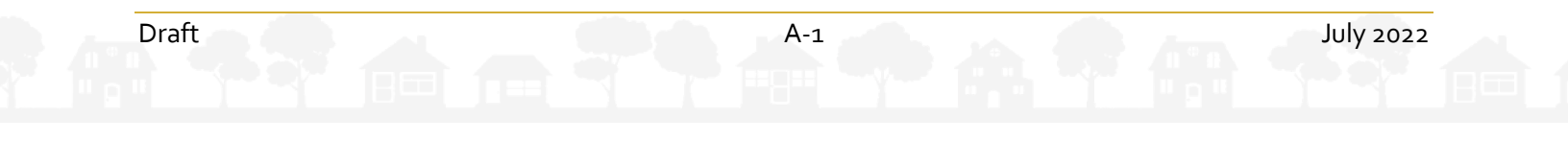


Appendix A - HOUSING NEEDS ASSESSMENT

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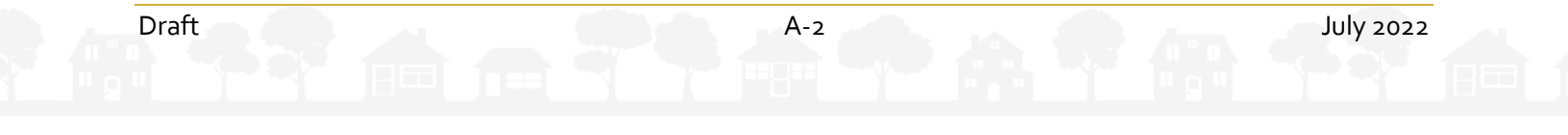
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1. INTRODUCTION

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. Government Code Section 65583(a) requires an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.

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 2020 US Census and the 2019 5-Year American Community Survey (ACS) for current information and the 2010 US Census to track changes since the year 2010. 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 2020 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 2020 US Census did not collect information in several categories that are required for the Housing Needs Assessment. Where this is the case, historical DOF or ACS data is used. Where DOF data is not available, information from the 2010 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 indicators 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.

2. SUMMARY OF FINDINGS

2.1. POPULATION AND HOUSEHOLD CHARACTERISTICS

Yreka's population increased by less than one percent between 2010 and 2020 (2020 US Census, 2010 US Census). The city is expected to grow at a slow rate for the duration of the current planning period. According to the 2020 US Census, Caucasians comprise the majority of the city's residents (72 percent), followed by Hispanic or Latino (12 percent) and American Indian (9 percent).

According to the 2010 US Census and 2015–2019 ACS Five-Year Estimates, the city's median income for homeowners increased by approximately 11 percent between 2010 and 2019. Income for renter-occupied households increased much higher at 35% which was a large jump from 2000 to 2010 (no change). In 2019, more than half of households had incomes below the low-income ceiling (38 percent) (2015–2019 ACS Five-Year Estimates; HCD 2020). As of December 2021, the unemployment rate was 5.6 percent, which is lower than Siskiyou County's rate (6.4 percent) but higher than the state's overall rate (5.0 percent) (California Employment Development Department 2021).

2.2. SPECIAL NEEDS HOUSING

Between 2010 and 2019, the 65-74 age group experienced an 18% growth, while those 75 and older decreased by almost 18% resulting in net senior population increase of about 1% (2010 US Census, 2019 ACS). As of 2019, the majority of seniors in Yreka own their homes (71%). Most people living with a disability in the city have a sensory disability (54%). Female-headed households make up 10 percent of all households. Ownership rates appear to have increased since 2010 for larger families, which have an ownership rate of 54 %, up from 38% (2010 US Census, 2019 ACS).

2.3. HOUSING CHARACTERISTICS

The city's housing stock is mostly single-family and owner-occupied. According to the City's building permit database, 41 single-family units were built between 2015 and 2021 (an additional 3 single-family units were permitted in 2021); no multi-family units were built during this time frame. Thirty of the 41 single-family residences added are the Karuk Homes #1, an affordable housing development. Approximately 41 percent of the city's housing stock was built prior to 1970 (2015–2019 ACS Five-Year Estimates). Therefore, based on age alone, it is likely that roughly half of the city's housing stock needs some form of rehabilitation. However, at the time of the City's 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 1 percent (2000 US Census, 2015-2019 ACS). 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 1.5 percent of renter households being overcrowded compared to less than 1 percent of owner-occupied households (2015–2019 ACS Five-Year Estimates).

The California Association of Realtors reports that the Siskiyou County median home sales price in October 2021 was \$329,500. At the time of the January rental housing costs survey, less than 15 rental units were found

available in the city. There were three two-bedroom apartments/houses available for rent for \$756 to \$1,500 per month and three three-bedrooms available for rent for \$862 to \$1,250 per month.

2.4. HOUSING CONSTRAINTS

2.4.1. GOVERNMENTAL CONSTRAINTS

Development standards in the city do not necessarily constrain development, however higher-density multi-family housing types currently require a conditional use permit. Permit processing times are approximately one day to one month to three months and can be as long as nine to twelve when discretionary review is needed. Projects requiring California Environmental Quality Act (CEQA) review may take longer than six months. The previous housing element did not consider the discretionary permit, process when required, to be constraint. This Housing Element, however, identifies the discretionary process to be a constraint to housing production in the City, and is discussed below in section 4.1.2(A). Yreka is presently subject to ministerial streamlining provisions of SB 35 (2017), like many jurisdictions in California. SB 35 allows developers of qualifying housing projects to invoke SB 35's ministerial streamlining provisions that override the City's discretionary permitting process while meeting objective development and design standards. To be eligible for SB 35 housing projects must meet provisions for affordability, housing type, site conditions, and labor in order to benefit from the ministerial approval process.

2.4.2. NON-GOVERNMENTAL CONSTRAINTS

The availability and cost of housing is strongly influenced by market factors which the City government has little or no control over. State and national economic conditions have a considerable effect on the pace of local development, the availability of financing and mortgage interest rates. A number of costs associated with home building, such as site development (i.e., grading, installation of utilities, constructions of streets, and construction itself) cannot be greatly lessened by the County government. The primary non-governmental constraints to the development of new housing can be broken down into four categories: land costs, site development costs, construction costs, and availability of financing. According to an Internet search conducted in July 2022 (survey included www.zillow.com, www.sellingsiskiyou.com, www.realtor.com, and www.richterscalere.com), vacant land prices ranged from \$13,770 to \$446,028 per acre for land zoned for single-family uses and \$128,278 per acre to \$271,278 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 \$465,385 (Cost to Build 2022¹).

3. 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 a population of 375 to more than 5,000. Today it is the most populous city in the county with a population of approximately 7,800. 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. Between 2010 and 2020, the population remained nearly static, growing approximately one-half of 1 percent over the ten years (see Table A-1). With growing industries in the area, the main growth limiting factor in the region is likely the availability of affordable homes.

Table A-1
Siskiyou County Population Change, 2000–2020

City	2000 Population	2010 Population	Percentage Change 2000-2010	2020 Population	Percentage Change 2010-2020
Yreka	7,290	7,765	7%	7,807	0.5%
Fort Jones	660	839	27%	695	-20.7%
Etna	781	737	-6%	678	-8.7%
Montague	1,456	1,443	-1%	1,226	-17.7%
Dorris	886	939	6%	860	-9.2%
Tulelake	1,020	1,010	-1%	902	-12.0%
Weed	2,978	2,967	0%	2,862	-3.7%
Mt. Shasta	3,621	3,394	-6%	3,223	-5.3%
Dunsmuir	1,923	1,650	-14%	1,707	3.3%
Unincorporated	23,686	24,156	2%	24,116	-0.2%

Source: 2000, 2010, 2020 U.S. Decennial Census.

3.1. POPULATION TRENDS

The population of Yreka increased 8 percent from 7,290 in 2000 to 7,807 in 2020, 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.

Population projections for Yreka are not currently available. The DOF provides projections for the unincorporated area and all the cities 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 housing crisis throughout the state, 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	44,076	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, 2021

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 2019, the proportion of most age categories remained relatively static. The largest changes were ages 25-34 which increased from 9% to 16%. The second largest change was a decrease in ages 45-54 from 14% to 8% proportionately. 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 44 years old, while most owners are between 65 and 74 years old.

Table A-3
Population by Age, 2000–2019

Age	2000		2010		2019*	
	Persons	Percentage	Persons	Percentage	Persons	Percentage
<5	404	6%	592	8%	608	8.0%
5–14	1,068	15%	972	13%	1,111	14.7%
15–24	953	13%	985	13%	726	9.6%
25–34	676	9%	814	10%	1,217	16.1%
35–44	1,039	14%	789	10%	945	12.5%
45–54	1,013	14%	1,076	14%	597	7.9%
55–64	724	10%	1,043	13%	844	11.2%
65+	1,413	19%	1,494	19%	1,514	20.0%
Total	7,290	100%	7,765	100%	7,562	100%

Source: 2000, 2010 US Census, Table P12; 2015-2019 ACS, Table DP05

Figure 1: Yreka Population by Age

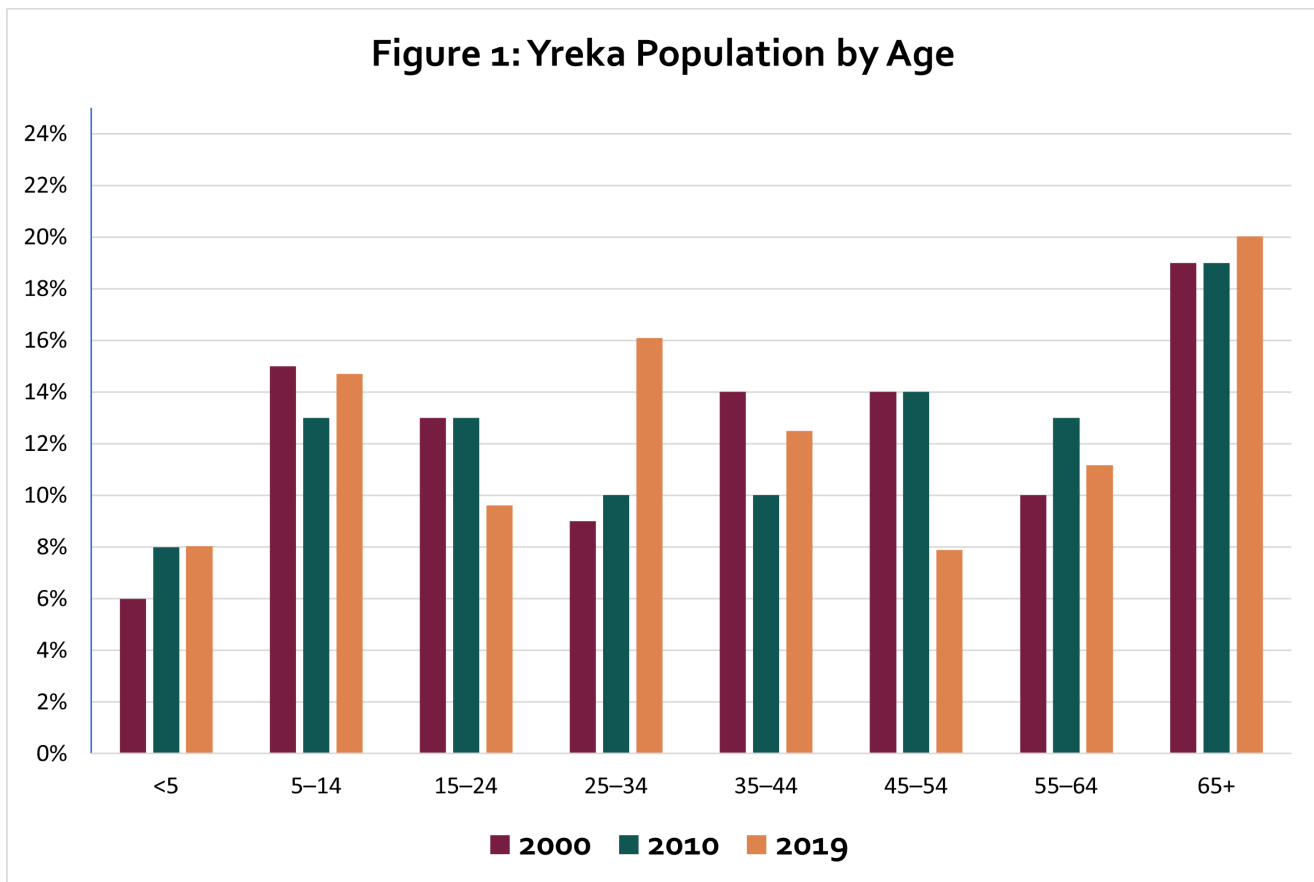


Table A-4
Householder by Age, 2019

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%

Source: 2015-2019 ACS

Table A-5 shows the racial and ethnic composition of the City of Yreka alongside the same data for Siskiyou county. Persons who identify as White, non-Hispanic or Latino comprise nearly 86 percent of the City’s population; persons who are Hispanic or Latino are the next largest ethnic group comprising 12.3 percent of the City’s population. Persons who are Native Americans are the next largest racial group at almost 10 percent of the population. The number of persons in these three racial and ethnic groups increased from 2010 to 2020 in the City. As a percentage of the population, Siskiyou county’s racial and ethnic composition is similar. Siskiyou county also saw similar population increases for these same groups. The City saw a greater increase in the number of Native Americans in comparison to the Siskiyou county.

Table A-5
City of Yreka & Siskiyou County 2010 and 2020 Racial and Ethnic Data

	City of Yreka				Siskiyou County			
	2010		2020		2010		2020	
Total	7,765	100%	7,807	100.0%	44,900	100%	44,207	100%
Hispanic or Latino	753	9.7%	958	12.3%	4,615	10.3%	5,527	12.5%

	City of Yreka				Siskiyou County			
	2010		2020		2010		2020	
Not Hispanic or Latino	7,012	90.3%	6,849	87.7%	40,285	89.7%	38,549	87.2%
Population of one race:	6,649	85.6%	6,192	79.3%	38,445	85.6%	35,454	80.2%
White	6,078	78.3%	5,314	85.8%	35,683	79.5%	32,057	90.42%
Black or African American	53	0.7%	66	1.1%	552	1.2%	471	1.33%
American Indian and Alaska Native	413	5.3%	616	9.9%	1,549	3.4%	1,757	4.96%
Asian Alone	90	1.2%	147	2.4%	528	1.2%	866	2.44%
Native Hawaiian and Other Pacific Islander	8	0.1%	10	0.2%	69	0.2%	38	0.11%
Some Other Race	7	0.1%	39	0.6%	64	0.1%	265	0.75%
Two or More Races	363	4.7%	657	8.4%	1,840	4.1%	3,095	7.00%

Source: 2010 and 2020 US Census, Table P2

Table A-6
Yreka Changes in Household Type, 2010-2020

Household Type	2010		2020		% Change From 2010 to 2020
	Number	Percentage	Number	Percentage	
Household Populations²					
Total Households	3,360	100	3,407	100	1.4
Average Household Size	2.44		2.21		(19.4)
Family Households (families)	1,970	58.6	1,763	51.7	(10.5)
Average Family Size	2.91		3.04		4.5
Married-Couple Families	1,281	65.0	1,195	67.8	(6.7)
With Children	494	38.6	482	40.3	(2.4)
Female Householder, no spouse	591	30	365	20.7	(38.2)
With Children	378	64	260	71.2	(31.2)
Male Householder, no spouse	98	5.0	203	11.5	107.1
With Children	32	32.7	149	73.4	366
Non-Family Households	1,390	41.4	1,644	48.3	18.3
Group Quarters (Non-Household Population)					
City of Yreka	149		50		(66)
Siskiyou County	950		566		(40)

Sources: American Community Survey, 2010 and 2020, Table S1101 and Table B26001. Negative values are shown in parenthesis.

The American Community Survey (ACS) 2010 and 2020 data for household types including group quarters are presented in Table A-6. The data indicates changes in family and non-family households in Yreka from 2010 to 2020. A family household consists of a householder and who are living in the home and who are related to the householder by birth, marriage or adoption. A non-family household consists of the householder living alone or the home is occupied exclusively by unrelated people. People who are not living in housing units are living in group quarters of which there are two types: institutional and non-institutional. Correctional facilities and nursing homes are examples of institutional group quarters. College dormitories, military barracks, group homes, and shelters are examples of non-institutional group quarters.

The 2010 and 2020 ACS data presented in Table A-6 indicates while the total number of households increased 1.4 percent from 2010 to 2020, the total number of family households decreased by 10.5 percent from 2010 to 2020, while the non-family households increased more than 18 percent in the same period. The average household size decreased from 2.44 to 2.21 persons, or more than 19 percent. These data indicate a greater number of people are living with smaller households and possible increase in the number of householders living alone from 2010 to 2020.

The total number single-parent households was nearly identical in 2010 and 2020: 410 and 409. From 2010 to 2020, the number of female householders (no spouse) no children decreased nearly 40 percent, the number of male householders (no spouse) no children increased 107 percent. Although there was a decline in the number of female householders with children, the percentage female householders (no spouse) with children increased relative to female householders without children: 64 percent in 2010 to 71 percent in 2020. The most dramatic changes are reported for male householders (no spouse) with children: In 2020, 75 percent of male householders, no spouse, had children, whereas in 2010, nearly 33 percent of male householders, no spouse, had children. however, increased significantly from 2010. Single parent households, particularly female-headed households, generally have lower-incomes and higher living expenses, often making the search for affordable, decent, and safe housing more difficult. In addition to difficulties faced by these households in finding and maintaining affordable housing, these households also typically have additional special needs relating to access to day care/childcare, health care and other supportive services.

Group quarter facilities are living situation where people live or stay that is not a housing unit, (house, apartment, mobile home, rented rooms). There are two types of group quarters institutional and non-institutional. Examples of institutional group quarters are correctional facilities, nursing homes, or mental hospitals. College dormitories, military barracks, group homes, missions or shelters are examples of non- institutional group quarter. According to the most recent American Community Survey, from 2010 to 2020, both Yreka and Siskiyou county saw a decrease in the population residing in group quarters, with Yreka having the larger decrease: Yreka's population in group quarters decreased from 149 persons in 2010 to 50 individuals in 2020. Local changes are consistent with the overall trend for California where the total population in group quarters decreased overall from an estimated population of 826,697 individuals to 824,735 individuals in 2020.

3.2. HOUSEHOLD INCOME AND POVERTY

3.2.1. INCOME

Table A-7 illustrates the income distribution in 2010 and 2019 by tenure. As shown in the table, owner-occupied households earned almost twice that of renter-occupied households in 2019, or \$53,611 and \$29,662, respectively.

Table A-7
Household Income by Tenure, 2010 and 2019

Income	2010		2019	
	Households	Percentage of Total	Households	Percentage of Total
Owner-Occupied Households				
Less than 10,000	86	5%	141	4%
\$10,000 to \$14,999	165	5%	131	4%
\$15,000 to \$19,999	111	3%	26	1%
\$20,000 to \$24,999	57	2%	68	2%
\$25,000 to \$34,999	199	6%	178	5%
\$35,000 to \$49,999	265	8%	424	12%
\$50,000 to \$74,999	255	8%	343	10%
\$75,000 to \$99,999	270	8%	272	8%
\$100,000 or more	242	7%	415	12%
Total Owner-Occupied	1,650	52%	1,998	59%
Renter-Occupied Households				
Less than 10,000	241	7%	123	4%
\$10,000 to \$14,999	387	12%	195	6%
\$15,000 to \$19,999	205	6%	107	3%
\$20,000 to \$24,999	93	3%	153	4%
\$25,000 to \$34,999	140	4%	180	5%
\$35,000 to \$49,999	205	6%	222	7%
\$50,000 to \$74,999	185	6%	239	7%
\$75,000 to \$99,999	104	3%	57	2%
\$100,000 or more	18	1%	128	4%
Total Renter-Occupied	1,578	48%	1,404	41%
Median Income - Owners		\$47,718		\$53,611
Median Income - Renters		\$19,281		\$29,662

Source: 2010 US Census, Summary File 3; 2015–2019 ACS Five-Year Estimates, Table S2503

Table A-8 illustrates the number of households in each income group based on 2015–2019 ACS Five-Year Estimates. Over ten percent of all households fall into the extremely low-income category. Approximately 58 percent of the city’s households have incomes at or below the low-income limit. The remaining 43 percent of households have incomes above the low-income limit (8 percent of households earn incomes that fall into the moderate-income category; 35 percent of households fall into the above moderate-income category).

Table A-8
Households by Income Group, 2019

Income Group	Income	Households	Percentage
Extremely Low (Below 30% of Median Income)	<\$12,745	445	13%
Very Low (30–50% of Median Income)	\$12,745– \$21,242	239	7%
Low (50–80% of Median Income)	\$21,242– \$33,987	598	18%
Moderate (80–10% of Median Income)	\$33,987– \$50,980	667	20%
Above Moderate (Over 120% of Median Income)	>\$50,980	1453	43%
Total Households		3,402	

Source: Estimates are based on 2015-2019 ACS Five-Year Estimates.

Table A-9 illustrates the tenure by housing unit type in the year 2019. The majority of owner-occupied households occupied single-family housing units; the majority of renter-occupied households occupied multi-family housing units.

Table A-9
Tenure by Single- and Multi-Family Occupied Housing Units, 2019

Unit Type	Owner-Occupied	Renter-Occupied	Total
Single-Family	1,770	544	2,314
Multi-Family	8	821	829
Mobile Home	220	39	259
Total			3,402

Source: 2019 2015-2019 ACS Five-Year Estimates

3.2.2. 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-10 indicates that the vast majority of Yreka residents travel less than 30 minutes from home to work. This data 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-10
Travel Time to Work

Travel Time to Work	Number	Percentage
Less than 30 minutes	2,429	88%
30 to 59 minutes	287	10%
60 or more minutes	43	2%
Total	2,759	100%

Source: ACE 2015-2019 Five-Year Estimates

3.2.3. 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-11.

Table A-11
2022 State Annual Income Limits, Siskiyou County

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$16,350	\$18,700	\$23,030	\$27,750	\$32,470	\$37,190	\$41,910	\$46,630
Very Low	\$27,300	\$31,200	\$35,100	\$38,950	\$42,100	\$45,200	\$48,300	\$51,450
Low	\$43,650	\$49,850	\$56,100	\$62,300	\$67,300	\$72,300	\$77,300	\$82,250
Median	\$56,200	\$64,250	\$72,250	\$80,300	\$86,700	\$93,150	\$99,550	\$106,000
Moderate	\$67,450	\$77,100	\$86,700	\$96,350	\$104,050	\$111,750	\$119,450	\$127,200

Source: HCD 2022, <https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf>

3.2.4. EMPLOYMENT

The region’s fastest growing occupations are listed in Table A-12. 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 2019 Siskiyou County median income for a family of four is \$65,579. Of the ten fastest growing occupations, only two have a median hourly wage that is on par with the county’s median hourly wage; construction managers and medical and health services managers. Figure 2 identifies the county’s largest employers by city which employee at least 100 people, and Table A-13 presents employment and median income by industry, which is an aggregated version of the finer scaled occupation data presented in Table A-12.



Table A-12
Fastest Growing Occupations, 2018–2028

Occupation	Median Hourly Wage*	Estimated Employment		Percentage Change
		2018	2028	
Construction Managers	\$52.59	440	530	20%
Medical and Health Services Managers	\$64.86	240	320	33%
Market Research Analysts and Marketing Specialists	\$25.00	190	230	21%
Substance Abuse, Behavioral Disorder, and Mental Health Counselors	\$22.56	320	390	22%
Medical Assistants	\$19.99	400	470	18%
Cooks, Restaurant	\$17.01	1,020	1,250	23%
Animal Caretakers	\$16.37	200	240	20%
Industrial Machinery Mechanics	\$27.47	250	300	20%

Source: Siskiyou County Profile, State of California Employment Development Department, accessed 2021.

* 2021 Q1 Mean Hourly Wage from Occupational Employment and Wage Statistics (OEWS) Survey Results.

Table A-13
Yreka Employment and Median Income by Industry, 2019

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

Source: 2015-2019 ACS Five-Year Estimates

3.3. SPECIAL NEEDS

3.3.1. SENIOR POPULATION

Table A-14 illustrates the population of residents aged 65 and older in 2000, 2010, and 2019. The proportion of retirement-age residents aged 65 to 74 and 75 and older remained nearly constant between 2000 and 2010 but changed slightly in 2019. From 2010 to 2019 there was an 18% increase in seniors aged 65-74, while seniors aged 75 and over decreased by 18%.

Table A-14
Senior Population, 2000–2019

Age Group	2000		2010		2019	
	Persons	Percentage	Persons	Percentage	Persons	Percentage
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%

Source: 2000 US Census, 2010 US Census, 2019 ACS Five-Year Estimates

Table A-15 illustrates the tenure of senior households in the city. The majority of senior households own their homes. The proportion of owner-occupied and renter-occupied senior households has been remained relatively consistent since 2000.

Table A-15
Senior Households by Tenure, 2000–2019

	2000		2010		2019	
	Households	Percentage	Households	Percentage	Households	Percentage
Owner-Occupied						
65 to 74 years	275	27%	295	32%	495	42%
75 years and older	461	45%	332	35%	342	29%
Total Owner-Occupied	736	72%	627	67%	837	71%
Renter-Occupied						
65 to 74 years	86	9%	131	14%	213	18%
75 years and older	196	19%	175	19%	131	11%
Total Renter-Occupied	282	28%	306	33%	344	29%
Total Senior Households	1,018	100%	933	100%	1,181	100%

Source: 2000 US Census, 2010 US Census, 2019 ACS Five-Year Estimates

3.3.2. PERSONS WITH DISABILITIES

Based on a total population estimate of 7,559 persons for the City of Yreka, 19 percent residents are experiencing a disability. Table A-16 indicates the largest age group of noninstitutionalized persons with disabilities are 65 years and older, comprising 39 percent of the City’s total population. For persons with disabilities Table A-17 provides information about the types of challenges and difficulties that may require accommodation and accessible features in dwellings, such as wheelchair ramps, special doorbells, roll-in showers, high-set toilets, or other adaptive devices or medical equipment.

Table A-16
Yreka Population with a Disability by Age

	Total Population		With a Disability		
					% of Tl. Population
Under 18 years (0-17)	1,938	26%	173	12%	9%
18-64 years	3,946	52%	600	42%	15%

	Total Population		With a Disability		
					% of TI. Population
65 Years & Older	1,675	22%	660	46%	39%
Total	7,559³	100%	1,433	100%	19%

2020 ACS 5-Year Estimates Subject Tables Table S1810

Table A-17 indicates the most common disabilities of Yreka residents are hearing and vision, and these are most likely to occur for residents who are 65 and older. It is noted that Table A-4 reports that the number of residents 65 and older in Yreka increased from 2000 to 2019. Fifty-three percent of the 65 and older Yreka population also experiences ambulatory difficulties. Table A-3 and Figure 1 also show that persons who are 65 and older are the largest age group in the City’s, and Table A-4 also reports that persons who are 65-75 are most likely to own and live in their home. While the City updated its reasonable accommodation procedures as part of the previous housing element, to ensure the procedures comport with current federal and state law, Program HE-6.1.2 commits the City to undertaking a review and initiating any needed updates, and the following activities:

- Codifying the procedures so they are made part of the Zoning Code,
- Inclusion of language that reasonable accommodation extends and applies to the City’s parking regulations
- Inclusion of language that providers of housing for persons with disabilities may request reasonable accommodation
- Developing and marketing the availability of the procedures on a regular basis

According to Table A-16 and Table A-17, persons in the 18-64 age group who have disabilities make up 15 percent of the City’s population, and this group is most likely to experience independent living difficulty, followed by cognitive difficulty. Table A-18 reports employment status for persons who are of working age, i.e., between the ages of 16 and 64, and who have a disability. The American community Survey data indicates that most members of this population are employed.

Table A-17
Type of Disabilities by Age Group, 2020

Type	Total Count	Under 18 years (0-17)	18-64 years	65 Years & Older
With Hearing-Vision Difficulties	738	7%	25%	67%
With a Cognitive Difficulty	609	26%*	47%	27%
With an Ambulatory Difficulty	641	6%*	41%	53%
With a Self-Care Difficulty	186	24%*	35%	41%
With an Independent Living Difficulty	479	n/a	66%	34%

Source: 2020 ACS Five-Year Estimates, Table S1810

* For cognitive difficulty, ambulatory difficulty, and self-care difficulty, the “Population under 18 years” excludes children under 5 years of age in these measures.

Table A-18
Employment Status for Disabled Persons, 2019

Employment Status	Working-Age Residents with a Disability (16 to 64 years old)
Employed	164
Not Employed	54

Source: 2019 ACS Five-Year Estimates

3.3.3. 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 intellectual disabilities, cerebral palsy, epilepsy, and autism.

Many persons with developmental disabilities can live and work independently in a conventional housing environment. Individuals with more severe disabilities require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical care and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for persons with developmental disabilities 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 persons 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-19 provides information about Yreka’s population of persons with developmental disabilities and Table A-20 provides information about their place of residence.

Table A-19
Residents with Developmental Disabilities by Age

Zip Code	0–17 Years	18+ Years	Total
96097	58	95	153

Source: Siskiyou County 6th Cycle Housing Element Data Packet, 2019

Table A-20
Residents with Developmental Disabilities by Residence Type

Zip Code	Community Care	Home Parent/Guardian	Independent Living	Other	Total
96097	0	93	57	<11	>150

Source: Siskiyou County 6th Cycle Housing Element Data Packet, 2019

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, e.g., 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-6.1.3, carried over from the prior Housing Element (identified as Program HE.2.1.6 in the previous housing element) is intended to specifically address the needs of persons with a developmental disability. To remove regulatory barriers to the development of group homes, Program HE-6.1.4 commits the City to removing the distinction between small and large groups homes in the Medium Density Residential (R-2), High Density Residential (R-3), Commercial Downtown (C-2), and Commercial Highway (CH) zones and permit group care facilities as a by-right use in these zones.

3.3.4. 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-21 illustrates the number of family households that are headed by a female with no spouse present. Female-headed households with no spouse present account for 10 percent of all households in the city. Of these households, the majority are renter-occupied. Table A-22 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 15 percent of all households in the city and approximately 74 percent of all female-headed households. Female-headed households under the poverty level make up 36 percent of all female-headed households and 7 percent of total city households.

Table A-21
Female Headed Family Household, 2019

	Number	Percentage of Total Households
Owner-Occupied (Female Householder)	162	5%
Renter-Occupied (Female Householder)	175	5%
Total (Female Householder)	337	10%
Total City Households	3,402	100%

Source: 2019 ACS Five-Year Estimates

Table A-22
Female Householders by Children Present and Poverty, 2019

Householder Type	Number	% of Total Households
Female-Headed Family Households	337	20
Female Heads with Own Children	248	15
Female Heads without Own Children	89	5
Total Householders	1,684	100
Female-Headed Householders Under the Poverty Level	123	7
Total families Under the Poverty Level	413	25

Source: 2019 ACS Five-Year Estimates

3.3.5. 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-23. The proportion of renter households as a percentage of all large households decreased and now makes up the minority of all large family households. Owner-occupied large households now make up approximately 54 percent of all large households.

Table A-23
Large Families (5+ Family Members) by Tenure, 2000–2019

	2000		2010		2019	
	Households	% of Total Households	Households	% of Total Households	Households	% of Total Households
Owner-Occupied Large Households	141	5%	132	4%	139	4.1%
Renter-Occupied Large Households	109	4%	214	6%	115	3.4%
Total Large Households	250	8%	346	10%	254	7.5%
Total Households	3,103	100%	3,394	100%	3402	100.0%

Source: 2000 US Census, 2010 US Census, 2019 ACS Five-Year Estimates

3.3.6. INDIVIDUALS AND FAMILIES EXPERIENCING HOMELESSNESS

Individuals and families may find themselves homeless for a variety of economic, social and/or personal reasons. Their homelessness can be a temporary or semi-permanent living situation. Each situation in which people become homeless is different, requiring different housing needs. Regardless of the cause, the most immediate housing needs can be satisfied with three basic shelter types: emergency, transitional and temporary. Since the

last Housing Element, the number of residents experiencing homelessness in the City has visibly increased. Due to COVID-19, the 2021 Point in Time (PIT) Count conducted by the NorCal Continuum of Care (CoC) only counted persons/households residing in a privately or publicly operated shelter designated to provide temporary living arrangement. According to the CoC’s 2021 PIT Report, there were 214 sheltered residents in Siskiyou County, whereas the 2020 PIT Report found 37 sheltered individuals. This is an increase of 177 individuals experiencing homelessness. While the unsheltered count was not conducted in 2021 due to COVID-19, it is likely there are more than 200 additional unsheltered residents within the County. Of the 214 residents counted in the 2021 PIT, more than half were 12 years old or younger, and 52 percent are female. Although the PIT counts are reported at the county level, within the City of Yreka, there has also been an observable increase of homeless residents but an official does not exist. There is unsanctioned camp located in the vicinity of the College of the Siskiyous and Siskiyou County behavior health services. A May 2022, tent survey conducted by members of the NorCal Continuum of Care (CoC) indicates there are approximately 22 camps at this location.

Services for individuals and families experiencing homelessness are available in the city and elsewhere in the county. Table A-24 outlines the programs in the City and surrounding area that offer assistance.

**Table A-24
Homelessness Services**

Agency Name	Address	City	Services
Siskiyou County Domestic Violence & Crisis Center	118 Ranch Lane	Yreka	1, 4, 6, 7, 9
Lane Street Effort	417 Lane Street	Yreka	8
Barker’s Board and Care	200 S. 4 th 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	Yreka	2, 3, 6, 7, 8, 10, 18
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
Great Northern Services	310 Boles Street	Weed	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)	18. Family Services		

Source: City of Yreka

3.3.7. 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.

Yreka is a low density rural community. There are no agricultural areas within the City nor are there agricultural areas in the vicinity. The agricultural uses in which Yreka is centered are primarily ranching 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 6th Cycle Housing Element Data Packet have not been included in this Housing Element. The 2000 US Census (the most recent reliable source for this data), reported only 14 farmworkers living in the city at the time. The City Zoning Ordinance was updated in 2014 to comply with the state Employee Housing Act that ensures local zoning can accommodate employee housing for farmworkers and other employees. Program HE-6.1.5 obligates the City to regularly monitor State law for changes in the legal requirements.

3.4. HOUSING COMPOSITION

The composition of housing units in Yreka is mostly single-family. Table A-25 displays the estimated number of each type of housing unit for 2010, 2013, and 2021 as reported by the DOF. There has been very little change of housing unit types since 2010. Between 2010 and 2021, most of the housing unit growth was the result of increased single-family detached units. The actual number of units issued building permits for new construction between 2015 and 2021 was 11 single-family and no multi-family.

Figure 3: Housing Unit Mix

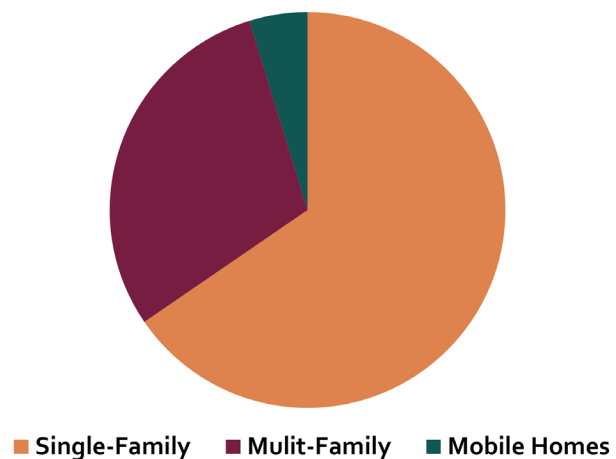


Table A-25
Housing Unit Types, 2010–2021

	2011		2013		2021	
	Units	Percentage	Units	Percentage	Units	Percentage
Single-Family						
Detached	2,239	61%	2,237	61%	2,266	61%
Attached	159	4%	159	4%	159	4%
Multi-Family						
2-4 units	449	12%	449	12%	449	12%
5 or more	656	18%	656	18%	656	18%
Mobile Homes	172	5%	172	5%	176	5%
Total Units	3,675	100%	3,673	100%	3,706	100%

Source: Department of Finance Population and Housing Estimates 2011 - 2021 Table E-5

3.5. HOUSING CONDITIONS

3.5.1. 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-26 indicates that over 40 percent of the units in the city were constructed prior to 1970. Therefore, based on age alone, it would appear that approximately 40 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 could result in an increase in the number of units requiring rehabilitation or replacement.

Table A-26
Age of Housing Units

Year Built	Housing Units	Percentage of Total
Built 1939 or earlier	435	11.9%
Built 1940 to 1949	184	5.0%
Built 1950 to 1959	544	14.9%
Built 1960 to 1969	354	9.7%
Built 1970 to 1979	784	21.4%

Year Built	Housing Units	Percentage of Total
Built 1980 to 1989	609	16.6%
Built 1990 to 1999	339	9.3%
Built 2000 to 2009	256	7.0%
Built 2010 to 2013	148	4.0%
Built 2014 or later	8	0.2%
Total	3,661	100%

Source: 2019 ACS Five-Year Estimates

3.5.2. OCCUPANCY AND TENURE

Table A-27 and Table A-28 illustrate the tenure and occupancy of housing in Yreka. The most recent tenure information comes from the 2020 US Census ACS. According to this information, the majority of households are owner-occupied (more than 59 percent). The data also indicate the average household size is slightly larger for renter-occupied units. Table A-28 presents occupancy information from the Census Bureau for 2000, 2010, and 2019. The number of housing units increased by 358 between 2000 and 2019. The vacancy rate increased slightly during this period from approximately 6 to 7 percent.

Table A-27
Housing Units by Tenure, 2020

Tenure	Units	Percentage	Average Household Size
Owner-Occupied	2,026	59.5%	2.15
Renter-Occupied	1,381	40.5%	2.31
Total Occupied Housing Units	3,407	100%	

Source: 2020 ACS Five-Year Estimates

Table A-28
Occupancy Status, 2000–2019

Occupancy	2000		2010		2019	
	Units	Percentage	Units	Percentage	Units	Percentage
Total Occupied Housing Units	3,114	94%	3,394	92%	3,402	92.9%
Total Vacant Housing Units	189	6%	281	8%	259	7.1%
For Rent	85	3%	119	3%	55	1.5%
For Sale Only	33	1%	43	1%	0	0.0%

Occupancy	2000		2010		2019	
	Units	Percentage	Units	Percentage	Units	Percentage
Rented or Sold, Not Occupied	16	0%	20	1%	18	0.5%
For Seasonal, Recreational, or Occasional Use	21	1%	30	1%	69	1.9%
All Other Vacant	34	1%	69	2%	117	3.2%
Total Housing Units	3,303	100%	3,675	100%	3,661	100%

Source: 2000 US Census, Table H005; Siskiyou County 5th Cycle Housing Element Data Packet, 2013, ACS 2019

3.5.3. 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-29). The survey did not assess interior conditions.

Table A-29
Definition of Housing Conditions and 2013 Survey Results

Condition		Number of Units Surveyed	%
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%

Condition		Number of Units Surveyed	%
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 City is in the process of updating its 2013 housing conditions survey. The preliminary results indicate housing conditions are similar as previously reported, although in neighborhoods of lower economic resources staff is observing occurrences that conditions have further degraded due to more limited financial resources to repair housing coupled with recent material and labor cost increases for home repair and maintenance. Given nearly 60 percent of the City’s housing stock is owner-occupied, securing funding for an owner-occupied rehab program would one approach to make low-cost funding available to lower income residents who may not be able afford housing repairs to improve the condition of their home. The HOME program is one funding source that allows funds to be used for this type of activity. Program HE-4.3.1 commits the City pursuing funding during planning period for an owner-occupied rehabilitation program to develop a financial resource that enables qualified homeowners to improve the condition of their residence. One component of Program HE-4.3.1 includes identifying any concentrations of substandard housing. The results of the survey will be used to prioritize rehabilitation funding. The results of updated housing conditions survey and ongoing economic conditions also suggest the need to continue Program HE.3.1.3 from the previous housing element. Program HE.3.1.3 prioritizes code enforcement has been carried forward as part of this housing element and is identified as Program HE-4.3.2.

3.5.4. HOUSEHOLD SIZE

Household size by tenure for 2000, 2010 and 2019 is shown in Table A-30. In 2000 and 2010, the majority of owner-occupied households were inhabited by two residents, but more recently a higher proportion exists for single-occupancy households. Renter-occupied households were mostly inhabited by one resident since 2000. Although the absolute number of households changed for each category between 2000 and 2019, the proportion of each category remained relatively static, with the largest changing category being single-person owner-occupied housing increasing from 16 to 22 percent between 2010 and 2019.

Table A-30
Household Size by Tenure, 2000–2019

	2000		2010		2019	
	Households	Percentage	Households	Percentage	Households	Percentage
Owner-Occupied						
1 person	523	17%	550	16%	759	22%
2 persons	728	23%	727	21%	704	21%
3 persons	227	7%	206	6%	237	7%
4 persons	188	6%	149	4%	159	5%
5 persons	110	4%	72	2%	94	3%
6 persons	25	1%	26	1%	45	1%
7 or more persons	6	0%	21	1%	0	0%
Renter-Occupied						
1 person	521	17%	652	19%	657	19%
2 persons	312	10%	387	11%	301	9%
3 persons	221	7%	269	8%	178	5%
4 persons	133	4%	179	5%	153	4%
5 persons	49	2%	93	3%	70	2%
6 persons	13	<1%	44	1%	42	1%
7 or more persons	47	2%	19	1%	3	0%
Total	3,103	100%	3,394	100%	3,402	100%

Source: 2000 US Census, 2010 US Census, 2019 ACS Five-Year Estimates

3.5.5. 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. Table A-31 and Table A-32 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 less than 2 percent of renter-occupied units were either overcrowded or severely overcrowded in 2019. Although there are some households experiencing overcrowding, these numbers show that both overcrowding and severe overcrowding does not appear to be an issue in the city.

Table A-31
Overcrowded Housing, 2000 and 2019

	2000		2019	
	Households	Percentage	Households	Percentage
Owner-Occupied Total	1,817	58.4%	1,998	58.7%
0.50 or less occupants per room	1,420	45.6%	1,367	40.2%
0.51 to 1.00 occupants per room	371	11.9%	607	17.8%

	2000		2019	
	Households	Percentage	Households	Percentage
1.01 to 1.50 occupants per room	26	0.8%	11	0.3%
1.51 to 2.00 occupants per room	0	0%	0	0.0%
2.01 or more occupants per room	0	0%	13	0.4%
Renter-Occupied Total	1,296	41.6%	1,404	41.3%
0.50 or less occupants per room	757	24.3%	784	23.0%
0.51 to 1.00 occupants per room	442	14.2%	569	16.7%
1.01 to 1.50 occupants per room	69	2.2%	41	1.2%
1.51 to 2.00 occupants per room	8	0.3%	10	0.3%
2.01 or more occupants per room	20	0.6%	0	0.0%

Source: 2000 US Census, 2019 ACS Five-Year Estimates

Table A-32
Overcrowded Housing Summary, 2019

Overcrowded Type	Households
Total Overcrowded (1.01 or more)	75
Owner-Occupied	24
Renter-Occupied	51
Total Severely Overcrowded (1.5 or more)	23
Owner-Occupied	13
Renter-Occupied	10

Source: 2019 ACS Five-Year Estimates

3.6. HOUSING COSTS

3.6.1. OWNER OCCUPIED HOUSING

Table A-33 presents the housing value for owner-occupied homes in the city. Despite the high cost of housing, the majority of homes (54 percent) were valued below \$150,000 in 2019.

Table A-33
Owner-Occupied Housing Unit Value, 2019

Value	Number of Homes	Percentage of Homes
\$0 to \$49,999	229	14%
\$50,000 to \$99,999	183	11%
\$100,000 to \$149,999	492	29%

Value	Number of Homes	Percentage of Homes
\$150,000 to \$199,999	580	34%
\$200,000 to \$249,999	151	9%
\$250,000 to \$299,999	147	9%
\$300,000 to \$499,999	178	11%
\$500,000 and up	38	2%
Total	1,998	100%

Source: 2019 ACS Five-Year Estimates

Housing cost information is supplemented by Table A-34, which notes that the median home sales price in October 2020 was approximately \$286,000 and in October 2021 was approximately \$330,000. There was a substantial home value increase between 2020 and 2021 of almost \$44,000, which mirrors state trends. According to California Association of Realtors prices rose by almost \$15,000 in one month from September to October, 2021.

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 and/or student 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. With prices this high, the median home price in Yreka is not affordable to any group less than above moderate income (>\$42,483).

Table A-34
Median Home Sales Price, 2000 and 2021

	Oct-20	Sep-21	Oct-21	Income to Afford 2021 Median Home Price ¹
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>

The qualifying annual income identified in Table A-34 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 \$110,000, which based on the 2019 HCD income limits, is affordable to only a small proportion of Yreka residents with an income in the above moderate category.

3.6.2. RENTAL HOUSING

Table A-35 shows the available apartments and houses for rent in Yreka during a point-in-time survey taken in January 2022. There were no four-bedroom apartment or house rentals advertised inside the city. According to HUD data, as of April 2021, there are 97 Housing Choice Vouchers (HCV), which represent 5.90 (average) of

renter occupied housing units in Yreka and the immediate adjacent unincorporated area. HCV are a federal program that assists very low-income families, the elderly, and the disabled in obtaining decent, safe, and sanitary housing in the private market. Public Housing Authorities (PHAs) receive federal funds from HUD to administer the voucher program, and housing subsidies are paid to the landlord directly by the PHA on behalf of the participating family. The voucher recipient remains responsible for paying any difference that exists between the actual rent charged by the landlord and the amount subsidized by the program. HCV are being used across almost the entire City. The 2021 data indicates that HCV are not being used in the neighborhoods at the western edge of the city, and the neighborhood south Greenhorn Road and south of the convergence of State Highway 3 and Interstate 5.

Table A-35
Apartment and House Rentals, January 2022

Bedroom Type	Number of Units Surveyed	Rent Range
Studio	1	\$925
One Bedroom	5	\$600-\$800
Two Bedroom	3	\$756-\$1,500
Three Bedroom	3	\$862-\$1,250

Sources: *Apartmentsguide.com, Craigslist, Rent.com January, 2022.*

3.6.3. MOBILE HOUSING

The Department of Finance’s 2021 Estimate of Population and Housing shows a total of 176 mobile homes in Yreka, which represents 5 percent of the total housing stock. A June 2022 search on mobile home sale and rental pricing yielded \$1,175 per month for a long term rental at Yreka RV Park. According to a Realtor.com search, on June 29, 2022, there are two manufactured homes for sale in Yreka. Both homes are located in an existing park at 400 Hiram Page Road:

- \$20,000: 1,440 sq. ft. 2 bedroom, two bath home
- \$34,900: 800 sq. ft. 2 bedroom, one bath home

3.6.4. 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 2015–2019 ACS Five-Year Estimates. Table A-36 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 83 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 72 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 at lower incomes.

Table A-36
Cost Burdens for All Households, 2019

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	195	190	435	135	930	1,885	820
Overpaying Owner Households	155	110	145	35	25	470	410
Percentage of Overpaying Owners	79.5%	57.9%	33.3%	25.9%	2.7%	24.9%	50.0%
Renter Households	390	365	380	120	260	1,515	1,135
Overpaying Renter Households	330	290	215	10	15	860	835
Percentage of Overpaying Renters	84.6%	79.5%	56.6%	8.3%	5.8%	56.8%	73.6%
Total Households	585	555	815	255	1190	3,400	1,955
Total Overpaying Households	485	400	360	45	40	1,330	1,245
Percentage of Total Overpaying Households	82.9%	72.1%	44.2%	17.6%	3.4%	39.1%	63.7%

Source: 2019 ACS Five-Year Estimates

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-37, renters experience housing problems at a much higher rate than owners, particularly renters that make less than 50 percent of area median income.

Table A-37
Number of Households with Any Housing Problem*

	Total Renters	Total Owners	Total Households
Household Income ≤30% AMI with Any Housing Problems	255	140	395
Household Income >30% to ≤50% AMI with Any Housing Problems	335	60	395
Household Income >50% to ≤80% AMI with Any Housing Problems	165	180	345

Source: CHAS 2018

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

4. HOUSING 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, development permit and approval processing, and provision for a variety of housing. Non-governmental constraints include land availability, land cost, site improvement costs, construction costs, and availability of financing.

4.1. GOVERNMENTAL

4.1.1. 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-38 shows the residential land use designations established by the General Plan.

Table A-38
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

Designation	Maximum Density	Notes
		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.

4.1.2. 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 Code also serves to preserve the character and integrity of existing neighborhoods. Table A-39 shows the zoning districts that permit residential development by-right, and the respective allowable densities and respective development standards. The lot and development standards of the by-right residential zones are objective. Table A-41 presents the same data categories for zones that conditionally permit residential development and applicants must apply for and secure a use permit before a building permit can be approved.

Table A-39
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)
Density: Units Per Acre	1	1–6	1-13	1–12, 1–16	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.
Minimum Lot Width	150'	70'	70'	70'	70'
Front Yard Setback	20'	20'	20'	20'	20'
Side Yard Setback	10'	10' on one side 5' on the other	10' on one side 5' on the other	10'	10' on one side 5' on the other
Rear Yard Setback	20'	20'	20'	20'	20' ¹
Max. Building Height	25'	25'	35'	35'	35'

	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)
Max. Lot Coverage	20% ²	40%	50%	75%	75%
Min. Parking Spaces Per Unit	2	2	2	1½	2 ¹
Parking Improvement	Both spaces in garage or carport	Both spaces in garage or carport	1 space covered and 1 improved parking space	1 space covered per family unit	1 space covered and 1 improved parking space

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%.

A. The By-Right Residential Zones

The Residential Agricultural (R-A) zone is a suburban residential zone that allows low density single family development and limited agricultural uses. Vacant parcels zoned R-A are found at the southern end of Yreka and in the section that is northeast of the intersection of Interstate 5 and Highway 3.

The Low Density Residential (R-1) zone allows conventional single family development. Two clusters of vacant R-1 parcels flank the City’s historic downtown and core to the north and southwest. Southeast of the intersection of Interstate 5 and Highway 3 there is a sizeable cluster of vacant R-1 parcels. Then at the southern end there is another cluster of vacant R-1 parcels. Altogether there is 177 vacant R-1 parcels with a combined acreage of 1,177 acres.

Medium Density Residential (R-2) is a transition zone between the R-1 and High Density Residential (R-3) zones having attributes of both. As shown in Table A-39, the lot and development standards are akin to those of the R-1 zone, while the permitted residential density and types of residential uses of the R-2 zone are more similar to R-3. There are six vacant R-2 parcels that total 138 acres.

The High Density Residential (R-3) zone is intended to provide areas for higher density residential development including condominium development. As discussed further below, the R-3 zone’s default density is 16 dwelling units per acre. Currently there are seventeen vacant R-3 parcels in the City. Of those 17 parcels, the R-3 density of 13 parcels been modified and reduced to 12 dwelling units per acre, and are identified by their “R-3-12” zoning. Aside from the change in allowable density, the R-3 zone’s lot and development standards remain the same. Combined the R-3-12 parcels total almost 75 acres. The four R-3 parcels with the unmodified density of 16 dwelling units per acre are identified as R-3-16, and total 7.3 acres.

The Residential Professional Office (RPO) zone is a mixed use zone allowing both residential and professional office uses. RPO is intended for areas which are typically transitional between commercial and residential uses, and does not prioritize commercial uses over residential uses. The lot standards and development standards are similar to those of R-1 zone while allowing greater lot coverage and taller structures. There are 12 vacant RPO parcels scattered in the City west of Interstate 5.

Lot Size and Density

The minimum residential lot sizes for the by-right residential zones range from 7,000 square feet to 1 acre. The largest minimum lot size applies to the Residential Agricultural (R-A) zone, a suburban residential zone that also allows limited agricultural uses. Generally, the lot size minimums and density ranges of the by-right residential zones are reasonable and can accommodate a range of residential uses.

Yreka's two multifamily zones are the Medium Density Residential (R-2) and High Density Residential (R-3) zones. The zones are similar with respect to the type of housing units allowed, as shown in Table A-43 below, with the distinguishing attribute between the two zones being the maximum allowed density: the maximum allowable density in the R-2 zone is 13 dwelling units per acre, whereas the R-3 zone allows up to 16 dwelling units per acre, except where the zone is R-3-12, as discussed above.⁴ Because multifamily development (configured as duplexes triplexes and fourplexes) are allowed by-right in the RPO zone and commercial uses are not prioritized over residential uses, the RPO zone also functions as a multifamily zone.

As an incorporated city in a non-metropolitan/rural county, the City of Yreka may elect to use the default density of 15 dwelling units per acre to satisfy the requirement of Government Code Section 65583.2(c). When a jurisdiction uses and conforms to the default density standard, by operation of law the jurisdiction's zoning standard is appropriate to accommodate housing for lower income households. The R-3 zone's density of 16 dwelling units per acre meets threshold requirements of Government Code Section 65583.2(c), and the City of Yreka designates the R-3-16 as the zone to meet its lower income regional housing needs allocation (RHNA).

Lot Coverage

The City's maximum lot coverage standards for Residential Agricultural (R-A), Low Density Residential (R-1), High Density Residential (R-3-12 and R-3-16), and Residential Professional Office (RPO) are reasonable and do not present barriers for parcels to be developed with a variety of housing types.

The 50 percent lot coverage standard of the R-2 zone, however, may encourage properties in this zone to be developed at the lower end of the R-2 zone's density range of 1-13 dwelling units per acre. For example, up to 4,200 square feet of a 7,000 square foot R-1 zone parcel (40 percent lot coverage on a parcel at the minimum parcel size) can be covered with structures. Whereas only 4,000 square feet of an 8,000 square foot R-2 zone parcel could be developed with structures (50 percent lot coverage on parcel at the minimum parcel size). In this example a developer would have increase building height to utilize the R-2 zone's higher density of up to 13 dwelling unit pers per acre. Taller buildings are more costly to design and build. The R-2 zone's maximum lot coverage of 50 percent may be the most significant barrier for these parcels being developed at the designated maximum density.

Building Height

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, R-3, and RPO zones. In the past, the height limit has not inhibited multifamily development as demonstrated 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

Parking Ratios: standards require a minimum of 2 parking spaces per unit in the R-A, R-1, R-2, and RPO zones and 1.5 spaces in the R-3 district. While historically the parking standards have been considered to be minimal and not a constraint to development, parking requirements add development cost from construction of the

parking areas, ongoing maintenance, and the physical area they occupy. The initial cost to develop an uncovered parking stall is approximately \$5000 per space and \$.42 per space per day in maintenance costs (Willson, 2013).⁵

Configuration of Multifamily Housing

The R-2 zone allows housing developments to be configured as single-family dwellings, ADUs and JADUs, duplexes, triplexes, and fourplexes by-right. The R-2 zone does not allow housing developments to be configured as more than fourplexes, however. Housing developments in the R-2 zoning district are not subject to development requirements for minimum density, a maximum lot size standard to develop a single family dwelling, or demonstration that an R-2 parcel will have adequate area to support additional housing development including multifamily. The R-2 zone serves as a transition zone between R-1 and R-3, however. Like the R-2 zone, the RPO zone permits housing configured duplexes, triplexes, and fourplexes by-right. Multifamily housing configured as more than a fourplex is prohibited. The combination of the RPO zones lot and development standards, namely the 75 percent lot coverage, the allowance for a maximum density of 13 dwelling units per acre, and that commercial uses are not prioritize over residential uses, parcels zoned RPO zone have potential for supporting an intense level of development.

The R-3 zone allows the identical range of by-right housing configurations as the R-2 zone: single-family dwellings, ADUs and JADUs, duplexes, triplexes, and fourplexes. A developer must secure approval of a use permit to develop housing configured as more than fourplexes in the R-3 zone. The existing R-3 zone may impede multifamily development on two fronts:

1. By-right housing unit configurations are limited to fourplexes. Housing configurations beyond a fourplex require a conditional use permit, which increases the cost, time, and risk for a housing developer to develop R-3 sites with multifamily development. This standard also reduces the developer's flexibility to develop a site to accommodate on-site or adjacent environmental constraints and protected resources. At the same time the safety features of the building are dictated by building and fire codes which are not discretionary.
2. The allowance for by-right a single family dwelling without other development requirements for minimum density, a lot size maximum for a single family dwelling development, or demonstration that an R-3 parcel will have adequate area to support additional housing development including multifamily. The by-right allowance for single family residential development creates the potential for the City's lower income designated inventory sites to be underutilized with single family residential development. The absence of other requirements for single family development in the R-3 zone does not uniformly prioritize R-3 sites for multifamily development.

A conditional use permit for a multifamily housing with units configured as more than fourplexes entails a public hearing before the Planning Commission and this process typically takes six months. Two months of the six-month period is the City working with a developer on application review and code compliance. As a discretionary project, these types of housing developments are subject to the California Environmental Quality Act (CEQA). Although the environmental review usually results in the preparation of a negative declaration (i.e., a finding that there is no substantial evidence that the project will have a significant effect on the environment) for the project this process takes about four months. There are no design standards, architectural review, or other criteria applied except normal setbacks, building height, lot coverage, density, and parking requirements. The Planning Commission primarily considers potential environmental impacts, as well as public improvements (e.g., curb, gutter, sidewalk, and drainage improvements) that may be necessary to support the project. The entire process from submittal to public hearing and project approval is typically about six 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 the conditional use permit process adds an application step,

historically projects have not been denied nor have projects been altered in a manner which would affect project feasibility. Once the entitlement process is complete, the building permit process typically takes another three months for applicants to complete and another month for building review and approval. Overall, planning and building for a housing project with units configured as more than fourplexes would be 9 to 12 months. The City acknowledges the conditional use process adds approximately six months which represents a constraint. It is also recognized what has been the typical conditional use permit process is subject to change because of the discretionary nature of the process.

While the City's 5th cycle housing element did not consider the conditional use requirement to be a significant constraint on the development of affordable housing, it can be a deterrent for both market rate and non-profit housing developers. The discretionary permit process inherently adds time, costs, and introduces risk because the outcome on the entitlement is uncertain. The developer is not only incurring cost associated with securing the entitlement, during the duration of the entitlement process developers incur carrying costs, e.g., property taxes, mortgage payments, insurance, maintenance, etc. The discretionary permit process by its nature also increases risk because approval of the entitlement is not assured. The discretionary permit process may result in conditions of approval and mitigation measures being attached to the entitlement, and these may increase development costs. As a result, market-rate housing developers and investors "often require higher returns depending on the perceived risk" (<https://turnercenter.berkeley.edu/development-calculator-dashboard/#localgovernmentfactors>, Turner Center for Housing Innovation, accessed May 28, 2022). Ultimately these increases costs will be passed along to the consumer: the renter, or the home buyer. For affordable housing projects there are limited number of federal and state funding sources that can be used to subsidize pre-development cost, e.g., Community Development Block Grant (CDBG). But these funding sources are often oversubscribed and are highly competitive. Many funding sources require projects to be "shovel ready", meaning any necessary entitlements are secured by the developer. Due to the increased time and cost described above, it may be necessary for the non-profit housing developer to secure additional funding, stacking multiple sources of funding to construct the project.

Occupancy Standards

While less common today, historically jurisdictions have used their zoning regulations to discriminate against group and congregate living situations by way adopting a narrow and traditional definition of family. The City does not regulate occupancy of residential units. Section 16.12.480 of the Zoning Code provides a broad definition of "family" that is inclusive of tradition and non-traditional living situations: "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."

Summary

Presently there are 258 vacant parcels that total 2,056 acres that allow by-right residential development, as summarized in Table A-40 below. Parcels zoned R-A and R-1 comprise nearly 89 percent, or greater than 1,825 acres, of this inventory. The most common size of R-A and R-1 parcel is 0.30 and 0.50 acres, or 13,068 and 21,780 square feet, respectively. As for parcels zoned R-2, R-3-12, and R-3-16, there are only 23 parcels that altogether comprise 220 acres, or almost 11 percent of the City inventory of land now zoned to allow by-right multifamily development.

Table A-40
Summary of Vacant By-Right Parcels

	Parcel Count by Zoning	Total Acreage by Zone	Avg. Parcel Size (acres)	% of Tl. Acreage	Smallest Parcel (acres)	Largest Parcel (acres)
R-1	177	1,177.3	6.65	57.3%	0.01	141
R-2	6	138.4	23.07	6.7%	0.07	136.9
R-3-12	13	74.6	5.74	3.6%	0.04	44.8
R-3-16	4	7.3	1.82	0.35%	0.19	5.53
R-A	46	648.6	14.10	31.6%	0.02	140.4
RPO	12	9.6	0.80	0.47%	0.01	5.6
Total	258	2,055.9	7.97	100%		

The current zoning creates a significant inventory of land affording opportunities to develop new single family dwellings, ADU and junior ADUs, and SB 9 housing developments. However, opportunities to develop multifamily and denser residential development are limited due to the small number of parcels that are zoned to allow by-right multifamily development. Finally, it is noted that the small size of some parcels (less than 500 square feet in size) may impede development. Property owners may find it necessary to consolidate these parcels with larger adjoining properties.

B. Zones Where Residential Uses Are Conditionally Permitted

Table A-41 identifies the zones that conditionally permit residential uses. All of these zones specify a minimum lot size of 7,000 square feet and maximum allowable building height is 35 feet. Except for the CPO zone, the C-2, CH, and CT zones do not specify a minimum or maximum residential density or the minimum number of parking spaces to be provided. As part of the conditional use permit process and on a project-by-project basis it is likely these variables would be determined. In the case of the parking standards, staff may consult the parking standards for similar uses to develop an estimate for the number of parking space. The absence of objective density and parking standards adds uncertainty for housing development proposals in these zones. This added uncertainty would accompany increases in time, cost, and risk described above.

Table A-41
Zoning District Development Standards for Residential Uses

	Commercial Professional Office (CPO)	Commercial Neighborhood (C-2)	Commercial Highway (CH)	Commercial Tourist (CT)
Units Per Acre	1-13 ¹	-	-	-
Minimum Lot Size	7,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.
Minimum Lot Width	70'	50'	70'	70'
Front Yard Setback	20'	None	20'	20'
Side Yard Setback	10'	10'	10'	10'

	Commercial Professional Office (CPO)	Commercial Neighborhood (C-2)	Commercial Highway (CH)	Commercial Tourist (CT)
Rear Yard Setback	20' ¹	None	10'	10'
Max. Building Height	35'	35'	35'	35'
Minimum Parking Spaces Per Unit	2 ¹	–	–	–
Max. Lot Coverage	60%	100%	100%	100%

Source: City of Yreka Zoning Ordinance, 2013

¹ Defaults to R-2 standards.

Of the four zones identified in Table A-41 that allow conditionally allow residential uses, there are 61 vacant parcels that total 145.5 acres, except there are no vacant CPO parcels presently. Table A-42 summarizes vacant parcels presently zoned to allow residential development with a use permit. The data indicate at this time there are no parcels in the CPO zone that are vacant. There are 41 vacant parcels in the Commercial Highway (CH) zone that comprise 134 acres altogether. The availability of CH parcels dwarfs the 20 vacant C-2 and CT parcels that are 11 acres when combined.

Table A-42
Summary of Vacant Parcels Where Residential Uses Require a Use Permit

	Parcel Count by Zoning	Total Acreage by Zone	Avg. Parcel Size (acres)	% of Tl. Acreage	Smallest Parcel (acres)	Largest Parcel (acres)
C-2	9	1.2	0.1	0.8%	0.01	0.3
CH	41	134.2	3.3	92.2%	0.02	29.7
CT	11	10.0	0.9	6.9%	0.07	3.5
Total	61	145.5	2.4	100.0%		

4.1.3. 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. The City's Zoning Code provides for many types of housing as indicated in Table A-43. While the Zoning Code provides for a diverse range of housing types, recent amendments to State law for navigation centers, supportive housing developments, etc. obligate the City to amend its Zoning Code. Accordingly, Chapter 2 Goals, Policies and Programs includes Program HE-7.1.1 committing the City to completing these Zoning Code amendments as part of its General Plan update. 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.

Table A-43
Housing Types Permitted by Zoning District

Residential Uses	R-A	R-1	R-2	R-3	RPO	CPO	C-1	C-2	CH	CT	M-1	M-2
Single-Family Dwelling	P	P	P	P	P	C	E	C	C	C	E	C**
ADU and JADU	P	P	P	P*	P*	P*	E	P*	P*	P*	E	E
Second Single-Family Dwelling	P	P	P	P	P	C	E	C	C	C	E	E
Duplexes	E	P	P	P	P	C	E	C	C	C	E	E
Triplexes and Fourplexes	E	E	P	P	P	C	E	C	C	C	E	E
Five or More Units	E	E	E	C	E	E	E	C	C	C	E	E
Condominiums	E	E	P	C	P	C	E	C	C	C	E	E
Mobile Homes on Individual Lots	P	P	P	P	P	C	E	C	C	C	E	E
Group Care Home - Small (= six and fewer individuals)	P	P	P	P	P	C	E	C	C	C	E	E
Group Care Home - Large (= greater than six individuals)	E	E	C	P	P	C	E	C	C	C	E	E
Mobile Home Park	E	E	E	C	E	E	E	C	C	C	E	E
Employee Housing - Small	P	P	P	P	P	C	E	C	C	C	E	E
Employee Housing - Large	P	E	P	P	P	C	E	C	C	C	E	E
Transitional and Supportive Housing	P	P	P	P	P	C	E	C	C	C	E	E
Supportive Housing Developments†	P	P	P†	P†	P†	C†	E	C	C	C	E	E
Emergency Shelters	E	E	E	E	E	E	E	E	E	E	P	E
Low Barrier Navigation Centers†	E	E	P†	P†	P†	P†	E	P	C	C	E	E
Single-Room Occupancy Units	E	E	E	E	E	E	E	C	C	C	E	E

Source: City of Yreka Zoning Ordinance

P = Permitted C = Conditional Use Permit E = Excluded

* = Permitted with existing or proposed single- or multifamily dwelling with an approved use permit also in the M-1 zone

† Title 16 of the Yreka Municipal code to be amended to add use

** = Caretaker Residence not to exceed 1,500 square feet.

A. Accessory Dwelling Units and Junior Accessory Dwelling Units

Accessory dwelling units (ADU) and Junior Accessory dwelling units (JADU) are types of housing that may be more affordable by design. An ADU is an accessory dwelling unit with complete independent living facilities for one or more persons, and may be configured as detached or attached from the primary unit, be converted from existing space or structure such as a garage or pool house. A JADU is a specific type of conversion of existing space that is contained entirely within an existing or proposed single-family residence and cannot contain no more than 500 square feet. A JADU may share central systems, contain a basic kitchen utilizing small plug-in appliances, may share a bathroom with the primary dwelling, all to reduce development costs. An ADU may be rented for more than 30 days; JADUs may also be rented for more than 30 days but either the JADU or the primary unit must be occupied by the property owner.

The 2017 Legislative Housing Package brought sweeping amendments to State accessory dwelling law to remove regulatory barriers at both the state and local level. State law requires jurisdictions to permit ADUs and JADUs by-right in all areas that are zoned to allow single-family and multifamily residential uses. Jurisdictions must allow conversion of existing accessory structures to ADUs. State law limits development standards such as setbacks and lot coverage that a jurisdiction may impose, along with limiting local parking requirements and the imposition of impact fees. Development and design standards that may be adopted by local government must be objective. ADUs and JADUs that conform with State law shall not be considered to exceed the allowable density for a lot and are deemed a residential use that is consistent with the existing general plan and zoning designations for the lot. ADU/JADU ordinances adopted by jurisdictions are subject to HCD review for compliance with State law. Specific to Housing Element updates, a jurisdiction's housing element must include a plan that incentivizes and promotes creation of ADUs that can offer affordable rents for very low, low- or moderate income households.

The City adopted Zoning Ordinance amendments to allow ADUs and JADUs consistent with State law first in 2018 then again in 2020. Table A-43 provides an overview of the zones permitting ADUs and JADUs. Consistent with State law, the Yreka Zoning Code increases the range of zones where ADUs and JADUs are allowed by-right; reduces requirements for setbacks, parking, eliminates a previous minimum lot size requirements, expressly prohibits using ADUs and JADUs as short term rentals (also known as vacation home rentals). Highlights of the City's current ADU—JADU Ordinance:

- ADUs and JADUs are allowed by-right in R-A, R-1, R-2, R-3, and RPO zones. In these zones single family dwellings and multifamily dwellings (up to fourplexes) are allowed by-right. In the CPO, C-2, CH, CT, and M-1 zones, ADUs and JADUs are permitted by-right when the property has an existing or proposed single- or multifamily dwelling with an approved use permit.
- The unit may be rented for periods of no less than 30 days.
- There are no connection fees charged to ADUs and JADUs.
- The ADU is not intended for sale separate from the primary, although passage of AB 345 (2021) allows an ADU to be sold separately when the accessory dwelling unit or the primary dwelling was built or developed by a qualified nonprofit corporation and the other requirements are met (chaptered at Government Code Section 65852.26).
- The lot needs to contain an existing or proposed single-family or multifamily dwelling. When the ADU or JADU is proposed a new single- or multifamily the primary dwelling shall be approved for occupancy prior to occupancy of the ADU/JADU.

- Owner-occupancy of the parcel is not a requirement to apply for the construction of an ADU or JADU. In the case of a JADU, however, owner occupancy of the single-family residence in which a JADU will be permitted is required. The owner may occupy either the remaining area of the primary dwelling or the JADU. Disclosure of the JADU occupancy requirement is to be recorded on the property deed.
- The ADU may either be attached or detached from the existing or proposed dwelling and located on the same lot. Junior ADUs, however, must be attached to the existing dwelling and located within the living area of the proposed or existing dwelling.

Although the City amended its Zoning Code to align with the requirements of State law thereby removing regulatory barriers to ADU and JADU development, to date the City has not received building permit applications to develop ADUs or JADUs. ADUs and JADUs are types of housing that can be less costly to develop and have less impact on the environment as these they are generally infill development. Securing building permit approval to develop an ADU or JADU in residential zones is nearly assured because of State mandates and oversight that include a 60-day shock clock (AB 3182 (2020)). ADUs and JADUs give homeowners the flexibility to share independent living areas with family members and others, including accommodating intergeneration living arrangements while maintaining privacy. ADUs or JADUs can provide housing for professionals who may prefer to live closer to jobs and amenities rather than spending hours commuting. Ultimately spurring ADU and JADU development can positively contribute more affordable housing to the community's inventory.

Increasing the number of ADUs and JADUs heavily relies on property owners developing the units. While ADUs and JADUs present an opportunity for property owners, the prospect of adding a dwelling may be daunting for property owners. The process of constructing a dwelling or converting a structure to a dwelling from start to finish may be a barrier for lay-property owners who may have questions about where to put the unit, how much will it cost and how to pay for it, how long it will take to build, who will live it, expected return on investment, etc. Program HE-5.1.1 seeks to reduce and remove these barriers by promoting and encouraging ADU and JADU development in Yreka by homeowners by developing educational toolkit and launching an outreach campaign.

The objective of Program HE-5.2.1 is to increase the range of allowable ADU housing types by introducing moveable tiny houses as an ADU option which may be a more affordable form of housing. Program HE-5.2.1 commits the City to preparing Zoning amendments that would allow the installation of moveable tiny houses as an ADU. Like traditional construction, a moveable tiny house will be subject to public health and safety standards. As part of the ordinance, the City may impose objective design standards that are consistent State ADU laws.

Summer 2022, Freddie Mac began offering financing for development of ADUs. The new product is the Freddie Mac Choice Renovation loan, a "for a no-cash-out refinance...to pay off the temporary funding source for ADU construction". Also, more homeowners will qualify because the anticipated rental income from the ADU can be part of the qualifying income, according to the press release <https://sf.freddiemac.com/content/assets/resources/pdf/fact-sheet/adu-fact-sheet.pdf>, accessed June 29, 2022). In 2022 the State of California Housing Finance Agency (CalHFA) launch the ADU grant program that provides up to \$40,000 to reimburse pre-development and non-recurring closing costs associated with the construction of the ADU for eligible homeowners. According to the CalHFA website, "Predevelopment costs include site prep, architectural designs, permits, soil tests, impact fees, property survey, and energy reports" (<https://www.calhfa.ca.gov/adu/index.htm>, accessed June 29, 2022). Homeowners have to be low or moderate income in order to be eligible to apply for the CalHFA program. The income limits for Siskiyou county are \$159,000. The Freddie Mac and CalHFA programs offer loans and financial assistance directly to the customer. The educational toolkit will include information about these financial resources.

Program HE-5.1.2 commits the City to applying for State funding that allows awarded funds to be used for ADU development, e.g., CalHOME, also collaborating with the County and the other cities for the establishment of a regional housing trust fund that elects to earmark funds for ADU development, and other actions that can improve financial resources available to residents for ADU development.

B. Senate Bill 9 (2021) Two Housing Units and Ministerial Lot Split

Senate Bill 9 (SB 9) was signed into law in September 2021, and is chaptered at Government Code Sections 65852.21, 664117.7, and 66452.6. SB 9 requires local agencies to ministerially approve a housing development with no more than two primary units in a single-family zone, the subdivision of a parcel in a single-family zone into two parcels, or both. SB 9 facilitates the creation of up to four housing units in the lot area typically used for one single-family home. Key provisions of the law require a local agency to modify or eliminate objective development standards on a project-by-project basis if they would prevent an otherwise eligible lot from being split or prevent the construction of up to two units at least 800 square feet in size. Local implementation of SB 9 does not require cities or counties to adopt an implementing ordinance. Table A-44 itemizes the threshold eligibility requirements of SB 9 and their application specific to the City.

Table A-44
Application of SB 9 (2021) Threshold Eligibility Criteria in the City of Yreka

SB 9 (2021) Threshold Criteria	City of Yreka
1. The proposed housing development is located on a parcel within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau.	Portions of Yreka are within a US Census designated urbanized area according to the 2010 Census, the most current finalized data. This means parcels and housing developments in the City are eligible to utilize SB 9 (2021) provided the other SB 9 (2021) criteria are met.
2. A parcel must be located in a single family residential zone	The City’s Single-Family Residential (R-1) zone meets the statutory eligibility criteria. The City’s other residential zoning districts are not eligible for SB 9 (2021).
3. None of the site conditions listed in Government Code section 65913.4, subdivision (a)(6)(B-K) are present on the parcel and do not apply to the parcel.	The conditions that may disqualify a property from using SB 9 include the presence of farmland, wetlands, fire hazard areas, earthquake hazard areas, flood risk areas, conservation areas, wildlife habitat areas, or conservation easements. Program HE-5.1.1 will screen parcels at a programmatic level to identify potential SB 9 eligible parcels.
4. A project is not eligible for SB 9 (2021) if it is located in a historic district or property included on the State Historic Resources Inventory or within a site that is designated or listed as a city or county landmark or as a historic property or district pursuant to a city or county ordinance.	Parcels located in the City’s historic districts are not eligible for SB 9 (2021).

All the above criteria must be met in order for a housing development and the parcel subject to the development to be able to utilize SB 9. There are anti-displacement requirements and limits on demolition requirements that are evaluated on a project-by-project basis. For SB 9 ministerial lot splits there are additional requirements, with the following being key:

- The applicant must occupy one of the housing units for at least three years

- No more than two lots can be created, and the lots are to be of approximately equal lot area provided that one parcel shall not be smaller than 40 percent of the lot area of the original parcel proposed for subdivision.
- Both newly created parcels are no smaller than 1,200 square feet, unless the City elects to adopt an ordinance allowing for a smaller minimum lot size.
- Lots created by SB 9 cannot be resubdivided under the same law.

Like ADUs and JADUs, increasing housing production using SB 9 heavily relies on homeowners taking advantage of the new law and similar barriers are expected. Consequently, Program HE-5.1.1 commits the City to creating a toolkit and launching a public outreach campaign that includes SB 9. It is noted that the City's current R-1 zone allows duplexes by-right on corner lots and SB 9 will expand this option to a larger population of parcels and provides greater flexibility.

C. Mobile/Manufactured Homes and Parks

In all of the by-right residential zones, a manufactured home installed on a permanent foundation is allowed by-right in lieu of conventional single-family dwelling construction subject to the following objective requirements:

- Each manufactured home must have a minimum eave overhang of 16 inches; and
- No more than 10 years have elapsed between the date of the home's manufacture and the date of the application for the issuance of the building permit.

Manufactured homes in conformance with above standards SB may be installed as an ADU. The City's allowance and standards for manufactured homes in residential zones are reasonable and have not been an impediment.

There are nine mobilehome parks operating in Yreka according to a June 2, 2022, search of the State Department of Housing and Community Development's Codes and Standards Automated System (CASAS). Section 16.48.010 of the Yreka Municipal Code (YMC) enumerates that manufactured home parks are permitted in the High-Density Residential (R-3), Commercial Highway (CH), and Light Industrial (M-1) upon approval of a conditional use permit. Although YMC Section 16.48.010 does not enumerate the Commercial Tourist (CT) zone, the language of YMC Section 16.38.060(E), "[a]ll uses allowed in the C-2 and CH zone districts" extends allowance for mobile home parks with an approved conditional use permit to the CT zone. The minimum site area to develop a new mobilehome park is two acres (YMC Section 16.48.030). The layout of a new mobilehome park must meet objective standards for a minimum space size of 3,000 square feet, provide at least 10 feet of separation between homes, not site spaces in setback yard areas, and provide at least 100 square feet of indoor or outdoor recreation area. Parking is to be provided at a ratio of at least two spaces per space and must be improved with a base and double chip and seal. The YMC does not stipulate that both parking spaces be sited adjacent to the unit. There are other standards pertaining to accessory structures and perimeter landscaping. Although development of a new mobilehome park requires an entitlement, the YMC specifies a number of zones where a park may be sited. There are numerous vacant CH and M-1 zoned parcels. The development standards are generally reasonable and objective. The parking space siting standards are flexible although the ratio may be excessive for a seniors-only park. For an age restricted park, an applicant would have the option to seek a reduction for the number of parking spaces as part of the conditional use permit application pursuant to YMC Section 16.54.140.

Mobilehome parks provide housing that is typically naturally occurring affordable housing. While it is unlikely that existing parks in the City will be closed or converted to another use, to ensure park residents are provided adequate notice, relocation and other assistance should a park be subject to closure or conversion, Program HE-

4.1.1 commits the City to preparing and adopting a mobilehome park conversion ordinance consistent with Government Code Section 65863.7.

D. Housing for Persons with Disabilities and Persons Experiencing Homelessness

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.

Reasonable Accommodation Procedures

The City permits certain projections and structures within yard and setback areas. Among the allowances are facilities for access to residential structures by persons with disabilities. For example, ramps or lifts for handicapped accessibility are permitted within yard and setback areas. Such requests are approved administratively unless the site is located within the City's designated historic district and the nature of the request triggers major design review pursuant to the City's codified historic preservation overlay zone (see section 4.1.7 below for a summary of design review process). Moreover, Section 18.84.110 of the City's Zoning Code provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies, and procedures. An example of a reasonable accommodation is when a municipal jurisdiction allows a deviation from the strict interpretation of zoning standards for someone with a demonstrated need resulting from a disability. Pursuant to state law, the City established appropriate reasonable accommodation procedures to meet the needs of person with disabilities

Parking standards for houses or group homes for persons with disabilities may 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. Federal and state law requires the reasonable accommodation process be available to both persons with disabilities and providers of housing for persons with disabilities, however. Moreover, reasonable accommodation findings relate to whether the accommodation is for a protected individual, equal opportunity to use and enjoy a specific dwelling, and not impose an undue financial and administrative burden or a fundamental alteration to the land use or zoning laws, policies, or procedures of the jurisdiction. Zoning Code Section 16.54.140(B) existing language concerning parking exception requests may cause uncertainty in the context of a reasonable accommodation request. Program HE-6.1.2 commits the City to auditing its adopted procedures and updating the procedures as needed to ensure the procedures extend to housing providers the Zoning Ordinance parking requirements, that the findings and other elements comport with current federal and state law.

Supportive Housing

Supportive housing is defined by Section 65582 of the Government Code as housing with no limit of stay, that is occupied by a target population, and that is with linked on- or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. The target population is defined by Government Code Section 65582 as persons with low incomes who have one or more disabilities including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or an individual 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. The City permits transitional and supportive housing in all the by-right residential zones, that is R-A, R-1, R-2, R-3, and RPO. In the CPO, C-2, CH, and CT zones supportive housing is permitted with a conditional use permit. Both transitional and supportive housing are excluded from the M-1 zone. The definitions of transitional and supportive housing, YMC Sections 16.12.776 and 16.12.773 respectively, comport with the definitions of Government Code Section 65582(g) and 65582(j). It is noted that the YMC Section 16.12.773 definition of supportive housing defines the target population by referencing Health and Safety Code Section (HSC) 53260(d). While the definition of target population in Section 53260(d) of the HSC aligns with the definition at Government Code Section 65582(i), the definition at HSC Section 53260(d) is difficult to locate. It is difficult to locate because it was part of the California Statewide Supportive Housing Initiative Act which sunset in 2009. Program HE-7.1.1 directs the City to amend the Zoning Code such that the definition of target population is easy for all users to locate and is consistent with Government Code Section 65582(i).

In 2018, AB 2160 was signed into law and added Article 11 "Supportive Housing", commencing at Section 65650, to Chapter 3, Division 1, Title 7 of the Government Code. AB 2160 applies to a narrowly defined group of housing developments, and complements existing law for supportive housing discussed above. AB 2160 mandates jurisdictions allow qualifying supportive housing developments by-right. More specifically, the new law obligates jurisdictions to permit qualifying supportive housing developments as by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, when the proposed housing development meets all the requirements. For a housing development to be eligible as a by-right supportive housing development it must be meet all the following:

1. Units within the development are subject to a recorded affordability restriction for 55 years.
2. 100 percent of the units, excluding managers' units, within the development are restricted to lower income households and are or will be receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, "lower income households" has the same meaning as defined in Section 50079.5 of the Health and Safety Code. The rents in the development shall be set at an amount consistent with the rent limits stipulated by the public program providing financing for the development.
3. At least 25 percent of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.
4. The target population of the supportive housing units are persons and families who have experienced homelessness.

5. The developer provides the planning agency with plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project, and contains all of the information required by Section 65652.
6. Nonresidential floor area shall be used for onsite supportive services in the following amounts:
 - (A) For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.
 - (B) For a development with more than 20 units, at least 3 percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.
7. The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.
8. Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

Jurisdictions may require supportive housing developments to comply with written, objective development standards but only to the extent that the objective standards apply to other multifamily development within the same zone. The number of by-right supportive housing units in a qualifying development is limited to 50 units for cities with populations of less 200,000 and population of less 1,500 persons experiencing homelessness according to the most recent Point in Time Count. Jurisdictions may elect to adopt a policy to allow qualifying housing developments more than 50 by-right supportive housing units.

Community Care Facilities

The City's definition of community care facilities includes a wide range of non-medical shelter facilities with supportive services for children, adults, families, and persons with disabilities. Examples include family homes, group care homes, day-care centers for children or adults, foster care homes, and community centers and private clubs in which care is provided. The Zone Code defines facilities of six or fewer persons as Group Care Home – Small. Community care facilities serving seven or more persons are defined as Group Care Home – Large. Group Care Home – Small are principally permitted in R-A, R-1, R-2, R-3 and RPO zones, but need a use permit in CPO, C-2, CH, and CT zones. Group Care Home – Large allowed by-right in R-3 and RPO zones, and are subject to securing a use permit in R-2, CPO, C-2, CH, and CT zones. The City does not have any special requirements for residential care facilities, such as minimum distances between facilities. While separation 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 separation exist in either the General Plan or the Zoning Ordinance.

As discussed above, Section 16.12.480 of the Zoning Code provides a broad definition of "family" that is inclusive of tradition and non-traditional living situations, although 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 Zoning Code. The Zoning Code also provides a definition of group care home 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.

To remove regulatory barriers and encourage the development of a range of group care facilities in the Medium Density Residential (R-2), High Density Residential (R-3), Commercial Downtown (C-2), Commercial Highway (CH) and CT zones the City will amend the Zoning Code to remove the differentiation between small and large group care facilities and permit group care facilities as a by-right use (Program HE-7.3.5).

For rest homes, nursing homes, convalescent homes, and homes for the aged, the Zoning Code 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 multifamily unit.

Emergency Shelters, Low Barrier Navigation Centers and Transitional Housing

2007 State legislation (Senate Bill 2) 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. 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.” The zone or zones identified have to have land available to accommodate at least one full-time emergency shelter. The Light Industrial (M-1) zone allows emergency shelters by-right. There are 50 vacant M1 parcels that total 460 acres with adjacent sewer and water infrastructure are available to meet this need. In accordance with Program HE.2.1.3 of the City’s 5th cycle element, the City amended the Zoning Code to include the statutory definition for emergency shelters, target population, and the development standards to the extent allowed by statute:

1. The maximum number of beds shall be fifteen.
2. The emergency shelter shall provide on-site parking at a rate of one space for staff plus one space per five allowed occupants. All applicable parking facility standards shall apply per Chapter 16.54.
3. A written management plan is required for all emergency shelters that includes provisions for staff training, neighborhood outreach, transportation, security, client services, and food services.
4. The maximum term of staying at an emergency shelter is six months in a consecutive twelve month period.

Following the City’s Zoning Code amendments, AB 139 was enacted in 2019 which established new parking standards for emergency shelters: local governments are to apply a written objective standard that provides sufficient parking to accommodate the staff working in the emergency shelter provided the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone. As part of Program HE-7.1.1.5, the City will evaluate the current parking standard for emergency shelters, number 2 above, for consistency with the AB 139 standard, and advance amendments if necessary. Although the City amended the Zoning Ordinance in 2014 to permit emergency shelters in M-1 by-right, there are currently no permanent shelters operating inside City limits.

As discussed above in section 3.3.6 above, there has been an observable increase in the number of persons experiencing homelessness in the City, although there is not an official count specific to Yreka. Existing services in the City and other nearby cities are identified in Table A-24. There is an unsanctioned camp located on undeveloped City-owned land in the vicinity of the College of the Siskiyous and Siskiyou County behavior health services. A May 2022, tent survey conducted by members of the NorCal Continuum of Care indicates there are approximately 22 camps at this location. Portable toilets and regular trash pick-up are provided to the camp. Yreka is applying for Project Homekey funds to convert a local hotel into 24 units of permanent housing and 12 pallet shelters for persons and families who are homeless or at risk. The project will make a significant positive improvement in housing. Program HE-7.4.2 commits the City to exploring whether declaring a shelter crisis pursuant to Government Code Section 8698 may provide more options to assist people experiencing homelessness in the community. The City may consider whether the benefits of declaring a shelter crisis pursuant to Government Code Section 8698 et seq. offset the added responsibilities. Some of the benefits include:

- City immunity from liability for ordinary negligence in the provision of emergency housing
- provisions of any state or local regulatory statute, regulation, or ordinance prescribing standards of housing, health, or safety are suspended to the extent that strict compliance would in any way prevent, hinder, or delay the mitigation of the effects of the shelter crisis. A city may, in place of such standards, enact municipal health and safety standards to be operative during the housing emergency consistent with ensuring minimal public health and safety.

However, a declaration would new add new responsibilities to the City:

- Annual reporting to the State
- The obligation to develop a plan to address the shelter crisis, including, but not limited to, the development of homeless shelters and permanent supportive housing, as well as onsite supportive services. The plan must also address transitioning residents from homeless shelters to permanent housing. The plan must be developed and made available to the public by July 1 of the year following the shelter crisis declaration.

Another consideration is that the provisions of Government Code Section 8698 et seq. extend only to public facilities, meaning constructed and operating on City-owned or City-lease land which may be a limiting factor.

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 multifamily units and may include supportive services to allow individuals to gain necessary life skills in support of independent living. In accordance with Program HE.2.1.3 of the City's 5th cycle element, the City amended the Zoning Code to include the statutory definition of transitional housing. Transition housing is a by-right use in the R-A, R-1, R-2, R-3, and RPO zones. Transitional housing is not subject to standards that do not apply to other residential development in the same zones.

Assembly Bill (AB) 101 was enacted in 2019 requires that a Low Barrier Navigation Center development be a use allowed by-right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements. of Government Code Section 65662 et seq. A low barrier navigation center is statutorily defined in Government Code Section 65660(a), and is a Housing First shelter focused on moving individuals experiencing homelessness to services and housing. Jurisdictions are to expedite navigation center applications in accordance with the statute. Although AB 101 is scheduled to sunset January 1, 2027, given the extent of California's crisis of housing and homelessness, it would not be unexpected that the Legislature will extend the sunset date. The City does not currently comply with this requirement. Program HE-7.1.1.2 commits the City to update the zoning code to allow low barrier navigation centers by right in areas zoned for mixed use as well as nonresidential zones permitting multifamily uses.

Single-Room Occupancy Units

Single-room occupancy units (SROs) are often the most affordable type and may serve as an entry point for individuals who have experienced homelessness to access permanent housing. In 2014 the City adopted Ordinance No. 837 consistent with Program HE.2.1.2. SROs are defined as a compact dwelling unit with limited cooking and living facilities that is the primary residence of its occupant(s) and is within a multiple-unit structure pursuant to Section 16.12.755 Yreka Municipal Code. As indicated in Table A-43, SROs are conditionally permitted in C-2, CH and CT zones. The following minimum criteria apply to SROs:

1. Tenancy. Tenancy of single-room occupancy residential units shall not be less than thirty days.

2. Tenants per room. Each unit shall accommodate a maximum of two persons.
3. Maximum unit size. No unit may exceed four hundred square feet.
4. Common facilities. Single-room occupancy residential unit facilities shall provide individual or shared bathing facilities and may provide individual or shared kitchen facilities.
5. Laundry facilities. Common laundry facilities shall be provided at a rate of one washer and dryer per ten units, with a minimum of one washer and dryer.
6. Manager's Office or Unit. An on-site management office or manager's unit shall be provided.
7. Parking. One parking space per unit is required. All applicable parking facility standards shall apply per Chapter 16.54.
8. Storage. Each unit shall have a separate closet.

The City has yet to receive an application to develop an application to develop SRO units or convert an existing structure to an SRO since adoption of Ordinance No. 837. To reduce regulatory barriers for SRO development contemplated in close proximity to services, e.g., public transit and grocery stores, Program HE-7.3.1 commits the City to preparing amendments that would allow by-right SRO developments in C-2, CH, and CT zones that are within a distance a person can reasonably walk to services (e.g., a quarter mile), and that meets other applicable zoning requirements for SROs. SROs proposed at a greater walking distance will be subject to a use permit. Nonetheless, the City continues to work with non-profit providers for services and housing, to identify and develop sites for new construction SROs and conversion of existing structures.

E. Housing for Employees and Farmworkers

The Yreka Municipal Code distinguishes between small and large employee housing:

- Small employee housing: housing for employees for six or fewer persons in a single family home [YMC Section 16.12.447].
- Large Employee Housing: housing for employees consisting of no more than thirty-six beds in a group quarters or twelve units or spaces designed for use by a single-family or household [YMC Section 16.12.445].

As shown in Table A-43, Employee Housing – Small is permitted by-right in the R-A, R-1, R-2, R-3, and RPO zones, and requires a conditional use permit in CPO, C-2, CH, and CT zones. Employee Housing – Large is permitted by-right in the R-A, R-2, R-3, and RPO zones. City requires a conditional use permit for Employee Housing – Large in CPO, C-2, CH, and CT 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. The range of zoning districts permitting by-right small and large employee housing is greater than the zone districts permitting by-right multifamily due to inclusion of the R-A zone. Although the City's vacant inventory contains 46 R-A zone parcels comprising 649 acres (see Table A-40), there are only two R-A zone parcels with available water and sewer service within 100 feet of the parcel. This indicates the infrastructure development cost for Employee Housing – Large may still be high because of the small number of parcels appropriately zoned for large scale employee housing. While the 5th cycle housing element concluded the use permit process did not constrain the development of employee and farmworker housing, there are additional time, costs, and risk inherent to the use permit process, as discussed above. Larger employers have communicated to the City that the lack of workforce housing is a deterrent to business expansion. Program HE-2.1.4 commits the City to preparing amendments to the Zoning

Code to allow small and large employee housing by-right CPO, C-2, CH, and CT zones when performance standards related to proximity to job centers and services are met.

AB 1783 amended the Employee Housing Act (EHA) in 2019. One of the highlights of the enacted legislation is to require jurisdictions provide streamlined, ministerial approval for qualifying agricultural employee housing developments. For an employee housing development to exercise the streamline, ministerial approval process, the site must meet a list of criteria, and one criterium is the development is located on land designated as agricultural in the applicable city or county general plan. Yreka's General Plan and Zoning Code does not have lands designated as agricultural. The City does not have lands designated for agriculture per adopted land use regulations:

- City of Yreka General Plan 2002-2022, adopted December 18, 2003: the Land Use Element's description of the Residential Agricultural (RA) land use designation is "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" (page 1-7).
- Yreka Municipal Code, Table 1 of Section 16.16.10 itemizes the City's zoning districts, and there are no agricultural zoning districts listed. While the R-A allows agricultural uses in conjunction with residential uses, it is designated as a residential zoning district.

The City has determined it does not have lands designated as agricultural; therefore, the provisions of AB 1783 do not apply.

4.1.4. OTHER LOCALLY ADOPTED ORDINANCES THAT DIRECTLY IMPACT THE COST AND SUPPLY OF HOUSING

Although the City adopted the 2010 California Building Code (CBC) for its code requirements for the construction of new housing, the City applies the current CBC and is in the process of updating local ordinance. The City deviates from the CBC 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 safety, the application of the CBC does not pose a significant constraint to the production or improvement of housing in Yreka.

Similar to CBC, the City of Yreka uses the current City of Redding Construction Standards, although the City's officially adopted standards are the 2007 iteration. "The City of Redding Construction Standards are provided for use by developers, engineers, contractors, property owners, local agencies, and operations staff to communicate the minimum and typical requirements for infrastructure within the City of Redding and area of influence", according to the webpage (<https://www.cityofredding.org/departments/public-works/engineering/construction-standards>, accessed June 29, 2022). Exceptions and modifications to Redding's Construction Standards are 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, it has been not been documented that the City's adopted standards 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. It is acknowledged, however, that housing projects with units assured to be affordable typically apply for and receive funding to offset the costs associated with constructing and implementing all regulatory requirements that apply to a project. It may be more challenging to directly defray the costs associated with implementing regulatory requirements for unassisted residential development. Programs that can indirectly reduce some costs include removing the use permit requirement for housing configuration of five or more units, the residential technical assistance program to assist lay property owners for development of ADUs and SB 9 housing developments, seeking funding for an owner-occupied rehab program, developing a regional housing trust fund, lobbying the State with other rural jurisdictions through the California League of Cities and the California State Association of Counties on housing legislation.

Yreka does not have a growth control ordinance or voter-approved initiative or referendum restricting growth or capping the number of housing units. Nor does the City have a short-term rental ordinance. The City does not anticipate the need for a short-term rental ordinance because Yreka is not a visitor destination whereas other communities, especially in the southern part of the county, receive more destination tourists. A May 17, 2022, search of the www.airbnb.com yielded four properties in Yreka or in proximity, and a similar search performed on May 28th yielded nine rental properties. A similar search of www.vrbo.com on May 17, 2022, indicated there were four rental properties; then a May 28th search indicated five available rental properties. Visually it appears some of the same properties were listed on both platforms.

4.1.5. 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.

4.1.6. DENSITY BONUS

In 2014 the City adopted Ordinance No. 837, the City's Density Bonus Ordinance. State Density Bonus Law (SBDL), commencing at Section 65915 of the California Government Code, however, has been amended nearly annually beginning in 2017. Subparagraphs (a)(1) and (a)(3)(A) of Government Code Section 65915 obligates jurisdictions to adopt a local density bonus implementing ordinance, along with procedures and timelines for processing a density bonus application. In the event a local ordinance has not been adopted, the jurisdiction is not relieved from complying with SDBL. In accordance with Program HE-2.1.3.2.a, the City will review Ordinance No. 837 for consistency with State Density Bonus Law and will advance amendments to the City Council for adoption as needed. Since the City's 2014 adoption of Ordinance No. 837, the City has not received any density requests from housing developers. To increase implementation of the City's density bonus and other regulatory

and financial incentives and concessions, the City will prepare and publish materials informing property owners and housing developers of the available programs for qualified housing developments in accordance with Program HE-2.1.3.3.

4.1.7. DESIGN REVIEW

All of the City lying within the original 1919 Yreka town site is designated historic district. Development within the district is subject to regulations that seek to balance preservation and enhancement of certain improvements that are representative of the City’s cultural, artistic, social, economic, political, architectural, and engineering history and heritage with the public health, safety and general welfare. Within the historic district, new construction and actions to remove or alter any improvement that is a designated landmark or landmark site must first obtain a permit from the City’s. The applicant’s proposal must evidence that the proposal would not detrimentally alter, destroy or adversely affect any exterior architectural feature, specifically emphasizes the preservation of architectural styles existing in the area of the city prior to 1910, and emphasizes other distinct and noteworthy architectural styles reflecting the phases of Yreka’s history, and for new construction the exterior will be compatible with the external appearance of other existing improvements, and will not adversely affect those nearby buildings and structures.

4.1.8. 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 multifamily construction are listed in Table A-45. 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-46.

**Table A-45
Municipal Services, Impact, and Connection Fees**

Facility	Fee per Dwelling Unit ⁽¹⁾
Public Facilities	\$1,510
Storm Drainage	\$99
Parks and Recreation	\$1,821
Citywide Streets	\$539
Water System	\$5,132
Wastewater System	\$1,486
School Impact (\$2.31 per sq. ft.) ⁽²⁾	\$3,465
Total	\$14,052

Source: City of Yreka Municipal Code, Section 11.23.090 Imposition of Fees.

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

⁽²⁾ Fees as of 2013.

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 approximately \$15,550, and \$15,750 for a multifamily dwelling. As illustrated in o, this typical fee total is approximately 3 percent of the average new house construction cost and 2.6 percent of the average new multifamily 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.

**Table A-46
Planning Permit Fees**

	Fee ⁽¹⁾
Preliminary Environmental Review	\$50
Negative Declaration	\$200 deposit/cost
Mitigated Negative Declaration	Actual cost
Environmental Impact Report	Actual cost
County Clerk Filing Notice of Determination Processing Fee	\$50 plus CDFG fees ⁽²⁾
Annexation	\$750 deposit/cost
General Plan Amendment	\$750 deposit/cost
Historic District Exterior Alteration Permit	\$75
Planned Unit Development	\$750 deposit/cost
Rezone	\$750 deposit/cost
Use Permit – Administrative Approval	\$75
Minor Use Permit – Planning Commission Approval	\$150
Moderate Use Permit – Planning Commission Approval	\$200
Major Use Permit – Planning Commission Approval	\$500 deposit/cost
Site Plan Review	\$200 deposit/cost
Variance	\$250 deposit/cost
Lot Line Adjustment	\$200
County Map Check – 4 or less lots	\$300 plus County fees
County Map Check – 5 or more lots	\$600 plus County fees
Lot Merger	\$500 deposit/against actual cost
Reversion to Acreage	\$500 deposit/cost
Minor Subdivision (4 or less lots)	\$250 deposit/cost
Major Subdivision (5 or more lots)	\$500 deposit/cost
Final Parcel Map	\$200 plus \$40/hr. over five hours
Final Subdivision Map	\$200 deposit/cost
Map Extension	\$60
Appeals – Planning Commission	\$100
Appeals – City Council	\$150 plus publication
Certificate of Compliance	\$1,000 deposit/cost
County Clerk Processing Fee	\$50 actual cost
Public Hearing	\$75 deposit/cost
Public Hearing Noticing with 1-20 Notices	\$25
Public Hearing Noticing with 21 or More Notices	\$25 plus \$1/parcel

Source: Yreka Planning Department 2022 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 (DFW) requires an additional fee of \$3,539.25 if an EIR is prepared or \$2548.00 a negative declaration (DFW’s filing fees beginning January 1, 2022). 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-47
Total Processing and Impact Fees for Typical Single- and Multifamily Units

Housing Type	Total Fees	Estimated Development Cost per Unit	Estimated Proportion of Fees to Development Costs per Unit
Single-Family Unit	\$15,550	\$576,555	3%
Multifamily (per unit)	\$15,750	\$612,000	2.6%

Sources: www.costtobuild.net, accessed 2022 plus land costs for a 0.32 acre parcel per section 4.2.1 "Land Costs" below. Estimate for Typical single-family unit estimated at 1,500 square feet. Siskiyou Crossroads, 2021

4.1.9. PERMIT PROCESSING TIMES

The time involved in processing development applications can become a constraint to affordable housing development. In Yreka, most development applications for single-family and multifamily developments take between three and four weeks to process provided 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 multifamily project. For example, the Shasta Courtyards multifamily housing development and Emerald Pointe Apartments both required use permits, each of which took approximately two months to process. Table A-48 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-48
Planning Processing Times

Type of Approval or Permit	Typical Processing Time
Ministerial Review	2 to 4 weeks
Conditional Use Permit (CUP)	4 to 6 months
Zone Change	4 to 6 months
General Plan Amendment	6 to 18 months
Site Plan Review	45 days
Parcel Maps	2 to 4 months
Initial Study	6 to 8 months
Environmental Impact Report	12 to 18 months

Source: City of Yreka Planning Department 2022

4.1.10. 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.

4.2. NON-GOVERNMENTAL

4.2.1. 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 July 2022 are shown in Table A-49. The following list of properties was gathered through the Internet sites including Zillow.com. Single-family land prices ranged from \$13,770 per acre to \$113,028 per acre; multifamily land prices ranged from \$128,947 per acre to \$271,278 per acre. Although there is a wide range in price per acre, the average costs are generally higher than they were in 2013.

Table A-49
Yreka Vacant Land Costs

Zone	Acres	Price	Price per Acre
R-1	0.32	\$27,755	\$86,734
R-1	0.30	\$26,544	\$88,480
R-1	0.14	\$16,050	\$113,028
R-1	14.45	\$199,000	\$13,770
R-3-12	0.38	\$49,000	\$128,947
R-3-12	0.23	\$62,394	\$271,278
R-3-16	0.27	\$53,493	\$198,122

Source: Zillow 2022

4.2.2. 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.costtobuild.net) estimates the cost of a single-story four-cornered home in Yreka to be approximately \$366 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 \$548,800 (as of June 2022), which is nearly \$190,000 more than the May 2022 median home sales price in the county.

As the cost of labor or materials in Yreka continues to rise, it becomes more and more difficult to develop or rehabilitate housing in the City. This is considered a substantial constraint to the development of additional housing units.

4.2.3. 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-50 illustrates interest rates as of June 2022. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

Table A-50
Interest Rates

	Interest	APR
Conforming		
30-year fixed	5.625%	5.792%
15-year fixed	4.625%	4.861%
5-year adjustable rate	4.750%	4.349%

Source: www.wellsfargo.com, June 2022

Notes: Rates based on a \$400,000 purchase price, 20% down payment, and a Good credit score of 759.

4.3. HOUSING RESOURCES AND OPPORTUNITIES

4.3.1. EXISTING AFFORDABLE HOUSING

Yreka currently has eight affordable multifamily projects, with the Karuk Homes I project completed in 2017. Altogether these eight affordable housing projects provide 369 affordable units. The projects are summarized in Table A-45. Three of the projects are subsidized through HUD, and one is 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 three 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.

In 2022 entitlements and building permits were approved for the affordable multifamily development Siskiyou Crossroads. Siskiyou Crossroads is a 50-unit multifamily complex on four acres designed for special needs and general low-income populations. All units will be affordable to the target population earning no more than 60 percent of the area median income. There will be no market rate units. Twenty-four of the units will be operated as permanent supportive housing and assisted with funding from the State’s No Place Like Home program. As Siskiyou Crossroads is under construction it is not included in Table A-51. The units are expected to be ready for occupancy by 2024.

**Table A-51
Assisted Multifamily Units**

Name	Expiration Date	Total Affordable Units	Senior Units	Family Units	Funding Agency/Program
Deer Creek Apts., 1060 E. Deer Creek Way	2023	35	35	0	HUD, Sec. 8
Juniper Terrace, 800 Jasper Way	2055	54	50	4	USDA Rural Development
Siskiyou Valley Apts., 409 Bruce Street	2039	36	0	36	USDA Rural Development
Shadows Garden Apts., 402 Turre Street	2039	46	6	40	HUD Sec. 8; USDA Rural Development
Sierra Vista Retirement Ctr., 885 Sierra Vista Dr.	2037	29	29	0	HUD Sec. 202
Shasta Courtyards, 400 Foothill Drive	2051	60	0	60	Low-Income Housing Tax Credit
Emerald Point Apts., 450 N. Foothill Drive	2052	80	80	0	Low-Income Housing Tax Credit
Karuk Homes I, 1832 Apsuun	2069	29			Low-Income Housing Tax Credit

Source: 6th Cycle Housing Element Data Package, Siskiyou County, State California Department of Housing and Community Development, December 2021 retirement

4.3.2. 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 multifamily units. Subsequent amendments have clarified the scope of the analysis to include units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert within ten years of the beginning of the

housing element planning period. In the City of Yreka there are currently 35 units in the Deer Creek Apartments at high risk of conversion to market rates during the 2022-2030 planning period.

4.3.3. 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 35-unit Deer Creek Apartments is potentially at risk of conversion to market-rate housing when affordability controls expire in 2023. This 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, 2022). 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.

The Deer Creek Apartments' affordability status may expire in 2023 according to HCD's 6th cycle data for the Siskiyou County region. Deer Creek Apartments is a 31 unit housing development of which 29 of the units are HUD-funded project based rental assistance units. Project-based assistance is tied to particular units, and does not travel with individual tenants. This means that project-based rental assistance can be a source of long-term affordability if preserved. Therefore, advocacy to preserve units with project-based rental assistance is crucial. (<https://www.nhlp.org/resource-center/project-based-rental-assistance/>, National Housing Law Project, accessed July 10, 2022). The City is actively attempting to contact the property owners and management company to obtain information about their plans for the 29 assisted housing units, i.e., are they contemplating converting the units to market rate units. Property owners of federally assisted projects are required to provide notices of intent if rent subsidies will be terminated to all affected households and public agencies at six and twelve months prior to termination, unless exempted. The regulations stipulate that the City and HCD are affected agencies. Owners of government-assisted developments cannot terminate subsidy contracts, such as project-based rental assistance, without first providing an exclusive "notice of opportunity to submit an offer to purchase" to non-profit housing entities that have registered with the State. Program HE-4.2.1 commits the City to facilitating the processes to retain these 29 units as assisted units

Currently the City does not know the plans of Richfield Development for the property. The following is an analysis of the preservation and replacement options of the Deer Creek Apartments affordable housing project if the current owners do not maintain the property's affordability status and elect to convert the units market rate units.

4.3.4. PRESERVATION AND REPLACEMENT OPTIONS

A. 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 multifamily housing units. These options are described below.

B. 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. The Deer Creek Apartments complex is currently owned by a development corporation and managed by a private firm out of Sacramento. As such it may benefit from being acquired by a nonprofit agency that will maintain the affordability of the units.

The current market value of the project was estimated using information from multifamily sales listings in Yreka and surrounding areas. The average cost to purchase a multifamily development was \$168 per square foot. There are 35 units of approximately 750 square feet each at the Deer Creek Apartments at risk of converting to market rate within ten years. If these were purchased, the estimated cost of acquiring these would be \$4,410,000.

C. Rental Assistance

Rental subsidies using non-federal (state, local, or other) funding sources can be used to maintain affordability of the 35 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 2022 fair market rent is determined to be \$701 for a one-bedroom unit, \$922 for a two-bedroom unit, and \$1,310 for a three-bedroom unit.

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-52, the total cost of subsidizing the rents for all 35 at-risk units is estimated at \$4,130 per month or \$49,560 annually.

Table A-52
Estimated Rental Subsidies Required

Unit Size	Total Units	Fair Market Rent ¹	House-hold Size	Very Low Income (50% MFI) ²	Affordable Cost – Utilities ³	Monthly per Unit Subsidy	Total Monthly Subsidy
1 br	35	\$701	1	\$27,300	\$583	\$118	\$4,130
Total	35						\$4,130

Source: HUD 2022

¹Fair Market Rent is determined by HUD for different jurisdictions/areas across the United States on an annual basis.

²2022 Median Family Income (MFI) limits based on 2022 Income Limits from HUD. In Siskiyou County, the median family income in 2022 was calculated to be \$62,700. The income limit for a very low-income household was \$27,300 for a one-person household, \$31,200 for a two-person household, and \$35,100 for a three-person household.

³Affordable 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.

D. 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.

At current market conditions, a typical one bedroom apartment in Yreka costs approximately \$800 per month plus utilities. This is \$99 more than the fair market value as determined by HUD. In order to further supplement Section 8 subsidies it would cost an additional \$3,465 a month for all 35 units.

E. 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 \$520,000 per unit¹, it would cost over \$18.2 million to construct 35 new assisted units. Including land costs, the total costs to develop replacement units will be significantly higher.

F. Cost Comparisons

The above analysis attempts to estimate the cost of preserving the at-risk units under various options. The cost of acquiring the Deer Creek Apartments project and transferring ownership to another nonprofit organization is high (\$4.4 million). In comparison, the annual costs of providing rental subsidies required to preserve the 56 assisted units are relatively low (\$49,560). However, long-term affordability of the units cannot be ensured in this manner. The option of constructing 35 replacement units is very high (\$18.2 million, excluding 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.

4.3.5. RESOURCES FOR PRESERVING ASSISTED RENTAL HOUSING

A. 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 individuals and organizations that above meets the eligibility criteria as a qualified entity to participate in the Opportunity to Submit an Offer To Purchase federally-assisted multifamily rental housing projects and Right-of-First Refusal, pursuant to California Government Code Section 65863.11. Eskaton Properties Inc. of Carmichael, California, is the sole organization found on HCD's Qualified Entities list dated December 17, 2021. The pool of qualified entities is potentially greater than represented on HCD's list: the Shasta County and Karuk Tribe housing authorities both operate in the City, and the non-profit housing developer Rural Communities Housing Development Corporation of Ukiah, California recently secured permits for Siskiyou Crossroads.

B. 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 into 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

¹ Cost per unit is based on the estimated cost of the Crossroads project currently underway in Yreka. This development will consist of 50 units and is estimated to cost \$26 million to construct.

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.

C. 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 multifamily housing that is available to low- and moderate-income Native Americans. Further, the KTHA administers 15 housing vouchers, which KTHA makes available to the elderly and disabled.

4.3.6. CITY OF YREKA 6TH CYCLE RHNA AND HOUSING ELEMENT INVENTORY FUTURE HOUSING NEEDS

Pursuant to the California Government Code Section 65584, HCD has developed a Regional Housing Need Allocation (RHNA) Plan for the Siskiyou county region. The RHNA Plan identifies a need for 20 new residential units in Siskiyou county region over an eight-year period (February 2023 to November 2030). The regional housing need for 20 units is evenly shared and distributed among the County and each of the nine cities. Each jurisdiction being allocated two housing units. As part of the RHNA Plan, HCD designates the affordability targets for the housing units. For the two housing units, the RHNA Plan identifies affordability targets of one low-income unit and one very-low income unit for each jurisdiction in the Siskiyou region. Thus, the City of Yreka's share of regional housing needs is 2 units over the eight-year period with one unit affordable to very-low income households and the other unit designated as affordable to low income households. The City's RHNA is presented in Table A-53.

The City and the community recognize that the City's RHNA values underestimate the actual local housing need. Yreka is not immune from the housing crisis facing most communities in California and too confronted with price and rent increases exceeding the buying power of local wages, increasing construction costs, the pace of home construction not keeping up with pace population growth, etc.

As show in Appendix C, the City's inventory of vacant property zoned to allow by-right multifamily is sufficient to meet the City's 2023-2031 RHNA of one very low income housing unit and one low income housing unit, making it is unnecessary for the City to undertake a rezoning program in order to have adequate sites for new housing development. Nonetheless, in recognition that the community housing need is greater than the City's RHNA obligation, a critical objective of the Housing Element's Goals, Policies and Programs City is to increase the variety and affordability of housing during the Element's eight year planning period. The sites identified in Appendix C can support the development of housing in excess of the City's share of the 2022-2030 regional housing needs as estimated and allocated by HCD. Therefore, it can be conclusively stated that the City has adequate inventory of sites to its with supporting public services and facilities, to accommodate its housing needs over the current planning period.

Table A-53
Regional Housing Needs Allocation City of Yreka RHNA 2022–2030

Income Category	Projected Housing Needs	Percentage of Total
Extremely Low*	0	0 %
Very Low	1	50%
Low	1	50%
Moderate	0	0%
Above Moderate	0	0%
Total	2	100%

** For Extremely Low Income jurisdictions may either use available Census data to calculate the number of projected extremely low-income households (see Overpayment tab), or presume 50 percent of the very low-income households qualify as extremely low-income households.*

Source: Siskiyou County 6th Cycle Housing Element Data Packet, December 21, 2021; Siskiyou County Final RHNA, HCD, December 2021

4.3.7. ANNEXATIONS

According to the March 2021 Yreka Municipal Service Review, there are no active annexations within the City’s sphere of influence. Further, because the projected population growth rate is relatively low and there is an adequate supply of vacant property zoned for residential development, most new growth is expected to occur in the existing city limits (Yreka Municipal Service Review, April 2021, Siskiyou LAFCo, pg. 2-3). According to report, the most recent annexations occurred in 2009 and 2010 when 2.89 acres were annexed into the City, and a .52-acre strip of land was detached from the City to the Karuk Tribe. Yreka is considering annexation of the City owned parcels on Phillippe Lane immediately south of the City boundaries. This annexation would require modification of the Sphere of Influence boundary.

4.3.8. HOUSING NEEDS AND VACANT LANDS

Table A-54 summarizes the available vacant land in the City that is appropriate to meet housing needs identified by community that is beyond the City’s 6th cycle RHNA obligation. As noted in Table A-40, there are a total of 82 acres of R-3 (R-3-12 and R-3-16) zoned land with the potential to result in 1,005 units; 138 acres of R-2 zoned land with the potential to result in 1,794 units; 1,177 acres of R-1 zoned land with the potential to result in 354 units; 46 R-A zoned parcels comprising 649 acres with the potential to result in 92 units; and 9.6 acres of RPO zoned land with the potential to result in 125 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 90 percent of the maximum density was assumed for most of the multifamily zoned parcels, and a net density of 50–80 percent (average 65 percent) of the maximum density was assumed for most of the single-family zoned parcels. Examples of recent multifamily projects that were developed or approved include the Siskiyou Crossroads – No Place Like Home Development. This 50-unit project is being built on 4 acres for a maximum density of 12.5 dwelling units per acre and a 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 663 acres zoned RA. Density on this acreage has typically been estimated to not exceed 0.20 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 multifamily 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 83 acres of R-3 (R-3-12 and R-3-16) zoned lands with the potential to result in 1,024 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 2022 Urban Water Management Plan (UWMP) reports an estimated population of 7,593 with a projected demand of 2,019 acre-feet per year by 2030. This is less than the actual reported use of 2,187 acre-feet in 2020. The projected 2030 demand results in a surplus of 5,781 acre-feet which indicates that the City will continue to have surplus water supply that may be used to support additional housing units. 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 35 percent and 24 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. In 2020 837 acre-feet of wastewater was processed which is approximately 56 percent of the City's total capacity. Based on the 2022 UWMP population projections for 2030, the City is anticipated to treat less wastewater than in 2020. This also indicates there is enough treatment capacity to support additional housing units.

4.3.9. 6TH CYCLE RHNA

While the supply of vacant and appropriately zoned property is adequate to meet the City's 2022-2030 RHNA, the Housing Element includes programs to increase the supply of land suitable for multifamily development, remove regulatory barriers to improve opportunities to diversify the City's housing stock with respect to affordability and housing types.

4.4. FUNDING SOURCES

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

shovel ready projects, meaning housing projects are only eligible if all needed entitlements are in place. The application period for jurisdictions and organizations to apply for these funding programs is typically short, less than six months. The combination of these factors heightens the need for the City to consider:

- Development of local and regional funding sources, e.g., a regional housing trust fund, in collaboration with Siskiyou County, the other cities, and public housing authorities.
- Also, the need for the City to remove regulatory and procedural barriers that increase the availability of sites suitable for siting affordable housing in a variety of configurations.

4.5. 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-2.3 Promote the use of energy conservation measures in all housing, including very low-, low-, and moderate-income housing.
- Program HE-2.3.1.2: 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-2.3.1.3: 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.

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- ¹ Cost To Build 2022. Home Construction Cost for 1,500 sq ft single family home with 2-car garage. Access March 16, 2022, from <https://www.costtobuild.net/estimator.html>.
 - ² Census-American Community Survey definitions (accessed June 10, 2022 from https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2020_ACSSubjectDefinitions.pdf

Household, family, Size of

The term "size of household" includes all the people occupying a housing unit. "Size of family" includes the family householder and all other people in the living quarters who are related to the householder by birth, marriage, or adoption.

Household, nonfamily

A nonfamily household consists of a householder living alone (a one-person household) or where the householder shares the home exclusively with people to whom he/she is not related.

- ³ The total Yreka population of 7,559 listed in Table A-16 differs from the value of 7,807 listed in Table A-1 of 7,807 relates to the methodology used to estimate this subpopulations.
- ⁴ Parcels zoned R-3-12, the maximum allowable density is 12 dwelling units per acre.
- ⁵ Willson, Richard. (2013). Parking Reform Made Easy. Island Press.

Table A-54
By-Right Sites Available for Residential Development

APN	Structure Value	Zoning	Residential Allowed?	Site Constraint	Acreage	Allowable Density	Water Connection	Sewer Connection	Fire Hazard
053-611-490	0	R-1	By-Right		0.005	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
054-203-130	0	RPO	By-Right	Floodplain	0.008	1-10 du/acc	Avail. within 100ft	Avail. within 100ft	
061-061-030	0	R-1	By-Right		0.011	1-6 du/ac	Avail. within 100ft	Avail. in parcel frontage	
053-151-080	0	R-1	By-Right		0.012	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-111-280	0	R-1	By-Right		0.013	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
054-121-040	0	R-1	By-Right		0.018	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
054-131-270	0	R-1	By-Right	Floodplain	0.018	1-6 du/ac	Avail. within 100ft to 200ft	Avail. within 100ft to 200ft	
062-151-390	0	R-1	By-Right		0.02	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-581-280	0	R-1	By-Right		0.022	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
062-181-030	0	RA	By-Right		0.024	1 du/ac	Avail. within 100ft	Avail. outside 300ft	
053-151-020	0	R-1	By-Right		0.025	1-6 du/ac	Avail. within 100ft	Avail. within 100ft to 200ft	
053-162-100	0	R-1	By-Right		0.026	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
062-201-130	0	R-1	By-Right		0.027	1-6 du/ac	Avail. within 100ft	Avail. outside 300ft	
053-043-100	0	R-1	By-Right	Floodplain	0.03	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-151-070	0	R-1	By-Right		0.03	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-311-210	0	R-1	By-Right		0.03	1-6 du/ac	Avail. within 100ft	Avail. within 100ft to 200ft	
053-541-450	0	R-1	By-Right		0.03	1-6 du/ac	Avail. within 100ft to 200ft	Avail. within 100ft to 200ft	
053-341-370	0	R-3-12	By-Right		0.037	1-12 du/ac	Avail. within 100ft	Avail. within 100ft	
053-131-350	0	R-1	By-Right		0.039	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-191-290	0	R-1	By-Right	Floodplain	0.04	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
054-131-120	0	R-1	By-Right		0.04	1-6 du/ac	Avail. within 100ft to 200ft	Avail. within 100ft to 200ft	
054-162-060	0	R-1	By-Right		0.04	1-6 du/ac	Avail. within 100ft	Avail. within 100ft to 200ft	
054-123-040	0	R-1	By-Right		0.045	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-341-300	0	R-1	By-Right	Floodplain	0.047	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
062-101-130	0	R-1	By-Right		0.05	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
061-081-110	0	R-1	By-Right		0.051	1-6 du/ac	Avail. within 100ft	Avail. in parcel frontage	
053-341-310	0	R-3-12	By-Right		0.052	1-12 du/ac	Avail. within 100ft	Avail. within 100ft	

APN	Structure Value	Zoning	Residential Allowed?	Site Constraint	Acreage	Allowable Density	Water Connection	Sewer Connection	Fire Hazard
053-581-270	0	R-1	By-Right		0.058	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-662-420	0	R-1	By-Right		0.058	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
054-131-130	0	R-1	By-Right		0.059	1-6 du/ac	Avail. within 100ft to 200ft	Avail. within 100ft to 200ft	
053-331-190	0	R-3-12	By-Right		0.059	1-12 du/ac	Avail. within 100ft	Avail. within 100ft to 200ft	
062-151-250	0	R-1	By-Right		0.06	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-581-250	0	R-1	By-Right		0.061	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-532-290	0	R-1	By-Right		0.065	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
054-202-080	0	RPO	By-Right	Floodplain	0.069	1-15 du/acc	Avail. within 100ft	Avail. within 100ft	
054-123-230	0	R-2	By-Right		0.073	1-13 du/ac	Avail. within 100ft to 200ft	Avail. within 100ft	
053-233-090	0	R-1	By-Right		0.078	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
054-131-230	0	R-1	By-Right	Floodplain	0.078		no info.	no info.	
053-392-060	0	R-1	By-Right		0.079	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
061-324-030	0	RPO	By-Right		0.088	1-10 du/acc	Avail. within 100ft	Avail. within 100ft	
054-291-350	0	RPO	By-Right		0.09	1-10 du/acc	Avail. within 100ft	Avail. within 100ft	
053-281-020	0	RPO	By-Right		0.092	1-15 du/acc	Avail. within 100ft	Avail. within 100ft	
054-081-060	0	R-2	By-Right		0.094	1-13 du/ac	Avail. within 100ft	Avail. within 100ft	
054-202-110	0	RPO	By-Right	Floodplain	0.094	1-10 du/acc	Avail. within 100ft	Avail. within 100ft	
054-173-510	0	R-3-12	By-Right		0.095	1-12 du/ac	Avail. within 100ft to 200ft	Avail. within 100ft to 200ft	
053-301-330	0	R-1	By-Right		0.099	1-6 du/ac	Avail. within 100ft to 200ft	Avail. within 100ft to 200ft	
053-532-260	0	R-1	By-Right		0.1	1-6 du/ac	Avail. within 100ft to 200ft	Avail. within 100ft to 200ft	
053-662-100	0	R-1	By-Right		0.1	1-6 du/ac	Avail. in parcel frontage	Avail. outside 300ft	
054-163-090	0	R-1	By-Right		0.1	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-631-050	0	RA	By-Right		0.1	1 du/ac	Avail. outside 300ft	Avail. outside 300ft	
053-042-080	0	R-1	By-Right		0.101	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-481-010	0	R-1	By-Right		0.105	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-532-220	0	R-1	By-Right		0.106	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-191-320	0	R-3-12	By-Right		0.113	1-12 du/ac	Avail. within 100ft	Avail. within 100ft	
053-662-670	0	R-1	By-Right		0.117	1-6 du/ac	Avail. within 100ft	Avail. within 100ft to 200ft	
054-131-250	0	R-1	By-Right	Floodplain	0.118	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	

APN	Structure Value	Zoning	Residential Allowed?	Site Constraint	Acreage	Allowable Density	Water Connection	Sewer Connection	Fire Hazard
053-072-130	0	R-3-12	By-Right	Floodplain	0.129	1-12 du/ac	Avail. within 100ft	Avail. within 100ft	
054-091-220	0	R-1	By-Right		0.13	1-6 du/ac	Avail. within 100ft	Avail. in parcel frontage	
054-092-020	0	R-1	By-Right		0.134	1-6 du/ac	Avail. within 100ft to 200ft	Avail. within 100ft	
054-092-200	5500	R-1	By-Right		0.137	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
054-092-290	0	R-1	By-Right		0.139	1-6 du/ac	Avail. within 100ft to 200ft	Avail. within 100ft	
054-092-300	0	R-1	By-Right		0.14	1-6 du/ac	Avail. outside 300ft	Avail. within 100ft	
053-161-130	0	R-1	By-Right		0.142	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
061-272-190	0	RPO	By-Right		0.146	1-10 du/acc	Avail. within 100ft	Avail. within 100ft	
061-321-090	0	R-1	By-Right		0.147	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-511-240	0	R-1	By-Right		0.148	1-6 du/ac	Avail. within 100ft	Avail. in parcel frontage	
061-272-110	0	RPO	By-Right		0.166	1-10 du/acc	Avail. within 100ft	Avail. within 100ft	
054-261-030	0	R-1	By-Right		0.167	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
054-271-400	0	R-1	By-Right		0.174	1-6 du/ac	Avail. within 100ft	Avail. within 100ft to 200ft	
061-011-240	0	R-1	By-Right		0.176	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-221-020	0	R-1	By-Right	Floodplain	0.182	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-152-150	0	R-1	By-Right		0.19	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-511-290	0	R-1	By-Right		0.19	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
062-151-540	0	R-1	By-Right		0.19	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
062-151-530	0	R-1	By-Right		0.19	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
061-021-240	0	R-3-16	By-Right		0.19	1-16 du/ac	Avail. within 100ft	Avail. within 100ft	
053-191-030	0	R-1	By-Right	Floodplain	0.193	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-132-010	0	R-1	By-Right		0.199	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
062-181-240	0	R-1	By-Right	Size	0.2	1-6 du/ac	Avail. within 100ft	Avail. outside 300ft	
062-122-400	0	R-1	By-Right		0.21	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
062-122-390	0	R-1	By-Right		0.21	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
062-211-060	0	R-1	By-Right		0.212	1-6 du/ac	Avail. outside 300ft	Avail. outside 300ft	
054-092-270	0	R-1	By-Right		0.216	1-6 du/ac	Avail. within 100ft to 200ft	Avail. within 100ft	
053-501-360	0	R-1	By-Right		0.22	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-651-700	0	R-3-12	By-Right	Size	0.23	1-12 du/ac	Avail. within 100ft	Avail. within 100ft	

APN	Structure Value	Zoning	Residential Allowed?	Site Constraint	Acreeage	Allowable Density	Water Connection	Sewer Connection	Fire Hazard
053-481-570	0	R-1	By-Right		0.235	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
054-231-280	0	RPO	By-Right	Floodplain	0.238	1-10 du/acc	Avail. within 100ft	Avail. within 100ft	
053-191-300	0	R-1	By-Right	Floodplain	0.24	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
062-181-040	0	RA	By-Right		0.242		no info.	no info.	
053-191-360	0	R-1	By-Right	Floodplain	0.26	1-6 du/ac	Avail. in parcel frontage	Avail. within 100ft	
062-151-550	0	R-1	By-Right		0.26	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
062-122-320	0	R-1	By-Right		0.26	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
061-091-070	0	R-1	By-Right		0.265	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
061-021-260	0	R-3-16	By-Right		0.27	1-16 du/ac	Avail. within 100ft	Avail. within 100ft	
054-092-370	0	R-1	By-Right		0.276	1-6 du/ac	Avail. within 100ft	Avail. within 100ft to 200ft	
053-750-240	0	R-1	By-Right		0.29	1-6 du/ac	Avail. within 100ft	Avail. within 100ft to 200ft	
062-122-430	0	R-1	By-Right		0.298	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-191-280	0	R-1	By-Right	Floodplain	0.3	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-511-030	0	R-1	By-Right		0.3	1-6 du/ac	Avail. within 100ft to 200ft	Avail. within 200ft to 300ft	
053-541-190	0	R-1	By-Right		0.3	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
062-181-300	0	R-1	By-Right		0.3	1-6 du/ac	Avail. within 100ft	Avail. outside 300ft	
062-122-140	0	R-1	By-Right		0.3	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
062-122-080	0	R-1	By-Right		0.3	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
061-141-050	0	R-1	By-Right		0.3	1-6 du/ac	Avail. within 100ft	Avail. in parcel frontage	
061-051-100	0	R-1	By-Right		0.309	1-6 du/ac	Avail. within 100ft	Avail. in parcel frontage	
062-201-160	0	R-1	By-Right		0.31	1-6 du/ac	Avail. within 100ft	Avail. outside 300ft	
054-162-050	0	R-1	By-Right		0.31	1-6 du/ac	Avail. within 100ft to 200ft	Avail. within 100ft	
053-152-170	0	R-1	By-Right		0.32	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-750-270	0	R-1	By-Right		0.32	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-672-450	0	RA	By-Right	Size	0.325	1 du/ac	Avail. outside 300ft	Avail. outside 300ft	
053-521-200	0	R-1	By-Right		0.33	1-6 du/ac	Avail. in parcel frontage	Avail. in parcel frontage	
062-211-050	0	R-2	By-Right		0.332	1-13 du/ac	Avail. outside 300ft	Avail. outside 300ft	
053-750-250	0	R-1	By-Right		0.34	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-750-320	0	R-1	By-Right		0.34	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	

APN	Structure Value	Zoning	Residential Allowed?	Site Constraint	Acreage	Allowable Density	Water Connection	Sewer Connection	Fire Hazard
053-521-180	0	R-1	By-Right		0.35	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-521-270	0	R-1	By-Right		0.35	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
062-151-090	0	R-1	By-Right		0.36		no info.	no info.	
062-122-670	0	R-1	By-Right		0.36	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-311-250	0	R-3-12	By-Right		0.38	1-12 du/ac	Avail. within 100ft	Avail. within 100ft	
061-311-270	0	RPO	By-Right		0.389	1-10 du/acc	Avail. within 100ft	Avail. within 100ft	
053-491-190	0	R-1	By-Right		0.4	1-6 du/ac	Avail. within 100ft	Avail. in parcel frontage	
061-011-330	0	R-1	By-Right		0.4	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
062-211-070	0	R-2	By-Right		0.4	1-13 du/ac	Avail. outside 300ft	Avail. outside 300ft	
061-131-260	0	R-1	By-Right		0.45	1-6 du/ac	Avail. within 100ft to 200ft	Avail. outside 300ft	
054-092-380	0	R-1	By-Right		0.472	1-6 du/ac	Avail. within 100ft to 200ft	Avail. within 100ft to 200ft	
061-131-180	0	R-1	By-Right		0.49	1-6 du/ac	Avail. outside 300ft	Avail. outside 300ft	
061-131-190	0	R-1	By-Right		0.49	1-6 du/ac	Avail. within 200ft to 300ft	Avail. within 200ft to 300ft	
061-141-150	0	R-1	By-Right		0.5	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
061-201-080	0	R-1	By-Right		0.5	1-6 du/ac	Avail. outside 300ft	Avail. outside 300ft	
053-631-060	0	RA	By-Right		0.5	1 du/ac	Avail. in parcel frontage	Avail. outside 300ft	
053-642-260	0	RA	By-Right		0.5	1 du/ac	Avail. within 100ft to 200ft	Avail. outside 300ft	
053-672-300	0	RA	By-Right		0.5	1 du/ac	Avail. outside 300ft	Avail. outside 300ft	
062-202-010	0	R-1	By-Right		0.502	1-6 du/ac	Avail. within 100ft	Avail. outside 300ft	
053-043-090	0	R-1	By-Right	Floodplain	0.513	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
062-122-040	0	R-1	By-Right		0.52	1-6 du/ac	Avail. within 200ft to 300ft	Avail. within 200ft to 300ft	
061-131-250	0	R-1	By-Right		0.52	1-6 du/ac	Avail. within 100ft to 200ft	Avail. outside 300ft	
053-750-170	0	R-1	By-Right		0.53	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-750-550	0	R-1	By-Right		0.54	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
061-370-100	0	R-1	By-Right		0.55	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
061-011-140	0	R-1	By-Right		0.57	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-501-020	0	R-1	By-Right		0.6	1-6 du/ac	Avail. within 100ft to 200ft	Avail. within 100ft to 200ft	
061-271-030	0	R-2	By-Right		0.629	1-13 du/ac	Avail. within 100ft	Avail. within 100ft	
053-541-360	0	R-1	By-Right		0.7	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	

APN	Structure Value	Zoning	Residential Allowed?	Site Constraint	Acreage	Allowable Density	Water Connection	Sewer Connection	Fire Hazard
062-151-230	0	R-1	By-Right		0.7	1-6 du/ac	Avail. within 100ft to 200ft	Avail. within 100ft to 200ft	
053-642-330	0	R-1	By-Right		0.7	1-6 du/ac	Avail. outside 300ft	Avail. outside 300ft	
061-131-170	0	R-1	By-Right		0.71	1-6 du/ac	Avail. outside 300ft	Avail. outside 300ft	
061-131-230	0	R-1	By-Right		0.73	1-6 du/ac	Avail. within 100ft to 200ft	Avail. within 100ft to 200ft	
061-221-280	0	R-1	By-Right		0.74	1-6 du/ac	Avail. within 100ft	Avail. outside 300ft	
053-672-210	0	RA	By-Right	Size	0.746	1 du/ac	Avail. in parcel frontage	Avail. outside 300ft	
061-111-090	0	R-1	By-Right	Floodplain	0.76	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
061-071-100	0	R-1	By-Right		0.84	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
061-361-140	0	R-1	By-Right		0.9	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
061-131-160	0	R-1	By-Right		0.92	1-6 du/ac	Avail. outside 300ft	Avail. outside 300ft	
061-091-200	0	R-1	By-Right	Floodplain	0.95	1-6 du/ac	Avail. in parcel frontage	Avail. in parcel frontage	
062-061-210	0	R-1	By-Right		0.96	1-6 du/ac	Avail. within 100ft to 200ft	Avail. within 100ft to 200ft	
062-181-270	0	R-1	By-Right		1	1-6 du/ac	Avail. within 100ft	Avail. outside 300ft	
061-091-130	0	R-1	By-Right	Floodplain	1	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-591-090	0	RA	By-Right	Slope/phlox	1	1 du/ac	Avail. outside 300ft	Avail. outside 300ft	
053-721-090	0	RA	By-Right		1	1 du/ac	Avail. within 100ft	Avail. outside 300ft	
053-631-080	0	RA	By-Right		1.01	1 du/ac	Avail. within 100ft to 200ft	Avail. outside 300ft	
053-721-020	0	RA	By-Right		1.01	1 du/ac	Avail. within 100ft	Avail. outside 300ft	
053-152-160	0	R-1	By-Right		1.05	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
061-091-190	0	R-1	By-Right	Floodplain	1.09	1-6 du/ac	Avail. within 100ft	Avail. in parcel frontage	
062-181-210	0	RA	By-Right		1.1	1 du/ac	Avail. within 100ft	Avail. outside 300ft	
061-361-180	0	R-1	By-Right		1.3	1-6 du/ac	Avail. in parcel frontage	Avail. within 200ft to 300ft	
053-642-230	0	R-3-16	By-Right		1.3	1-16 du/ac	Avail. in parcel frontage	Avail. within 100ft	
061-131-240	0	R-1	By-Right		1.34	1-6 du/ac	Avail. in parcel frontage	Avail. outside 300ft	
062-181-330	0	R-1	By-Right	Floodplain	1.4		no info.	no info.	
053-561-230	0	R-1	By-Right		1.45	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
061-201-100	0	R-1	By-Right		1.66	1-6 du/ac	Avail. outside 300ft	Avail. outside 300ft	
061-131-010	0	R-1	By-Right		2	1-6 du/ac	Avail. outside 300ft	Avail. outside 300ft	
061-361-130	0	R-1	By-Right		2.1	1-6 du/ac	Avail. in parcel frontage	Avail. within 100ft	

APN	Structure Value	Zoning	Residential Allowed?	Site Constraint	Acreeage	Allowable Density	Water Connection	Sewer Connection	Fire Hazard
062-181-350	0	RA	By-Right		2.23	1 du/ac	Avail. within 100ft	Avail. outside 300ft	
062-122-120	0	R-1	By-Right		2.31	1-6 du/ac	Avail. within 200ft to 300ft	Avail. within 200ft to 300ft	
062-181-060	0	RA	By-Right		2.6	1 du/ac	Avail. within 100ft	Avail. outside 300ft	
061-121-040	0	R-1	By-Right		2.7	1-6 du/ac	Avail. outside 300ft	Avail. outside 300ft	
053-642-090	0	RA	By-Right	Slope	3	1 du/ac	Avail. within 100ft to 200ft	Avail. outside 300ft	
053-672-410	0	RA	By-Right		3	1 du/ac	Avail. within 100ft	Avail. in parcel frontage	
062-122-130	0	R-1	By-Right		3.3	1-6 du/ac	Avail. within 100ft	Avail. in parcel frontage	
053-591-340	0	RA	By-Right		3.3	1 du/ac	Avail. within 100ft to 200ft	Avail. outside 300ft	
053-591-420	0	R-1	By-Right		3.9	1-6 du/ac	Avail. within 100ft to 200ft	Avail. outside 300ft	
061-221-310	0	R-3-12	By-Right		3.95	1-12 du/ac	Avail. within 100ft	Avail. within 100ft	
053-672-670	0	RA	By-Right		4	1 du/ac	Avail. within 100ft	Avail. outside 300ft	
053-672-030	0	RA	By-Right		5.02	1 du/ac	Avail. in parcel frontage	Avail. outside 300ft	
053-672-400	0	RA	By-Right		5.14	1 du/ac	Avail. within 200ft to 300ft	Avail. in parcel frontage	
053-642-600	0	R-3-16	By-Right		5.53	1-16 du/ac	Avail. in parcel frontage	Avail. in parcel frontage	
053-642-050	0	RA	By-Right		5.728	1 du/ac	Avail. within 100ft	Avail. outside 300ft	
062-181-340	0	RA	By-Right		6.37	1 du/ac	Avail. within 100ft	Avail. outside 300ft	
061-361-090	0	R-1	By-Right		6.6	1-6 du/ac	Avail. within 100ft	Avail. in parcel frontage	
053-672-320	0	RA	By-Right		8.6	1 du/ac	Avail. within 100ft	Avail. outside 300ft	
053-642-080	0	RA	By-Right		8.7	1 du/ac	Avail. within 100ft	Avail. within 200ft to 300ft	
053-591-320	0	RA	By-Right		9	1 du/ac	Avail. outside 300ft	Avail. outside 300ft	
061-091-160	0	R-1	By-Right	Floodplain	10.04	1-6 du/ac	Avail. in parcel frontage	Avail. within 100ft to 200ft	
053-711-030	0	R-3-12	By-Right		10.5	1-12 du/ac	Avail. within 100ft to 200ft	Avail. in parcel frontage	
053-591-440	0	R-1	By-Right		10.6	1-6 du/ac	Avail. outside 300ft	Avail. outside 300ft	
061-370-170	0	R-1	By-Right	Floodplain	10.73	1-6 du/ac	Avail. in parcel frontage	Avail. in parcel frontage	
053-591-360	0	RA	By-Right		11	1 du/ac	Avail. outside 300ft	Avail. outside 300ft	
053-591-530	0	RA	By-Right		12.1	1 du/ac	Avail. outside 300ft	Avail. outside 300ft	
061-201-070	0	R-1	By-Right	Slope	13	1-6 du/ac	Avail. outside 300ft	Avail. outside 300ft	
053-591-370	0	RA	By-Right		13.3	1 du/ac	Avail. outside 300ft	Avail. outside 300ft	
053-651-820	0	R-3-12	By-Right		13.9	1-12 du/ac	Avail. within 100ft	Avail. within 100ft	

APN	Structure Value	Zoning	Residential Allowed?	Site Constraint	Acreage	Allowable Density	Water Connection	Sewer Connection	Fire Hazard
061-141-030	0	R-1	By-Right		14.2	1-6 du/ac	Avail. in parcel frontage	Avail. within 100ft	
061-361-200	0	R-1	By-Right		14.4	1-6 du/ac	Avail. within 100ft to 200ft	Avail. within 100ft	
061-121-060	0	R-1	By-Right		14.45	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-672-370	0	RA	By-Right		14.48	1 du/ac	Avail. within 100ft	Avail. outside 300ft	
053-591-300	0	RA	By-Right		15.5	1 du/ac	Avail. outside 300ft	Avail. outside 300ft	
053-591-310	0	RA	By-Right		18.1	1 du/ac	Avail. outside 300ft	Avail. outside 300ft	
053-591-160	0	RA	By-Right		19.3	1 du/ac	Avail. outside 300ft	Avail. outside 300ft	
061-211-010	0	R-1	By-Right		19.6	1-6 du/ac	Avail. within 100ft to 200ft	Avail. outside 300ft	
061-201-050	0	R-1	By-Right	Slope	20	1-6 du/ac	Avail. outside 300ft	Avail. outside 300ft	
053-672-330	0	RA	By-Right		20.4	1 du/ac	Avail. in parcel frontage	Avail. within 100ft	
053-672-310	0	RA	By-Right		29	1 du/ac	Avail. in parcel frontage	Avail. within 200ft to 300ft	
053-642-440	0	R-1	By-Right	Slope	35.2	1-6 du/ac	Avail. within 100ft	Avail. within 200ft to 300ft	
061-301-010	0	R-1	By-Right	Slope/Tower	37	1-6 du/ac	Avail. outside 300ft	Avail. outside 300ft	
053-672-260	0	RA	By-Right		39.2	1 du/ac	Avail. in parcel frontage	Avail. outside 300ft	
053-591-560	0	R-3-12	By-Right		44.8	1-12 du/ac	Avail. within 100ft	Avail. outside 300ft	
061-201-010	0	R-1	By-Right	Slope	45.6	1-6 du/ac	Avail. outside 300ft	Avail. outside 300ft	
061-301-130	0	R-1	By-Right	Slope	69.2	1-6 du/ac	Avail. outside 300ft	Avail. outside 300ft	
062-211-080	0	R-1	By-Right	Floodplain	81.88	1-6 du/ac	Avail. within 100ft to 200ft	Avail. within 100ft to 200ft	
053-770-010	0	R-1	By-Right	Floodplain	89	1-6 du/ac	Avail. outside 300ft	Avail. outside 300ft	
062-211-020	0	RA	By-Right		93.3	1 du/ac	Avail. outside 300ft	Avail. outside 300ft	
053-651-810	0	R-1	By-Right	Slope	108.61	1-6 du/ac	Avail. in parcel frontage	Avail. within 100ft	
053-711-100	0	R-1	By-Right	Slope	115	1-6 du/ac	Avail. in parcel frontage	Avail. in parcel frontage	
053-651-740	0	R-1	By-Right	Slope	134.76	1-6 du/ac	Avail. within 100ft	Avail. within 100ft	
053-770-020	0	R-2	By-Right		136.9	1-13 du/ac	Avail. outside 300ft	Avail. outside 300ft	
053-631-070	0	RA	By-Right		140.39	1 du/ac	Avail. within 100ft	Avail. outside 300ft	
053-770-030	0	R-1	By-Right		141	1-6 du/ac	Avail. outside 300ft	Avail. outside 300ft	