

Chapter 03 - Analysis of Previous Housing Element

An important aspect of the Housing Element is an evaluation of achievements under the implementation programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs and to which these programs continue to be relevant in addressing current and future housing needs in Yreka. The evaluation also provides the basis for recommended modifications to programs and the establishment of new objectives in the Housing Element. While many of the City’s former programs were continued or modified in this update, some were removed due to being successfully implemented and others were added to respond to changes in state law and local conditions.

2014 - 2019 HOUSING PROGRAMS

Of the twenty-one programs included in the prior Housing Element, fifteen are being continued and/or will be modified to provide more effective programs for the current cycle and ensure consistency with State law. The table below provides a summary of each program, its progress, and status for the current update.

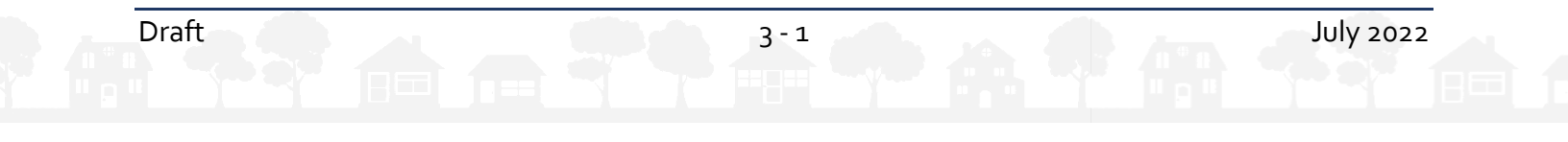


Table 3-1
2014-2019 Housing Programs Progress

Program	Progress/ Effectiveness	Applicability to 2023 – 2031 Housing Element
<p>Program HE.1.1.1: Every year, 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. If a deficiency is found, steps shall be taken to change the General Plan and zoning as needed to increase the amount of available land. The inventory will be made available to the public, especially the development community, for their information and use.</p> <p>City staff will also update the Planning Commission on the City’s current fee schedule to ensure that the City’s fees are not adding an additional constraint to the development of housing.</p> <p>In order to increase public input and support of the City’s housing programs, the City will encourage the participation of groups interested in housing in the annual Planning Commission review of the Housing Element. This will occur through public notice and normal contact and solicitation of participation with local agencies and interest groups.</p> <p>Responsibility: Planning Department Financing: General Fund Timing: Annually</p>	<p>Progress: The City continues to maintain a list of the available vacant land in the city that is appropriate to meet its share of regional housing needs. Additionally, in 2020, the City received SB2 grant funding to identify and inventory developable land, vacant land and underutilized land in the city. This is currently in progress and will assist in the production of affordable housing in the city.</p> <p>Effectiveness: City staff report on the Housing Element progress on an annual basis to the Planning Commission; this includes an update on the land inventory. The City gets very few development requests annually and has received limited input from local housing agencies or interest groups.</p>	<p>Continue and modify as per Programs HE-1.1.1 and HE-1.1.2. Program HE-1.1.1 obligates the City to implement No Net Loss on a project by project basis. Program HE-1.1.2 calls on the City to annually review the vacant land inventory to ensure adequacy of sites suitable for a variety of residential development.</p>
<p>Program HE.1.2.1: Upon discussions with developers and submittal of residential development plans (included but not limited to developers of large residential subdivisions i.e., 50 or more units), the City will encourage and support those plans which include lower-income housing in areas appropriate to the needs and desires of the population it would house and</p>	<p>Progress: The City received one application for the construction of 50 lower income housing units in the planning period (Siskiyou Crossroads, 2021). The City actively promotes the construction of new housing and will process all housing applications.</p>	<p>Continue and modify. Program HE-2.1.3.3 commits the City to launch a marketing campaign to attract property owners and developers to improved housing production.</p>

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<p>at the same time be convenient to public services. “Encourage and support” as used herein means:</p> <ul style="list-style-type: none"> • Consider spreading development fee costs over a 3- to 5-year payment period to help reduce initial impact, at time of project review; • Provide density bonus or other concessions in accordance with Government Code Section 65915; • Allow phasing of infrastructure whenever possible at time of project review; and • Any other action on the part of the City which will help to keep development costs to a minimum. <p>Responsibility: City Manager, Planning Department, Public Works Department Financing: General Fund Timing: Continuous, as projects are processed through the Public Works Department and as staff meet with developers looking to build in Yreka</p>	<p>Additionally, in 2020 the City received LEAP grant funding to re-zone property owned by Siskiyou County to High Density Residential (HDR). This will assist in the production of affordable housing in the city.</p> <p>Effectiveness: Due to lack of application/ permit activity, there have been limited opportunities to implement this program.</p>	
<p>Program HE.1.2.2: The City will amend the Zoning Ordinance to state that the City allows density bonuses in accordance with the requirements of state density bonus law (Government Code Section 65915). The City will also amend the definition of density bonus to comply with the Government Code requirements.</p> <p>Responsibility: City Council, Planning Department Financing: General Fund Timing: Within one year of Housing Element adoption</p>	<p>Progress: The Zoning Ordinance was revised in May 2014 in accordance with state density bonus law.</p> <p>Effectiveness: This program was implemented.</p>	<p>Relaunch. State Density Bonus Law (SDBL) has received additional amendments. Program HE-2.1.3 directs the City to review current SDBL and update the City’s local ordinance accordingly.</p>
<p>Program HE.1.2.3: The City will continue efforts to mitigate the potential loss of extremely low-, very low-, and low-income housing units through the conversion of subsidized rental housing projects to market-rate housing through the following actions:</p> <ol style="list-style-type: none"> 1. The City will provide information to the property owner of the 46 deed-restricted units that are at risk of converting to market-rate housing on 	<p>Progress: The Shadow Gardens property owner has been in contact with the City and continues to provide affordable housing through HUD section 8 vouchers.</p>	<p>Modify and continue. HUD’s project-based rental assistance subsidies for 29 units of the Deer Creek Apartments development will be expiring in 2023. Program HE-4.2.1 commits the City to</p>

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<p>methods for preserving the lower-income housing by providing incentives or resources, such as working with the Shasta County Housing Authority to target Section 8 vouchers for the units or assist in seeking other funds for improvements.</p> <p>2. Additionally, when units become at risk, the City shall require that property owners comply with all noticing requirements related to at-risk units, educate tenants about their rights, and contact all potentially interested nonprofits to develop a preservation strategy for the at-risk units.</p> <p>Responsibility: City Manager Financing: California Housing Finance Agency Preservation (Help Program), Acquisition Financing Mortgage Insurance for Purchase/Refinance (HUD), Multifamily Housing Program, CalHFA (preservation acquisition financing). Timing: Contact property owners of Shadows Garden Apartments during the second half of 2014 to determine future ownership plans; implement preservation strategy if owners indicate desire to sell or convert their properties.</p>	<p>Effectiveness: This program appears effective: the Shadows Garden Apartments continues to participate in the HUD section 8 program.</p>	<p>taking actions to prevent the conversion of these apartments to market rate units.</p>
<p>Program HE.1.3.1: Continue to review the effectiveness of the Zoning Ordinance and make revisions if it is found the ordinance is creating unusual constraints on affordability and housing availability.</p> <p>This will include a review of the conditional use permit process on multi-family applications to determine whether the process is a deterrent to construction of affordable multi-family housing. During the annual report to the Planning Commission, an assessment shall be made of multifamily projects considered during the year. If it is determined that requiring the conditional use permit process is in fact acting as a deterrent to providing affordable housing, the City will reconsider its position on this matter and take the steps necessary to remove any constraints the process may be causing.</p>	<p>Progress: No multifamily units have been proposed in the City that required a CUP since the development of this program (the Siskiyou Crossroads 50-unit multi-family project did not require a CUP in compliance with AB-2162). Additionally, in 2020, the City received SB2 grant funding to develop Objective Design Standards for qualifying multifamily developments. This will assist in the production of affordable housing in the city.</p>	<p>Modify. Program HE-1.2.1 directs the City to amend the Zoning Code all allow multifamily housing development with dwelling groups of five or more units by-right, removing the conditional use permit requirement for this housing configuration. Additionally, amend the Zoning Code as needed such that multifamily housing development is</p>

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<p>Responsibility: Planning Department, Planning Commission Financing: General Fund Timing: Annually</p>	<p>Effectiveness: City has received limited proposals for projects of this type and have not heard it is a constraint, but additional permitting is more costly and time consuming. The City continues to review Zoning Ordinance effectiveness and will be preparing multifamily design standards to facilitate and streamline affordable housing project review.</p>	<p>subject only to standards that are objective.</p>
<p>Program HE.1.4.1: Maintain residential zoning districts and development standards that encourage the development of single-family housing products that are affordable to first-time homebuyers, and when feasible, participate in the HOME Program as Notices for Funding Available (NOFAs) are released.</p> <p>Responsibility: City Manager Financing: General Fund Timing: Ongoing; apply for HOME funds as NOFAs are released</p>	<p>Progress: Currently, the City does not have a First-Time Homebuyers Program. This is primarily due to the lack of interest shown for this type of program by the public and limited staff capacity. The City continues to evaluate the HOME program and monitor First-Time Homebuyer demand to establish future need and availability.</p> <p>Effectiveness: The City reviews all NOFAs, however there is limited staff to evaluate when funding is applicable and to be able to apply for and implement programs.</p>	<p>Continue</p>
<p>Program HE.2.1.1: Review the Reasonable Accommodation procedure and make revisions to provide exceptions in zoning and land use for housing for persons with disabilities. This procedure will be a ministerial process, with a minimal processing fee, subject to approval by the City Manager or his designee applying the following decision-making criteria:</p> <ul style="list-style-type: none"> • The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws. 	<p>Progress: The City adopted a reasonable accommodations procedure that includes an express permit program, free building inspections, and special response to accessibility complaints that may be</p>	<p>Relaunch. Program HE-6.1.2 obligates the City to review the existing procedure for consistency with federal and state law, prepare amendments to codify the</p>

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<ul style="list-style-type: none"> • The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws. • The requested accommodation would not impose an undue financial or administrative burden on the City. • The requested accommodation would not require a fundamental alteration in the nature of the City’s land use and zoning program. <p>Responsibility: City Manager, Planning Department, Planning Commission Financing: General Fund Timing: Within one year of Housing Element adoption</p>	<p>necessary to ensure persons with disabilities have equal access to housing.</p> <p>Effectiveness: This program was implemented; to date the City has not received a reasonable accommodation request using the adopted procedures, however.</p>	<p>procedures as part of the Yreka Municipal Code.</p>
<p>Program HE.2.1.2: In order to facilitate housing for extremely low-income persons, the City will amend the Zoning Ordinance to clarify the definition of single-room occupancy units (SROs), as well as describe specific development standards for these units. SROs will be allowed with a conditional use permit in the C-2 and CH zones.</p> <p>Responsibility: City Manager, Planning Department Financing: General Fund Timing: Within one year of Housing Element adoption</p>	<p>Progress: The Zoning Ordinance was revised in May 2014 to include this.</p> <p>Effectiveness: This program was implemented. There have not been any inquiries about SROs, however.</p>	<p>Modify. Program HE-7.3.1 commits the City to amending Title 16 of the Yreka Municipal Code to allow by-right SRO development in C-2, CH, and CT zones when in proximity to services (e.g., a quarter mile), and that meets other applicable zoning requirements for SROs.</p>
<p>Program HE.2.1.3: Pursuant to SB 2 (2007), the City will amend the Zoning Ordinance to include a separate definition of “emergency shelters” consistent with Section 50801 of the California Health and Safety Code. Further, the City will amend the Zoning Ordinance to allow emergency shelters of 15 beds or fewer by right in the Light Industrial (M1) zone. The Light Industrial zone has sufficient capacity with 50 vacant parcels totaling approximately 460 acres with adjacent sewer and water infrastructure, which is sufficient capacity to address Yreka’s shelter needs for those experiencing homelessness. In addition, the City will evaluate adopting objective development and managerial standards that are consistent with</p>	<p>Progress: The Zoning Ordinance was revised in May 2014 to include portions of this program related to definitions.</p> <p>Effectiveness: The City has not yet adopted development and managerial standards and will continue to evaluate the need for these.</p>	<p>Modify and continue. Programs HE-7.1.1.4 and HE-7.1.1.5 call on the City to update the Zoning Code to clarify and ensure all development and performance standards are objective. Also, amendments to the parking regulations to ensure consistency with AB</p>

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<p>Government Code Section 65583(a)(4). Standards that jurisdictions may apply to emergency shelters are limited by state law. Emergency shelter standards may include:</p> <ul style="list-style-type: none"> • Lighting • On-site management • Maximum number of beds or persons to be served nightly by the facility • Off-street parking based on demonstrated need • Security during hours that the emergency shelter is in operation <p>Responsibility: City Manager, Planning Department, Planning Commission Financing: General Fund Timing: Amendments to the Zoning Ordinance will be made one year from the adoption of the 6th cycle Housing Element</p>		<p>139 (2019) for emergency shelter parking requirements.</p>
<p>Program HE.2.1.4: Pursuant to SB 2 (2007), the City will amend the Zoning Ordinance to include separate definitions of “supportive housing” and “transitional housing” consistent with Sections 50675.14 and 50675.2 of the California Health and Safety Code. The City will also amend the Zoning Ordinance to allow transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements.</p> <p>Responsibility: City Manager, Planning Department, Planning Commission Financing: General Fund Timing: Amend Zoning Ordinance within one year of Housing Element adoption</p>	<p>Progress: The Zoning Ordinance was revised in May 2014 to include this.</p> <p>Effectiveness: This program has been completed. However, the Government Code has been amended with specific mandates for jurisdictions to allow by-right qualifying supportive housing developments.</p>	<p>Completed. However, the Yreka Municipal Code’s definition of target population cross references a section of the California Health and Safety Code that has sunset. Program HE-7.1.1.3 directs the City to amend the Yreka Municipal Code to reference the definition readily located in Government Code Section 65582(i). Additionally, further legislation has been enacted to allow by-right qualifying supportive housing developments. Program HE-7.1.1 obligates the City to amend the Yreka Municipal</p>

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		Code to incorporate these amendments.
<p>Program HE.2.1.5: In order to help meet the needs of extremely low-income households, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of single-room occupancy units or other units affordable to households with extremely low income. Further, the City will contact qualified developers of low income housing to discuss existing extremely low income housing needs in the City, as well as possible incentives for development of housing.</p> <p>Objective: Facilitate the development of single room occupancy units or other units deemed affordable to those with extremely low incomes.</p> <p>Responsibility: City Manager, Planning Department, Planning Commission, City Council</p> <p>Financing: Grant funding</p> <p>Timing: Meet with housing developers at least twice during the planning period, with incentives ongoing as housing for those with extremely low income is proposed.</p>	<p>Progress: The City is open to any type of housing development. The City has researched the area for non-profit housing developers, however, the City has not found any that are considering the development of SROs in Yreka at this time. The City will continue to monitor this situation and pursue development of units affordable to extremely low income households.</p> <p>Effectiveness: Due to lack of application/ permit activity, there have been limited opportunities to implement this program.</p>	Continue
<p>Program HE.2.1.6: Work with housing providers 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.</p>	<p>Progress: The City is open to any type of housing development. In 2021 the City approved the Siskiyou Crossroads 50-unit mixed affordable and supportive multi-family housing project proposed by Rural Communities Housing Development Corporation.</p> <p>Effectiveness: The City has researched area for non-profit housing developers and will continue to identify housing providers and opportunities.</p>	Continue

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<p>Objective: Work with housing providers by meeting at least twice during the planning period to discuss special housing needs. Assist, when feasible with funding applications.</p> <p>Responsibility: City Manager, Planning Department</p> <p>Financing: Grant funding</p> <p>Timing: The City will begin researching funding opportunities this year and will meet with housing providers annually beginning in 2015.</p>		
<p>Program HE.2.1.7: 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. Amend the Zoning Ordinance to allow group care facilities for more than six persons by conditional use permit in the Medium Density Residential (R-2), High Density Residential (R-3), Commercial Downtown (C-2), and Commercial Highway (CH) zones. This will 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. Also to ensure compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, the amendment will clarify the definitions of “group residential” and “group care facility.” The definition of group care facility must distinguish between facilities for six or fewer persons and for larger facilities for more than six persons. 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.</p> <p>Responsibility: Planning Department, Planning Commission</p> <p>Financing: General Fund</p> <p>Timing: 2014–2015</p>	<p>Progress: The Zoning Ordinance was revised in May 2014 to include this.</p> <p>Effectiveness: This program has been implemented, however modifications are proposed to make it more effective.</p>	<p>Modify. Program HE-7.2.1 directs the City to amend Zoning Code to not differentiate between small and large group care facilities in the R-2, R-3, C-2, and CH zones, and allow by-right when objective performance and design standards are met.</p>
<p>Program HE.2.1.8: To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will amend the Zoning Ordinance to treat employee housing that serves six or fewer</p>	<p>Progress: The Zoning Ordinance was revised in May 2014 to include this.</p>	<p>Relaunch. Program HE-2.1.4 calls on the City to amend the</p>

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<p>persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5) in all zones allowing single-family residential uses. The Zoning Ordinance will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in all zones allowing agricultural uses.</p> <p>Responsibility: Planning Department, Planning Commission Financing: General Fund Timing: 2014–2015</p>	<p>Effectiveness: This program has been completed. However, Section 17021.8 the Employee Housing Act was amended in 2020.</p>	<p>Zoning Code to allow small and large employee housing by-right CPO, C-2, CH, and CT zones when located within reasonable walking to services, and when objective development, performance, and design standards are met.</p>
<p>Program HE.3.1.1: When feasible, the City will continue to provide loans to homeowners in existing owner-occupied residences, using state and federal subsidies, for the rehabilitation of their property or for the removal and replacement of dilapidated units.</p> <p>Responsibility: City Manager, Finance Department, Building Department Financing: CDBG, CHFA, HOME, low interest home equity loans offered by the City. Timing: 2014–2019</p>	<p>Progress: The City does not currently have a housing rehabilitation program. The past rehabilitation program was discontinued due to a lack of participation and limited staff capacity and knowledge about managing the programs. The City is looking into what the needs are moving forward and what funding is available.</p> <p>Effectiveness: This program will be modified and continued.</p>	<p>Modify and continue per Program HE-4.3.1.2.</p>
<p>Program HE.3.1.2: Continue to encourage rehabilitation of historic residential structures within the city through Mills Act contracts or other programs, as well as assist in application procedures for the inclusion of structures on the historic register.</p> <p>Responsibility: Planning Department Financing: General Fund Timing: Ongoing, as applications for rehabilitation or for inclusion of structures in the historic register come in</p>	<p>Progress: The City is unaware of any Mills Act contracts in the City. No applications for the inclusion of historic residential structures on the historic register were submitted in the planning period (2014-2019).</p>	<p>Continue and modify to allow for internal conversions for multiple units and continue.</p>

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	<p>Effectiveness: Although no applications were received, the City will continue to encourage rehabilitation of historic residential structures.</p>	
<p>Program HE.3.1.3: 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.</p> <p>Responsibility: City Manager, Building Department, Planning Department Financing: General Fund Timing: Ongoing</p>	<p>Progress: As the City becomes aware of issues needing attention, they are addressed. The City has taken action on violations related to health and safety issues on a case-by-case complaint basis.</p> <p>Effectiveness: The City has limited funding and staffing for code enforcement and it is largely complaint driven; issues are addressed on a case-by-case basis.</p>	<p>Continue (see Program HE-4.3.2.</p>
<p>Program HE.4.1.1: 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, and providing to 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.</p> <p>Responsibility: City Manager Financing: General Fund Timing: Ongoing</p>	<p>Progress: Posters from the California Department of Fair Employment and Housing have been posted at City Hall to assist those with discrimination complaints. As complaints are received, individuals are directed to the appropriate agency. Although there have been no formal complaints filed with the City, the City is periodically contacted about renter and tenants’ rights and provides information as applicable.</p> <p>Effectiveness: This program appears effective as residents contact the City with questions.</p>	<p>Continue</p>

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<p>Program HE.5.1.1: 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.</p> <p>Responsibility: Finance Department, City Manager Financing: General Fund Timing: Annually, Ongoing</p>	<p>Progress: The City provides funding for staff to attend conferences and training sessions as needed. City staff are on mailing lists with relevant housing-related state departments and organizations. There is no specific budget set aside for training.</p> <p>Effectiveness: City staff attend trainings and conferences as feasible and remain on mailing lists to stay up to date on housing related matters.</p>	<p>Continue</p>
<p>Program HE.6.1.1: Promote the use of energy conservation measures in all housing through the use of public and private weatherization programs. Continue to provide information on currently available weatherization and energy conservation programs to residents of the city. The City has information available for the public at the front counter of City Hall and will distribute information through electronic and hard-copy mailings.</p> <p>Responsibility: Planning Department, Building Department Financing: Private and government funds Timing: Annually in newsletter and ongoing</p>	<p>Progress: The City has instituted a citywide newsletter to disseminate information on energy conservation programs. Although this one local weatherization program has been discontinued, the City wants to keep and/or find a replacement program. Additionally, the County air pollution control district has an existing program for reduced-cost, efficient wood burning stoves and provides low cost vouchers for wood (with funding every couple years).</p> <p>Effectiveness: This program has been well used and effective.</p>	<p>Continue</p>
<p>Program HE.6.1.2: 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,</p>	<p>Progress: The City requires compliance with the Zoning Ordinance and California Building</p>	<p>Continue as required by State law.</p>



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<p>landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and Specific Plans as appropriate.</p> <p>Responsibility: Planning Department, Building Department Financing: General Fund Timing: Ongoing</p>	<p>Code, including Title 24, to ensure energy conservation in new residential projects.</p> <p>Effectiveness: All new units must comply with Title 24.</p>	

