

# Housing Workshop #2

Tuesday, April 19, 2022

The second housing workshop was held as a Special City Council meeting using the hybrid in-person and zoom method. The workshop included a presentation of the housing needs assessment and open discussion. The following input was given by the Council and members of the public:

- Slide 13 regional housing need makes it sound like that we only need two units. Do we need only two units? The fact that we only have two is not accurate. We need to create more housing than what the state is recommending.
- The age and number of youths that are homeless is astonishing and should be met. Correlating the housing units needs with available jobs is a better association for housing units. I think there needs to be high density residential to help with people and housing kids. It would be nice to know what the constraints are to housing production. It is astonishing that there is so much vacant land. Linking the housing to the labor force would bring in more workers.
- We are in a desperate situation to provide housing for people that cannot afford housing. While we are addressing the emergency in front of us we have to look at the long-term. How many jobs provide \$110,000 in pay and how many more of those jobs do we need to create in the wage bracket. People are going to continue to not be able to afford a home if we do not look at the wages of the jobs. The cost of building is high and is not going to decrease soon. We must bring in the jobs and the people who can perform those jobs.
- There is a need for a larger scale developer to be able to handle more development. The local builders and the city do not have the means to develop larger subdivisions and the units.
- The city needs a brand that is welcoming and that brings people here. We need to make the city appealing.
- There are not enough supportive housing units for mentally disabled individuals. There is a concern around providing enough housing for those individuals throughout their lifetime.
- A lot of affordable housing issues are around state regulations and not local regulations that are difficult to avoid as a city.
- The zoning code currently has group housing as a conditional use permit. Easing up on that restriction would lead to more housing for the unhoused and those who may need more serves. We cannot build an apartment complex for ten people. There may need to be an assessment. We can improve the zoning code to communicate that some housing types are allowed now.
- Conditional use permits are a difficult and expensive process to go through.
- The City Council needs to be educated on zoning and the options that are available to us. We need to look at the zoning aspects. More flexible zoning codes. We are very restrictive on our code. Setbacks can be difficult to meet. There is a desire to review the zoning code and make changes to it for more housing.
- Mobile homes could be more available for people. Mobile homes have less restrictions than other housing.
- Mobile homes and RV parks are in high demand. There are people who stay for a variety of time in those parks and could accommodate low priced housing through these means. A monthly rental for an RV park is \$800 - \$1000 for the site. Some of these do not have electrical. There could be some regulation on these to allow for more equitable stays.

- The timing is right to make changes in the zoning code. The state has loosened a lot of zoning requirements to encourage more density.
- The city has no available land for trailers to help with temporary housing and the unhoused.
- Manufactured homes are a viable option for affordable, quick housing. Look at opening up an area for these manufactured homes.
- The development cost of connections and development of larger scale infrastructure.
- There should be a vacancy tax on land and buildings to encourage people to fill up these properties. San Francisco has a vacancy tax that we could mimic and get people to fill their buildings. There is council interest in this type of tax.
- I have friends who cannot find a place to live. I didn't realize that the annual household income needed to afford a house in Yreka. Low-income housing is needed. Support for the type of housing like the Siskiyou Crossroads. Make it easy for people to build more housing. Have someone to walk people through the process. Work together to solve a problem with developers. Look for ways to be creative and attractive. Make the city a nice place. We want businesses and housing and development.
- We need to be open to solve the problems with developers. The state does not make it easy but we can try to make it easy here.
- It wasn't an issue to get people to apply for CDBG programming and more getting people to complete their end of the deal.
- Tiny homes could be an option for the unhoused population as temporary housing. It could serve as a graduation for people to move from the streets to an apartment. There is some support for investigating the tiny homes. Make sure the zoning code is adjusted to allow these types of uses. There is a need.
- There still needs to be a balance of jobs and housing as we move forward.
- We need 65 and older complexes that are low maintenance. They like the condos but need to be in the right area and right conditions. When we can transition the aging population to a smaller unit with manageable vegetation. There would be more single-family housing for families to move into. Condos, single-family, and manufactured home parks. These people want to stay in the community but cannot find the housing.
- How did the City of Weed replace their community after a disaster? We seem to be missing the developers that can rebuild homes after a disaster. The Council would like to see more information on disaster rebuilding.
- After the wildfires, people cannot find anything to rent after leaving the area. Landlords started to raise the rates because of the increase in need. The rental gouging is horrendous in this city. People are scrambling for rentals. The price gouging needs to be addressed.
- The fourplex rentals are going for \$1000 so we need to focus on the job wage.