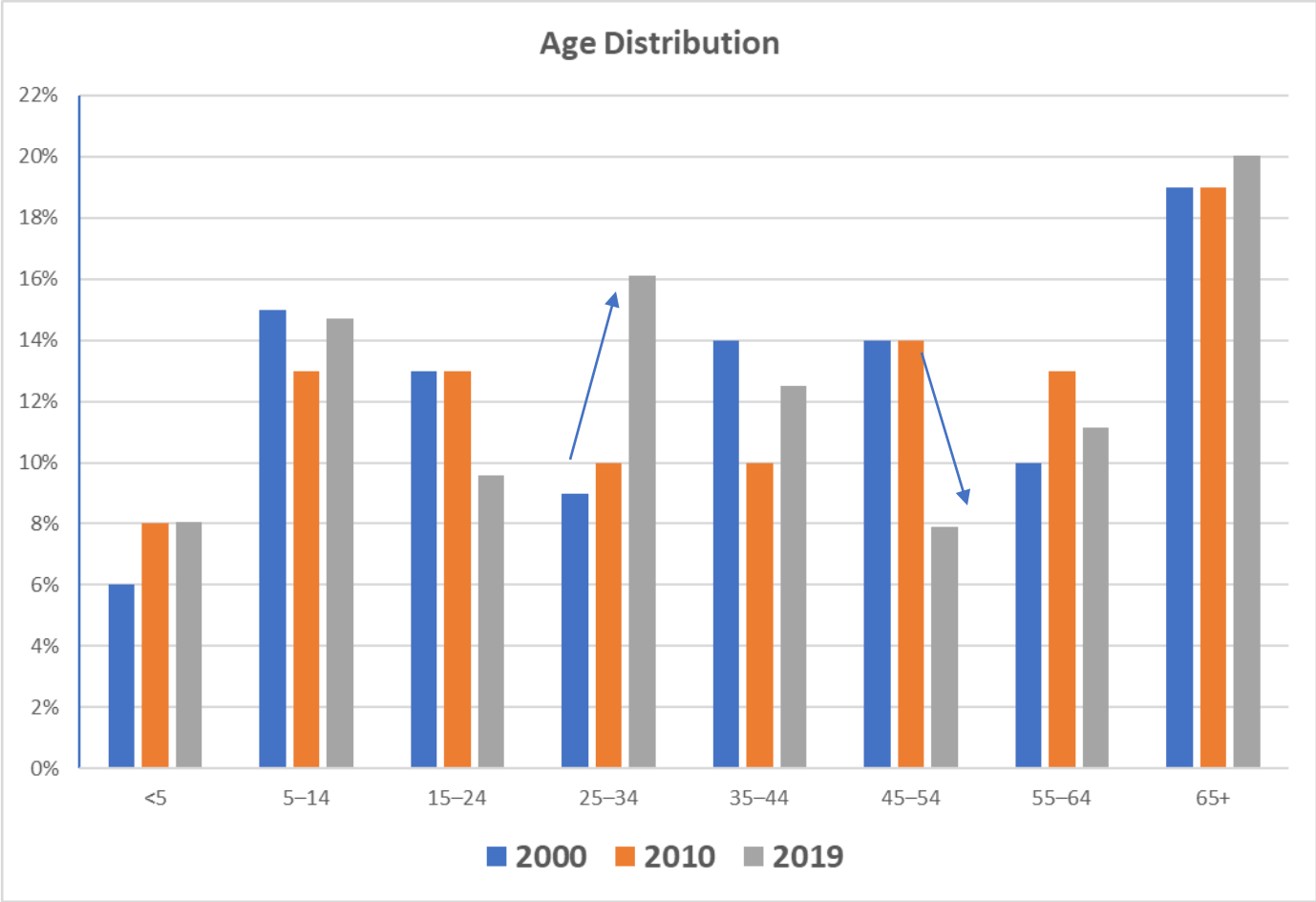
■ Housing Needs Assessment

- Identifies housing needs
- Can include:
 - Population Trends
 - Household Income
 - Special Needs
 - Housing Characteristics and Conditions
 - Housing Costs
 - Housing Constraints
 - Housing Resources and Opportunities

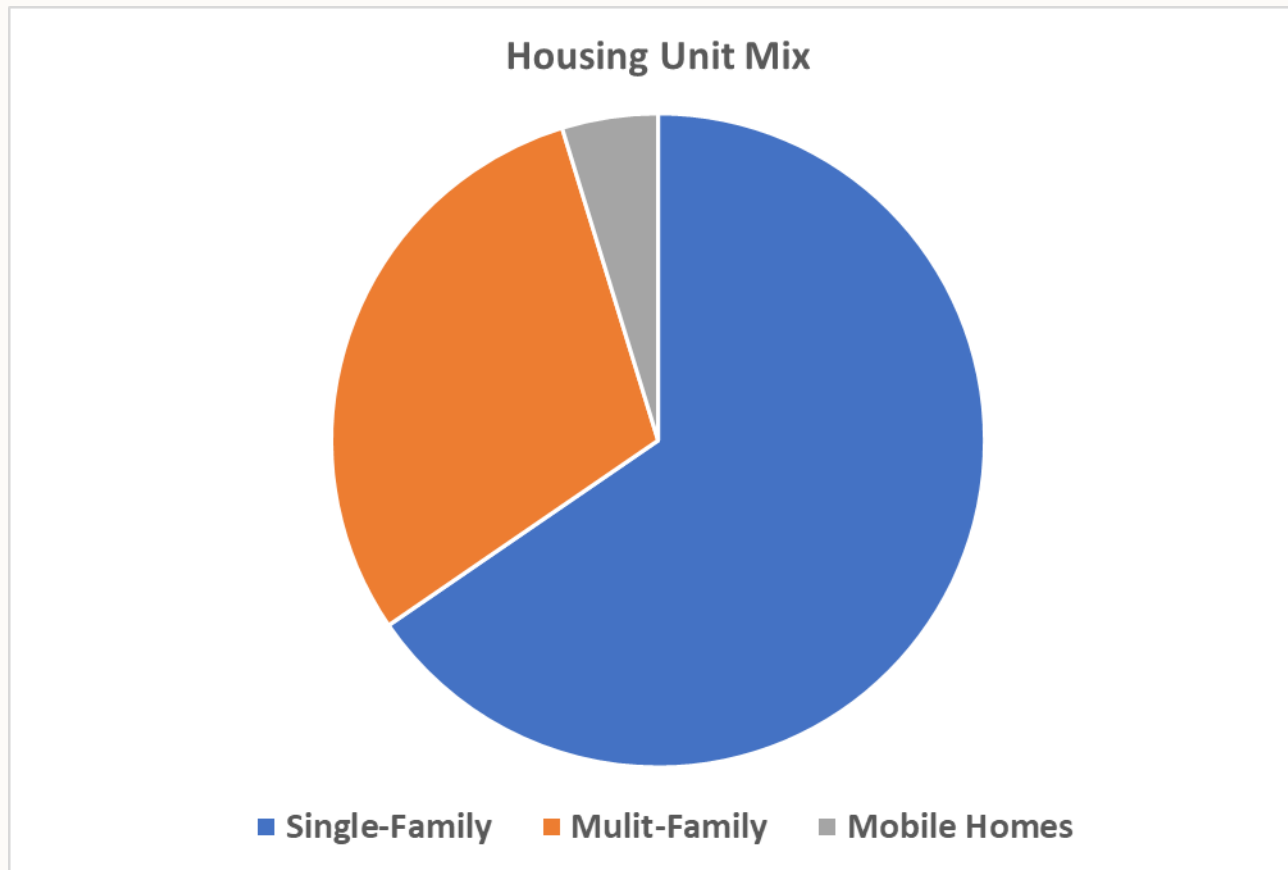


Yreka Population

Year	Population
2000	7,290
2010	7,765
2020	7,807
% change	7% (2000-2020) ~ 0.35% / year

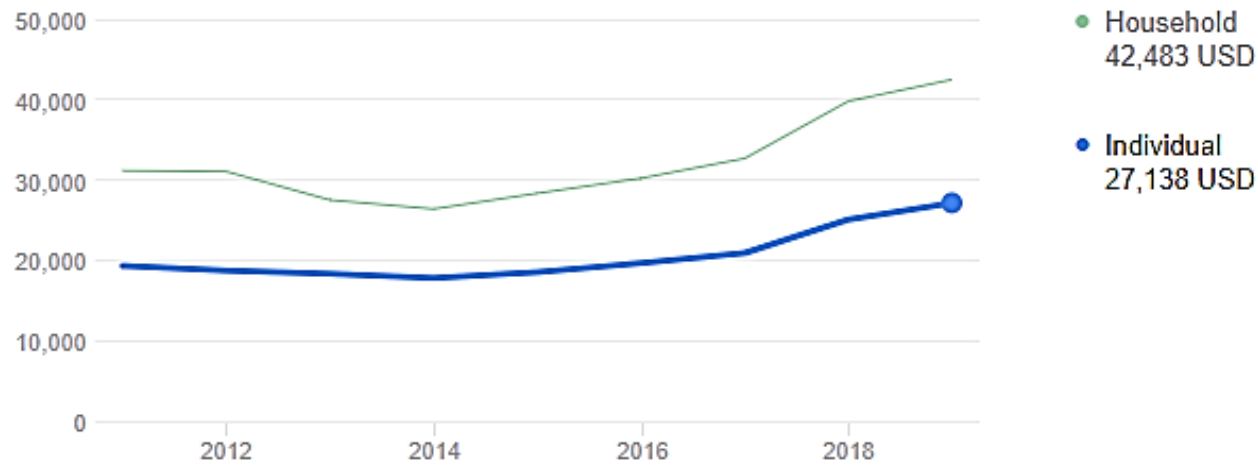


Existing Housing Unit Mix



Type	Units	Percentage
Single-Family	2,425	65%
Multi-Family	1,105	30%
Mobile Homes	176	5%
TOTAL	3,706	100%

Median Income



Sources include: United States Census Bureau

Income Group	Income	Households	Percentage
Extremely Low (Below 30% of Median Income)	<\$12,745	590	17%
Very Low (30–50% of Median Income)	\$12,745– \$21,242	133	4%
Low (50–80% of Median Income)	\$21,242– \$33,987	579	17%
Moderate (80–120% of Median Income)	\$33,987– \$50,980	646	19%
Above Moderate (Over 120% of Median Income)	>\$50,980	1454	43%
Total Households		3,402	

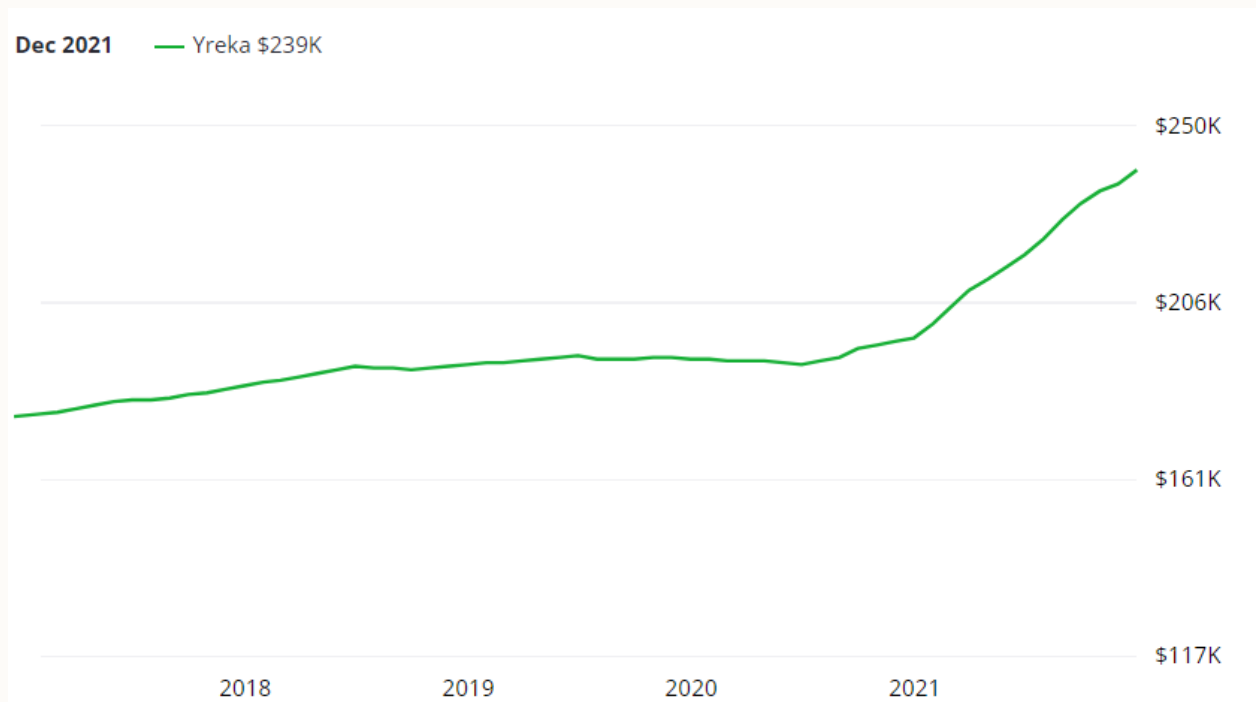
Household Median Income: \$42,483

Employment by Industry

Industry	Employed	Percent	Median Income
Educational services, and health care and social assistance	766	26%	\$39,792
Retail trade	269	9%	\$20,076
Arts, entertainment, and recreation, and accommodation and food services	345	12%	\$12,422
Transportation and warehousing, and utilities	140	5%	\$86,250
Public administration	260	9%	\$52,167
Finance and insurance, and real estate and rental and leasing	122	4%	\$30,455
Professional, scientific, and management, and administrative and waste management services	265	9%	\$28,194
Other services, except public administration	143	5%	\$24,450
Construction	99	3%	\$38,125
Manufacturing	219	7%	\$32,734
Agriculture, forestry, fishing and hunting, and mining	209	7%	\$39,250
Wholesale trade	100	3%	\$28,988
Information	61	2%	\$46,406
Civilian employed population 16 years and over	2,998	100%	\$32,243

Housing Costs

Median Home Value 2017-2021



Source: Zillow.com (data through Dec. 31, 2021)

- Households paying more than 30% of income toward housing are considered housing “cost-burdened,” and those with housing costs that exceed half of their income are considered “severely cost-burdened.”

Cost Burdened Households:

- Approx. 39% Total households
- Approx. 64% Low Income households

Housing Costs

Median Home Sales Price

	Oct-20	Sep-21	Oct-21	Income to Afford 2021 Median Home Price¹
Siskiyou County	\$286,000	\$315,000	\$329,500	\$110,000

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 2021, October Home Sales and Price Report,
<https://www.car.org/aboutus/mediacenter/newsreleases/2021releases/oct2021sales>

Household Tenure by Age Group

Householder Type	Number	Percentage of Total
Owner-Occupied	1,998	59%
Householder 15 to 24 years	10	0%
Householder 25 to 34 years	321	9%
Householder 35 to 44 years	220	6%
Householder 45 to 54 years	255	7%
Householder 55 to 59 years	239	7%
Householder 60 to 64 years	116	3%
Householder 65 to 74 years	495	15%
Householder 75 to 84 years	266	8%
Householder 85 years and over	76	2%
Renter-Occupied	1,404	41%
Householder 15 to 24 years	194	6%
Householder 25 to 34 years	256	8%
Householder 35 to 44 years	265	8%
Householder 45 to 54 years	153	4%
Householder 55 to 59 years	85	2%
Householder 60 to 64 years	107	3%
Householder 65 to 74 years	213	6%
Householder 75 to 84 years	92	3%
Householder 85 years and over	39	1%
Total	3,402	100%

Initial Needs Assessment

Senior Population

Age Group	2000		2010		2019	
	Persons	%	Persons	%	Persons	%
65 to 74 years	615	44%	692	46%	962	64%
75 and over	798	56%	802	54%	552	36%
Total Seniors	1,413	100%	1,494	100%	1,514	100%

Persons with Disabilities

	Persons	Percentage
Total 5-15 years (5-17)	85	5.9%
Sensory	30	2.1%
Physical	18	1.3%
Mental	72	5.0%
Self-care	19	1.3%
Total 16-64 years (18-64)	751	52.4%
Sensory	255	17.8%
Physical	345	24.1%
Mental	353	24.7%
Self-care	169	11.8%
Independent Living	384	26.8%
Total 65 and older	596	41.6%
Sensory	492	34.4%
Physical	310	21.6%
Mental	187	13.1%
Self-care	98	6.8%
Go-outside-home	190	13.3%
Total	1,432	100.0%

Initial Needs Assessment

Homelessness

Age	Total Persons	Percentage
Under 5 years	19	8%
5-12 years	117	55%
13-17 years	12	6%
18-24 years	19	8%
25-34 years	26	12%
35-44 years	37	17%
45-54 years	21	10%
55-61 years	22	10%
61+ years	36	17%

Siskiyou County



Total Sheltered Homeless in Siskiyou County: =214

The sheltered homeless count in Siskiyou County represents 27% of the total sheltered homeless count in the NorCal CoC Region

Additional Demographics	Total Persons	Percentage
Chronically Homeless	18	8%
Veteran	16	7%
Domestic Violence Survivor	12	6%
Families	22	10%
Chronic Health Condition	33	15%
Mental Disability	46	21%
Physical Disability	27	13%
Developmental Disability	4	2%

How Do We Meet Housing Needs?

A range of approaches, which could include:

- Reduce constraints to housing production
- Provide additional support to housing programs
- Update regulations to meet State requirements
- Identify additional housing sites
- Rezone sites for higher density residential uses
- Increase maximum permitted residential densities

Key Topic Areas

Key topics identified so far:

- Provide additional support to housing programs
- Need for all housing types
- Support workforce housing development
- Opportunity for redevelopment of vacant buildings/ underutilized sites

Housing Sites Inventory

■ Housing sites inventory

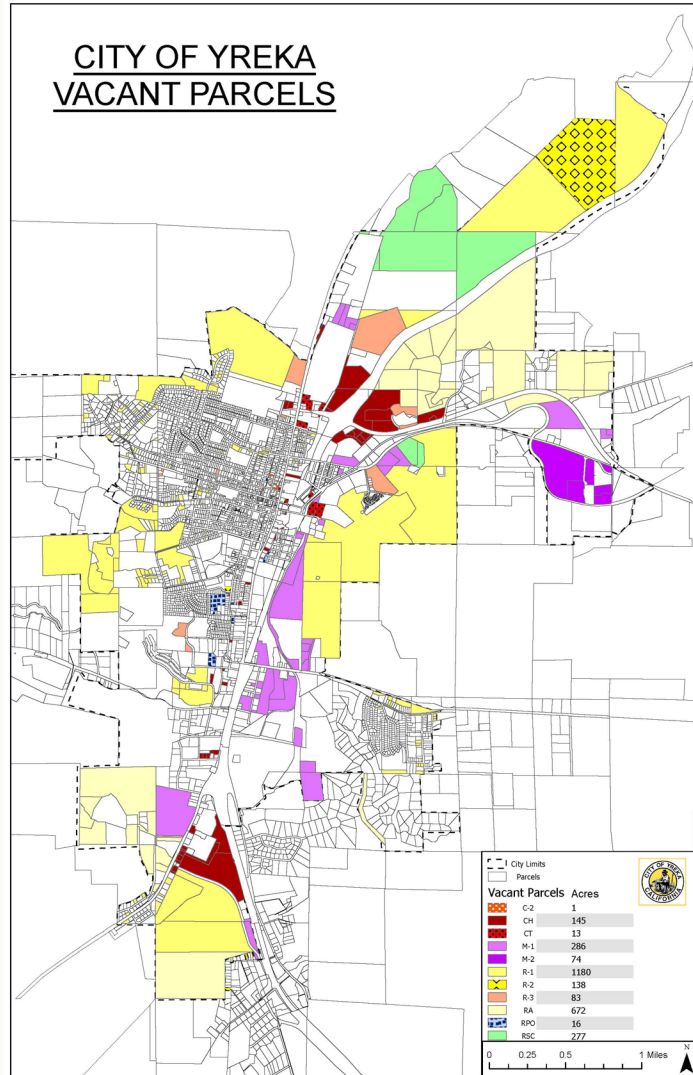
- Identifies sites proposed to meet housing needs
- Can include:
 - Planned and proposed projects
 - Vacant land
 - Underutilized sites
 - Accessory dwelling units
- Must address:
 - Housing for all income levels
 - Housing to meet the special housing needs



Site Selection and Analysis

- Identify capacity for housing units in various affordability levels
- Determine existing development potential (“pipeline” projects; vacant and underutilized sites)
- Identify development constraints (physical and regulatory)
- Determine remaining development potential
- If necessary, identify additional sites, including rezoning, for multi-family / higher density housing for the very low- and low-income levels

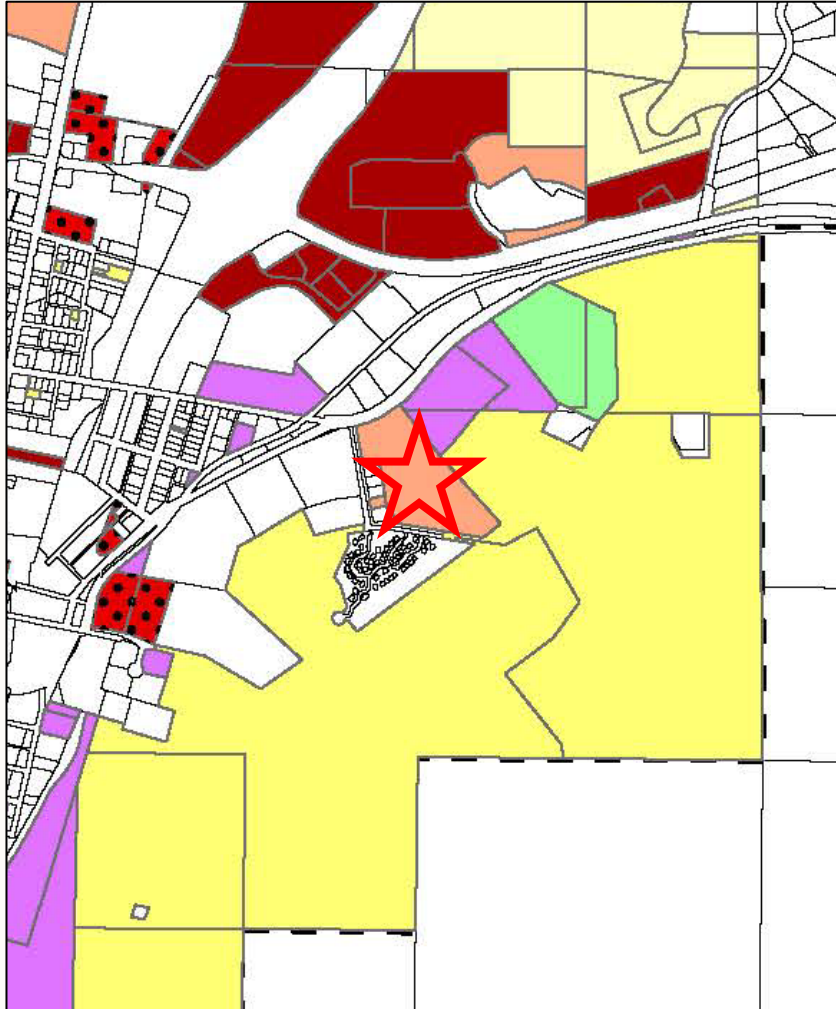
Sites Analysis



- 398 vacant parcels have been identified in the City
- Total of 2,766 acres

Residential Designation	Number of Vacant Acres
R-1: Single-Family	1,180
R-2: Medium Density Residential	138
R-3: High Density Residential	83
R-A: Residential Agriculture	672
RPO: Residential Professional Office	16

Sites Analysis Characteristics



Characteristics

APN: 053-651-820

Land Use Designation: HDR

Zoning Designation: R-3-12

Residential Requirement: N

Allowable Density: 1-12 du/ac

Water Connection: Available within 100ft

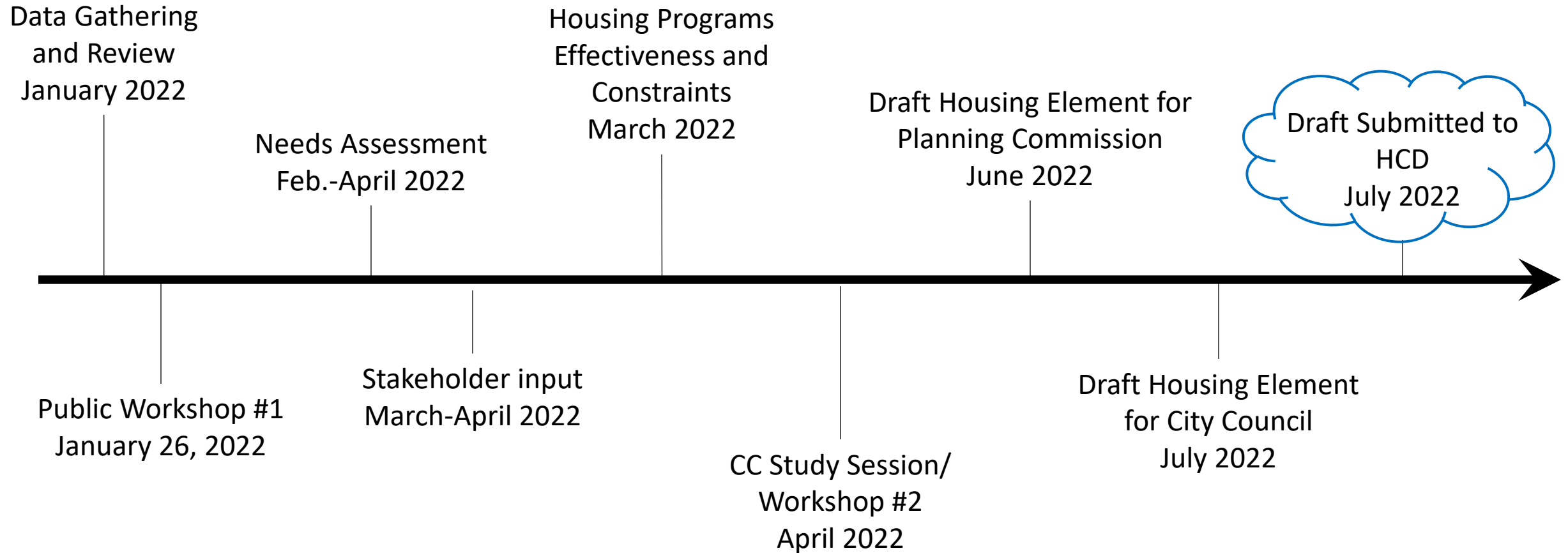
Sewer Connection: Available within 100ft

Flood Zone: Minimal Flood Hazard



Project Schedule

Project Schedule



A scenic landscape featuring a calm lake in the foreground, a dense forest of evergreen trees along the shoreline, and snow-capped mountains in the background under a bright, cloudy sky. The water reflects the sky and the surrounding greenery.

Community Engagement & Next Steps

Engagement Events & Outreach

- Community Workshops
- Stakeholder Outreach
- Planning Commission/ City Council Review
- Planning Commission Public Hearing
- City Council Public Hearing for Adoption

<https://yrekageneralplan2044.com/>



Next Steps

- Review stakeholder input
- Continue to assess housing conditions and constraints
- Finalize Sites Inventory
- Prepare Draft Programs & Housing Element document
- Draft Housing Element document review by Planning Commission & City Council
- Submit to HCD for review



Questions



Discussion

Tonight's Discussion

- Based on the housing data presented, has your opinion of the housing market changed or stayed the same? If it has changed, how?
- What should the City's priorities to address housing needs?
- What types of housing do you think would be most beneficial for the community? (e.g. fourplex, apartment, townhomes, tiny homes, cottage developments, other?)

A scenic landscape featuring a calm lake in the foreground, a dense forest of evergreen trees on the left, and snow-capped mountains in the background under a blue sky with scattered white clouds. The text "Thank You!" is centered over the middle of the image.

Thank You!