

January 12, 2023

To: Julian Lucchesi, Planning Director

From: Michelle Nielsen, Senior Planner, Planwest Partners, Inc.

Cc: Vanessa Blodgett, Principal Planner, Planwest Partners, Inc.

Re: Summary of revisions to the January 2023 public review draft of the Yreka 2023-2030 Housing Element

Chapter 1 – Introduction

- Expanded description of the City’s public participation efforts in response to HCD comments

Chapter 2 – Goals, Policies, and Programs

New Programs:

- Program HE-1.1.2: commits the City to implementing Government Code (GC) Section 65589.7 regarding prioritizing water and sewer service connections to proposed developments that including housing unit that are affordable to lower income households. Also commits the City to establishing written procedures that grant priority in accordance with Section 65589.7(b).
- Program HE-1.2.3: commits the City to updating its ADU regulations to be compliant with State law as HCD advised the current regulations do fully comport.
- Program HE-1.3.7: Commits the City to implementing GC Section 65913.4 for Streamlined Ministerial Approval (also referred to as SB 35). Also, for the City to publish SB 35 written procedures, forms and materials for the public. The materials are to be published on its website and available at the Planning Department’s public information counter.
- Program HE-6.1.6: Commits the City to updating the definition of family to be compliant with State law.

Revised Programs

- HE-1.3.4, HE-5.1.1: Added language regarding proactive outreach by the City. Also, that materials (printed and web) will be available in Spanish and other languages as requested.

- HE-2.1.1, HE-2.1.3, HE-2.2.1, HE-2.3.1, HE-3.3.1, HE-4.2.1, HE-4.3.1, HE-4.3.2, HE-4.4.1, HE-5.1.1, HE-5.1.2, HE-5.3.1, HE-6.1.1, HE-6.1.3, HE-6.1.5, HE-7.4.1.: Timing for these programs was changed based on input from HCD. In many cases the original draft timing language of “ongoing” needed to be replaced because this timing is no longer acceptable.
- HE-2.1.5, HE-4.2.1, and HE-7.4.1: to add inclusionary language for extremely low income and special needs households.
- HE-3.1.1: Replaced bulleted list of text with the Table previously located in Appendix B, the Affirmatively Furthering Fair Housing Chapter. Geographic target areas for each AFFH Action and goal was added in response to HCD input. Table was reorganized so that identical and similar City AFFH Actions are now grouped together. Also added identification numbers.
- HE-3.2.1 and HE-6.1.1: Commits the City to program for fair housing public outreach to improve local awareness.
- HE-6.1.3: Adds language specifying the State housing incentive programs and Yreka’s future housing incentive programs the City will leverage to encourage housing for special needs populations.
- HE-7.2.1: This program pertains to group homes, and received substantive amendments based on input from HCD. More specifically, HCD’s input contained in their December 2022 technical assistance memo regarding group homes. This memo was consulted in preparing the revisions to Program HE-7.2.1. The language of Policy HE-7.2 which Program HE-7.2.1 implements, was also revised to align with HCD input.

Chapter 3 – Analysis of Previous Housing Element

- At the end of this Chapter, a summary of the overall effectiveness of the 5th cycle housing was added.

Appendix A – Housing Needs Assessment

(The pages numbers below are approximate; if the section is not found at the pages number below, scroll backward or forward to locate the section.)

- Housing needs for extremely low income households, Section 3.2.2, page, A-14 and Section 4.1.3, page 4-62.
- Zoning for a variety of housing types, especially for group homes and emergency shelters was expanded: Section 4.1.3, page A-61
- Local processing and permit procedures was expanded: Section 4.1.8, page A-68
- Constraints on housing for persons with disabilities and experiencing homelessness: Section 4.1.3.D, pages A-58

- Developed densities: Section 4.1.2, page A-46
- Special needs housing for elderly and persons with disabilities: Section 3.3.1, page A-21
- Special needs housing for persons experiencing homelessness: Section 3.3.7, page A-24, Section 4.1.3.D, page A-56. Expanded listing of available services: Section 3.3.7, page A-27
- Special needs housing for farmworkers: Section 3.3.8, page A-27; Section 4.1.3.E, page A-58.
- Water and sewer prioritization to developments with units affordable to lower- income households: Section 4.1.5, page A-54
- Table A-46 was revised to reflect Yreka’s new Planning fees that became effective 1/1/2023.

Appendix B – Affirmatively Furthering Fair Housing (AFFH)

This Appendix received substantive revisions in response to HCD comments. Highlights of the revisions are summarized below:

- Added regulatory background which reports the fair housing issues enumerated in the State’s June 2022 analysis of fair housing impediments.
- Added a setting that also summarizes information about Yreka with respect to transportation, public schools, recent fires and wildland fires.
- Added narrative and a map for the Karuk Tribal Lands, including the Karuk Tribal Housing Authority.
- Identified Yreka neighborhoods for facilitate review and analysis of geographic distribution of AFFH indicators. Includes a summary of four assisted housing developments within the City.
- Added a section analyzing the City’s compliance with existing fair housing laws and regulations.
- All subsections of the Assessment of Fair Housing have been expanded, including new demographic and socioeconomic data tables for Yreka and Siskiyou county. Also added regional comparison for AFFH indicators and regional mapping.
- Contributing facts expanded to include priority, fair housing issue, and the City’s AFFH Action in Chapter 2, Program 3.1.1.
- All Yreka maps grouped together and relocated to follow the narrative. Also added a Fire Hazard Severity map, Figure 16, for Yreka.

Appendix F – Stakeholder Interviews

- This is a new appendix and contains interviewee response. Identifying information of interviewees was removed.