

2014 – 2019 Housing Element

CITY OF ETNA

442 Main Street
Etna, CA 96027

August 2016

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INTERNATIONAL

Goals, Policies and Programs

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GOALS, POLICIES AND PROGRAMS

INTRODUCTION

The Housing Element of the General Plan is a comprehensive statement by the City of Etna of its current and future housing needs for all income levels and proposed actions to facilitate the provision of housing to meet those needs. The policies contained in this Element are an expression of the statewide housing priority to allow for the "attainment of decent housing and a suitable living environment for every Californian," as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific goals and policies relative to the provision of housing, and to adopt an action plan toward this end. In addition, the Element identifies and analyzes housing needs, resources and constraints to meeting those needs.

The City of Etna Housing Element is based on five strategic goals:

- 1) Provide for a variety of housing types and cost for all segments of the population;
- 2) Ensure that the City's development standards and/or processing requirements are not a constraint to the development of affordable housing;
- 3) Ensure persons are provided a choice of housing locations within the community regardless of age, race, color, national origin, religion, gender, family status or disability;
- 4) Ensure that the quality, safety and livability of housing in the City of Etna is continually maintained or upgraded, including measures to improve energy conservation, and that dilapidated units, which cannot be improved, are replaced; and
- 5) Balance residential development with the City's ability to provide access to community facilities, public infrastructure and employment opportunities.

In accordance with state law, the Housing Element is to be consistent and compatible with other General Plan elements. Additionally, the Housing Element is to provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Sections 65580 through 65589) mandates the contents of the Housing Element. By law, the Housing Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement, and development of housing; and
- A program that sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

The housing program must also identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of very low-, low-, and moderate-income households; address governmental constraints to housing

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maintenance, improvement, and development; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

Even though the focus of the Housing Element will be on lower- and moderate-income households, the Element must also address the housing needs and policy issues for the entire community and be consistent with the adopted policies of the rest of the General Plan. Thus, the Housing Element's focus is to balance the desires of residents, maintain neighborhood character, manage traffic, and minimize visual and other impacts of new development, while addressing the needs of low- and moderate-income households and special needs groups.

PUBLIC PARTICIPATION PROCESS

State law requires jurisdictions to make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element. The Housing Element was developed through the combined efforts of City staff, the City Council and the City's consultant. Public input was solicited during the regular City Council meeting held on March 7, 2016. No members of the public made comments during the meeting. The meeting was noticed in the Siskiyou Daily News as well as posted at City Hall and letters were sent to the following special interests groups inviting them to the meeting:

- Siskiyou County Public Health and Community Development
- Siskiyou County Economic Development Council
- Siskiyou County Domestic Violence & Crisis Center
- Siskiyou Home Health Services
- Siskiyou Habitat for Humanity
- Siskiyou County Special Education Office
- Siskiyou Opportunity Center
- Siskiyou County Board of Realtors
- Golden Umbrella
- Karuk Tribe
- Klamath Tribe
- Modoc Tribe
- Pit River Tribe
- Quartz Valley Indian Community
- Shasta Nation
- Winnemem Wintu Tribe
- Wintu Tribe of Northern California
- Great Northern Corporation
- Madrone Senior Services
- Far Northern Regional Developmental Disabilities Center
- PSA 2 Area Agency on Aging
- American Red Cross

On April 4, 2016, as a part of the regular City Council meeting, the City Council approved the sending of the Housing Element to HCD for its initial review. No public comments were made during this meeting.

On August 15, 2016, as a part of the regular City Council meeting, the City Council adopted the Housing Element with a vote of 5 to 0. No public comments were made during this meeting.

GENERAL PLAN CONSISTENCY

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code, Section 65583[c][6][B]). This requires an evaluation of two primary characteristics: (1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element; and (2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

The remainder of the City's General Plan is comprised of the following seven elements: (1) Land Use; (2) Circulation; (3) Open Space; (4) Conservation; (5) Safety; (6) Noise; and (7) Public Facilities. The Housing Element builds upon the other General Plan elements and is entirely consistent with the policies and proposals set forth by the General Plan. As portions of the General Plan are updated in the future, the General Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained. This includes any future update of the Safety and Conservation elements consistent with Government Code Section 65302.

REVIEW OF PREVIOUS HOUSING ELEMENT

An important aspect of the Housing Element is an evaluation of 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 the extent to which these programs continue to be relevant in addressing current and future housing needs in the City of Etna. The evaluation also provides the basis for recommended modifications to programs and the establishment of new objectives in the Housing Element. **Appendix A, Housing Programs Implementation Summary**, contains an analysis of the City's programs for the prior planning period.

GOALS, POLICIES, AND PROGRAMS

This section of the 2014-2019 Housing Element presents the City of Etna's updated goals, policies, and programs relative to the development, improvement, and maintenance of housing in the City during the 2014-2019 planning period. These goals, policies and programs supersede the previous programs (i.e., those evaluated in Appendix A).

In general, housing goals express the desired future conditions for which specific actions are directed. The City's goals are ideals that have been determined by the citizens as desirable and deserving of community time and resources to obtain. Policy statements are more specific and have a shorter range. Programs are action statements that are more specific still and provide well-defined guidelines for decision-making and implementation.

Goal HE.1: Provide for a variety of housing types and cost for all segments of the population.

Policy HE.1.1: The City will encourage housing suitable to a variety of income levels and household sizes and types.

Program HE 1.1.1: As developers inquire locally about potential residential development projects, they will be advised of the need for affordable housing in the City, especially in the form of multifamily housing.

GOALS, POLICIES, AND PROGRAMS

Responsibility: City Council and City Clerk

Financing: General Fund

Timing: 2014-2019 – as inquiries are made for potential housing development

Program HE.1.1.2: The City will encourage the development of affordable housing by maintaining low fee requirements. When fee increases are deemed necessary, lower fees will be maintained, whenever possible, for affordable housing projects.

Responsibility: City Council

Financing: General Fund

Timing: 2014-2019 – as inquiries are made for potential housing development

Program HE.1.1.3: Upon submittal of residential development plans, 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 serve. "Encourage and support" as used herein means:

- Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date;
- Consider spreading development fee costs over a 3-5 year payment period to help reduce initial impact, at time of project review;
- Provide density bonus or other concessions in accordance with Government Code § 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.
- Contact affordable housing developers and affordable housing advocates in the area about the potential for housing in Etna.

Responsibility: City Council

Financing: General Fund

Timing: 2014-2019 – Contact housing developers/advocates every two years.

Program HE.1.1.4: Pursuant to Government Code §65589.7, the City will develop specific procedures to grant priority sewer and water service to those residential developments that include units affordable to lower income households. Additionally, the City will continue to maintain adequate sewer and water services, as well as plan for the expansion of these services, as may be necessary to accommodate a growing population.

Responsibility: Public Works Department

Financing: General Fund

Timing: January 2017

Program HE.1.1.5: To assist in the development of housing affordable for lower-income persons, the City will annually contact nonprofit housing sponsors and support or pursue funding applications.

Responsibility: City Clerk, City Council

Financing: General Fund

Timing: Annually

Policy HE.1.2: Continue to promote housing for persons with special needs.

Program HE.1.2.1: In order to help meet the needs of extremely low-income persons and households, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multifamily. The City will contact housing advocates for extremely low income household in the area about the potential for developing housing in Etna.

Responsibility: City Council

Financing: Grant Funding

Timing: Every two years

Program HE.1.2.2: In order to help meet the needs of large families, the City will offer financial incentives and/or regulatory concessions for the development of multifamily housing that includes affordable four- and five-bedroom units.

Responsibility: City Council and City Clerk

Financing: Grant Funding

Timing: Ongoing

Program HE.1.2.3: In order to meet the need of persons with disabilities, including developmental disabilities, 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.

Responsibility: City Council and City Clerk

Financing: General Fund

Timing: Ongoing

Program HE.1.2.4: The City will contact and 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. 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.

GOALS, POLICIES, AND PROGRAMS

Responsibility: City Clerk

Financing: CDBG/Revolving Loan Account

Timing: Every two years

Policy HE.1.3: Provide adequate sites to meet the City's share of regional housing needs.

Program HE.1.3.1: Coinciding with the annual General Plan Progress Report, the City will continue update and review the inventory of vacant residential land in the City and amend zoning and land use designations, as necessary, to ensure an adequate supply of vacant land to accommodate the City's share of regional housing needs.

Responsibility: City Council

Financing: General Fund

Timing: Annually congruent with General Plan Annual Progress Report

Goal HE.2: Ensure that the City's development standards and/or processing requirements are not a constraint to the development of affordable housing.

Policy HE.2.1: Remove constraints to the development and availability of housing for all segments of the population.

Program HE.2.1.1: Continue to review the effectiveness of the Zoning Ordinance and make revisions if it is found that provisions of the ordinance are creating unusual constraints on the affordability and availability of housing.

Responsibility: City Council

Financing: General Fund

Timing: Biannually

Program HE.2.1.2: The City will remove the conditional use permit required for proposed multifamily developments to determine whether the process hinders the development of affordable housing.

Responsibility: City Council

Financing: General Fund

Timing: July 2017

Program HE.2.1.3: Persons with disabilities, including developmental disabilities, have been identified by the state as a special needs group and thus actions must be taken to ensure that housing for these persons is not inhibited due to Etna's housing policies and practices.

The City will evaluate whether there are constraints on the development, maintenance, and improvement of housing intended for persons with disabilities. The analysis will include a monitoring of existing land use controls, permit and processing procedures, and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing

reasonable accommodation for housing intended for persons with disabilities. Upon completion of the evaluation, the City will adopt a reasonable accommodation procedure.

Responsibility: City Clerk, City Council

Financing: General Fund

Timing: Review Zoning Ordinance for constraints to housing for disabled persons. Adopt a reasonable accommodation ordinance by July 2017.

Goal HE.3: Ensure persons are provided a choice of housing locations within the community regardless of age, race, color, national origin, religion, gender, family status or disability.

Policy HE.3.1: Prevent housing discrimination based on age, race, color, national origin, religion, gender, family status or disability.

Program HE.3.1.1: Continue to inform residents of their rights under fair housing law by posting and maintaining notices at City Hall, the Police Department, and the Etna Branch Library regarding the availability of a fair housing information and referral contact at City Hall. The notice will include the name and phone number of the contact person within the City of Etna (i.e., the City Clerk) and any other information deemed relevant by the City Council. Refer known incidents of discrimination in the sale or rental of housing and lending practices to the Siskiyou County District Attorney and the Office of Fair Housing and Equal Opportunity at the U.S. Department of Housing and Urban Development for action.

Responsibility: City Clerk

Financing: General Fund

Timing: Ongoing

Program HE.3.1.2: Zoning Ordinance Section 17.36.040 Action by the Council discusses the requirements for granting a conditional use permit in the City. The City will revise Section 17.36.040 to remove the word "morals" from the findings requirement as this wording is considered to be ambiguous and as such could be discriminatory.

Responsibility: City Clerk

Financing: General Fund

Timing: Revise Zoning Ordinance by July 2017

Goal HE.4: Ensure that the quality, safety and livability of housing in the City of Etna is continually maintained or upgraded, including measures to improve energy conservation, and that dilapidated units, which cannot be improved, are replaced.

Policy HE.4.1: Initiate all reasonable efforts to preserve, conserve 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.

Program HE.4.1.1: With a goal of assisting five households over the next four years, the City will strive to preserve low- and moderate-income housing through implementation of

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the Housing Rehabilitation Program. Rehabilitation, energy conservation and weatherization program information for existing housing will be disseminated by publicizing these programs through handouts available at public locations, as well as through the City newsletter.

Responsibility: City Council

Financing: CDBG/Revolving Loan Account

Timing: 2015-2019; Posting continuous, newsletter twice per year

Program HE.4.1.2: As a means of maintaining safe and decent housing, as well as respond to complaints and obvious code violations, the City will develop and implement a code enforcement program as soon as funding becomes available.

Responsibility: City Council

Financing: CDBG/Revolving Loan Account

Timing: As funding becomes available; continuous upon complaint or other evidence of a hazard

Program HE.4.1.3: The removal of dilapidated housing will be encouraged, using CDBG funds where possible, to off-set the cost of replacement housing.

Responsibility: City Council

Financing: CDBG/Revolving Loan Account

Timing: Ongoing

Program HE.4.1.4: In order to determine current housing rehabilitation and replacement needs, the City shall apply for CDBG funding and complete a housing conditions survey prior to the next Housing Element update.

Responsibility: City Council

Financing: CDBG

Timing: Apply for grant funding prior to January 2017 and complete housing conditions survey prior to June 2018

Policy HE.4.2: Preserve the City's historical and cultural heritage through preservation and innovative reuse of historical structures.

Program HE.4.2.1: The City will encourage owners of historic residential structures to nominate their dwelling for inclusion in the National Register of Historic Places, as well as assist in the application procedures for the inclusion of structures on the National Register. Provide annual City recognition of well-done rehabilitated historic dwellings.

Responsibility: City Council

Financing: General Fund

Timing: Ongoing

Program HE.4.2.2: The City will encourage the innovative reuse of historical structures through the Conditional Use Permit process, allowing those uses that help to preserve the structure without negatively impacting existing neighborhoods.

Responsibility: City Council

Financing: General Fund/Application fees

Timing: Upon submittal of appropriate applications

Goal HE.5: Balance residential development with the City's ability to provide access to community facilities, public infrastructure and employment opportunities.

Policy HE.5.1: Ensure that residential development proposed in the City and its sphere of influence is consistent with City goals, policies and programs and does not adversely impact the City's ability to provide services.

Program HE.5.1.1: In order to ensure consistency with the City's General Plan and adopted long-term goals, policies and objectives for housing and related development, the City shall coordinate with Siskiyou County to address development being proposed within the City's sphere of influence.

Responsibility: City Council

Financing: General Fund

Timing: Continuous

Program HE.5.1.2: The City will petition owners of property proposing residential subdivisions in the City's sphere of influence, as well as the Siskiyou County Planning Commission, Board of Supervisors and Local Agency Formation Commission, to annex these properties into the City prior to development.

Responsibility: City Council

Financing: General Fund

Timing: Continuous

QUANTIFIED OBJECTIVES

Table 1 summarizes Etna's quantified objectives for the 2014-2019 planning period. These objectives represent a reasonable expectation of the maximum number of new housing units that will be developed and conserved and the households that will be assisted over the next planning period based on policies and programs in this document.

Table 1
Quantified Objectives, 2014-2019

	Income Category					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
New Construction	1	2	2	2	3	10
Rehabilitation	0	2	3	0	0	5
Total	1	4	5	2	3	15

Notes: The City has not established an objective for the preservation of affordable housing as there are no units at-risk of conversion during the current planning period.

APPENDIX A

HOUSING PROGRAMS IMPLEMENTATION

SUMMARY

APPENDIX A - HOUSING PROGRAMS IMPLEMENTATION SUMMARY

**Table A-1
Implementation of 2009 Housing Element Programs**

Program	Progress/Effectiveness	Appropriateness
Program HE 1.1.1: As developers inquire locally about potential residential development projects, they will be advised of the need for affordable housing in the City, especially in the form of multifamily housing.	Progress: There have not been any developer inquiries during the 2009-2014 planning period. Effectiveness: Because of the lack of housing development in the City, this program cannot be evaluated for its effectiveness at this time. However, this is a worthwhile program and as such will be continued.	Continue: This is a worthwhile program and will be continued in the updated Element.
Program HE.1.1.2: The City will encourage the development of affordable housing by maintaining low fee requirements. When fee increases are deemed necessary, lower fees will be maintained, whenever possible, for affordable housing projects.	Progress: The City recently increased the water and sewer connection fees in order to maintain adequate services. No affordable housing units have been proposed in the City since 2009. Effectiveness: Because no affordable housing projects have been proposed, the effectiveness of this program cannot be determined. However, In order to assist in the production of affordable housing, this program will be continued.	Continue: This is a worthwhile program to be maintained in the updated Element.
Program HE.1.1.3: Upon submittal of residential development plans, 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 serve. "Encourage and support" as used herein means: <ul style="list-style-type: none"> • Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date; • Consider spreading development fee costs over a 3-5 year payment period to help reduce initial impact, at time of project review; • Provide density bonus or other concessions in accordance with Government Code § 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. 	Progress: There were no residential development plans submitted during the 2009-2014 period that would have initiated implementation of this program. Effectiveness: Because of the lack of housing development in the City, this program cannot be evaluated for its effectiveness at this time. However, this is a worthwhile program and as such will be continued.	Continue: This is a worthwhile program and will be continued in the updated Element.

APPENDIX A - HOUSING PROGRAMS IMPLEMENTATION SUMMARY

Program	Progress/Effectiveness	Appropriateness
Program HE.1.1.4: Pursuant to Government Code §65589.7, the City will develop specific procedures to grant priority sewer and water service to those residential developments that include units affordable to lower income households.	<p>Progress: The City of Etna experienced little development in the 2009-2014 planning period and experiences very little development even during strong economic times. As a result, all connection requests are given high priority and are made without delay. Regardless, City staff is aware that connections for affordable housing are to be given high priority.</p> <p>Effectiveness: Because the City have not developed specific procedures for granting priority water and sewer services, this program is considered unsuccessful. However, the program will be continued with specific timing requirements for the development of the procedures.</p>	Continue: Although it was not implemented previously, the City will continue this program with revised language to ensure specific timing requirements for the development of the procedures.
Program HE.1.1.5: To assist in the development of housing affordable for lower-income persons, the City will annually contact nonprofit housing sponsors and support or pursue funding applications.	<p>Progress: The City continues to work with Great Northern Corporation, a local non-profit, to apply for grant monies in support low-income housing. The City has received housing rehabilitation grants through the assistance of the Great Northern Corporation over the past few years.</p> <p>Effectiveness: The program has been effective in procuring assistance for lower-income household. As such, this program will be continued.</p>	Continue: The program has been effective in procuring assistance for lower-income household. As such, this program will be continued.
Program HE.1.2.1: The City shall amend the Municipal Code as necessary to provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The City will also make information available about requesting reasonable accommodation with respect to zoning, land use, permit processing, fees or building codes.	<p>Progress: Due to financial constraints over the past few years, the City has not completed this program.</p> <p>Effectiveness: While the program has not been completed, the attributes of this program are important to the City. While the City provides informal accommodation for individuals with disabilities, no formal accommodation policies are currently in place. As such, this program will be continued.</p>	Continue: This is a worthwhile program to be maintained in the updated Element.
Program HE.1.2.2: Pursuant to SB 2, the City will amend the Zoning Ordinance to include separate definitions of "supportive housing", "transitional housing" and "emergency shelters" consistent with Sections 50675.14, 50675.2 and 50801 of the California Health and Safety Code. The City will also amend the Zoning	Progress: On May 4, 2015, the City adopted Ordinance 217 which revised the Zoning Ordinance per the requirements of this program.	Delete: This program has been successfully implemented and can be eliminated from the updated Element.

Program	Progress/Effectiveness	Appropriateness
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. Further, the City will amend the Zoning Ordinance to allow emergency shelters by right (i.e., subject only to the same development and management standards that apply to other allowed uses) in the General Commercial (C-2) zone.	Effectiveness: This program has been successfully implemented. As such this program will be deleted.	
Program HE.1.2.3: 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, as well as describe specific development standards for these units.	Progress: On May 4, 2015, the City adopted Ordinance 217 which revised the Zoning Ordinance per the requirements of this program. Effectiveness: This program has been successfully implemented. As such this program will be deleted.	Delete: This program has been successfully implemented and can be eliminated from the updated Element.
Program HE.1.2.4: In order to help meet the needs of extremely low-income persons and households, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multifamily.	Progress: There were no SROs, supportive housing, or multifamily housing proposed during the 2009-2014 planning period that would have initiated implementation of this program. In fact, only one dwelling units was built in the City during the 2009-2014 planning period. Effectiveness: This program has not been effective however, that was due to the lack of proposed projects not the City's ability to prioritize funding or offer incentives.	Continue: This is a worthwhile program to be maintained in the updated Element.
Program HE.1.2.5: In order to help meet the needs of large families, the City will offer financial incentives and/or regulatory concessions for the development of multifamily housing that includes affordable four- and five-bedroom units.	Progress: There were no multifamily housing proposals during the prior year that would have initiated implementation of this program. Effectiveness: Because of the lack of housing development in the City, this program cannot be evaluated for its effectiveness at this time. However, this is a worthwhile program and as such will be continued.	Continue: This is a worthwhile program to be maintained in the updated Element.
Program HE.1.2.6: 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.	Progress: On May 4, 2015, the City adopted Ordinance 217 which revised the Zoning Ordinance per the requirements of this program.	Delete: This program has been successfully implemented and can be eliminated from the updated Element.

APPENDIX A - HOUSING PROGRAMS IMPLEMENTATION SUMMARY

Program	Progress/Effectiveness	Appropriateness
Amend the Zoning Ordinance to allow group care facilities for more than six persons by conditional use permit in the Low Density Residential (R-1), Medium Density Residential (R-2), High Density Residential (R-3), Central Commercial (C-1) and General Commercial (C-2) zones. 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 require them to obtain conditional use permits or variances that are not required of other family dwellings.	Effectiveness: This program has been successfully implemented. As such this program will be deleted.	
Program HE.1.2.7: Amend the Zoning Ordinance to allow farmworker housing for six or fewer persons by right in all residential districts and with a use permit in the commercial districts consistent with Health and Safety Code Sections 17021.5 and 17021.6.	Progress: On May 4, 2015, the City adopted Ordinance 217 which revised the Zoning Ordinance per the requirements of this program. Effectiveness: This program has been successfully implemented. As such this program will be deleted.	Delete: This program has been successfully implemented and can be eliminated from the updated Element.
Program HE.1.3.1: Coinciding with the annual General Plan Progress Report, the City will update and review the inventory of vacant residential land in the City and amend zoning and land use designations, as necessary, to ensure an adequate supply of vacant land to accommodate the City's share of regional housing needs.	Progress: Because there has been very little development since adoption of the Housing Element, the current vacant land inventory is adequate and no amendments to the zoning or land use designations are necessary. Effectiveness: This program has been successful in determining the need for zoning and land use designation changes. This program will be continued.	Continue: This is a worthwhile program to be maintained in the updated Element.
Program HE.2.1.1: Amend the Zoning Ordinance regarding the provisions of Section 65589.5(d) and (f) of the Government Code, noting that housing projects for extremely low-, very low-, low-, and moderate-income persons cannot be denied or conditioned resulting in making the project infeasible unless one of the findings of Section 65589(d) 1-6 can be made.	Progress: Adoption of the various Zoning Ordinance amendments, as shown in this table, effectively allows for the development of housing for extremely low-, very low-, low-, and moderate-income persons. That and compliance with Government Code 65589.5, as is required, make this program unnecessary. Effectiveness: This program has been successfully implemented through the adoption of the various	Delete: This program has been successfully implemented and can be eliminated from the updated Element.

APPENDIX A - HOUSING PROGRAMS IMPLEMENTATION SUMMARY

Program	Progress/Effectiveness	Appropriateness
	Zoning Ordinance revisions listed in this table. Therefore, this program will be deleted.	
Program HE.2.1.2: Prior to the end of 2010, adopt a "density bonus" ordinance consistent with Government Code Section 65915.	<p>Progress: On May 4, 2015, the City adopted Ordinance 217 which revised the Zoning Ordinance per the requirements of this program.</p> <p>Effectiveness: This program has been successfully implemented. As such this program will be deleted.</p>	Delete: This program has been successfully implemented and can be eliminated from the updated Element.
Program HE.2.1.3: Continue to review the effectiveness of the Zoning Ordinance and make revisions if it is found that provisions of the ordinance are creating unusual constraints on the affordability and availability of housing.	<p>Progress: The Zoning Ordinance has been reviewed on a continual basis and determined not to pose a constraint to the development of affordable housing.</p> <p>Effectiveness: This program has been effective in that implementation and will be continued.</p>	Continue: This is a worthwhile program to be maintained in the updated Element.
Program HE.2.1.4: Monitor the conditional use permit process with regard to proposed multifamily developments to determine whether the process hinders the development of affordable housing. If it is determined that the process does deter development of affordable housing, the City will reconsider its position on requiring use permits for multifamily housing and take necessary steps to resolve the issue.	<p>Progress: There have been no affordable housing projects proposed in the City during the current planning period.</p> <p>Effectiveness: This program has not been effective only in that no projects were proposed which would have initiated implementation of the program.</p>	Continue: This is a worthwhile program to be maintained in the updated Element. However, the implementing language of the program has been modified.
Program HE.2.1.5: Amend the definition of family in the Zoning Ordinance so that it is more inclusive of unrelated individuals, especially with regard to clients of group homes.	<p>Progress: On May 4, 2015, the City adopted Ordinance 217 which revised the Zoning Ordinance per the requirements of this program.</p> <p>Effectiveness: This program has been successfully implemented. As such this program will be deleted.</p>	Delete: This program has been successfully implemented and can be eliminated from the updated Element.
Program HE.2.1.6: Where applicable, amend the Zoning Ordinance to require a single parking space for one bedroom units in multifamily housing developments.	<p>Progress: On May 4, 2015, the City adopted Ordinance 217 which revised the Zoning Ordinance per the requirements of this program.</p> <p>Effectiveness: This program has been successfully implemented. As such this program will be deleted.</p>	Delete: This program has been successfully implemented and can be eliminated from the updated Element.
Program HE.2.1.7: Amend the Zoning Ordinance to allow senior care facilities in the Medium Density Residential (R-2), High Density Residential (R-3), Mobile Home Residential (M-H), Central Commercial (C-1)	<p>Progress: On May 4, 2015, the City adopted Ordinance 217 which revised the Zoning Ordinance per the requirements of this program.</p>	Delete: This program has been successfully implemented and can be eliminated from the updated Element.

APPENDIX A - HOUSING PROGRAMS IMPLEMENTATION SUMMARY

Program	Progress/Effectiveness	Appropriateness
and General Commercial (C-2) districts with a use permit similar to multifamily housing.	Effectiveness: This program has been successfully implemented. As such this program will be deleted.	
Program HE.2.1.8: Amend the Zoning Ordinance to require 2,000 square feet per dwelling unit in order to clarify that 20 units per acre are permitted in the High Density Residential (R-3) district.	Progress: On May 4, 2015, the City adopted Ordinance 217 which revised the Zoning Ordinance per the requirements of this program. Effectiveness: This program has been successfully implemented. As such this program will be deleted.	Delete: This program has been successfully implemented and can be eliminated from the updated Element.
Program HE.3.1.1: Continue to inform residents of their rights under fair housing law by posting and maintaining notices at City Hall, the Police Department, and the Etna Branch Library regarding the availability of a fair housing information and referral contact at City Hall. The notice will include the name and phone number of the contact person within the City of Etna (i.e., the City Clerk) and any other information deemed relevant by the City Council.	Progress: The City continues to post notices at City Hall, the Police Department and the library. Effectiveness: This program has been effective, although no complaints of unfair housing practices have been received by the City.	Continue: This is a worthwhile program to be maintained in the updated Element. Program 3.1.2 will be added to this program in order to streamline the processes for any unfair housing complaints and remove redundant programs.
Program HE.3.1.2: Refer known incidents of discrimination in the sale or rental of housing and lending practices to the Siskiyou County District Attorney and the Office of Fair Housing and Equal Opportunity at the U.S. Department of Housing and Urban Development for action.	Progress: The City received no reports of discrimination in during the 2009 2014 planning period that would have initiated implementation of this program. Effectiveness: This program has been effective, although no complaints of unfair housing practices have been received by the City.	Continue: This is a worthwhile program to be maintained in the updated Element. However, it will be combined with Program 3.1.1 in order to reduce redundant programs.
Program HE.4.1.1: With a goal of assisting seven households over the next five years, the City will strive to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program.	Progress: The City was awarded \$400,000 in CDBG grants for housing rehabilitation in 2010 and \$800,000 in CDBG grants for housing rehabilitation, business assistance and microenterprise funding in 2012. There were 2 housing units rehabilitated during the 2009-2014 planning period. Effectiveness: While the City did not meet the goal of rehabilitating seven housing units during the planning period, this program has been effective and will be continued.	Continue: This is a worthwhile program to be maintained in the updated Element.
Program HE.4.1.2: Rehabilitation, energy conservation and weatherization program information for existing	Progress: The City continues to post notices at City Hall. Effectiveness: This program has been effective.	Modify and Continue. This program will be combined with Program HE.4.1.1 in order to reduce redundant programs

APPENDIX A - HOUSING PROGRAMS IMPLEMENTATION SUMMARY

Program	Progress/Effectiveness	Appropriateness
housing will be disseminated by publicizing these programs through handouts available at public locations, as well as through the City newsletter.		
Program HE.4.1.3: In order to reduce energy consumption in the City, units being rehabilitated with CDBG funds will be required to include energy conservation features, such as dual pane windows, insulation, caulking and weather stripping.	<p>Progress: All rehabilitation projects that utilize CDBG funds are required to include energy conservation features.</p> <p>Effectiveness: This program has been effective. However, these energy conservation features are already required as part of the rehabilitation program. As such, this program will be deleted.</p>	Delete: Energy conservation construction practices are already required. This program is not necessary.
Program HE.4.1.4: As a means of maintaining safe and decent housing, as well as respond to complaints and obvious code violations, the City will develop and implement a code enforcement program as soon as funding becomes available.	<p>Progress: The City has been unable to hire a code enforcement officer due to a lack of adequate funding. However, implementation of this program remains a high priority for the City.</p> <p>Effectiveness: This program has not been effective. However, this is due to lack of available funding and not due to inaction by the City.</p>	Continue: This is a worthwhile program to be maintained in the updated Element.
Program HE.4.1.5: The removal of dilapidated housing will be encouraged, using CDBG funds where possible, to off-set the cost of replacement housing.	<p>Progress: There were no proposals to remove dilapidated housing during the 2009-2014 planning period that would have initiated implementation of this program.</p> <p>Effectiveness: because of a lack of proposed demolitions, the effectiveness of this program cannot be determined. However, this program will be continued.</p>	Continue: This is a worthwhile program to be maintained in the updated Element.
Program HE.4.1.6: In order to determine current housing rehabilitation and replacement needs, the City shall apply for CDBG funding and complete a housing conditions survey prior to the next Housing Element update.	<p>Progress: The City has applied for but not received grant funding for a housing conditions survey during the 2009-2014 planning period.</p> <p>Effectiveness: The last housing condition survey done in the city was completed in 1992. As such, this program will be continued in order determine the housing rehabilitation needs in the City.</p>	Continue: This is a worthwhile program to be maintained in the updated Element.
Program HE.4.2.1: The City will consider adoption of a Mills Act Historical Property Contract Program in order to encourage the preservation of historic residential structures in the City.	Progress: Given the loss of tax revenue associated with the Mills Act Historical Property Contract Program, the City is unable to adopt such a program at this time.	Delete: The City does not have the funding ability at this time to adopt this program.

APPENDIX A - HOUSING PROGRAMS IMPLEMENTATION SUMMARY

Program	Progress/Effectiveness	Appropriateness
	<p>Effectiveness: While this may be an effective program in an area with a large tax base, for small cities which do not have a surplus of funds, this program can be detrimental. As such this program will be deleted.</p>	
<p>Program HE.4.2.2: The City will encourage owners of historic residential structures to nominate their dwelling for inclusion in the National Register of Historic Places, as well as assist in the application procedures for the inclusion of structures on the National Register. Provide annual City recognition of well-done rehabilitated historic dwellings.</p>	<p>Progress: No owners of historic residential structures applied for inclusion on the historic register, nor were any historic structures proposed for rehabilitation.</p> <p>Effectiveness: The City desires to preserve historical structures in the City. While no owners have requested a NRHP nomination during the planning period, the City will continue this program.</p>	<p>Continue: This is a worthwhile program to be maintained in the updated Element.</p>
<p>Program HE.4.2.3: The City will encourage the innovative reuse of historical structures through the Conditional Use Permit process, allowing those uses that help to preserve the structure without negatively impacting existing neighborhoods.</p>	<p>Progress: No conditional use permits were requested during the planning period for properties containing historic structures.</p> <p>Effectiveness: The City desires to preserve historical structures in the City. As such, the City will continue this program.</p>	<p>Continue: This is a worthwhile program to be maintained in the updated Element.</p>
<p>Program HE.5.1.1: In order to ensure consistency with the City's General Plan and adopted long-term goals, policies and objectives for housing and related development, the City shall coordinate with Siskiyou County to address development being proposed within the City's sphere of influence.</p>	<p>Progress: No developments were proposed within the City's sphere of influence during the 2009-2014 planning period that would have initiated implementation of this program.</p> <p>Effectiveness: While no development was proposed, the City will continue this program.</p>	<p>Continue: This is a worthwhile program to be maintained in the updated Element.</p>
<p>Program HE.5.1.2: The City will petition owners of property proposing residential subdivisions in the City's sphere of influence, as well as the Siskiyou County Planning Commission, Board of Supervisors and Local Agency Formation Commission, to annex these properties into the City prior to development.</p>	<p>Progress: There were no subdivisions proposed within the City's sphere of influence during the 2009-2014 planning period that would have initiated implementation of this program.</p> <p>Effectiveness: While no subdivisions were proposed, the City will continue this program.</p>	<p>Continue: This is a worthwhile program to be maintained in the updated Element.</p>

APPENDIX B

HOUSING NEEDS ASSESSMENT

APPENDIX B - HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment provides a demographic profile of the City of Etna by analyzing the following types of information: population trends, household income, special housing needs, housing characteristics, costs and conditions, constraints to development, and resources and opportunities.

The United States Census, which is completed every ten years, is an important source of information for the Housing Needs Assessment. It provides the most reliable and in-depth data for demographic characteristics of a locality. The California Department of Finance (DOF) is another source of valuable data that is more current than the Census. However, the DOF does not provide the depth of information that can be found in the US Census Bureau reports. An additional source of information is the 2008–2012 American Community Survey (ACS), which provides demographic data through 2012. This data, however, compiled by the US Census Bureau, is estimated based on the available Census data and is a limited survey; as such, the data is not considered to be as accurate as Census data. While data from the 2008–2012 ACS is the most recent data available for many of the demographics in this document, because of the large potential error factor, this data is used in only limited cases in this Housing Element. Much of the information is provided in the California Department of Housing and Community Development (HCD) data packet for Siskiyou County.

The data presented in the Housing Needs Assessment will not only guide the development of housing goals and policies, but will also be integrated into the body of the Housing Element to present the current status of housing and housing-related issues in the City of Etna. Definitions of the various U.S. Census Bureau terms that are used throughout this document have been included in **Appendix C** for clarification.

The needs assessment is organized into three main sections. The first section focuses on demographic information, such as population trends, ethnicity, age, household composition, income, employment, housing characteristics, general housing needs by income, and housing needs for special segments of the population. This first section outlines the characteristics of the community and identifies those characteristics that may have significant impacts on housing needs in the community.

The second section identifies possible governmental and non-governmental constraints to housing development in Etna. The City has planning, zoning, and building standards that guide and affect residential development patterns and influence housing availability and affordability. There are also environmental and housing market conditions that affect the location, availability, affordability, and type of housing that is constructed. The “non-governmental” influences include such factors as: the availability and cost of financing, land and materials for building homes; natural conditions that affect the cost of preparing and developing land for housing; and the business decisions of individuals and organizations in home building, finance, real estate, and rental housing that impact housing cost and availability.

The third section identifies the resources and opportunities for affordable housing in the City, which includes an inventory of adequate sites for affordable housing, potential funding resources for housing programs, and a description of the current housing programs that are available to provide affordable housing to the residents of Etna.

REGIONAL CONTEXT

The City of Etna is located in southwestern Siskiyou County in Northern California on State Highway 3, 25 miles from this highway's intersection with Interstate 5 in Yreka. It is situated in the Scott Valley, an agricultural region fed by the Scott River and surrounded by mountains on all sides. The City originally formed around a flour mill in the mid-1800s, and was incorporated a short time later in 1878. The City has experienced considerable fluctuation in the population over the years, but overall growth has been relatively slow and steady. Over the past few decades, however, the decline of the timber industry and lack of replacement jobs has resulted in a population contraction in the City, as well as throughout much of the region.

POPULATION TRENDS

Population Growth

The Department of Finance estimates that the City's population increased by 0.1 percent, or one person, between 2010 and 2014, reaching a current population of 738 persons. The population decreased from 781 in 2000 to 737 in 2010, or by 5.6 percent. **Table B-1** shows population growth rates for communities in Siskiyou County from 2000 to 2014. As is shown, while Etna increased by one person between 2010 and 2014, overall the City has declined in population by 5.8 percent between 2000 and 2014.

Table B-1
Regional Population Change, 2000-2014

	Population			Percent Growth		
	2000	2010	2014	2000–2010	2000-2014	2010–2014
Etna	781	737	738	-5.6%	-5.8%	0.1%
Dorris	886	939	938	6.0%	5.5%	-0.1%
Dunsmuir	1,923	1,650	1,645	-14.2%	-16.9%	-0.3%
Ft. Jones	660	710	715	7.6%	7.7%	0.7%
Montague	1,456	1,443	1,440	-0.9%	-1.1%	-0.2%
Mt. Shasta	3,621	3,394	3,392	-6.3%	-6.8%	-0.1%
Tulelake	1,020	1,010	1,011	-1.0%	-0.9%	0.1%
Weed	2,978	2,967	2,956	-0.4%	-0.7%	-0.4%
Yreka	7,290	7,765	7,840	6.5%	7.0%	1.0%
Unincorporated County	23,686	25,342	24,556	7.0%	3.5%	-3.2%

Source: US Census 2000, 2010; Department of Finance, January 2014

Population Projections

Population projections for Etna are not currently available. The Department of Finance provides projections for all counties through 2060. **Table B-2** shows the expected population growth for both the incorporated and unincorporated portions of Siskiyou County between 2015 and 2060. Based on DOF projections, the county is expected to experience an overall annual growth rate of approximately 0.8 percent. However, based on the City's fluctuating growth rate, it is unlikely

that, even if the population of the City stabilizes and rebounds, the growth rate will approach that projected for the county.

Table B-2
Population Projections, 2000-2060

	2010	2020	2030	2040	2050	2060
Siskiyou County	44,893	46,369	48,883	51,854	52,130	52,646

Source: California Department of Finance P-3 Report, July 2013

Age Characteristics

The distribution of Etna's population by age group is shown in **Table B-3**. As individuals age, their lifestyles, household composition, living preferences, and income levels tend to change as well. For example, young adults (18-34) typically move more frequently and earn less than older adults. As a result, younger adults generally are not ready, or cannot afford, to purchase homes and look for rental units to meet their housing needs. In contrast, middle-aged residents (35-54) typically have higher earning potential and higher homeownership rates. Residents approaching retirement age or recently retired (early 60s to mid-70s) tend to have the highest rates of homeownership. After individuals retire, many look for smaller homes on properties that are easier to maintain, or for residential communities that cater specifically to their lifestyles, needs and preferences.

The age distribution of the City's population changed significantly between 2000 and 2010. As shown, the number of residents between the ages of 34 and 44 decreased by approximately 106.8 percent while the under five age group increased by 40.0 percent. At the same time, the number of residents between the ages of 5 and 24 decreased by approximately 60.3 percent, and the population of residents 65 and older also decreased by approximately 15.7 percent. The largest increase occurred between the areas of 55 and 64 representing a 43.1 percent increase.

Table B-3
Population by Age, 2000-2010

Age Group	2000		2010		Percent Change
	Persons	Percent	Persons	Percent	
< 5	27	3.5%	45	6.1%	40.0%
5 to 14	130	16.6%	95	12.9%	-36.8%
15 to 24	84	10.8%	68	9.2%	-23.5%
25 to 34	45	5.8%	66	9.0%	31.8%
35 to 44	122	15.6%	59	8.0%	-106.8%
45 to 54	114	14.6%	107	14.5%	-6.5%
55 to 64	82	10.5%	144	19.5%	43.1%
65 +	177	22.7%	153	20.8%	-15.7%
Total	781	100%	737	100%	-6.0%

Source: 2000 and 2010 U.S. Census, DP1

HOUSEHOLD CHARACTERISTICS

A household is any group of people living together in a residence, whether related or unrelated. A survey of household characteristics is useful to determine household size trends, income, overcrowding or under-utilization of housing, and the number of special needs households such as large families and female-headed households.

According to the U.S. Census, there were 339 households in the City in 2000. Approximately 70.5 percent of the households were owner-occupied, while the remaining 29.5 percent were renter-occupied.

In 2014, the Department of Finance estimated the average household size in the City of Etna to be 2.26 persons per household, a slight increase since the 2010 average of 2.24. Larger households with five or more persons comprised approximately 6.8 percent of households in the City in the 2010 Census, while three and four person households constituted approximately 19.2 percent of the households.

Household Growth

Table B-5 shows household growth trends (by occupied housing units) during 2000, 2010 and 2014 for the City of Etna. Between 2000 and 2014, the number of households in the City decreased by approximately 0.6 percent, or two households, although the number of households has increased since 2010.

Table B-4
Household Growth Trends, 2000-2014

	Number			Percent Change		
	2000	2010	2014	2000-2010	2000-2014	2010-2014
Households	329	323	327	-1.8%	-0.6%	1.2%

Source: 2000 Census QT-H2; Department of Finance, Table E5, 2014

Household Size

Household size by tenure is shown in **Table B-5**. Most households, both owner- and renter-occupied, were inhabited by two persons in 2000. As shown in the table, the City had a 12.6 percent reduction in owner households between 2000 and 2010 and an increase of 17.1 percent in renter households. The largest increase was in the 3-person renter households which increased by 14.

Table B-5
Household Size by Tenure, 2000-2010

Household Size	2000		2010		Change	
	Households	Percent	Households	Percent	Households	Percent
Owner-Occupied Households						
1 person	67	28.9%	68	33.0%	1	1.5%
2 persons	93	40.1%	82	39.8%	-11	-13.4%
3 persons	37	15.9%	28	13.6%	-9	-32.1%
4 persons	22	9.5%	19	9.2%	-3	-15.8%

Household Size	2000		2010		Change	
	Households	Percent	Households	Percent	Households	Percent
5 persons	6	2.6%	7	3.4%	1	14.3%
6 persons	4	1.7%	0	0.0%	-4	-100.0%
7 or more person	3	1.3%	2	1.0%	-1	-50.0%
Total	232	100%	206	100%	-26	-12.6%
Renter-Occupied Households						
1 person	35	36.1%	37	31.6%	2	5.4%
2 persons	26	26.8%	31	26.5%	5	16.1%
3 persons	10	10.3%	24	20.5%	14	58.3%
4 persons	9	9.3%	12	10.3%	3	25.0%
5 persons	9	9.3%	7	6.0%	-2	-28.6%
6 persons	1	1.0%	6	5.1%	5	83.3%
7 or more persons	7	7.2%	0	0.0%	-7	-100.0%
Total	97	100%	117	100%	20	17.1%

Source: 2000 and 2010 U.S. Census, QT-H2

ECONOMIC CHARACTERISTICS

Household Income

Table B-6 lists the income distributions for households in the City of Etna in 2000 and 2012. It also shows the median household income of the City, which grew by approximately 16.7 percent from \$25,179 to \$30,286 during this period. The numbers in **Table B-6** suggest that the proportion of extremely low-income households has decreased while the proportion of households earning more than the median income has increased.

Table B-6
Household Income, 2000-2012

Annual Income	2000		2012	
	Households	Percent	Households	Percent
Less than \$10,000	50	14.2%	25	7.8%
\$10,000 to \$14,999	44	12.5%	44	13.7%
\$15,000 to \$24,999	81	23.0%	61	18.9%
\$25,000 to \$34,999	48	7.4%	67	20.8%
\$35,000 to \$49,999	69	19.6%	58	18.0%
\$50,000 to \$74,999	30	8.5%	36	11.2%
\$75,000 to \$99,999	25	7.1%	14	4.3%
\$100,000 to \$149,999	5	1.4%	7	2.2%
\$150,000 or more	0	0%	10	3.1%
Total	352	100.0%	322	100.0%
Median Income	\$25,179		\$30,286	

Source: US Census 2000; 2008–2012 American Community Survey

Note: The number of households may not be consistent with household counts identified in preceding tables due to margins of error in the 2008–2012 ACS.

APPENDIX B - HOUSING NEEDS ASSESSMENT

The State of California publishes annual income limits for each county that are used to determine eligibility for assisted housing programs within that county. Further, the California Health and Safety Code requires that limits established by the State for the low-, very low-, and extremely low-income categories will be the same as those in the equivalent levels established by the US Department of Housing and Urban Development (HUD) for its Housing Choice Voucher (Section 8) program. The area median income (AMI) for Siskiyou County in 2014 is \$57,900 for a four-person household. It is important to note that the 2012 median household income reported in **Table B-6** is not the same as the median family income established by the State in 2014 and reported in **Table B-7**.

Table B-7
2014 State Income Limits, Siskiyou County

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$12,150	\$13,900	\$15,650	\$17,350	\$18,750	\$20,150	\$21,550	\$22,950
Very Low	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300	\$33,600	\$35,900	\$38,250
Lower	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050	\$53,750	\$57,450	\$61,150
Median	\$40,550	\$46,300	\$52,100	\$57,900	\$62,550	\$67,150	\$71,800	\$76,450
Moderate	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$80,600	\$86,200	\$91,750

Source: HCD, February 2014

The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds **Table B-8** illustrates the number of households in each income group based on the 2007-2011 American Community Survey as presented by HUD's CHAS data. Approximately 32.8 percent of the City's households have incomes at or below the low-income limit (80 percent of or less of AMI), with approximately 9.4 percent of all households in the extremely low-income category, less than 30% of AMI. An additional 20.5 percent of households have earnings in the moderate-income category, while the remaining 44.0 percent have earnings in the above moderate-income category.

Table B-8
Households by Income Group by Housing Type, 2011

Income Group	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Extremely Low Income (Below 30% of AMI)	66	26.8%	19	24.7%	85	25.5%
Very Low Income (30-50% of AMI)	46	18.7%	24	31.2%	70	21.0%
Low Income (50-80% of AMI)	64	26.0%	14	18.2%	88	26.4%

Income Group	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Moderate Income (80–120% of AMI)	37	15.0%	7	9.1%	44	13.2%
Above Moderate Income (Over 120% of AMI)	33	13.4%	13	16.9%	46	13.8%
Total Households	246	100.0%	77	100.0%	320	100.0%

Source: 2007-2011 American Community Survey

Employment

Employment-related data is assembled and reported by the California Employment Development Department (EDD). However, the EDD does not publish labor statistics for all cities in California. As a result, current labor statistics for Etna are not available. The EDD estimates the county's current unemployment rate (September 2014) as being 8.4 percent, which is slightly greater than the state's at 7.3 percent. For the sake of comparison, unemployment rates for other cities in Siskiyou County for which the EDD does report range from 4.8 to 13.5 percent in September 2014.¹ The annual average unemployment rate for Siskiyou County in 2013 was 13.0 percent. **Table B-9** illustrates labor force information, including that approximately 91.6 percent of the county's labor force was employed in September 2014.

Table B-9
Siskiyou County Labor Force

	Siskiyou County		California
	2013 (annual average)	September 2014	September 2014
Labor Force	18,370	19,010	18,668,100
Employment	15,970	17,410	17,306,900
Unemployment	2,400	1,590	1,361,200
Unemployment Rate	13.0%	8.4%	7.3%

Source: EDD, February 2014

The region's ten fastest growing occupations are listed in **Table B-10**. While this information is not specific to the city, it is nevertheless applicable because residents of Etna work both within and outside of the city. According to HCD, the 2014 median household income for a family of four in Siskiyou County is \$57,900, as is shown in **Table B-7**, which equals \$27.83 per hour for a family with a single wage earner. Of the ten fastest growing occupations, only three provide a median hourly wage that is on par with, or better than, the county's median hourly wage (i.e., management analysts, radiologic technologists and technicians, and registered nurses).

¹ Other cities include Dunsuir, Mount Shasta, Weed, Yreka, and the McCloud Census Designated Place (CDP).

Table B-10
Ten Fastest Growing Occupations, 2010–2020

	Median Hourly Wage	Estimated Employment		Percentage Change
		2010	2020	
Home Health Aides	\$9.71	240	320	33.3%
Heating, Air Conditioning, and Refrigeration Mechanics and Installers	\$18.54	200	260	30.0%
Personal Care Aides	\$10.88	900	1,150	27.8%
Fitness Trainers and Aerobics Instructors	\$20.46	340	430	26.5%
Management Analysts	\$28.84	200	250	25.0%
Radiologic Technologists and Technicians	\$39.59	120	150	25.0%
Library Assistants, Clerical	N/A	120	150	25.0%
Emergency Medical Technicians and Paramedics	\$17.87	130	160	23.1%
Water and Wastewater Treatment Plant and System Operators	\$22.74	270	330	22.2%
Registered Nurses	\$48.12	1,040	1,270	22.1%

Source: EDD, Northern Mountains Region, June 2012

SPECIAL NEEDS HOUSEHOLDS

Certain groups encounter greater difficulty finding sound, affordable housing due to their special needs and/or circumstances. Special circumstances may be related to one's employment and income, family characteristics, disability and/or age. A focus of the Housing Element is to ensure that all persons in the City, regardless of circumstance, have the opportunity to find decent and affordable housing.

State Housing Element law identifies the following "special needs" groups: seniors, persons with disabilities, female-headed households, large households, farmworkers, and homeless persons. This section provides a discussion of housing needs for each particular group.

Senior Population

The limited incomes of many seniors make it difficult for them to find affordable housing. Further, many seniors also have physical disabilities and/or dependence needs that limit their selection of housing. According to the 2010 Census, 153 persons in the City are 65 years and older, which is a decrease by of 24 persons since 2000. These 153 persons account for approximately 20.8 percent of the City's total population; however, as shown in **Table B-11**, the vast majority of seniors own their homes (82.4 percent). This, however, is also showing a declining trend as 90.6 percent of the 65 and over householder owned their own home in 2000.

Table B-11
Senior Population, 2000-2010

	2000	2010
Number of Persons 65 Years and Over	177	153
Seniors as a Percentage of Total Population	22.7%	20.8%
Households with Persons 65 Years and Over	106	102
Owner-Occupied	96	84
Renter-Occupied	10	18
Senior Households as a Percentage of All Households	31.5%	31.6%

Source: 2000 and 2010 U.S. Census, QT-H2

Table B-12 identifies the licensed senior care facilities and senior apartments in the vicinity of the City along with the capacity of each facility. While senior facilities in the City are fairly limited, there are a number located within 25 miles of Etna.

Table B-12
Senior Facilities

Facility Name	Address	Capacity	Type
A Touch of Home	1124 Serpa Lane, Etna	6	Sr. Care
Sheppard of God Assisted Living	424 Highway A-12, Grenada,	90	Sr. Care
Sierra Vista Retirement Center	885 Sierra Vista Way, Yreka	31	Sr. Care
Yreka Guest Home	520 N Main Street, Yreka	12	Sr. Care
Mountain View Manor	2102 Fort Jones Road, Yreka	24	Sr. Care
Emeritus at Meadowlark	351 Bruce Street, Yreka	85	Sr. Care
Deer Creek Apartments	1060 Deer Creek Way, Yreka	35	Sr. Apt
Emerald Pointe Apartments	450 N. Foothill Drive, Yreka	81	Sr. Apt
Juniper Terrace	800 Jasper Way, Yreka	50	Sr. Apt

Source: www.residentialcareguide.org, November 2014; California Department of Social Services

Persons with Disabilities

Persons with disabilities typically have special housing needs because of their fixed or limited incomes, the lack of accessible and affordable housing that meets their physical and/or developmental capabilities, and the higher health costs associated with their disabilities. **Table B-13** illustrates the population of persons with disabilities who may require housing with special features such as wheelchair ramps, special doorbells, roll-in showers, high-set toilets, or other adaptive devices or medical equipment.

As shown in **Table B-13**, according to the 2000 Census, there were 164 persons over the age of five in the City with a disability in 2000. Later statistics are not known as the 2010 Census did not include this analysis. The majority of individuals in the City with disabilities are in the working age group (16 to 64). Most of the disabilities in this group are either physical (14.9 percent) or employment-related (13.6 percent).

Table B-13
Persons with Disabilities by Age Group, 2000

Category/Type	Number	Percent
Persons with a Disability		
Age 5–64, Employed Persons with a Disability	20	12.2%
Age 5–64, Not Employed Persons with a Disability	69	42.0%
Persons Age 65 Plus with a Disability	75	45.7%
Total Persons with a Disability	164	100%
% of Total Population (civilian non-institutional)	—	22.3%
Disabilities by Type by Age of Disabled Person		
Total 5-15 years	6	1.9%
Sensory	1	0.3%
Physical	1	0.3%
Mental	3	0.9%
Self-care	1	0.3%
Total 16-64 years	165	52.2%
Sensory	16	5.1%
Physical	47	14.9%
Mental	39	12.3%
Self-care	4	1.3%
Go-outside-home	16	5.1%
Employment	43	13.6%
Total 65 and older	145	45.9%
Sensory	30	9.5%
Physical	60	19.0%
Mental	21	6.6%
Self-care	9	2.8%
Go-outside-home	25	7.9%
Total Disabilities	316	100%

Source: 2000 U.S. Census

Also shown in **Table B-13** is the number of disabilities in the City. While 164 persons in Etna have at least one disability, some have more than one, which explains the difference between disabled persons and total disabilities. Living arrangements for disabled persons depend on the severity of the disability. Many persons live independently with other family members. To maintain independent living, disabled persons may need special housing design features, income support, and in-home supportive services for persons with medical conditions.

Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue,

indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Far Northern Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table B-14** provides information about Etna's population of developmentally disabled persons. **Table B-15** provides information about those persons' place of residence.

Table B-14
Developmentally Disabled Residents By Age

Zip Code	0-13 Years	14-21 Years	22-51 Years	52-61 Years	62+ Years	Total
96027	5	6	6	1	1	19

Source: California Department of Developmental Services

Table B-15
Developmentally Disabled Residents by Residence Type

Zip Code	Community Care	Home Parent/Guardian	Independent Living	Other	Total
96027	0	18	1	0	19

Source: California Department of Developmental Services

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group. Incorporating "barrier-free" design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Far North Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities,

APPENDIX B - HOUSING NEEDS ASSESSMENT

and pursue funding sources designated for persons with special needs and disabilities. Program HE.1.2.3, Program HE.1.2.4, and Program HE.2.1.3 are proposed to address the needs of the developmentally disabled.

Single-Parent and Female-Headed Households

Single-parent households, and those headed by single females in particular, experience the full range of housing problems. These problems include: affordability, since the individuals are often on public assistance; overcrowding, because the individuals often cannot afford units large enough to accommodate their families; insufficient housing choices; and sometimes, discrimination. Also, single-parent households with small children may need to pay for childcare, which further strains limited incomes. The City recognizes these problems and has included policies and programs in this document to address affordability, overcrowding, and discrimination for all segments of the population.

Table B-16 illustrates the number of households that are headed by single parents. The proportion of single-parent households has decreased in the City since the 2000 Census. In 2010, single-parent households constituted approximately 7.1 percent of all households, a proportional reduction of 7.4 percent since 2000. Female-headed households decreased by 18 households between 2000 and 2010. Female-headed households represent approximately 65.2 percent and male-headed households represent 34.8 percent in 2010. Further, according to the 2008–2012 American Community Survey, poverty affects 29.2 percent of the female-headed single-parent households (2008–2012 ACS, Table S1702).

Table B-16
Single-Parent Households

	Households	Percent of Single-Parent Households	Percent of Total Households
2000			
Female-Headed Single-Parent Households	33	64.7%	9.4%
Male-Headed Single-Parent Households	18	35.3%	5.1%
Total Single-Parent Households	51	100.0%	14.5%
2010			
Female-Headed Single-Parent Households	15	65.2%	4.6%
Male-Headed Single-Parent Households	8	34.8%	2.5%
Total Single-Parent Households	23	100.0%	7.1%

Source: 2000 and 2010 U.S. Census DP-1, H18

Large Families

A large family is one with five or more family members. Large families are considered a special needs group because they need larger homes, but don't necessarily earn enough to afford the premium price of a larger home. Those homes are often a luxury out of the range of affordability for lower income families. Thus, a large family may struggle to find suitable affordable housing. The number of large families in the City is shown by tenure in **Table B-17**. Between 2000 and 2010, the number of large renter-occupied households decreased by approximately 4.0 percent, while the number of large owner-occupied households increased by approximately 2.8 percent. Large households represented 6.8 percent of the households in the City in 2010.

Table B-17
Household Size by Tenure

Household Size	2000		2010	
	Households	Percent	Households	Percent
Large Owner Households	6	25.0%	9	2.8%
5 persons	3	12.5%	7	3.4%
6 persons	2	8.3%	0	0.0%
7 or more persons	1	4.2%	2	1.0%
Large Renter Households	18	75.0%	13	4.0%
5 persons	11	45.8%	7	6.0%
6 persons	0	0%	6	5.1%
7 or more persons	7	29.2%	0	0.0%
Total Large Households	24	100.0%	22	100.0%

Source: 2000 and 2010 U.S. Census, QT-H2

Homeless Persons and Families

For a variety of economic, social and/or personal reasons, individuals and families may find themselves homeless. Their homelessness can be a temporary situation or a semi-permanent way-of-life. There are a number of different situations in which people become homeless. Each situation is different, requiring different housing needs. Whatever the situation, the most immediate housing needs can be satisfied with three basic shelter types: emergency, transitional and temporary.

Emergency Shelters

Emergency shelters are needed to take care of individuals and/or families that have had a sudden traumatic event forcing them to become homeless. For instance, battered women and their children may require an emergency shelter that they can stay in without fear of the abusive individual inflicting further harm. Disaster victims may also require an emergency shelter depending on the type of disaster experienced. While some disaster victims may be able return to their homes shortly after the event, in those cases where there is considerable or a complete loss of property, transitional shelters are often the next step for individuals and families trying to reassemble their lives.

Emergency shelters are typically motels, hotels, homeless shelters, domestic violence shelters, gymnasiums, churches, barracks, and other similar facilities. Their use is short-term and the accommodations are typically sparse.

Through the Siskiyou County Human Services Department, the California Work Opportunity and Responsibility to Kids (CalWORKs) program provides assistance to those eligible for Temporary Assistance for Needy Families (TANF). This program provides eligible individuals approximately \$65 per day for 16 days for emergency housing needs. Families are eligible for this assistance one time only. In addition, once more permanent shelter is found, the program will provide the last month's rent (if necessary) and security deposit on an apartment.

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Transitional Shelters

Transitional shelters are often required for housing individuals or families after their immediate need for emergency shelter has been satisfied, but they are not yet self-reliant. Transitional housing programs are often combined with a variety of social services intended to provide job training and self-reliance. Transitional shelters are typically single-family residences, detached homes or apartment houses. Sometimes motels and hotels can serve in this capacity if they are equipped with kitchens.

Temporary Shelters

Temporary shelters are needed to address a variety of situations in which individuals and/or families find themselves homeless. While there is a portion of the homeless population that is voluntarily homeless, these individuals still often require nighttime or poor-weather shelters. Teenage runaways require temporary shelter, counseling and other social services. Evicted individuals and/or families often need short-term housing until they can find another residence. Seasonal workers, including migrant farmworkers, need short-term low cost housing for various durations throughout the year.

Single-room occupancy (SRO) units, which are often converted hotels and motels, are one of the most appropriate types of temporary housing for extremely low-income persons. However, the City's Zoning Ordinance does not specifically define single-room occupancy units, nor does it allow similar uses (e.g., rooming and boardinghouses) in any district. Therefore, in order to facilitate the development of SROs and increase housing options for extremely low-income persons, the City has amended its Zoning Ordinance to include the definition of single-room occupancy units, as well as describe specific development standards for these units.

Homeless Population

Because the City of Etna is removed from the main travel by-ways (e.g., Interstate 5), it is fairly unusual to encounter homeless persons in the City. Further, what homeless population there is tends to be comprised of fair weather transients. On average, approximately 10 to 20 homeless persons may pass through the City over the course of a year. Transients typically stay for a week or two at most during the warmer months and then continue on their way. The Police Department notes that they have yet to observe homeless persons in the City during the winter months.

Given the lack of a permanent homeless population, no emergency shelter has been developed in the City. Should a homeless person find themselves in need of shelter, the closest facility is located in the City of Yreka, approximately 25 miles to the north. Still, in order to facilitate the development of shelters should one be proposed, the City does allow by right emergency shelters in the General Commercial zoning district.

Services for homeless individuals and families in Siskiyou County are primarily available in the City of Yreka. **Table B-18** illustrates a number of those programs that provide homeless assistance.

Table B-18
Homelessness Services

Agency Name	Address	Services
Siskiyou County Behavioral Health Dept.	2060 Campus Drive, Yreka, CA	1, 2, 4, 5, 6, 13, 14, 15, 16, 17
Siskiyou Co. Domestic Violence & Crisis Center	118 Ranch Lane, Yreka, CA	1, 5, 8, 9, 11
Lane Street Effort	417 Lane Street, Yreka, CA	10
Northern Valley Catholic Social Services	1515 S. Oregon St., Yreka, CA	1, 3, 4
California Department of Rehabilitation	1288 S. Main Street, Yreka, CA	12
Yreka Family Resource Center	201 S. Broadway St., Yreka, CA	2, 11, 3
WIC	1217 S. Main Street, Yreka, CA	3
Salvation Army	501 N. Main Street, Yreka, CA	3, 11
Veteran's Administration	311 Lane Street, Yreka, CA	7, 10
Yreka Dream Center Food Closet	900 North Street, Yreka, CA	3
Service Codes		
(1) Adult Counseling	(10) Emergency Housing For Men	
(2) Anger Management Classes	(11) Emergency, Transportation (i.e. bus ticket)	
(3) Food or Clothing Referral	(12) Job Training	
(4) Counseling, Education, & Prevention	(13) Treatment & Housing of Mentally Ill	
(5) Crisis Intervention	(14) Independent Living Skills Training	
(6) Drug & Alcohol Treatment	(15) Food Stamps, CalWorks, General Relief	
(7) Veteran's Assistance	(16) Day Treatment	
(8) Emergency Assistance For Battered Women	(17) Workshops	
(9) Emergency Housing for Women & Children		

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farmworkers work in the fields, orchards, and processing plants, and provide support activities on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor.

Table B-19 shows the number of agricultural workers in Siskiyou County in 2007 and 2012. This information indicates a growing agricultural employment base in the county. However, this information does not specifically identify the agricultural area surrounding Etna. As such, while this information is helpful in identifying farmworkers in Siskiyou County, the 2012 American Community Survey may be more accurate in identifying those farmworkers residing in the City, as it provides occupation statistics specifically for Etna.

Table B-19
Number of Farmworkers, Siskiyou County

Hired Farm Labor	2007	2012
Farms	205	247
Workers	5,073	6,848
Farms with 10 Workers or More		
Farms	16	30
Workers	545	6,328
Laborers Working More Than 150 Days		
Farms	102	148
Workers	757	1,358
Laborers Working Fewer Than 150 Days		
Farms	167	165
Workers	4,316	5,490

Source: USDA 2007 and 2012 Census of Agriculture

The City does not have a large resident farmworker population within its boundaries. According to the 2012 American Community Survey, there were 28 persons employed in farming, forestry, and fishing occupations that reside in the City of Etna (2008-2012 ACS, Table S2401). However, with a California Department of Forestry and Fire Protection office and a U.S. Forest Service office both located in the City of Fort Jones 12 miles to the north, it is anticipated that many of these persons are involved in forestry-related work, not farming.

The agricultural area in which the City of Etna is centered is primarily a ranching area with little need for seasonal farm workers. In fact, the type of intensive agriculture that employs seasonal farmworkers does not occur anywhere near Etna. Soils in the Etna area are considered to be too heavy for regular tillage, so they are used almost entirely for hay and pasture. These activities are generally not seasonally labor intensive. Farms and ranches in the Scott Valley do hire some limited extra help in the summer months, primarily to assist with the hay harvest and/or irrigation. However, these jobs are typically filled by high school and college students from the local area. Consequently, there is little need for seasonal or transient farmworker housing in Etna.

HOUSING CHARACTERISTICS

Housing Composition

The composition of housing in the City is mostly single-family. **Table B-20** displays the estimated number of each type of housing unit for 2000, 2010 and 2014 as reported by the State Department of Finance and the U.S. Census. Since 2010, the number of single-family units decreased by one while mobile homes increase by two.

Table B-20
Housing Unit Types

	2000		2010		2014	
	Number	Percent	Number	Percent	Number	Percent
Single-Family						
Detached	269	73.3%	287	79.9%	286	79.4%
Attached	10	2.7%	0	0.0%	0	0.0%
Mobile Homes	43	11.7%	50	13.0%	52	14.4%
Multifamily						
2-4 Units	19	5.2%	9	2.5%	9	2.5%
5+ Units	13	3.5%	13	3.6%	13	3.6%
Total Units	367 ¹	100%	359	100%	360	100%

Source: 2000 and 2010 U.S. Census, and Department of Finance E-5, 2014

Notes: 1) Total includes 13 units listed as boat, RV, van, etc in 2000 Census.

Housing Conditions

Housing element law requires an estimate of substandard housing in the city. Determining the percentage of units built prior to 1960 provides an estimate of major rehabilitation or replacement need. One can also assume that homes built prior to 1980 may require some form of rehabilitation. **Table B-21** indicates that approximately 54.9 percent of the units in the City were constructed prior to 1960 and 25.5 percent of units were constructed between 1960 and 1980. Therefore, based on age alone, it would appear that approximately 80.4 percent of homes in the City, or 296 units, may require rehabilitation or replacement, depending on the level of maintenance these units have received.

Table B-21
Age of Housing, 2014

Year Built	Units	Percent of Total	Percent by Year
Built 1939 or earlier	112	30.4%	30.4%
Built 1940 to 1949	41	11.1%	41.5%
Built 1950 to 1959	49	13.3%	54.9%
Built 1960 to 1969	42	11.4%	66.3%
Built 1970 to 1979	52	14.1%	80.4%
Built 1980 to 1989	61	16.6%	97.0%
Built 1990 to 1999	10	2.7%	99.7%
Built 2000 to 2009	0	0.0%	99.7%
Built 2010 to 2014	1	0.3%	100.0%
Total ¹	368	100.0%	

Source: 2000 U.S. Census; Department of Finance, E-5 and E-8, 2014

Notes: 1) Total does not account for demolished units and therefore is not a true representative of the total number of housing units in the City.

The most recent assessment of housing conditions occurred in 1992. At that time, a total of 321 housing units were reviewed, with the finding that 20 percent (63 units) were in sound condition and 79 percent (252 units) were in need of rehabilitation. An additional six units were considered

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dilapidated and possibly in need of replacement. Of those 252 units in need of rehabilitation, it was estimated 72 required substantial rehabilitation. The study further concluded that 76 percent of the units requiring rehabilitation were occupied by residents having a low- or very low-income status, indicating that the vast majority of these families would likely need financial assistance to adequately maintain and improve their residences.

Despite no growth in the City's housing stock over the past 14 years, a fair amount of rehabilitation of existing units has taken place. In fact, many of the issues identified during the 1992 survey may have since been addressed. However, without a recently completed housing conditions survey, or a building official on staff who can provide an estimate of housing conditions, it is difficult to determine current rehabilitation and replacement needs. Therefore, in order to gain a better understanding of housing conditions in the City, the City will pursue funding for and complete a housing conditions survey during the current planning period (see Program HE.4.1.4).

Occupancy & Tenure

Tables B-22 and **B-23** illustrate the tenure and occupancy of housing in the City. Occupancy information is available from the Census Bureau for 2000 and from the State Department of Finance for 2014. As the number of occupied housing units decreased between 2000 and 2010, the number of vacant units also increased, resulting in a slight increase in the vacancy rate. The vacancy rate remained the same between 2010 and 2014 at 10.0 percent. The most recent accurate tenure information comes from the 2010 Census. According to the 2010 Census, the majority of households are owner-occupied (63.8 percent) in the City which is a decrease since 2000 when owner-occupied households represented 70.5 percent of the households.

Table B-22
Occupancy Status

	2000		2010		2014	
	Units	Percent	Units	Percent	Units	Percent
Total Occupied Housing Units	329	90.9%	323	90.0%	324	90.0%
Total Vacant Units	33	9.1%	36	10.0%	36	10.0%
Total Housing Units	362	100%	359	100%	360	100%

Source: 2000 U.S. Census; Department of Finance, Table E-5, 2014

Table B-23
Occupied Housing Units by Tenure

	2000		2010		Percent Change 2000-2010
	Units	Percent	Units	Percent	
Owner-Occupied	232	70.5%	206	63.8%	-11.2%
Renter-Occupied	97	29.5%	117	36.2%	17.1%

Source: 2000 and 2010 U.S. Census

Housing Unit Size

Table B-24 illustrates the housing units by the number of bedrooms in the City in 2000 and 2012. According to the 2008-2012 American Community Survey, between 2000 and 2012, the number of three bedroom homes increased by approximately 43 units, which does not appear to be

accurate since only one housing unit was built during that time frame. As such, the 2000 Census numbers are considered more reliable when discussing unit size in the City. As with most communities, three bedroom homes are the primary home size in the City, representing 44.1 percent in 2000.

Table B-24
Housing Units by Bedrooms, 2000-2012

Bedrooms	2000		2012 ¹	
	Units	Percent	Units	Percent
No bedroom	13	3.5%	18	4.7%
1 bedroom	32	8.7%	20	5.2%
2 bedrooms	128	34.9%	120	31.1%
3 bedrooms	162	44.1%	205	53.1%
4 bedrooms	23	6.3%	12	3.1%
5 or more bedrooms	9	2.5%	11	2.8%
Total	367	100.0%	386	100.0%

Source: 2000 U.S. Census; 2008–2012 American Community Survey 5-Year Estimates

Notes: 1) The 2008–2012 ACS has a total error factor of ± 62 for this category. This information is not available from the 2010 Census.

Overcrowded Housing

The U.S. Census Bureau defines overcrowding as more than 1.01 persons per room. Severe overcrowding occurs when there are more than 1.5 persons per room. **Table B-25** illustrates the number and percentage of units in the City according to occupants per room. Approximately 9.5 percent of owner-occupied housing units and 16.9 percent of all renter-occupied units are either overcrowded or severely overcrowded in 2012.

Table B-25
Overcrowded Housing, 2000-2012

Persons Per Room	Units	Percent of Owner or Renter Occupied	Percent of Total Occupied	Units	Percent of Owner or Renter Occupied	Percent of Total Occupied
	2000			2012		
Owner-Occupied	221	100.0%	65.6%	233	100.0%	72.1%
0.50 or less	168	76.0%	49.9%	167	71.7%	51.7%
0.51 to 1.00	47	21.3%	13.9%	44	18.9%	13.6%
1.01 to 1.50	4	1.8%	1.2%	13	5.6%	4.0%
1.51 to 2.00	2	0.9%	0.6%	9	3.9%	2.8%
2.01 or more	0	0.0%	0.0%	0	0.0%	0.0%
Renter-Occupied	116	100.0%	46.8%	89	100.0%	27.6%
0.50 or less	66	56.9%	19.6%	46	51.7%	14.2%
0.51 to 1.00	38	32.8%	11.3%	28	31.5%	8.7%
1.01 to 1.50	10	8.6%	3.0%	12	13.5%	3.7%
1.51 to 2.00	2	1.7%	0.6%	3	3.4%	0.9%

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Persons Per Room	Units	Percent of Owner or Renter Occupied	Percent of Total Occupied	Units	Percent of Owner or Renter Occupied	Percent of Total Occupied
2.01 or more	0	0.0%	0.0%	0	0.0%	0.0%
Total Occupied Housing Units	337	100.0%	100%	323	100.0%	100.0%

Source: 2000 U.S. Census; 2008–2012 American Community Survey 5-Year Estimates

HOUSING COSTS AND AFFORDABILITY

Single-Family Home Costs

The residential real estate market in the State experienced significant price inflation during the early 2000's resulting from low mortgage rates, decreasing home sales inventory, and a steadily growing labor market. What was referred to as the "housing bubble" hit its peak around 2005 and burst in 2006. As a result, home prices fell dramatically. However, in the last year the housing market has started to recover resulting in a slow increase in home prices.

Table B-26 lists the prices of homes for sale in the City in November 2014. The table provides the average and median sales prices for a one- to four-bedroom family residence. There are very few homes for sale in the City, and the sale prices vary greatly. For example, a three-bedroom unit can range anywhere for \$74,900 to \$155,000. According to the data sources in **Table B-26**, the median sales price for a three-bedroom house is \$149,000, while a two-bedroom home is \$119,500. This list does not include homes for sale on properties larger than one acre, as the additional acreage would increase the home price and therefore not be a true representation of the cost of an average single family home within the City.

The qualifying annual income is based on a 30-year fixed-rate mortgage with an annual percentage rate of 4.5 percent and a down payment of 10 percent. It also assumes that the applicant has good credit and carries no other debt obligations. The qualifying income for the median sales price of a three-bedroom home would require an approximate income of \$42,652. Based on the AMI for Siskiyou County, housing at this price would be affordable to a low-income four person household. Based on the November 2014 housing price survey, there are for-sale housing units that would be affordable to low-income households in the City. For example, two-bedroom for sale units range in price from \$87,500 to \$160,000 with a median of \$119,500. An \$87,500 sales price, with a 10 percent down payment, would require an annual income of \$25,119. This cost would be affordable to all three person low-income households (Siskiyou County state income limits income range is between \$26,101 and \$41,700), and the majority of two person low-income households (income range is between \$23,200 and \$37,500). For those very low-income and extremely low-income households, housing affordability is rather limited, however there are some for sale units available. The lowest priced three-bedroom home for sale in the November survey was a foreclosure with a price of \$74,900. This would be affordable to a four person household earning more than \$21,549, which falls within the very low-income household range of \$17,351 to \$28,950 annually.

Table B-26
Home Prices, November 2014

# of Bedrooms	Units for Sale	Average Square Feet	Sale Price Range	Median Sale Price	Monthly Mortgage ¹ (estimate)	Qualifying Income ² (estimate)
1	2	941	\$124,500 to \$139,500	\$132,000	\$882	\$37,805
2	4	1,270	\$87,500 to \$160,000	\$119,500	\$799	\$34,242
3	5 ³	1,519	\$74,900 to \$155,000	\$149,000	\$995	\$42,652
4+	3	1,844	\$159,000 to \$329,000	\$199,500	\$1,331	\$57,048

Source: realtor.com; landwatch.com; Bankrate.com, November 2014

Notes: 1) Monthly mortgage is based on a loan with 10 percent down and an interest rate of 4.5%, property tax = 1.5% and Insurance = 0.5%. This is an estimate; actual payments may differ.

2) Qualifying income assumes a good credit rating and no other monthly payments. This is an estimate; actual income requirements may differ.

3) Includes two mobile homes and one Fannie Mae Home Path property (foreclosure).

Rental Housing Costs

Vacant rental units in the City are a relatively scarce commodity. When units become available they are often filled quickly and for an extended period of time. Further, these units are typically advertised by word of mouth rather than in the newspaper, which makes finding a rental all the more challenging. A review of rentals being advertised on Craigslist in December 2014 found only one unit available in the City. This unit was a 2 bedroom/1 bath unit for \$575 per month. There are two apartment complexes in the City for a total of 13 units. Because of the limited number of apartment units, the vacancy is very low and rent quickly. Rents at the complexes are \$400 to \$500 per month.

According to the 2009-2013 American Community Survey (ACS), the median contract rent in the City of Etna was \$547 in 2013. Using the HUD affordability standard of rent plus utilities being equal to or less than 30 percent of gross income, the 2013 median rent would be affordable to households earning \$21,880 per year. However, given that the ACS has a relatively large margin of error (\pm \$186), a review of HUD's current fair market rents for Siskiyou County, as well as affordable rents based upon State income limits, is worthwhile. HUD has established the 2014 fair market rent for a two bedroom unit in Siskiyou County to be \$746 and \$1,062 for a three bedroom unit. **Table B-27** shows the approximate affordable rent for a family of four in each income group. These figures are based on the assumption that a household cannot spend more than 30 percent of its income on housing costs without becoming cost-burdened.

Table B-27
Affordable Rents, 2014

Income Level	Income Range (4-person Household)	Affordable Monthly Rent (30% of Monthly Income)
Extremely Low	<\$17,350	<\$433
Very Low	\$17,351–\$28,950	\$434–\$724
Low	\$28,951–\$46,300	\$725–\$1,157

APPENDIX B - HOUSING NEEDS ASSESSMENT

Income Level	Income Range (4-person Household)	Affordable Monthly Rent (30% of Monthly Income)
Moderate	\$46,301–\$69,500	\$1,158–\$1,737
Above Moderate	>\$69,501	>\$1,738

Source: HCD State Income Limits, 2014

Overpayment

Definitions of housing affordability can vary, but in general a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered "cost-burdened" and households that pay more than 35 percent are considered "severely cost-burdened". Measuring the amount of people paying more than this percentage helps define an area's affordability problem. The American Community Survey reports information on overpayment by tenure, as illustrated in **Table B-28**. All of the renter households earning less than 30 percent of the area median income (AMI) are in overpayment situations. In comparison, 39.5 percent of owner households that earn less than 30 percent of the AMI are in overpayment situations. The majority of lower income renters, 61.4 percent, were in overpayment situations.

Table B-28
Households Overpaying, 2011

Household Type	Extreme Low	Very Low	Low	Moderate	Above Moderate	Total	Lower income
Ownership Households	66	46	64	37	33	246	176
Overpaying Owner Households	26	17	26	13	0	82	69
Percentage of Overpaying Owners	39.5%	37.3%	40.9%	34.0%	0.0%	33.3%	39.4%
Renter Households	19	24	14	7	13	77	57
Overpaying Renter Households	19	11	5	0	0	35	35
Percentage of Overpaying Renters	100.0%	44.8%	37.1%	0.0%	0.0%	45.4%	61.4%
Total Households	85	70	78	44	46	323	233
Overpaying Households	45	28	31	13	0	117	104
Percentage of Overpaying Households	53.1%	39.8%	40.2%	28.6%	0.0%	36.2%	44.8%

Source 2007-2011 American Community Survey 5-Year Estimates

HOUSING CONSTRAINTS

Governmental and Non-Governmental Constraints

Various interrelated factors may constrain the ability of the private and public sectors to provide adequate housing that meets the needs of all economic segments of the community. These constraints can be divided into two categories: governmental and non-governmental. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision for a variety of housing. Non-governmental constraints include land availability, land cost, construction costs, and availability of financing.

Governmental Constraints

Land Use Controls

The City of Etna General Plan establishes policies that guide all new development, including residential land uses. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the City. **Table B-29** shows the residential land use designations established by the General Plan.

Table B-29
Residential Land Use Designations

Designation	Maximum Units per Acre	Notes
Residential Agriculture (R-A)	1 unit/5 acres	This land use designation allows for single-family dwellings along with small acreage farming.
Low Density Residential (LDR)	4 units/acre	This land use designation allows for single-family dwellings.
Medium Density Residential (MDR)	10 units/acre	This land use designation allows for single-family dwellings, duplexes, triplexes and/or low-density apartments.
High Density Residential (HDR)	20 units/acre	This land use designation allows for single-family dwellings, duplexes, triplexes, low-density apartments, and multifamily housing.

Source: City of Etna General Plan

Residential Development Standards in Residential Zones

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. **Table B-30** shows the residential zone districts and permitted densities.

Table B-30
Residential Zone Districts and Development Standards

	Low Density Residential (R-1-10)	Low Density Residential (R-1-12)	Medium Density Residential (R-2)	High Density Residential (R-3)	Mobile Home Residential (M-H)
Max. Units Per Acre	4	3	10	20	20
Minimum Lot Size	10,000 sq. ft.	12,000 sq. ft.	7,200 sq. ft.	7,200 sq. ft.	4,000-8,000 sq. ft.
Minimum Lot Area Per Unit	10,000 sq. ft.	12,000 sq. ft.	3,600 sq. ft.	2,000 sq. ft.	2,000 sq. ft.
Minimum Lot Width	60' - 70'	70' - 80'	60' - 70'	60' - 70'	80'
Front Yard Setback	20'	15'	20'	20'	20'
Side Yard Setback	10' - 15'	10' - 15'	10' - 15'	10' - 15'	4' - 10'
Rear Yard Setback	10'	15'	10'	10'	10'
Max. Building Height	35'	35'	35'	45'	45'
Minimum Parking Spaces Per Unit	2	2	2 ¹	2 ¹	2 ¹
Max. Lot Coverage	40%	35%	50%	75%	65%

Source: City of Etna Zoning Ordinance

Notes: 1) Parking for multifamily units is based on the number of units in the project. The City's zoning code requires a minimum of two spaces for a single family, duplex or triplex unit and anything over 3 units must have one additional parking space for every two units with the exception of one bedroom units which only require one parking space per unit, plus one half (1/2) space for every two (2) one-bedroom dwelling units over three (3) units.

The minimum residential lot sizes range from 2,000 square feet to 12,000 square feet. The maximum height limit for residential units in the R-1-10, R-1-12, R-2 and M-H districts is 35 feet and 45 feet in the R-3 district.

Parking standards in all residential districts require a minimum of two parking spaces per unit. This requirement is minimal and is not considered a constraint to development. Nevertheless, in order to encourage the development of affordable housing in the City, the City has amended to the parking standards for one bedroom units requiring only one parking space per one-bedroom unit, plus one half (1/2) space for every two (2) one-bedroom dwelling units over three (3) units.

The City's three high density multifamily zones (i.e., at least 10 units/acre) are the Medium Density Residential (R-2), High Density Residential (R-3) and Mobile Home Residential (M-H) zones. Aside from the M-H zone permitting mobile home parks, these districts are nearly identical in the type of housing that is allowed. The primary difference is the maximum densities that are allowed in each. The R-2 allows for a maximum density of 10 units per acre while the R-3 and M-H allow for 20 units per acre.

While obtaining approval of a use permit does require more effort on the part of the applicant than a permit approved by staff, this process does not appear to be a constraint to development of affordable housing. A conditional use permit for a multifamily housing project entails the property owner submitting an application and site plan for review, along with the appropriate processing fee. These applications are reviewed by staff for consistency with the City's General Plan and Zoning Ordinance. Staff then conducts an environmental review pursuant to the California Environmental Quality Act (CEQA) (typically a mitigated negative

declaration), schedules a public hearing before the City Council and notifies property owners within 300 feet of the project. There are no design standards, architectural review or other criteria applied except normal setbacks, building height, lot coverage, density and parking requirements. The City Council primarily considers potential environmental impacts, as well as public improvements (e.g., curb, gutter, sidewalk and drainage improvements) that may be necessary to support the project. In deciding whether to grant a use permit, the City Council must make a finding that the establishment, maintenance or operation of the use or building applied for will not, under the circumstances of the particular case, be materially detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be materially detrimental to property or improvements in the neighborhood or to the general welfare of the City.

Although typical, the finding is rather broad and does not provide specific guidance to an applicant as to what conditions must be met to receive a use permit. This lack of specificity might create a potential constraint to residential uses that require a use permit. However, the City Council can designate conditions of approval as necessary to ensure that the use will meet the required finding. It is important to note that the City does not apply the use permit process to disallow residential uses. Rather, the City seeks to provide a process whereby residential uses that are not allowed by right can be facilitated in a manner that will result in projects that are compatible with surrounding uses. The entire process from submittal to public hearing and project approval is typically about six to eight weeks. The process is the same for all uses requiring a use permit. Therefore, the process does not unduly constrain the development of residential uses subject to a use permit.

The following subdivision design criteria from Chapter 16 of the Etna Municipal Code are the basic minimum standards necessary to protect public health and safety:

- Local Streets:
 - Right-of-way: 55-60 feet
 - Pavement width: 40 feet
- Major Streets:
 - Right-of-way: 76-80 feet
 - Pavement width: 64 feet
- Sidewalks: Provided when near schools, park or public area
- Sewers:
 - Minimum pipe: 6 inches
 - Manholes: 500 foot maximum spacing
- Storm drains: Based on 10-year storm event
- Water mains and fire hydrants: As determined by the director of public works

While all development-related improvements add to the cost of housing, the City's adopted standards do not serve to constrain the development of affordable housing. The greatest constraints are likely Etna's limited population, scarcity of jobs, and distance from major transportation routes.

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Residential Development Standards in the Commercial Zones

The Central Commercial (C-1) and General Commercial (C-2) zones allow for residential development consistent with the R-3 district upon issuance of a use permit. However, because a use permit must first be secured, setbacks and other development criteria may be amended as part of this process.

Adequacy of Zoning Standards to Facilitate Affordable Housing

The City allows multifamily development in the R-3, M-H, C-1 and C-2 zoning districts up to 20 units per acre. The City, therefore, believes the R-3, M-H, C-1 and C-2 zones provide adequate density and development standards to facilitate the production of housing affordable to very low- and low-income households. While multifamily development in these zoning districts require a conditional use permit, this process does not appear to be a constraint to development of affordable housing. However, because of the lack of proposed multifamily units in the past few years, an analysis on the potential for constraint has not be completed. In order to determine if this requirement may constrain multifamily development, the City has continued Program HE.2.1.2 from the previous Housing Element. This program is designed to monitor the conditional use permit process for multifamily development.

Flexibility in Development Standards

Section 17.33.020 of the Etna Municipal Code provides for flexibility in residential development standards for properties at least three acres in size through the approval of a planned development and the processing of a conditional use permit. Mandatory findings associated with the planned development include: general plan consistency; substantial open space or other benefits due to proposed building placement; a lack of adverse impacts on existing neighborhoods; and only those uses that are allowed or conditionally allowed in the underlying zone district are permitted.

Provision for a Variety of Housing

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population. Part of this entails evaluating the City's Zoning Ordinance and its provision for a variety of housing types. Housing types include single-family dwellings, duplexes, second units, mobile homes, group care facilities, multifamily dwellings, senior housing, emergency shelters, transitional housing, supportive housing and single-room occupancy units.

Some housing types are allowed by right and others are allowed with a conditional use permit. **Table B-31** summarizes the housing types permitted, or conditionally permitted under the City's Zoning Ordinance.

Table B-31
Residential Uses Permitted by Zoning ⁽¹⁾

Residential Uses	R-1-10	R-1-12	R-2	R-3	M-H	C-1	C-2
Single-Family Dwellings ⁽²⁾	P	P	P	P	P	C	C
Second Units	P	P	P	P	P	C	C
Duplexes	-	-	P	P	P	C	C
Triplexes	-	-	P	P	P	C	C

Residential Uses	R-1-10	R-1-12	R-2	R-3	M-H	C-1	C-2
Multifamily Dwellings	-	-	C	C	C	C	C
Mobile Home Parks	-	-	-	-	P/C ⁽³⁾	-	-
Group Care Home	P	P	P	P	P	C	C
Senior Care Facility	-	-	C	C	C	C	C
Single Room Occupancy Units	-	-	C	C	-	-	-
Transitional and Supportive Housing	P	P	P	P	P	C	C
Emergency Shelters	-	-	-	-	-	-	P
Agricultural Employee Housing ⁽⁴⁾	P	P	P	P	P	C	C

Source: City of Etna Zoning Ordinance

Notes: P = Permitted C = May be allowed with a conditional use permit

(1) This table is provided for informational purposes only and is subject to change.

(2) Includes manufactured homes

(3) Mobile home parks of more than four units must first obtain a use permit.

(4) Six or fewer employees.

What follows is a discussion of those particular housing types that may be most appropriate to meet the needs of extremely-low, very low- and low-income households, as well as an analysis of governmental constraints that may serve as a barrier to the development of these particular housing types.

Second Dwelling Units

"Second unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated.

Assembly Bill (AB) 1866 (Chapter 1062, Statutes of 2002), also known as the "second unit law", amended the California Government Code to facilitate the development of second units. This amendment now requires localities to allow second units ministerially without discretionary review or hearings. To be considered a ministerial review, the process used to approve second units must "apply predictable, objective, fixed, quantifiable and clear standards". Applications for second units should not be subject to onerous conditions of approval or public hearing process or public comment.

The second unit law established maximum standards for second units on lots zoned for residential use that contain existing single-family dwellings. No other standards can be applied to the approval of second units than those listed in Section 65852.2(b) of the Government Code, except the City may require that the primary structure be owner-occupied. The City may apply the following standards:

- The unit is not intended for sale and may be rented;
- The lot is zoned for single-family or multifamily use;
- The lot contains an existing single-family dwelling;
- The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling;

APPENDIX B - HOUSING NEEDS ASSESSMENT

- The increased floor area of an attached second unit shall not exceed 30 percent of the existing living area;
- The total area of floor space for a detached second unit shall not exceed 1,200 square feet; and
- Requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located.

Consistent with Government Code Section 65852.2(b), second dwelling units are permitted by right in the R-1-10, R-1-12, R-2 and R-3 districts and with a conditional use permit in the C-1 and C-2 zones.

Housing for Persons with Disabilities

As part of a governmental constraints analysis, housing elements must analyze constraints upon the development, maintenance and improvement of housing for persons with disabilities. This includes a review of zoning and land use policies and practices to ensure: compliance with fair housing laws; a provision exists for group homes for six or more persons; a broad definition of family is included in the Zoning Ordinance in order to provide occupancy standards specific to unrelated adults, as well as comply with Fair Housing Law; and siting or separation requirements for licensed residential care facilities do not impact the development and cost of housing for persons with disabilities.

In accordance with state law, the City must allow community care facilities for six or fewer persons in any area zoned for residential use, and may not require licensed care facilities serving six or fewer individuals to obtain conditional use permits or variances that are not required of other family dwellings. Not only does the Zoning Ordinance include a definition of group care home that is based upon Health and Safety Code Section 1501 et seq., but these facilities, or "group care homes" as they are referred to in the City's Zoning Ordinance, are allowed by right in all residential zones and conditionally permitted in the Central Commercial (C-1) and General Commercial (C-2) zones similar to other residential uses. However, in order to better facilitate the development of housing for persons with disabilities, the City has amended the Zoning Ordinance to allow group care facilities of six or more persons in the Low Density Residential (R-1), Medium Density Residential (R-2), High Density Residential (R-3), Mobile Home Residential (M-H), Central Commercial (C-1) and General Commercial (C-2) zones with a conditional use permit.

The occupancy standards of the Zoning Ordinance comply with Fair Housing Laws in that they do not restrict occupancy based upon relationship. For instance, Section 17.06.820 of the Etna Municipal Code has been revised to redefine the definition of "family" as follows: "Family means a group of individuals living together as a housekeeping unit sharing a dwelling unit. Clients of a group home subject to California Community Care Facilities Act (Health and Safety Code Section 1500 et seq.) are deemed a family for purposes of this title." This definition is considered to successfully capture the cohabitation of unrelated individuals.

The City does not have any special requirements for residential care facilities, such as minimum distances between facilities. However, as facilities are proposed, they are subject to review for overconcentration to ensure consistency with state law requirements. Of course, given that residential care facilities have yet to locate within the City, this has not been an issue.

Senior Housing

Given the number of persons aged 65 years old and older in the City (approximately 20 percent of the City residents in 2010), the lack of senior care facilities in and adjacent to the City, and the lack of zoning necessary to accommodate a senior care facility should one be proposed, the City has amended the Zoning Ordinance to allow senior care facilities in the Medium Density Residential (R-2), High Density Residential (R-3), Mobile Home Residential (M-H), Central Commercial (C-1) and General Commercial (C-2) districts with a use permit similar to multifamily housing.

Supportive Housing

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay that is occupied by a target population as defined in Health and Safety Code Section 50675.14(b)(3)(A) (i.e., persons, including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by paragraph (2) of subdivision (e) of Section 11139.3 of the Government Code). Services that are linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement. The City's Zoning Ordinance explicitly defines supportive housing as: "housing with no limit on length of stay, that is occupied by the target populations as defined by California Government Code § 65582(g), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community."

Emergency Shelters and Transitional Housing

California Health and Safety Code Section 50801 (e) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

California legislation (Senate Bill 2 (Cedillo, 2007)) requires jurisdictions to identify a zone where emergency shelters will be allowed as a permitted use without first obtaining a conditional use permit or other discretionary approval. Further, the zone(s) identified must have land available to accommodate an emergency shelter. While the City's Housing Needs Assessment indicates few homeless persons in the City and little need for a shelter, the City conducted a staff level review of its zoning districts and vacant land in order to comply with State law and determined that the General Commercial (C-2) district would be the most appropriate for the siting of emergency shelters because there would more likely be public transit and other services available such as grocery stores and coin operated laundries. The City has amended the Zoning Ordinance to allow by right the development of emergency shelters in the C-2 zoning district. Approximately 14 acres in five vacant parcels of currently zoned C-2 sites are available with sewer and water to meet this potential need.

SB 2 further requires that transitional housing be considered a residential use subject only to the same restrictions that apply to similar housing types in the same zone. Transitional housing is defined in Section 50675.2(h) of the Health and Safety Code as buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. It may be designated

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for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multifamily units and may include supportive services to allow individuals to gain necessary life skills in support of independent living. The City's Zoning Ordinance provides a definition of transitional housing and identifies zones in which this type of use is permitted. As is shown in **Table B-31**, the City allows transitional housing in all residential zones by right.

Single Room Occupancy Units

Housing elements must identify zoning to encourage and facilitate single-room occupancy units. Single-room occupancy units (SROs) are often the most appropriate type of housing for extremely low-income persons. The City's Zoning Ordinance includes single-room occupancy units, and similar uses such as boardinghouses and rooming houses, and allows dormitory type uses in the C-1 zone with a use permit. The development standards for these are the same as other uses in the respective zones and do not constrain the development of SRO types. However, to ensure the facilitation of SROs, recently the City has amended its Zoning Ordinance to specifically define single-room occupancy units and describe development standards for this housing type.

Housing for Farmworkers

The City of Etna Zoning Ordinance does explicitly provides for farmworker housing and defines this type of housing as:

“Agricultural employee housing” means housing for persons employed in agricultural as defined in the California Labor Code § 1140.4(b).

A. “Small agricultural employee housing” means any agricultural employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

B. “Large agricultural employee housing” means any agricultural employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone.

Pursuant to Health and Safety Code Sections 17021.5 and 17021.6, housing for farmworkers in the City of Etna for six or fewer persons is to be permitted in all residential zones. Further, no additional discretionary approvals can be required for any kind of employee housing that is intended to house six or fewer people, including farmworkers. If the proposed unit looks like a single-family house (i.e., 2-car garage, driveway, front yard, etc.), the process is a ministerial approval.

Development and Processing Fees

Many of the large vacant parcels zoned for higher density projects (at least 10 units/acre) do not currently have on- and off-site improvements in place, such as streets, sidewalks, and water and sewer connections. Therefore, the City requires developers to construct these improvements

and/or pay fees to help deter the costs of providing infrastructure, public facilities, and services. Impact fees that apply to new residential single-family and multifamily construction are listed in **Table B-32**. The City also collects fees from developers to help cover the costs of planning and processing permits. Processing fees are calculated based on average staff time and material costs required to process a particular type of case. Planning and processing fees are summarized in **Table B-33**.

The City's impact fees are similar to or less than other cities in the region. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to maintain the quality of life desired by City residents.

Table B-32
Development Impact Fees

Facility	Fee Per Dwelling Unit	
	Single-Family	Multifamily
Water Connection Fee	\$1,966	\$1,966
Sewer Connection Fee	\$2,044	\$2,044
Sewer Capacity Fee	\$1,400	\$952
City Fee Total	\$5,410	\$4,962
School Impact Fee	\$3.36/sq. ft.	\$3.36/sq. ft.
TOTAL	\$9,442*	\$6,978*

Source: City of Etna, 2014

Notes: Fees are for informational purposes only and are subject to change.

*Total is based on a school impact fee of \$4,032 for a 1,200 square foot single family dwelling and \$2,016 for a 600 square foot multifamily unit.

Table B-33
Planning Permit Fees

Fee Type	Fee
Annexation	\$2,030
Conditional Use Permit	\$585
Conditional Use Permit, when categorically exempt	\$60
Lot Line Adjustment	\$220
Variance	\$555
Zoning Amendment	\$555
Subdivision (5 or more lots)	\$965 + engineering costs
Subdivision (4 or less lots)	\$685 + engineering costs
Negative Declaration	\$535
Mitigated negative Declaration	\$875
Environmental Impact Report	At cost
General Plan Amendment	At cost

Source: City of Etna, 2014

Notes: Fees are for informational purposes only and are subject to change.

Including the cost of building permits, development fees average \$10,942 for a typical single-family dwelling and \$8,478 for a multifamily dwelling. These fees are on par with other cities in the

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region. Depending on housing unit size and type, City and school district fees amount to between four and seven percent of the total cost of each new housing unit. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to maintain the quality of life desired by City residents and do not constrain the development of affordable housing.

Table B-34
Total Processing and Impact Fees for Typical Single and Multifamily Units

Housing Type	Total Fees	Estimated Development Cost per Unit	Estimated Proportion of Fees to Development Costs per Unit
Single-Family Unit*	\$10,942	\$149,054	7%
Multifamily Unit**	\$8,478	\$220,830	4%

Source: www.building-cost.net 2014; Pacific West Communities 2013

Notes: * Typical single-family unit estimated at 1,200 square feet.

** Average construction cost based on the Pacific West Communities' affordable housing project in Mt. Shasta. Although not in Etna, this project provides the most current regional cost estimate for multifamily units.

Permit Processing Times

The time involved in processing development applications can become a constraint to affordable housing development. However, because Etna is a small community that receives few applications and almost no complicated applications, the processing of a residential application occurs expeditiously. In Etna, most development applications for single-family and multifamily developments take approximately two to three weeks to process as long as no discretionary approvals are needed. If an applicant proposes a development that requires discretionary review, such as one that requires a use permit, the processing time can extend to two months regardless of if it's a single-family or multifamily project. **Table B-35** lists the typical review times for each type of permit or approval process in the City. These review periods do not present constraints to development as some review is needed to ensure the maintenance of health and safety standards. Further, the City encourages developers to submit applications concurrently whenever possible to minimize the total processing time and related project costs.

Table B-35
Planning Processing Times

Type of Approval or Permit	Typical Processing Time
Ministerial Review	2-3 weeks
Conditional Use Permit (CUP)	1-2 months
Zone Change	3 months
General Plan Amendment	3 months
Site Plan Review	4-5 days
Parcel Maps	2-3 months
Initial Study (CEQA)	2-3 months
Environmental Impact Report (CEQA)	8-10 months

Source: City of Etna, 2014

Building Codes and Enforcement

The City contracts with Siskiyou County to provide building inspection services. The County has adopted the following codes effective January 1, 2014 with 2013 California Amendments:

- 2012 edition of the International Building Code
- 2012 edition of the Uniform Mechanical Code
- 2011 edition of the National Electrical Code
- 2012 edition of the Uniform Plumbing Code
- 2012 edition of the International Residential Code
- 2012 edition of the International Fire Code
- 2013 edition of the California Green Building Standards Code

Therefore, because the Codes serve to protect public health and safety, it does not pose a significant constraint to the production or improvement of housing in Etna.

Given the limited financial and staff resources with which to expand services, code enforcement has been and continues to be an unresolved issue in the City. Not only have budget constraints hampered the City's ability to hire a part-time code enforcement officer, but current staff does not have the expertise to address complaints as they arise because all building department-related functions are contracted out to the County.

Non-Governmental Constraints

Land Costs

The cost of raw, developable land creates a direct impact on the cost of a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of land. Additionally, location is a key aspect for the price of land. Land located adjacent to services or within a certain area will have a higher price. A review of available land for sale in and around the City was completed as a part of this Housing Element update. Land costs in the Etna area as of November 2014 are shown in **Table B-36**. The price per acre varied depending on location, from a high of \$44,444 per acre to a low of \$9,450 per acre. The average cost per acre was \$30,674 with a median of \$18,674.

Table B-36
Vacant Land Costs

Price	Acres	Price per Acre
\$99,000	9.23	\$10,726
\$94,500	10	\$9,450
\$70,000	1	\$70,000
\$75,000	4	\$18,750
\$80,000	1.8	\$44,444
Average Price per Acre		\$30,674
Median Price per Acre		\$18,674

Source: Landwatch.com, November 2014

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Construction and Labor Costs

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. An Internet source of construction cost data (www.building-cost.net), provided by the Craftsman Book Company, estimates the per square foot cost of a single-story four-cornered home in the City to be approximately \$124 per square foot. This cost estimate is based on a 1,200-square-foot house of standard-quality construction. The total construction costs excluding land costs are estimated at \$149,054. If labor or material costs increased substantially, the cost of construction in the City could rise to a level that impacts the price of new construction and rehabilitation.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in the City. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate- income households that live on tight budgets. Variable rate mortgages may allow lower income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table B-37** illustrates interest rates as of November 2014. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money which is paid for its use for a specified time and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance, and is therefore a more complete measure of a loan's cost than the interest rate alone. However, the loan's interest rate, not its APR, is used to calculate the monthly principal and interest payment.

Table B-37
Interest Rates

Loan Type	Interest Rate	APR ¹
30-year fixed	3.375%	3.753%
15-year fixed	2.500%	3.035%
5-year ARM	1.750%	2.762 %
FHA Rates		
30-year fixed	3.250%	4.320%
15-year fixed	2.750%	3.689%
Veterans Loans		
30-year fixed	3.250%	3.439%
15-year fixed	2.750%	3.264%

Source: <http://www.amerisave.com>

Notes: 1. Based on a \$260,000 loan amount.

HOUSING RESOURCES AND OPPORTUNITIES

At-Risk Housing Analysis

California Government Code Section 65583(a)(9) et seq. requires that the Housing Element include an analysis of the assisted low-income housing units in the City that may be lost from the inventory of affordable housing within the next ten years as a result of the expiration of some type of affordability restriction.

The City of Etna currently has no multifamily housing projects that receive federal subsidies in order to maintain affordability of the units. Additionally, the City has no locally subsidized units and has not issued any mortgage revenue bonds for this type of activity. Further, the City has not approved any density bonuses with financial assistance, does not have an in-lieu fee program, and has not assisted multifamily housing with redevelopment or CDBG funds. Consequently, there are no multifamily housing projects that are considered to be “at risk”.

Rehabilitation Program

The City's rehabilitation loan program is currently funded by a revolving loan account (RLA). The City applied for CDBG funds in the past that were used to give rehabilitation loans. As repayments of these loans are received, the money is put back in to a loan account to give to new applicants. Loans are made to households in target income groups (TIGs) and can be used for structural rehabilitation, room additions to relieve overcrowding and total reconstructions. Funding is limited at this time and the actual amount of funds available to loan fluctuates and depends on the rate of repayment from existing loans. Interest rates for owner-occupied units are usually set at three percent but can be as low as zero percent for very low-income households, and life of the loan can be up to thirty years. Seven households have been assisted in the past five years.

Housing Authority

The State of California does not own or operate public housing; public housing is administered directly through local public housing authorities. However, for those jurisdictions that do not have a local public housing authority, the Department of Housing and Community Development has a Housing Assistance Program that administers the Section 8 program in those counties.

Siskiyou County has no local public housing authority. As such, HCD receives an allocation of Housing Choice Voucher rent assistance funds from HUD and contracts with the Shasta County Housing Authority to administer the Housing Choice Voucher (Section 8) program at the county level. The voucher program provides a voucher to recipients to use to help pay their rent for any rental unit that accepts the voucher. The recipients pay part of the rent based on 30 percent of their income; the Section 8 program pays the remaining amount.

The Shasta County Housing Authority administers a total of 195 vouchers throughout Siskiyou County and one in Etna. An additional 126 applicants are on the Housing Choice Voucher waiting list.

REGIONAL HOUSING NEEDS

Pursuant to the State Government Code Section 65584, the State Department of Housing and Community Development (HCD) has developed a Regional Housing Need Allocation (RHNA) Plan for Siskiyou County. The RHNA Plan identifies a need for 720 new residential units in all of

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Siskiyou County (i.e., including incorporated cities) over a 7.5-year period (January 1, 2007 to June 30, 2014). The need for 427 units is shared and distributed amongst each of the communities in the County, with each community's share determined by its proportion of the County's overall household population. Thus, the City of Etna's share of regional housing needs is 10 units or less than two units per year over a 5-year planning period. In an attempt to provide housing for all income groups in the City, these 10 units are further divided amongst the various income groups identified and defined in **Table B-38**.

Regional housing need allocations are considered a minimum need. Many jurisdictions have existing unmet housing needs due to overpayment or overcrowding issues that signal housing need and may exceed the regional allocations.

According to the most recent 2014-2019 allocations, the City of Etna requires at least 10 new housing units. The largest portion of the allocation (approximately 30.0 percent) is for above moderate households. Since January 1, 2014 no dwelling units have been constructed in the City. As such, a total of five affordable housing units (i.e., one extremely low-, two very low- and two low-income) are still projected as being needed to meet the lower income households housing demand.

Table B-38
Regional Housing Needs, 2014-2019

Income Category	Regional Housing Needs	Percent of Total	Progress	Remaining
Extremely Low Less than 30% Median Income	1 ¹	10.0%	0	1
Very Low (30-50% Median Income)	2	20.0%	0	2
Low (50-80% Median Income)	2	20.0%	0	2
Moderate (80-120% Median Income)	2	20.0%	0	2
Above Moderate (>120% Median Income)	3	30.0%	0	3
Total	10	100%	0	10

Source Siskiyou County Final RHNA, HCD,

Note: Extremely Low Income need represents a portion of the Very Low Income need.

VACANT LAND INVENTORY

Table B-39 lists most of the available vacant land in the City that is appropriate to meet the City's share of the regional housing needs. As noted in **Table B-39**, there are a total of 22.86 acres of High Density Residential lands with a realistic potential of 194 units; 7.94 acres of Low Density Residential (R-1-10) zoned land with the potential to result in 30 units; and 78.65 acres of Low Density Residential (R-1-12) zoned land with the potential to result in 164 units. While these numbers represent the amount of vacant land in the City and the resulting buildout potential, they do not take into consideration the considerable number of large, underutilized parcels that are present in the City. These underutilized parcels could also support quite a bit of residential development. However, because it is apparent that the City can meet its share of regional

housing needs utilizing vacant land alone, there is no need to consider potential buildout of underutilized land at this time.

By comparing the net densities achieved by development projects with the maximum allowable densities for the properties on which they are located, likely buildout densities of vacant land within the City can be projected. However, it is important to note that there has not been a residential subdivision or an apartment building constructed in the City within the past 25 years with which to forecast future buildout. Therefore, projected densities are based on the development of single-family homes in the City, as well as the density achieved by the City's one and only apartment complex. As such, a net density of 56 percent of the maximum was assumed for most of the vacant single-family zoned parcels and a net density of 85 percent of the maximum was assumed for most of the vacant multifamily zoned parcels.

Some of the sites listed in **Table B-39** identify potential constraints to development. For the most part, these constraints are associated with 100-year floodplains and/or potential wetlands. This is because, other than Etna Creek and Johnson Creek, there is relatively little in the City that serves to constrain residential development. After all, the City is situated on relatively flat ground with no major freeways, railroads or industries to conflict with potential residential development. Where constraints to development do exist, these constraints have been taken into consideration and are reflected in reduced potential buildout densities, as shown in **Table B-39**.

As noted above, where floodplains and/or other constraints to development exist, the realistic capacity of the parcels has been reduced accordingly. For example, much of the southeastern portion of the City is located within the 100-year floodplain associated with Etna Creek. For the most part, buildout densities on these properties are expected not to exceed two and one-half units per acre. While this is not a substantial density reduction for properties designated and zoned for low density development, it is a sizable reduction in the anticipated buildout potential of higher density properties. This is because the Federal Emergency Management Agency (FEMA) indicates that this area of the City has an average 100-year flood depth of one to three feet, which is often mitigated by elevating the dwelling's ground floor one foot above base flood elevation. While this is certainly a feasible solution on a lot-by-lot basis, when applied to residential subdivision projects, the added cost of importing considerable fill or elevating each unit's foundation typically makes the project infeasible.

Affordable housing is permitted in a variety of residential zone districts. However, most affordable projects will occur in the R-3 zone since it allows densities of up to 20 units to the acre, which is more likely to fit projects supported by government assistance. The smallest vacant multifamily parcel noted in **Table B-39** (0.36 acre) is of sufficient size to accommodate a six unit multifamily complex with 1,200-square foot units and parking for two cars each. As noted above, there are a total of 22.86 acres of HDR with a realistic capacity of 380 units.

Public sewer and water service is readily available within 100 feet of most of the vacant lands identified on **Table B-39**. Further, sewage treatment is more than adequate to serve the projected growth for the next five years and beyond. The wastewater treatment plant has a potential reserve of 0.11 million gallons per day, sufficient to handle an additional 400 households. The City's water system has been designed to accommodate a population of 1,100, which is approximately 350 persons more than the present population. Therefore, the City's basic infrastructure is adequate to handle growth for many years to come.

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**Table B-39
Vacant Land Inventory**

APN	Acres	General Plan	Zoning	Maximum Density (Units)	Realistic Capacity (Units)	Sewer	Water	Site Constraints
Low Density Residential								
056-021-010	0.24	LDR	R-1-10	1	1	Yes	Yes	None
056-021-170	0.22	LDR	R-1-10	1	1	Yes	Yes	None
056-031-280	0.24	LDR	R-1-10	1	1	Yes	Yes	None
056-031-300	0.78	LDR	R-1-10	3	2	Yes	Yes	None
056-071-170	0.34	LDR	R-1-10	1	1	Yes	Yes	None
056-072-020	0.35	LDR	R-1-10	1	1	Yes	Yes	None
056-082-040	0.17	LDR	R-1-10	1	1	Yes	Yes	None
056-102-030	0.23	LDR	R-1-10	1	1	Yes	Yes	None
056-102-040	0.22	LDR	R-1-10	1	1	Yes	Yes	None
056-102-120	0.22	LDR	R-1-10	1	1	Yes	Yes	None
056-102-140	0.22	LDR	R-1-10	1	1	Yes	Yes	None
056-111-160	0.22	LDR	R-1-10	1	1	Yes	Yes	None
056-111-170	0.22	LDR	R-1-10	1	1	Yes	Yes	None
056-112-040	0.35	LDR	R-1-10	1	1	Yes	Yes	None
056-122-120	0.22	LDR	R-1-10	1	1	Yes	Yes	None
056-121-120	0.15	LDR	R-1-10	1	1	Yes	Yes	None
056-122-130	0.22	LDR	R-1-10	1	1	Yes	Yes	None
056-122-140	0.24	LDR	R-1-10	1	1	Yes	Yes	None
056-122-150	0.34	LDR	R-1-10	1	1	Yes	Yes	None
056-123-040	1.12	LDR	R-1-10	4	3	Yes	Yes	None
056-123-070	0.18	LDR	R-1-10	1	1	Yes	Yes	None
056-151-100	0.47	LDR	R-1-10	2	2	Yes	Yes	None
056-151-160	0.16	LDR	R-1-10	1	1	Yes	Yes	None
056-151-220	0.25	LDR	R-1-10	1	1	Yes	Yes	None
056-181-050	0.44	LDR	R-1-10	2	1	Yes	Yes	Partial Floodplain
056-181-250	0.13	LDR	R-1-10	1	1	Yes	Yes	Floodplain
056-103-080	2.3	LDR	R-1-12	9	5	Yes	Yes	None
056-131-100	1.23	LDR	R-1-12	5	3	No	Yes	None
056-151-120	6.51	LDR	R-1-12	26	15	No	No	Access
056-161-240	1.16	LDR	R-1-12	3	2	Yes	Yes	Flood
056-161-260	0.17	LDR	R-1-12	1	1	Yes	Yes	Floodplain
056-161-290	0.23	LDR	R-1-12	1	1	Yes	Yes	Floodplain
056-171-040	0.15	LDR	R-1-12	1	1	Yes	Yes	Floodplain
056-171-060	21.2	LDR	R-1-12	85	21	Yes	Yes	Floodplain/Wetlands

056-201-050	8.94	LDR	R-1-12	27	22	Yes	Yes	Floodplain
056-221-070	4.09	LDR	R-1-12	12	10	Yes	Yes	Floodplain
056-221-150	1.01	LDR	R-1-12	4	3	Yes	No	Floodplain
056-231-160	8.78	LDR	R-1-12	35	22	No	Yes	Floodplain/ Access
056-231-200	0.5	LDR	R-1-12	1	1	Yes	Yes	Floodplain
056-231-210	0.26	LDR	R-1-12	1	1	Yes	Yes	Floodplain
056-231-220	0.21	LDR	R-1-12	1	1	Yes	Yes	Floodplain
056-251-080	0.29	LDR	R-1-12	1	1	Yes	Yes	None
056-261-030	0.55	LDR	R-1-12	2	2	Yes	Yes	None
056-273-010	6.06	LDR	R-1-12	18	13	No	Yes	Partial Floodplain
056-273-020	4.67	LDR	R-1-12	14	13	No	Yes	Partial Floodplain
056-221-100	10.34	LDR	R-3	207	26	No	Yes	Floodplain
Total LDR	86.59			325	194			
High Density Residential								
056-011-290	3.57	HDR	R-3	71	61	Yes	Yes	None
056-273-010	2.75	HDR	R-3	55	38	Yes	Yes	Partial Floodplain
056-281-070	0.52	HDR	R-3	10	9	Yes	Yes	None
056-281-270	15.66	HDR	R-3	313	266	Yes	Yes	Wetlands
056-281-300	0.36	HDR	R-3	7	6	Yes	Yes	None
Total HDR	22.86			456	380			
Total	109.45			781	574			

Refer to **Appendix E** for the location of those sites identified in **Table B-39**.

Due to the availability of ample vacant, residentially zoned property, it is unnecessary for the City to consider the rezoning of vacant non-residentially zoned land or the redevelopment of properties in order to generate adequate sites for new housing development. The sites identified in **Table B-39** can support the development of housing in excess of the City's share of the 2014-2019 regional housing needs as estimated by HCD. Therefore, it can be conclusively stated that the City has adequate appropriately zoned sites, with supporting public services and facilities, to accommodate its housing needs over the current planning period.

OPPORTUNITIES FOR ENERGY CONSERVATION

Opportunities for energy conservation can be found for both existing and future housing developments. Conservation can be achieved through a variety of approaches including reducing the use of energy-consuming appliances and features in a home, physical modification of existing structures or land uses and reducing the reliance on automobiles by encouraging more mixed-use and infill development and providing pedestrian access to commercial and recreational facilities.

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Some energy conservation features are incorporated into the design of residential structures in the City of Etna due to the requirements of Title 24, which outlines measures to reduce energy consumption. These measures include low flow plumbing fixtures, efficient heating and cooling opportunities, dual pane windows, and adequate insulation and weather stripping. Incorporating new technology within residential developments offers developers a chance to design projects that allow for maximum energy conservation opportunities. Although energy regulations establish a uniform standard of energy efficiency, they do not ensure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads and overall energy consumption. While it is not feasible that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Many modern building design methods are used to reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
 - Location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter;
 - Use of "thermal mass", earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
 - Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior;
 - Location of openings and the use of ventilating devices that take advantage of natural air flow;
 - Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter; and
 - Zone heating and cooling systems, which reduce heating and cooling in the unused areas of a home.
2. Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
 - North-south orientation of the long axis of a dwelling;
 - Minimizing the southern and western exposure of exterior surfaces; and
 - Location of dwellings to take advantage of natural air circulation and evening breezes.
3. Use of landscaping features to moderate interior temperatures. Such techniques include:
 - Use of deciduous shade trees and other plants to protect the home;
 - Use of natural or artificial flowing water; and
 - Use of trees and hedges as windbreaks.

In addition to these naturally-based techniques, modern methods include:

- Use of solar energy to heat water;
- Use of radiant barriers on roofs to keep attics cool;
- Use of solar panels and other devices to generate electricity;
- High efficiency coating on windows to repel summer heat and trap winter warmth;
- Weather stripping and other insulation to reduce heat gain and loss;
- Use of natural gas for dryers, stovetops and ranges;
- Use of energy efficient home appliances; and
- Use of low-flow showerheads and faucet aerators to reduce hot water use.

Major opportunities for residential energy conservation in the City will include insulation and weatherproofing, landscaping and maximizing orientation, lowering appliance consumption and maximizing on solar energy.

The following program relates to the City's opportunities for energy conservation:

- Program HE.4.1.2: With a goal of assisting five households over the next four years, the City will strive to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program. Rehabilitation, energy conservation and weatherization program information for existing housing will be disseminated by publicizing these programs through handouts available at public locations, as well as through the City newsletter.

APPENDIX C

AFFORDABLE HOUSING FUNDING RESOURCES

The following funding programs may be able to assist the City in meeting its affordable housing goals:

**Table C-1
Funding Resources**

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG)	Grants available to the City on a competitive basis for a variety of housing and community development activities. City competes for funds through the State's allocation process.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - Homebuyer Assistance - Economic Development - Homeless Assistance - Public Services
Housing Choice Voucher Program	Assistance program that provides direct funding for rental subsidies for very low-income families.	- Rental Assistance
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	- New Construction
Housing Rehabilitation Program	Provides financial assistance to low-income homeowners for health and safety improvements.	- Rehabilitation
State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	- Homebuyer Assistance
Home Investment Partnership Program (HOME)	Provides grants to local governments and nonprofit agencies, through the State of California, for many homeowner and renter needs.	<ul style="list-style-type: none"> - Homebuyer Assistance - Rehabilitation - New Construction - Rental Assistance
Building Equity and Growth in Neighborhoods (BEGIN)	A State-funded program administered by HCD that provides low- and moderate-income households up to \$30,000 for a down payment.	- Homebuyer Assistance
Cal Home	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	<ul style="list-style-type: none"> - Homebuyer Assistance - Rehabilitation
Single Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below market interest rate loans can be issued to first-time homebuyers.	- Homebuyer Assistance

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Program Name	Description	Eligible Activities
Low Income Housing Tax Credits	A 4% annual tax credit that helps owners of rental units develop affordable housing.	- New Construction
HUD Emergency Shelter Grants (administered through the state)	Competitive grants to help local governments and nonprofits to finance emergency shelters, transitional housing, and other supportive services	- New Construction - Rehabilitation - Homeless Assistance - Public Services
Local Programs		
Rehabilitation Revolving Loan Account	The City has a revolving loan account that can be used to fund housing-related projects.	- Rehabilitation - Accessibility
Private Resources/Financing Programs		
California Community Reinvestment Corporation (CCRC)	Nonprofit mortgage banking consortium designed to provide long-term debt financing for affordable multi-family rental housing. Nonprofit and for-profit developers contact member banks.	- New Construction - Rehabilitation - Acquisition
Federal National Mortgage Association (Fannie Mae)	- Fixed-rate mortgages issued by private mortgage insurers.	- Homebuyer Assistance
	- Mortgages that fund the purchase and rehabilitation of a home.	- Homebuyer Assistance - Rehabilitation
	- Low down-payment mortgages for single-family homes in underserved low-income and minority cities.	- Homebuyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80 percent MFI qualify.	- Homebuyer Assistance
Affordable Housing Program (Federal Home Loan Bank)	Loans (and some grants) to public agencies and private entities for a wide variety of housing projects and programs. Participation is by FHLB participating lenders.	- New Construction - Homebuyer Assistance - Rehabilitation - Housing Supportive Services

APPENDIX D

GLOSSARY OF TERMS

The following definitions are for commonly used terms in a Housing Element:

Above Moderate-Income: Above moderate-income households are defined as households with incomes over 120 percent of the county median.

Accessible Units: Indicates certain units or all units in the property are wheelchair accessible or can be made wheelchair accessible. Accessible units also may include those that are accessible to people with sensory impairments or can be made accessible for people with sensory impairments.

Affordability: Annual cost of housing includes mortgage, principle and interest payments as amortized over 25 years with a 25 percent down payment or gross rent that does not exceed 30 percent of gross annual household income or 30 percent of gross annual income devoted to rental housing, including utilities are defined as "affordable".

Affordability Covenant: A property title agreement that places resale or rental restrictions on a housing unit; also known as a deed restriction.

Affordable Housing: "Affordable Housing" refers to the relationship between the price of housing in a region (either sale price or rent) and household income. Affordable housing is that which is affordable to households of very low, low and moderate incomes. For housing to be affordable, shelter costs must not exceed 30 percent of the gross annual income of the household.

Assisted Housing: Assisted housing refers to a unit that rents or sells for less than the prevailing market rate due to governmental monetary intervention or contribution. The terms "assisted" and "subsidized" are often used interchangeably.

At-Risk Housing: Applies to existing subsidized affordable rental housing units, especially federally subsidized developments, that are threatened with conversion to market rents because of termination of use restrictions, due to expiration or non-renewal of subsidy arrangements.

Below Market Rate (BMR) Unit: A BMR unit is a housing unit that sells or rents for less than the going market rate. It is typically used in reference to housing units that are directly or indirectly subsidized or have other restrictions in order to make them affordable to very low, low or moderate-income households.

Community Development Block Grant (CDBG): The State CDBG program was established by the federal Housing and Community Development Act of 1974, as amended (42 USC 5301, et seq.). The primary federal objective of the CDBG program is the development of viable urban communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. "Persons of low and moderate income" or the "targeted income group" (TIG) are defined as families, households, and individuals whose incomes do not exceed 80 percent of the county median income, with adjustments for family or household size.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

APPENDIX D - GLOSSARY OF TERMS

Continuum of Care: An approach that helps communities plan for and provide a full range of emergency, transitional, and permanent housing and service resources to address the various needs of homeless persons at the point in time that they need them. The approach is based on the understanding that homelessness is not caused merely by a lack of shelter, but involves a variety of underlying, unmet needs – physical, economic, and social. Designed to encourage localities to develop a coordinated and comprehensive long-term approach to homelessness, the Continuum of Care consolidates the planning, application, and reporting documents for the U.S. Department of Housing and Urban Development's Shelter Plus Care, Section 8 Moderate Rehabilitation Single-Room Occupancy Dwellings (SRO) Program, and Supportive Housing Program. (U.S. House Bill 2163).

Cost Burden: A household has a "housing cost burden" if it spends 30 percent or more of its income on housing costs. A household has a "severe housing cost burden" if it spends 50 percent or more of its income on housing. Owner housing costs consist of payments for mortgages, deeds of trust, contracts to purchase, or similar debts on the property; real estate taxes; fire, hazard, and flood insurance on the property; utilities; and fuels. Where applicable, owner costs also include monthly condominium fees. Renter calculations use gross rent, which is the contract rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.) if these are paid by the renter (or paid for the renter by someone else). Household income is the total pre-tax income of the householder and all other individuals at least 15 years old in the household. In all estimates of housing cost burdens, owners and renters for whom housing cost-to-income was not computed are excluded from the calculations.

Decennial Census: Every ten years, the Census Bureau conducts a national household survey, producing the richest source of nationally-available small-area data. Article I of the Constitution requires that a census be taken every ten years for the purpose of reapportioning the U.S. House of Representatives. The federal government uses decennial census data for apportioning congressional seats, for identifying distressed areas, and for many other activities. Census data are collected using two survey forms: the short form and the long form. Short form information is collected on every person and includes basic characteristics, such as age, sex, and race. The long form is sent to one out of every six households and collects more detailed information, such as income, housing characteristics, and employment. Most of the indicators in DataPlace are from the long form, and are thus estimates based on the sample of households. These values may differ considerably from the same indicators based on the short form data, particularly for small areas.

Density: This refers to the number of housing units on a unit of land (e.g. ten units per acre).

Density Bonus Programs: Allows minimum density increase over the zoned maximum density of a proposed residential development, if the developer makes a specified amount of units affordable to lower income households.

Disability: A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

Downpayment Assistance: The most popular loans for these programs are with the Federal Housing Administration (FHA). FHA allows 100 percent gift funds for your down payment and some allowable closing costs. The gift can be from any relative or can be collected through charitable organizations like Neighborhood Gold / The Buyer Fund. Another popular tactic, which can be used in a broader range of loan programs, is to borrow from a 401K. A withdrawal can be made without a penalty and pay it back over a specified period.

Development Impact Fees: A fee or charge imposed on developers to pay for a jurisdiction's costs of providing services to new development.

Development Right: The right granted to a land owner or other authorized party to improve a property. Such right is usually expressed in terms of a use and intensity allowed under existing zoning regulation.

Dwelling Unit: Any residential structure, whether or not attached to real property, including condominium and cooperative units and mobile or manufactured homes. It includes both one-to-four-family and multifamily structures. Vacation or second homes and rental properties are also included.

Elderly Units: Specific units in a development are restricted to residents over a certain age (as young as 55 years and over). Persons with disabilities may share certain developments with the elderly.

Element: A division or chapter of the General Plan, Master Plan or Comprehensive Plan.

Emergency Shelter: A facility designed to provide free temporary housing on a night-by-night basis to homeless families and individuals.

Emergency Shelter Grants (ESG): A grant program administered by the U.S. Department of Housing and Urban Development (HUD) provided on a formula basis to large entitlement jurisdictions.

Extremely Low-Income Limit: The upper limit for the extremely low-income category, set at 30 percent of the HUD area median family income. This is not an official program eligibility income limit, except when associated with a specific family size (e.g., "single person", "family of two", "family of three", etc.).

Fair Market Rent (FMR): Fair Market Rents are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Housing Choice Voucher Program and other HUD programs and are published annually by HUD.

Farm Labor Housing (Farm Worker): Units for migrant farm workers that can be available for transitional housing for the homeless when not occupied by migrant farm workers.

Family Income: In decennial census data, family income includes the incomes of all household members 15 years old and over related to the householder. Although the family income statistics from each census cover the preceding calendar year, the characteristics of individuals and the composition of families refer to the time of enumeration (April 1 of the respective census years).

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Thus, the income of the family does not include amounts received by individuals who were members of the family during all or part of the calendar year prior to the census if these individuals no longer resided with the family at the time of census enumeration. Similarly, income amounts reported by individuals who did not reside with the family during the calendar year prior to the census but who were members of the family at the time of enumeration are included. However, the composition of most families was the same during the preceding calendar year as at the time of enumeration.

FHA-Insured: The Federal Housing Administration insured mortgages so that lower- and moderate- income people can obtain financing for homeownership.

First-time homebuyer: A first-time homebuyer program provides low-income first time homebuyers down-payment assistance in the form of a second mortgage loan to serve as "gap financing". These loans can be up to \$ 40,000 depending on the amount of assistance required by the individual homebuyer.

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development.

Groups Quarters: A facility which houses groups of unrelated persons not living in households such as dormitories, institutions and prisons.

Habitable (room): A habitable room is a space in a structure for living, sleeping, eating or cooking. Bathrooms, toilet compartments, closets, storage or utility space, and similar areas, are not considered habitable space.

Habitat for Humanity: Habitat for Humanity is a nonprofit, ecumenical Christian housing ministry that seeks to eliminate poverty housing and homelessness from the world, and to make decent shelter a matter of conscience and action. Through volunteer labor and donations of money and materials, Habitat builds and rehabilitates simple, decent houses with the help of the homeowner (partner) families. Habitat houses are sold to partner families at no profit, financed with affordable, no-interest loans. The homeowners' monthly mortgage payments are used to build still more Habitat houses.

Home Investment Partnership Program (HOME): HOME provides formula grants to States and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

Homeless Person: An individual living outside or in a building not meant for human habitation, or which they have no legal right to occupy, in an emergency shelter, or in a temporary housing program which may include a transitional and supportive housing program if habitation time limits exist. This definition includes substance abusers, mentally ill people, and sex offenders who are homeless. (U.S. House Bill 2163).

Household: A household is made up of all persons living in a dwelling unit whether or not they are related by blood, birth or marriage

Housing Authority: An organization established under state law to provide housing for low- and moderate-income persons. Commissioners are appointed by the local governing body of the jurisdiction in which they operate. Many housing authorities own their own housing or operate public housing funded by HUD.

Housing Choice Voucher Program: Housing Choice Voucher Program (formerly known as Section 8) is a subsidy program funded by the federal government and overseen by the California Department of Housing and Community Development to provide low rents and/or housing payment contributions for very low and low-income households.

HUD: The United States Department of Housing and Urban Development is cabinet level department of the federal government that oversees program and funding for affordable housing laws, development, and federally funded financial assistance.

HUD Area Median Family Income: HUD is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. Income limits are calculated annually for metropolitan areas and non-metropolitan counties in the United States. They are based on HUD estimates of median family income, with adjustments for family size. Adjustments are also made for areas that have unusually high or low income to housing cost relationships.

Income Categories: The federal and state governments require that local jurisdictions consider the housing needs of households in various "income categories." Income categories are determined by the median household income at the local level.

Large Family or Household: A household or family with five or more members.

Low-Income Limit: Low-income households are defined as households with incomes between 50 percent and 80 percent of the area median household income.

Low-Income Housing: Housing that is made available at prices lower than market rates. These lower prices are achieved through various financial mechanisms employed by state and local government authorities.

Low-Income Housing Tax Credit (LIHTC): The LIHTC Program is an indirect Federal subsidy used to finance the development of affordable rental housing for low-income households. The LIHTC Program may seem complicated, but many local housing and community development agencies are effectively using these tax credits to increase the supply of affordable housing in their communities. This topic is designed to provide a basic introduction to the LIHTC Program.

Market Rate Housing: Housing that is not built or maintained with the help of government subsidy. The prices of market rate homes are determined by the market and are subject to the laws of supply and demand.

Manufactured Home: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing

McKinney-Vento Act: The primary federal response targeted to assisting homeless individuals and families. The scope of the Act includes: outreach, emergency food and shelter, transitional and permanent housing, primary health care services, mental health, alcohol and drug abuse

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treatment, education, job training, and child care. There are nine titles under the McKinney-Vento Act that are administered by several different federal agencies, including the U.S. Department of Housing and Urban Development (HUD). McKinney-Vento Act Programs administered by HUD include: Emergency Shelter Grant Program Supportive Housing Program, Section 8 Moderate Rehabilitation for Single-Room Occupancy Dwellings, Supplemental Assistance to Facilities to Assist the Homeless, and Single Family Property Disposition Initiative. (U.S. House Bill 2163).

Median-Income: Each year, the federal government calculates the median income for communities across the country to use as guidelines for federal housing programs. Area median incomes are set according family size.

Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Mixed Use: This refers to different types of development (e.g. residential, retail, office, etc.) occurring on the same lot or in close proximity to each other. City and County's sometimes allows mixed-use in commercial zones, with housing typically located above primary commercial uses on the premises.

Mobile Home: A type of manufactured housing. A structure movable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mobile Home Park: A parcel or tract of land having as its principal use the rental, leasing or occupancy of space by two or more mobile homes on a permanent or semipermanent basis, including accessory buildings, or uses customarily incidental thereto.

Mobile Home Subdivision: A subdivision of land, platted in conformance to NRS Chapter 278 and applicable city ordinances for the purpose of providing mobile home lots.

Moderate-Income: Moderate-income households are defined as households with incomes between 80 percent and 120 percent of the county median.

Mortgage Credit Certificate Program (MCCs): The MCC is a Federal Income Tax Credit Program. An MCC increases the loan amount you qualify for and it increases an applicant's take-home pay. The MCC entitles applicants to take a federal income tax credit of twenty percent (20 percent) of the annual interest they pay on their home mortgage. Because the MCC reduces an applicant's federal income taxes and increases their net earnings, it helps homebuyers qualify for a first home mortgage. The MCC is registered with the IRS, and it continues to decrease federal income taxes each year for as long as an applicant lives in the home.

Mortgage Revenue Bond: A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Multifamily Dwelling: A structure containing two or more dwelling units for the use of individual households; an apartment or condominium building is an example of this dwelling unit type.

Non-Hispanic: In decennial census data and in Home Mortgage Disclosure Act data after 2003, non-Hispanics are those who indicate that they are not Spanish/Hispanic/Latino.

Permanent Housing: Housing which is intended to be the tenant's home for as long as they choose. In the supportive housing model, services are available to the tenant, but accepting services cannot be required of tenants or in any way impact their tenancy. Tenants of permanent housing sign legal lease documents. (U.S. House Bill 2163).

Permanent Supportive Housing: Long-term community-based housing and supportive services for homeless persons with disabilities. The intent of this type of supportive housing is to enable this special needs population to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies. There is no definite length of stay. (U.S. House Bill 2163)

Persons with a Disability: HUD's Housing Choice Voucher (formerly Section 8) program defines a "person with a disability" as: a person who is determined to : 1) have a physical, mental, or emotional impairment that is expected to be of continued and indefinite duration, substantially impedes his or her ability to live independently, and is of such a nature that the ability could be improved by more suitable housing conditions; or 2) have a developmental disability, as defined in the Developmental disabilities Assistance and Bill of Rights Act. (U.S. House Bill 2163)

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments. It provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing can be in the form of high-rise apartments or scattered site single family homes.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation.

Rental Assistance: A rental subsidy for eligible low and very low income tenants. This assistance provides the share of the monthly rent that exceeds 30% of the tenants' adjusted monthly income.

Rent-to-Own: A development is financed so that at a certain point in time, the rental units are available for purchase based on certain restrictions and qualifications.

Rural Housing Service (RHS): A part of the United States Department of Agriculture's Rural Development. The RHS offers financial aid to low-income residents of rural areas.

Second Units: Also referred to as "granny" or "in-law apartments." Second units provide a second housing unit on the same lot as a single-family dwelling unit.

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Section 8: Section 8, now known as the Housing Choice Voucher Program is a subsidy program funded by the federal government and overseen by the California Department of Housing and Community Development to provide low rents and/or housing payment contributions for very low and low-income households.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Single-Room Occupancy Dwelling (SRO): The SRO Program provides rental assistance for homeless persons in connection with the moderate rehabilitation of SRO dwellings. SRO housing contains units for occupancy by one person. These units may contain food preparation or sanitary facilities, or both.

Special Needs Projects: Housing for a designated group of people who desire special accommodations, such as services, in addition to the housing. Services may or may not be provided as part of the rental project. Examples of special needs populations are people with physical disabilities, developmental disabilities, mental illness, or those who need assisted living. It also includes health care facilities.

Substandard Housing: This refers to housing where major repair or replacement may be needed to make it structurally sound, weatherproofed and habitable.

Subsidized Housing: Typically refers to housing that rents for less than the market rate due to a direct financial contribution from the government. There are two general types of housing subsidies. The first is most commonly referred to as "project-based" where the subsidy is linked with a particular unit or development and the other is known as "tenant-based" where the subsidy is linked to the low income individual or family. The terms "assisted" and "subsidized" are often used interchangeably.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Transitional Housing: Housing for people recovering from substance abuse issues or transitioning from homelessness. Transitional housing provides longer term accommodations to homeless families and individuals than emergency shelter housing. Transitional Housing provides a stable living environment for the period of time necessary to learn new skills, find employment, and/or develop a financial base with which to re-enter the housing market.

VA-Guaranteed: VA guaranteed loans are made by private lenders to eligible veterans for the purchase of a home which must be for their own personal occupancy. To get a loan, a veteran must apply to a lender. If the loan is approved, VA will guarantee a portion of it to the lender.

This guaranty protects the lender against loss up to the amount guaranteed and allows a veteran to obtain favorable financing terms.

Very Low-Income Limit: Very low-income households are defined as households with incomes less than 50 percent of the area median household income.

Veteran: Anyone who has been discharged from the military generally after at least two years of service whether they served on active duty in a conflict or not. (U.S. House Bill 2163).

Workforce Housing: Refers to housing that is meant for residents making low, moderate to above moderate area median income. Some programs focus on employers providing assistance to their employees; some are instituting inclusionary programs, while others give preference to this group in their homeownership programs. Some jurisdictions have programs for specific segments of the workforce that are vital for the everyday function of the community such as teachers, policeman and other public employees.

Zoning: Zoning is an activity under taken by local jurisdictions to direct and shape land development activities. The intent of zoning is to protect the public health, safety, and welfare by ensuring that incompatible land uses (e.g. residential vs. heavy industrial) are not located next to each other. Zoning also impacts land values, creating and taking away "capitol" for and from property owners. For example, a lot that is zoned for commercial development is more valuable (in financial terms) than a lot that is zoned for open space. Typically, lots that are zoned for higher densities have greater value on the market than lots that are zoned for lower densities. Zoning is one of the most important regulatory functions performed by local jurisdictions.

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Children: The term "children," as used in tables on living arrangements of children under 18, are all persons under 18 years, excluding people who maintain households, families, or subfamilies as a reference person or spouse.

Own children: Sons and daughters, including stepchildren and adopted children, of the householder. Similarly, "own" children in a subfamily are sons and daughters of the married couple or parent in the subfamily. (All children shown as members of related subfamilies are own children of the person(s) maintaining the subfamily>) For each type of family unit identifies in the CPS, the count of "own children under 18 year old" is limited to never-married children; however, "own children under 25" and "own children of any age," as the terms are used here, include all children regardless of marital status. The counts include never-married children living away from home in college dormitories.

Related children: Includes all people in a household under the age of 18, regardless of marital status, who are related to the householder. It does not include householder's spouse or foster children, regardless of age.

Family: A group of two or more people who reside together and who are related by birth, marriage, or adoption.

Family household (Family): A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than do families. A household can contain only one family for purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Family size: Refers to the number of people in a family.

Family type: Refers to how the members of a family are related to one another and the householder. Families may be a "Married Couple Family," "Single Parent Family," "Stepfamily," or "Subfamily."

Household: A household includes all the people who occupy a housing unit as their usual place of residence.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and above moderate income based on household size and income, relative to regional median income.

Household size: The total number of people living in a housing unit.

Household type and relationship: Households are classified by type according to the sex of the householder and the presence of relatives. Examples include: married-couple family; male

householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.

Householder: The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a non-family householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A non-family householder is a householder living alone or with non-relatives only.

Housing unit: A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Median: This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of data values. The median divides the total frequency distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median.

Median age: This measure divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value.

Median income: The median income divides the income distribution into two equal groups; one has incomes above the median and the other having incomes below the median.

Occupied housing unit: A housing unit is classified as occupied if it is the usual place of residence of the person or group of people living in it at the time of enumeration, or if the occupants are only temporarily absent; that is, away on vacation or a business trip. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated people who share living quarters.

Overcrowded units: Overcrowded units are occupied housing units that have more than 1 person per room.

Per capita income: Average obtained by dividing aggregate income by total population of an area.

Population estimate (Population Estimates Program): The Census Bureau's Population Estimates Program (PEP) produces July 1 estimates for years after the last published decennial census (2000), as well as for past decades. Existing data series such as births, deaths, Federal tax returns, Medicare enrollment, and immigration, are used to update the decennial census base counts. POP estimates are used in Federal funding allocations, in setting the levels of national surveys, and in monitoring recent demographic changes.

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Population projections: Estimates of the population for future dates. They illustrate plausible courses of future population change based on assumptions about future births, deaths, international migration, and domestic migration. Projections are based on an estimated population consistent with the most recent decennial census as enumerated. While projections and estimates may appear similar, there are some distinct differences between the two measures. Estimates usually are for the past, while projections typically are for future dates. Estimates generally use existing data, while projections must assume what demographic trends will be in the future.

Severely Overcrowded: Are occupied housing units with 1.51 or more persons per room.

Single family detached homes: This is a one-unit residential structure detached from any other house (i.e., with open space on all four sides). A house is considered detached even if it has an adjoining shed or garage.

Single family attached housing: This is a one-unit residential structure that has one or more walls extending from ground to roof separating it from adjoining structures. This category includes row houses, townhouses, and houses attached to non-residential structures.

Tenure: Refers to the distinction between owner-occupied and renter-occupied housing units. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned only if the owner or co-owner lives in it. All other occupied units are classified as "rented," including units rented for cash rent and those occupied without payment of cash rent.

Two-family buildings: These dwellings may also be referred to as single family attached because a duplex with a shared wall would qualify in both categories. Other two family buildings would include older single family homes that have been converted into two separate living spaces or "flats" that do not share walls, but a floor/ceiling.

Units in structure: A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. In determining the number of units in a structure, all housing units, both occupied and vacant, are counted.

Unemployed: All civilians 16 years old and over are classified as unemployed if they (1) were neither "at work" nor "with a job but not at work" during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

Unemployment Rate: The proportion of the civilian labor force that is unemployed, expressed as a percent.

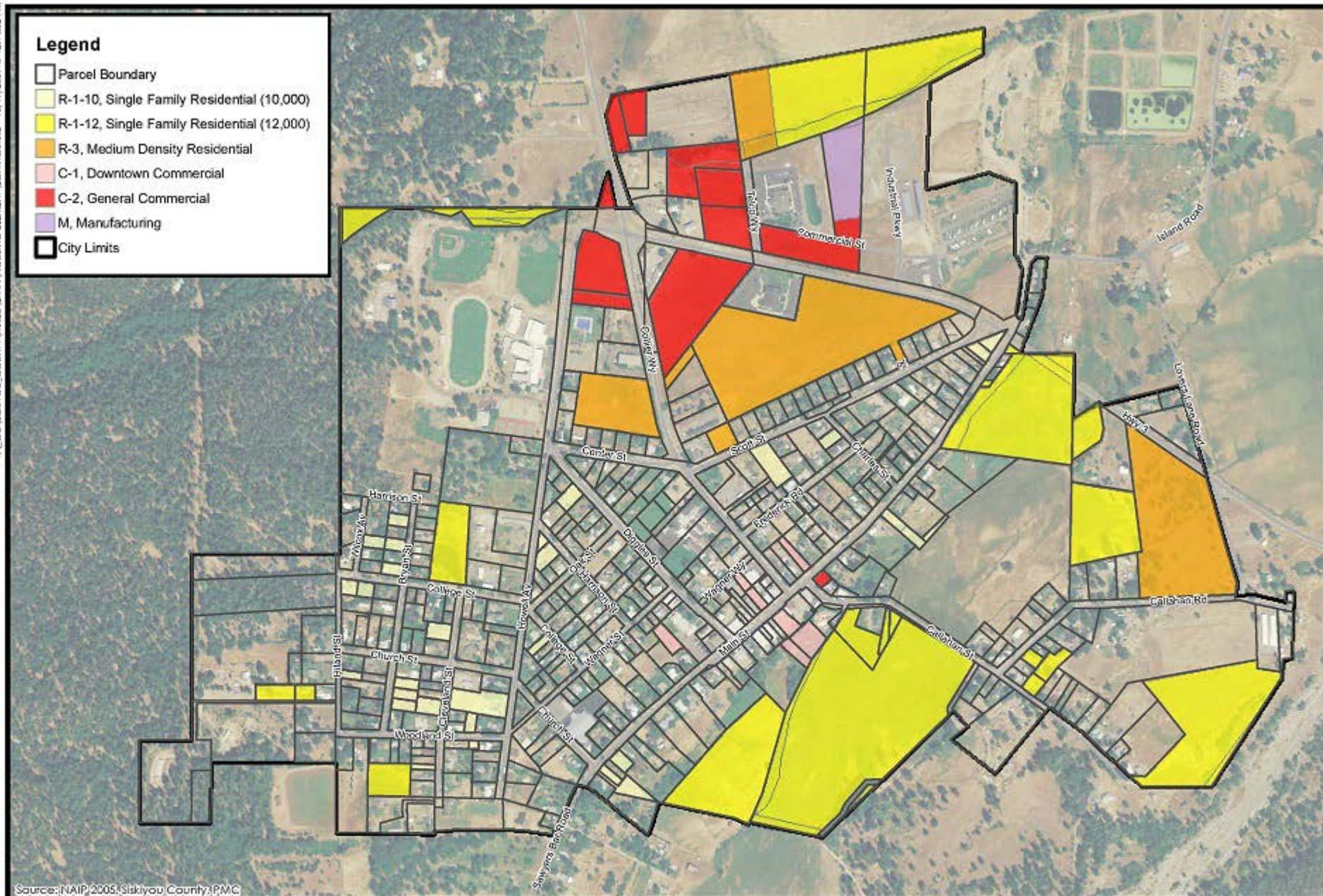
Vacancy Rate: The housing vacancy rate is the proportion of the housing inventory that is available "for sale" or "for rent." It is computed by dividing the number of available units by the sum of occupied units and available units, and then multiplying by 100.

Vacant Housing Unit: A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded from the housing inventory if they are open to the elements; that is, the roof, walls, windows, and/or doors no longer protect the interior from the elements. Also excluded are vacant units with a sign that they are condemned or they are to be demolished.

Year Structure (housing unit) Built: Year structure built refers to when the building was first constructed, not when it was remodeled, added to, or converted. For housing units under construction that met the housing unit definition—that is, all exterior windows, doors, and final usable floors were in place—the category “1999 or 2000” was used for tabulations. For mobile homes, houseboats, recreational vehicles, etc, the manufacturer's model year was assumed to be the year built. The data relate to the number of units built during the specified periods that were still in existence at the time of enumeration.

APPENDIX E

VACANT LAND INVENTORY MAP



Vacant Land Inventory Map

