


Chapter 02 - GOALS, POLICIES, AND PROGRAMS

This chapter of the Housing Element contains the City’s goals, policies, and the proposed strategy to implement its goals and policies. The goals and policies reflect the needs identified in the Housing Needs Assessment contained in Appendix A, including the community profile in Appendix A, Affirmatively Furthering Fair Housing in Appendix B, and Constraints. Available funding resources for housing are discussed in Appendix B and are integrated into City’s strategy when applicable. Each proposed implementing action contains a description of the intended action, an explanation of the responsible agency, possible sources of funding (if applicable), the time frame during which the program would take effect, and anticipated results. Whenever possible, the anticipated results have been expressed in quantified terms.

Use of the bear  icon below denotes Yreka programs that are intended to fulfill a specific State housing law requirement. For quick reference, Table 2-1 below, lists the programs that meet a State housing mandate.

Program HE-1.1.1	Program HE-4.1.1
Program HE-1.1.2	Program HE-4.2.1
Program HE-1.3.4	Program HE-4.4.1
Program HE-2.1.3	Program HE-6.1.1
Program HE-3.1.1	Program HE-6.1.2
Program HE-3.2.1	Program HE-7.1.1

Goal HE-1

Accommodate the City’s share of regional housing needs for all income groups during the planning period by ensuring an adequate supply of land for residential development.

Policy HE-1.1

Ensure Yreka provides adequate sites with appropriate zoning and available public facilities and services to meet the City’s share of regional housing needs for all income groups during the housing element planning period and for five years of projected growth. These lands shall be available at any time with appropriate General Plan and Zoning regulations for residential development to reduce the impact that the lack of available land may have on the cost of single-family and multifamily development.

Program HE-1.1.1

To ensure at all times during the planning period the City has an adequate inventory to accommodate its designated regional housing need allocation, the City will evaluate entitlement and permit applications seeking to develop designated inventory sites for decreases in density and affordability of housing units consistent with No Net Loss Law, Government Code Section 65863 et seq. If project approval will result in an inventory deficit, steps will be taken to replace the lost inventory sites by rezoning qualified properties in other areas as needed to

meet the City's remaining RHNA for lower-income households in accordance with Government Code Section 65863 et seq.

Administration: Planning Department, City Manager

Funding: Application fee, General Fund

Timing: On a project-by-project basis; if an inventory deficit is found

Program HE-1.1.2

As part of the annual Housing Element review, the Planning Commission will review the City's vacant land inventory with the objective of ensuring that Yreka can accommodate a variety of housing types, the City's RHNA, and projected growth. If an inventory deficit is projected to occur, steps will be taken to change the General Plan and zoning as needed to increase the amount of available land. The City will publish the inventory of sites on the City's webpage and announce the availability of the inventory to the public, including the development community.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: Annually; if an inventory deficit is projected

Policy HE-1.2

Provide a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all economic segments of the community at a level no greater than that which can be supported by the infrastructure. To facilitate housing construction and rehabilitation of the existing housing stock, the City shall prepare amendments to the Zoning Code that for by-right multifamily development that meet objective development and performance standards to reduce the time and expense of entitlement and permitting process.

Program HE-1.2.1

The City shall amend the Zoning Code for the R-3, R-2 and RPO zones by offering ministerial review for qualified housing developments to reduce the time and expense of the entitlement and building permit process for multifamily development. The amendments shall:

- 1) Increase the by-right allowable density of the RPO, R-3-12 and R-2 zones from 12 dwelling units per acre to 15 dwelling units per acre.
- 2) In the RPO, R-3 and R-2 zones allow by-right apartment or condominium housing developments with dwelling groups configured as more than 4-plexes
- 3) Any development, design and performance standards for the R-3, R-2 and RPO zones shall be objective, and any non-objective development, design and performance standards shall be repealed.
- 4) For sites designated in the City's adopted affordable inventory, the Zoning Code amendments shall consider incorporation of the following requirements:
 - a) Sites be developed at a minimum residential density
 - b) Development of a single family residence be subject to approval of an ultimate development plan demonstrating the site can accommodate multifamily development at the minimum density, including ancillary multifamily uses and development.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: As part of the City's comprehensive update of its General Plan and Zoning Code. Release of Public Draft: Q4 2023; with adoption targeted for 2024

Program HE-1.2.2

The City shall offer Fast Track review of entitlement and building permit applications for housing projects. The City shall complete its review of the application within 60 days after the application is complete for a project with 50 or fewer units, or within 60 days after the application is complete for a project with more than 50 units. Mixed-use development consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use shall be eligible for Fast Track review.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: As part of the City's comprehensive update of its General Plan and Zoning Code. Release of Public Draft: Q4 2023; with adoption targeted for 2024

Policy HE-1.3

Encourage infill development and adaptive reuse. The City will explore strategies to convert abandoned, vacant, and underutilized commercial and industrial sites into workforce and affordable housing, including mixed-use development.

Program HE-1.3.1

The City will amend the Zoning Code to include a mixed-use zone that will allow by-right housing development. The mixed-use zone development, design and performance standards for residential development and accessory residential development and shall be objective, and will allow housing units on the ground floor by-right. During the amendment process, the City shall consider the incorporation of micro-units (approximately 350 square feet and smaller) into mixed-use designs and consider objective development standards for micro-units.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: As part of the City's comprehensive updates of the General Plan and Zoning Code. Release of Public Drafts: Q4 2023; with adoption targeted for 2024

Program HE-1.3.2

The City will complete an inventory of sites that are appropriate for residential development and mixed-use development. The inventory will have three major categories:

1. Vacant and underutilized commercial and industrial sites
2. Sites eligible for up-zoning to allow up to 10 dwelling units per parcel pursuant to Government Code Section 65913.5 (SB 10, 2021)
3. Sites that are eligible for ministerial streamlining pursuant to Government Code Section 65913.4 et seq.

Evaluation criteria shall prioritize:

- The proximity to amenities, such as medical, grocery, transit, public recreation facilities, and other essentials.
- Existing infrastructure and its ability to service new residential development
- Geographic areas with reduced flooding and wildfire risk.

The City will consult with the development community including non-profit housing developers to determine other criteria to be used to evaluate vacant and underutilized commercial and industrial sites. Upon completion,

the inventory shall be published on the City's website to be readily accessible to the public and development community.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: Creation of inventory by 2024; Annual review and update as needed.

Program HE-1.3.3

The City will offer a voluntary rezoning program as part of the General Plan update. The rezoning program will have two categories for sites identified in the Program HE-1.4.2 inventory:

1. Sites that are vacant and underutilized commercial and industrial properties.
2. Sites eligible for up-zoning to allow up to 10 dwelling units per parcel pursuant to Government Code Section 65913.5 (SB 10, 2021)

The City will engage property owners of identified sites to discuss opportunities to allow by-right multifamily housing. For willing property owners, the City will offer a rezoning program that includes the City underwriting the rezoning costs to amend the land use regulations for volunteered properties to encourage property owner participation.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: As part of the City's comprehensive updates of the General Plan and Zoning Code. Release of Public Drafts: Q4 2023; with adoption targeted for 2024

Program HE-1.3.4

The City will improve awareness and support for the City's workforce and affordable housing programs citywide by publicly sharing information on the City's website about zoning ordinances, development standards, fees, exactions, surplus public lands, fair housing resources, and housing affordability requirements. This program will be implemented consistent with the requirements of AB 1483 (2019).

Administration: Planning Department, City Manager

Funding: General Fund

Timing: Within in one year from adoption of the Housing Element.

Program HE-1.3.5

The City will consider adoption of a housing impact fee ordinance or an inclusionary housing ordinance that includes an allowance for payment of an in-lieu fee. A housing impact fee ordinance, if enacted would enable the City to charge developers a fee for each square foot of new market-rate construction and use the funds to pay for affordable housing or housing for persons with disabilities. A housing impact fee is structured to require payment of fees rather development of units onsite. An inclusionary housing ordinance, if enacted, increases the supply of affordable units by requiring developers to reserve a certain percentage of housing units for very low, low and moderate-income households, or for persons disabilities, in new residential developments, or pay an in-lieu fee. In-lieu fees are typically deposited into a housing trust fund where they can be used to finance affordable housing development.

For either option the City will prepare background studies. The background studies will include an evaluation of the financial feasibility and resource requirements to implement either a housing impact fee or an inclusionary housing ordinance. The feasibility analysis will also assess the impact of a fee or ordinance on the financial

feasibility of a prototype rental project in Yreka (similar to what a developer would do when considering a market-rate housing project). The financial feasibility study should include a pro forma analysis (i.e., a comparison of development costs and rental revenues) of a prototype rental development to determine if a housing impact fee or an inclusionary housing ordinance would affect the financial feasibility of development. For either approach, the City may consider allocating collected funds to a local housing trust fund where the funds can be used to finance affordable housing development.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: As part of the City's comprehensive update of its General Plan and Zoning Code. Release of Public Draft: Q4 2023; with adoption targeted for 2024.

Program HE-1.3.6

Repeal of Article XXXIV of the State Constitution (Article 34) to remove regulatory barriers for affordable rental housing. The City will support and actively lobby for State and/or local initiatives and referendums that seek the repeal of Article 34 of the State Constitution. Should the State or local initiatives or referendums fail to progress or pass, the City shall initiate an Article 34 initiative that, if passed by a majority of qualified voters, would allow the City to develop, construct or acquire low cost rental housing, or to partner with non-profit housing developers using State funding.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: Completed in accordance with the Siskiyou County office of elections deadlines for inclusion on the November 2024 General Election ballot.

Goal HE-2

Encourage the provision and production of workforce and affordable housing. To increase workforce and other affordable housing opportunities within Yreka's existing housing stock the City will support the production of 250 new workforce housing units by 2030.

Policy HE-2.1

The City will assist in the development of workforce and affordable housing through site identification, supporting funding applications, land donation, expedited permit review, approval of requests density bonus or development incentives, direct funding when feasible, and other incentives. The City will work with the Karuk Tribe Housing Authority, market rate and nonprofit housing developers, and community organizations to develop workforce and affordable housing.

Program HE-2.1.1

The City shall complete an inventory of City-owned properties that are no longer needed for current or foreseeable future public operations and are excess. If the inventory identifies excess City-owned properties, the City will commence the process of surplus and disposing of the properties in accordance with Government Code Sections 54220-54234. Properties shall be made available for the development of affordable housing to the maximum extent feasible. The City shall encourage other public entities to inventory excess properties and make them available for affordable housing in accordance with Government Code Sections 54220-54234.

Administration: Planning Department, Department of Public Works, City Manager

Funding: General Fund, and other state and federal funds identified for specific projects/planning activities such as Community Development Block Grant, Home Investment Partnership Program (HOME), California Housing Finance Agency (CalHFA) programs, CalHome Program.

Timing: Within one year of Housing Element adoption

Program HE-2.1.2

The City will adopt a fee deferral Code that will offer deferrals of City-controlled impact fees for housing developments that include a specified minimum percentage of workforce and affordable dwelling units.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: As part of the City's comprehensive updates of the General Plan and Zoning Code. Release of Public Drafts: Q4 2023; with adoption targeted for 2025

Objective: Subsidize up to 60 housing units over a period of five years

Program HE-2.1.3

- 1) The City shall provide density bonuses to homebuilders proposing to include qualifying dwelling units within residential developments consistent with Government Code Section 65915 et seq.
- 2a) The City shall review Chapter 16.78 of Title 16, Yreka Municipal Code, to ensure compliance with State Density Bonus Law, Government Code Section 65915 et seq. If needed, the City shall prepare amendments to Chapter 16.78 of Title 16, Yreka Municipal Code to ensure compliance with State law.
- 2b) During the planning period, The City shall monitor State law for amendments to density bonus law, Government Code Section 65915, to ensure ongoing compliance with State law. If State law is amended such that revisions to the City of Yreka's Zoning Code are necessary for legal compliance, the City will initiate amendments to Title 16 of the Yreka Municipal Code.
- 3) The City will prepare and publish materials on the City's website informing property owners and housing developers of the City's density bonus program for qualified housing developments.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: 1) Ongoing. 2a) As part of the City's comprehensive updates of the General Plan and Zoning Code. Release of Public Drafts: Q4 2023; with adoption targeted for 2025. 2b) Ongoing and amendments to Title 16 of the Yreka Municipal Code as needed. 3) Within

Program HE-2.1.4

The City shall prepare amendments to the Title 16 of the Yreka Municipal Code to allow small and large employee housing by-right CPO, C-2, CH, and CT zones when located within a distance a person can reasonably walk to services (e.g., a quarter mile) or a transit stop is within a quarter mile of the development, and that meets other applicable zoning requirements for employee housing. Employee housing proposed in CPO, C-2, CH, and CT zones and to be located at a greater walking distance shall be subject to a use permit. All development and performance standards shall be objective.

Administration: Planning and Building Department

Funding: General Fund

Timing: As part of the City's update of its General Plan. Release of Public Draft: Q4 2023; with adoption targeted for 2025

Program HE-2.1.5

The City will provide assistance to developers who are preparing funding applications for workforce and affordable housing projects that require a public agency applicant. The City will also consider providing staff support in providing needed information for funding requests to increase the likelihood of receiving state or federal funding. City staff is available to meet with nonprofit and for-profit affordable housing providers to determine their interest in, and plans for, constructing affordable housing in Yreka, including developing infill sites or converting nonresidential buildings. Based on the clients to be served by proposed projects and the type of housing and services to be incorporated into funding requests, the City will assist the housing provider in identifying the most appropriate state and/or federal funding sources.

Administration: Planning Department, City Manager, Finance Department

Funding: General fund and various state or federal programs, depending on the clients to be served and the type of housing to be provided. May include Community Development Block Grant (CDBG) and HOME programs (federal funds administered by the State of California for non-entitlement cities and counties), the Multifamily Housing Program, California Housing Finance Agency programs (such as HELP), tax-exempt bond financing, low-income housing tax credits, the Federal Home Loan Bank Affordable Housing Program, USDA and other funding for farmworker housing, and various other US Department of Housing and Urban Development programs for special needs groups.

Timing: Annual contact with affordable housing providers through the planning period; additional contacts as needed to discuss project-specific issues.

Policy HE-2.2

The City will advocate and participate in the creation of a Siskiyou Regional Housing Trust Fund for the creation and preservation of affordable housing. The formation of a regional housing trust fund is a starting point for creating a local funding source for the development of workforce and affordable housing, housing rehabilitation, and enable local housing projects to be eligible to apply for Local Housing Trust Fund program funding administered by the State.

Program HE-2.2.1

The City shall coordinate and collaborate with Siskiyou County and the eight cities in Siskiyou county for the establishment of a regional housing trust fund. A housing trust fund means a public, joint public and private fund or charitable nonprofit organization described in 2.5.2.18. Section 501(c)(3) of the Internal Revenue Code, established by legislation, Code, resolution (including nonprofit articles of incorporation), or a public-private partnership organized to receive specific revenue to address local or regional housing needs.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: Initiate within two years from the adoption of the Housing Element

Policy HE-2.3

The City shall support and encourage the development and construction industries to implement new technologies and opportunities to build housing that is more affordable by design, that make more efficient use of land and materials, including water conserving systems, energy systems, dwelling designs, and uses of recycled materials for building. The City shall also encourage and support sweat-equity and collaborative construction methods.

Program HE-2.3.1

- 1) Support Workforce Pathways into the Construction Industry in Yreka and Siskiyou County. The City shall support local efforts to expand the construction workforce.
- 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.
- 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.

Administration: Planning Department, Building Department, City Manager

Funding: General Fund

Timing: Ongoing

Goal HE-3

Take actions to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Program HE-3.1.1

In an effort to Affirmatively Further Fair Housing (AFFH), the City will develop an AFFH Plan that shall take actions to address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming areas of concentrated poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair-housing laws for all persons in accordance with the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

Actions of the City's AFFH Plan will include:

- The City will continue to collaborate with the County and nonprofit housing organizations to target efforts in the rehabilitation, and adaptive reuse, with a focus on ensuring equal access to the programs across all socioeconomic groups. The City will provide marketing materials in languages other than English, as needed.
- Facilitate public education and outreach by creating informational flyers on fair housing and assistance programs and opportunities that will be made available at the City's public counters, libraries, and on the City's website. Information will be included with utility billing at least twice during the planning period, 2023-2030. City Council meetings will include a fair housing presentation at biannually beginning 2023. The City will provide materials in Spanish and other languages, as requested.
- Encourage multifamily housing near schools and utilize land use, zoning, and development standards to address barriers to housing choices in high opportunity areas such as Accessory Dwelling Unit (ADU) ordinances, minimum lot sizes, and transit availability.
- Develop a program to connect lower-income residents with affordable rental and homeownership opportunities in the City. Provide materials in Spanish and other languages, as requested.
- Train staff, elected officials, and appointees on issues of fair housing.
- Develop a proactive code enforcement program that targets areas of concentrated rehabilitation needs, results in repairs, and mitigates potential cost, displacement, and relocation impacts on residents.

- Seek state and federal funding to improve infrastructure and access to opportunity in areas not currently designated as high resource.
- Encourage residents from areas of concentrated poverty to serve on boards, committees, task forces and other local government decision-making bodies.
- The City shall take meaningful actions to allow for a greater array of housing types throughout the city to create more inclusive and equitable neighborhoods and to affirmatively further fair housing.
- Promote and support mixed income housing developments and neighborhoods by encouraging new affordable housing in high resource areas and promoting homeownership opportunities throughout the City, particularly in low resource areas.
- The City shall support efforts to connect low-income residents with financial empowerment resources, homeownership programs, small business assistance, living wage jobs, and workforce training resources and services.
- Work to promote housing stability and provide new stable housing opportunities for current residents to stay and enjoy the neighborhood investments.
- The City shall work with representative groups of community residents, including non-English speakers, to identify housing needs and implement solutions at the neighborhood level, particularly in areas targeted for inclusive economic and community development.

The City will implement the following anti-displacement strategies:

- Support non-profit organizations that provide multi-lingual landlord/tenant mediation, foreclosure assistance, or tenant legal counseling services.
- Areas targeted for growth (e.g., such as job and housing rich areas, revitalization areas) implement replacement requirements on sites identified to accommodate the housing needs of lower income households (see Program HE-4.4.1).
- Create a rent stabilization program beyond what is required by California Civil Code 1946.2

Administration: Planning Department

Funding: General Fund, LEAP

Timing: Create plan within 24 months of adoption of the Housing Element and implement actions on an ongoing basis.

Policy HE-3.2

Eliminate housing discrimination based on race, color, religion, sex, national origin, ancestry, marital status, age, household composition or size, or any other arbitrary factor.

Program HE-3.2.1

Continue to support the enforcement of the fair housing laws to protect against housing discrimination by providing adequate information about renters' rights, and promote equal housing opportunity. The City will make information on fair housing available to the public, through the posting of fair housing information in City Hall and in other public buildings, on the City's website, and providing information to new and existing apartment complexes. The City will provide a referral service to those who handle complaints against discrimination. Such complaints are to be filed with the City Manager.

Administration: City Manager

Funding: General Fund

Timing: Ongoing

Policy HE-3.3

Regional collaboration is a more meaningful and effective approach for assessing fair housing issues because fair housing issues do not recognize jurisdictional boundaries. In advance of the start of the 7th housing element cycle, the City will support preparation of a regional assessment of fair housing, the development of coordinated programs including those that enable joint funding opportunities.

Program HE-3.3.1

The City shall coordinate with Siskiyou County and the other eight cities for the completion of a multijurisdictional assessment of fair housing (AFH) that meets the requirements of Government Code Section 65583(c)(9)(A). The completed AFH is to be adequate so participating jurisdictions may incorporate it into their 7th cycle housing elements. The multijurisdictional AFH will identify elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs, and recommend a program(s) to address identified fair housing issues.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: Prior the projection period for the 7th housing element commencing

Goal HE-4

Preserve, maintain, rehabilitate, and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the city's existing housing resources for as long as physically and economically feasible.

Policy HE-4.1

Establish a procedure that provides adequate notice, relocation and other assistance for mobile home park residents consistent with State law in the event a mobile home park is to be converted to another use.

Program HE-4.1.1

The City shall adopt a mobile home park conversion ordinance to establish a procedure is to ensure that any conversion of mobile home parks to other uses is preceded by adequate notice, and that relocation and other assistance is provided park residents, consistent with the provisions of the California Government Code, Section 65863.7.

Administration: Planning Department

Funding: General Fund

Timing: As part of the City's comprehensive updates of the General Plan and Zoning Code. Release of Public Draft: Q4 2023; with adoption targeted for 2025

Policy HE-4.2

The City shall prioritize the preservation of existing affordable housing at risk of loss of affordability covenants as a critical means of mitigating the displacement and loss of affordable housing units from the City's inventory.

Program HE-4.2.1

The City will take the following actions to mitigate the potential conversion of assisted affordable units, such as the Deer Creek apartments, to market-rate units.

- 1) The City will coordinate with owners of expiring subsidies to ensure tenants receive the required notices at 3 years, 6 months, and 12 months, per California law. The owner will be required to provide written notification to residents of the expected date of loan prepayment or payoff, at which time the owner will no longer be restricted in the level of rent that can be charged. The notice will also contain an estimate of rent increases at the time rental restrictions no longer apply. Residents moving into a housing development during this one-year period must also be notified in writing of the pending conversion prior to signing a rental agreement.
- 2) Property owners will provide relocation assistance to those low-income households who are unable to afford rent increases.
- 3) If an affordable housing project indicates it is opting out of its affordability restrictions, the City will ensure that affected residents receive notification of the owner's intent and will provide nonfinancial assistance with relocation.
- 4) The City will solicit interested nonprofit housing corporations and local housing authorities to acquire and maintain such projects as low-income housing. The City will assist an interested nonprofit housing corporation or housing authority in applying for state or federal assistance for acquisition.

Administration: Planning Department and City Manager

Funding: California Housing Finance Agency Preservation, Acquisition Financing Mortgage Insurance for Purchase/Refinance (HUD)

Time Frame: Contact property owners during the second half of 2022 to determine future ownership plans; implement preservation strategy if owners indicate desire to sell or convert their properties.

Policy HE-4.3

Rehabilitation and Preservation. The City shall use preservation, conversion, and/or rehabilitation as tools to improve substandard single-unit homes and multi-unit affordable housing to preserve the existing housing stock and affordability.

Program HE-4.3.1

- 1) Using accepted best practices, the City shall conduct housing conditions survey. The survey will also identify housing units and/or neighborhoods where there may be concentrations of substandard housing to assist with prioritization of funding for rehabilitation of housing units.
- 2) The City shall develop an owner-occupied rehabilitation (OOR) program and apply for funding. If the City has available program income and OOR is an eligible use of program income per grantor, the City's program income guidelines shall be amended to include an OOR activity, and allocating a portion of program income to the OOR activity.

Administration: Planning Department

Funding: General Fund

Timing: 1) To be completed within 120 days of adoption of the Housing Element. 2) Ongoing until funding is secured.

Program HE-4.3.2

Utilize the code enforcement program as a means of keeping track of the condition of the city's housing stock. This, along with periodic review by the Planning Commission and the City Council of residential areas needing improvements, could identify needed code enforcement, necessary improvements to city infrastructure, and/or the opportunity to obtain financing for improvements. As feasible, the City will continue to prioritize code enforcement and provide adequate funding and staffing to support code enforcement programs. (This program was identified as Program HE.3.1.3 in the previous housing element)

Administration: City Manager, Building Department, Planning Department

Funding: General Fund

Timing: Ongoing

Policy HE-4.4

To mitigate the loss of affordable housing units on inventory sites, the City shall immediately begin implementing replacement housing, when applicable, pursuant to Government Code Section 65583.2(g)(3) and adopt a local policy. The replacement housing policy requires new housing developments to replace all affordable housing units lost due to new development.

Program HE-4.4.1

The City shall prepare and adopt a replacement housing policy consistent with Government Code Section 65583.2(g)(3). The City will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions:

- currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and
- was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- occupied by low or very low-income households

The City's policy will also consider how to provide disclosure for properties subject to replacement housing for future property owners.

Administration: Planning Department

Funding: General Fund

Timeframes: The replacement requirement will be implemented immediately and applied as applications on identified sites are received and processed, and local policy shall be adopted by January 1, 2030.

Goal HE-5

Encourage diverse housing opportunities by promoting the creation and retention of affordable workforce housing, housing that is affordable by design, and designs for shared and intergenerational housing, including pursuing available public and private resources.

Policy HE-5.1

The City shall promote accessory dwelling units and SB 9 (2021) housing development by developing tools, resources, and educational materials to increase awareness and support, with the objective of increasing the development of Accessory Dwelling Units (ADUs) and SB 9 (2021) housing developments in neighborhoods throughout the City.

Program HE-5.1.1

The City shall initiate a technical assistance program for homeowners to facilitate and accelerate the development of ADUs, JADUs, and SB 9 (2021) housing units on their property. Components of the technical assistance program will include a toolkit and a public outreach plan:

- Develop access to an online inventory of pre-approved ADU plans. The City will obtain permission for use and publication from other California jurisdictions. The City building official will perform plan checks and develop a corrections list, as needed, to ensure compliance with local building regulations.
- Pre-screen parcels at a programmatic level using readily available public information to identify parcels eligible for SB 9 (2021) housing developments and ministerial lot splits.
- Development of customer-oriented online tools and resources to disseminate information about the ADU and SB 9 development.
- Internal staff training
- Consultation with local lending institutions, and recruitment of ADU and SB 9 ambassadors.

Administration: Planning Department, City Manager

Funding: General Fund, LEAP and REAP

Timing: Initiate within 18 months of adoption of the housing element and complete within 18 months.

Program HE-5.1.2

The City shall apply for State program funding that allows awarded funds to be used to support development accessory dwelling units, e.g., CalHOME.

Administration: Planning Department, City Manager

Funding: General Fund, LEAP and REAP

Timing: Initiate within 18 months of adoption of the housing element and complete within 18 months.

Policy HE-5.2

The City will prepare amendments to the Zoning Code to allow moveable tiny houses as accessory dwelling units.

Program HE-5.2.1

The City shall amend the Zoning Code to allow moveable tiny houses as permanent accessory dwelling units that shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone when connected to utilities, tied down and objective health, safety and design standards are met. Moveable tiny houses meeting the standards shall be allowed outside of manufactured home and special occupancy parks.

Administration: Planning Department

Funding: General Fund

Timing: As part of the City's comprehensive updates of the General Plan and Zoning Code. Release of Public Draft: Q4 2023; with adoption targeted for 2024

Policy HE-5.3

Explore ways to finance, staff, and support local community revitalization and housing rehabilitation programs, senior residents home repair, energy conservation, weatherization, and self-help preventive maintenance programs.

Program HE-5.3.1

Continue to support staff efforts to expand on their housing knowledge base. Set aside funds for staff to be involved in classes, conferences, and training opportunities that will ensure that they are up to date on the latest housing and community development trends, strategies, and funding sources. Also, maintain membership and remain on mailing lists for all relevant housing-related state departments and organizations.

Administration: Finance Department, City Manager

Funding: General Fund

Timeframes: Annually, Ongoing

Goal HE-6

Ensure that all persons are provided a choice of housing locations within the community, regardless of race, ethnicity, color, religion, sexual orientation, natural origin, marital status, disability or familial status.

Policy HE-6.1

Eliminate housing discrimination based on race, color, religion, sex, national origin, ancestry, marital status, age, household composition or size, disability, or any other arbitrary factor.

Program HE-6.1.1

Continue to support the enforcement of the fair housing laws to protect against housing discrimination by providing adequate information about renters' rights, and promote equal housing opportunity. The City will make information on fair housing available to the public, through the posting of fair housing information in City Hall and in other public buildings, on the City's website, distribution to existing apartment complexes, and publishing information and materials on the City's website. The City will provide a referral service to those who handle complaints against discrimination. Such complaints are to be filed with the City Manager.

Accountability: City Manager

Funding: General Fund

Timing: Ongoing; materials and information about the City's procedures for requesting reasonable accommodation from the Title 16 – Zoning, Yreka Municipal Code will be made available on the City's website with 120 days of the effective date.

Program HE-6.1.2

The City shall review the existing procedures for requesting reasonable accommodation from Title 16 – Zoning, Yreka Municipal Code, for consistency with federal and state law, and shall prepare amendments that will codify the reasonable accommodation procedures as part of Title 16 of the Yreka Municipal Code. Specifically, the language of existing procedures shall be reviewed to ensure the reasonable accommodation procedures extend to the City's parking regulations and providers of housing for persons with disabilities are eligible to request accommodation.

Responsibility: Planning Department

Funding: General Fund

Timing: As part of the City's update of its comprehensive Zoning Code revision. Release of Public Draft: Q4 2023; with adoption targeted for 2025.

Program HE-6.1.3

Continue to collaborate with housing providers and community groups who represent persons with disabilities to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. In addition, the City may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness. (Formerly Program HE.2.1.7)

Responsibility: City Manager, Planning Department

Funding: General Fund and Grant Funding

Timing: The City will continue to research funding opportunities. City staff will meet with housing providers and community groups annually.

Program HE-6.1.4

The City will amend Title 16 – Zoning, Yreka Municipal Code to remove the distinction between small and large group 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.

Responsibility: Planning Department

Funding: General Fund

Timing: As part of the City's update of its comprehensive Zoning Code revision. Release of Public Draft: Q4 2023; with adoption targeted for 2025.

Program HE-6.1.5

During the planning period, the City shall monitor State law for amendments to employee and farmworker housing law to ensure ongoing compliance with State law. If State law is amended such that revisions to the City of Yreka's Zoning Code are necessary for legal compliance, the City will initiate amendments to Title 16 of the Yreka Municipal Code.

Responsibility: Planning Department

Funding: General Fund

Timing: Ongoing, and amendments to Title 16 of the Yreka Municipal Code as needed.

Goal HE-7

Development of sites for special needs housing, including the housing needs of persons with disabilities and persons experiencing homelessness to reduce and prevent occurrences of homelessness. Also types of housing opportunities that enable residents to age in place and provide for intergenerational housing.

Policy HE-7.1

The City shall amend Title 16, Yreka Municipal Code, to ensure consistency with State law, specifically Government Code Sections 65583(a)(4) et seq, 65650-65656 and 65660-65668, for supportive housing developments, low barrier navigation centers, and emergency shelters. The amendments shall permit supportive housing developments and low barrier navigation centers in zones that permit multifamily and mixed uses

including nonresidential zones permitting multifamily uses as by-right development when the statutory requirements are met.

Program HE-7.1.1

- 1) Consistent with Government Code Section 65650 et seq., the City shall amend the R-2, R-3, RPO, CPO, C-2 CH and CT zones to allow by-right supportive housing developments as a by-right use if the requirements of Government Code Sections 65651 and 65652 are met.
- 2) Consistent with Government Code Section 65660 et seq., the City shall amend the R-2, R-3, RPO, CPO, C-2 CH and CT zones to allow by-right low barrier navigation centers as a by-right use if the requirements of Government Code Section 65662.
- 3) The City shall amend the definition of supportive housing, and specifically the definition of “target population”, contained in Yreka Municipal Code Section 16.12.773 to reference the definition of target population contained Government Code Section 65582(i).
- 4) Pursuant to AB 2162 (2018), the City will amend Section 16.46.160 of the Zoning Code to meet the requirement that management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters, and are consistent with Government Code Section 65583(a)(4) et seq.
- 5) The City shall review the adopted parking standards for emergency shelters and determine if the standard is objective, provides sufficient parking to accommodate the staff working in emergency shelters, and does not require more parking for emergency shelters than other residential or commercial uses within the same zone, consistent with AB 139 (2019). If the City finds the adopt parking standards for emergency shelters do not meet the requirements of AB 139, then the City shall prepare amendments to the Title 16.

Timing: Administration: Planning Department

Funding: General Fund

Timing: As part of the City’s comprehensive updates of the General Plan and Zoning Code. Release of Public Draft: Q4 2023; with adoption targeted for 2025

Policy HE-7.2

The City will amend the Zoning Code to all allow small and large group homes as a by-right use in more zoning districts and subject to objective performance and design standards. These amendments will remove regulatory barriers and allow for the development of a range of assisted care housing for adults who have limited self-care abilities by ensuring appropriate zoning for all ranges of housing from group housing to independent living with services on-site for institutional care facilities. The City shall continue to allow group care facilities for six or fewer persons in all residential zones including single-family zones in compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, which stipulate facilities for six and fewer persons must not be treated differently than other by-right single-family housing uses and may not be required to obtain conditional use permits or variances that are not required of other family dwellings.

Program HE-7.2.1

The City shall prepare amendments to the Title 16 – Zoning, Yreka Municipal Code to remove 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 subject to objective performance and design standards.

Administration: Planning and Building Department

Funding: General Fund

Timing: As part of the City's update of its General Plan. Release of Public Draft: Q4 2023; with adoption targeted for 2024

Policy HE-7.3

The City will remove regulatory barriers to encourage conversion or development of single-room occupancy (SRO) units in C-2, CH and CT zones by permitting by-right SROs by-right when objective performance standards for proximity to services are demonstrated.

Program HE-7.3.1

The City shall prepare amendments that would allow by-right SRO development in C-2, CH, and CT zones when located 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 to be located at a greater walking distance shall be subject to a use permit. All development and performance standards shall be objective.

Administration: Planning and Building Department

Funding: General Fund

Timing: As part of the City's update of its General Plan. Release of Public Draft: Q4 2023; with adoption targeted for 2024

Policy HE-7.4

As feasible, the City will support the work of housing providers to address the housing needs of special needs groups (seniors, female headed households, persons with disabilities, persons with developmental disabilities, farmworkers, individuals experiencing homelessness, and persons with extremely low incomes) and will seek to assist in meeting these special housing needs through a combination of regulatory incentives (including those presented in Programs HE-2.1.1, 2.1.2, 2.1.3 and 2.1.6), zoning standards, new housing construction programs, and supportive services programs.

Program HE-7.4.1

- 1) The City will actively support the implementation of the Siskiyou County 10 Year Plan to End Homelessness, specifically goals for increasing the supply of permanent supportive housing and affordable housing, expanding the capacity for housing providers, and expanding options for low barrier emergency shelter and housing. The City will consult with the NorCal Continuum of Care on strategies to provide services, shelter, and housing for those experiencing homelessness in the City.
- 2) The City shall coordinate and work with Karuk Tribe Housing Authority, Siskiyou County, the NorCal continuum of care, existing nonprofit housing organizations, and partner agencies to develop strategies that address homelessness through a shared vision, coordinated programs, and joint funding opportunities, including identifying and securing funding sources to develop vacant properties and to rehabilitate and convert nonresidential buildings to housing.
- 3) The City will continue to support the efforts of the housing authorities in administering the Housing Choice Voucher program. (See Program 5.1 for more details).
- 4) The City will meet with representatives from the Housing Authorities, the NorCal continuum of care, and other nonprofit organizations to provide information on potential sites and housing development proposals

that would be appropriate for the use of housing vouchers in conjunction with state or federal new construction or rehabilitation subsidies.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: Ongoing

Program HE-7.4.2

The City will explore and consider declaring a shelter crisis pursuant to Government Code Section 8698 et seq. and whether the provisions would improve the City's ability to assist persons experiencing homelessness. Pursuant to Government Code Section 8698(d), a declaration of a shelter crisis "means the duly proclaimed existence of a situation in which a significant number of persons are without the ability to obtain shelter, resulting in a threat to their health and safety." Some of the benefits of declaring a shelter crisis may 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 shelter crisis 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.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: Within 12 months of adoption of the Housing Element