

APPENDIX C: INVENTORY OF SITES

As discussed in section 4.3.6 of Appendix A, the City of Yreka’s regional housing needs allocation for the 6th cycle is two housing units, one low income unit and one very low income unit. APN 053-642-600 is designated to meet the City’s need, and details about the parcel are provided in Table C-1 Pursuant to Government Code Section 66583.2(c)(3), the City is using the default density of 15 dwelling units per acre that allows sites to be deemed appropriate to accommodate housing for lower income households.

APN 053-642-600 is 5.53 acres in size, and is located near the intersection of Juniper Drive and Montague Road. The site is designated by the Yreka General Plan as High Density Residential (HRD), which has maximum allowable density of 16 dwelling units per acre. Consistent with the General Plan and the HRD land use designation, the entirety of the site is zoned and planned for multifamily development with a density range of one to 16 dwelling units per acre (R-3-16). At 100 percent buildout, the site’s full buildout is 89 units could be developed. Both water and sewer services are available at the parcel’s frontage. Dry utilities, i.e., electricity, internet, and phone, are available also at the parcel’s frontage. For the City’s 5th cycle housing element, the site was a designated inventory site. However, it was not a designated inventory site in City’s 4th cycle housing element.

Housing Sites Inventory

Info about the Site	
Where:	Juniper Drive x Montague Road
General Plan Designation:	High Density Residential (HDR)
Zoning:	R-3-16
Minimum Density:	1 dwelling unit per acre
Maximum Density:	16 dwelling units per acre
Size:	approx. 5.53 acres
Potential Buildout:	89 dwelling units
Status:	Currently Vacant



To estimate the realistic capacity of APN 053-642-600, City is using the Siskiyou Crossroads housing project applied for and approved in 2021 as a guide. Siskiyou Crossroads is a 50-unit multifamily development developed on a split zone parcel: R-3-12/M-1. The R-3-12 zone portion of the property is 4 acres, with remaining 10 acres being zoned M-1 which only allows only emergency shelters and does not allow any other residential uses. For the R-3-12 portion of the property the buildout density of the Siskiyou Roads project is 13 dwelling units per acre. One hundred percent of the units are affordable to the target population of 60 percent or less of the area median income, with 24 of the units designated as permanent supportive housing. The Siskiyou Crossroads project indicates the City is capable of achieving 100 percent buildout and for the designated income category. However,

it is noted the Siskiyou Crossroads property is County-owned thereby significantly barriers to acquisition, whereas the 053-0642-600 is privately owned.

The City's regulatory requirement that multifamily developments configured as more than fourplexes must first secure a CUP is a potentially limiting factor for a housing development achieving the full buildout density. A discount of 30 percent has been applied to account for the potential limits. This adjustment results in realistic capacity of 62 units which is still more than adequate for the City to meet its RHNA obligation for two lower income units during the 6th cycle planning period.

1. AFFIRMATIVELY FURTHERING FAIR HOUSING ANALYSIS OF SITES INVENTORY

APN 053-642-600, the site identified in the City's inventory, was one of 19 sites evaluated in 2019 by Housing Tools for feasibility for a permanent supportive housing development and was supported by No Place Like Home (NPLH) program funding. The target population for permanent supportive housing align with the income of very low income households. The feasibility evaluation considered and ranked potential for neighborhood integration using the measures listed below. These four measures are indicators for AFFH:

- What is the site's proximity to public transportation and services (grocery stores, parks, schools, libraries, hospitals and clinics, pharmacies)?
- How walkable is the neighborhood?
- Are adjacent land uses compatible with affordable housing?
- How likely is it that the development would receive neighborhood opposition?

The above attributes were verified by conducting site visits, and interviewing local government officials and a local real estate professional. APN 053-652-600 ranked in the Tier 2, receiving 10 points (out of a possible 12). For the neighborhood integration subcategory the site scored 2 points (out of a possible 3). The site's attributes that resulted in the score are:

Pros: The site is within 1 mile of Grocery Outlet, a bus stop serviced by five bus lines, Newton Park, Ringe Park, Yreka High School, and Yreka Immediate Care Clinic.

Cons: The site is not as well integrated into the community and as pedestrian-friendly as many of the other sites analyzed

The Housing Tools study also noted that the site is adjacent to the Juniper Apartment development, which is an affordable rental complex. Otherwise, the surrounding adjacent land is vacant. Despite being surrounded by vacant land, the property is close to a number of services by way of Montague Road to West Yreka, including Grocery Outlet, a bus stop serviced by five bus lines, two parks and Yreka High School.

The site is located in a Low Resource area, however, according to the 2021 TCAC Opportunity Areas composite mapping. The Housing Element includes a number of programs that directly aim to improve opportunities in the higher resource areas of the City. The programs to increase the variety of housing types, to support and encourage property owners to consider ADU and SB 9 (2021) housing development, seek federal and state funding for enable lower income households to make repairs to their homes to improve the conditions of to support a that for housing development.