

# Housing Element Update

City of Dorris

Community Workshop

December 5, 2022



# Introductions

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## Dorris California

Do you live in Dorris? We need your help. We are currently conducting a survey to gather community input about housing within the city. Please click the button below. The survey will be available until January 22, 2023.

ENGLISH SURVEY

¿Vives en Dorris? Necesitamos tu ayuda. Actualmente estamos realizando una encuesta para recopilar información de la comunidad sobre la vivienda dentro de la ciudad. Por favor, haga clic en el botón de abajo. La encuesta estará disponible hasta el 22 de enero de 2023.

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Take the  
survey!

# Workshop Agenda

- Housing Element 101
- Initial Demographic and Housing data
- Project Schedule & Next Steps
- Questions & Discussion

# Housing Element 101

- A mandatory element of the General Plan
- Updates required by State law on eight year “cycles.”
- Currently preparing the 6<sup>th</sup> cycle Housing Element update (2023-2031)
- To access certain funding programs, a city’s housing element must be reviewed and certified by the State.



# Housing Element 101 (cont'd)

## What does a Housing Element do?

- Provides an assessment of both current and future housing needs
- Identifies opportunities and constraints on housing production
- Establishes the City's goals, policies, and programs to meet the community's housing needs for the next 8 years.
- Updates City policies, programs, and regulations to reflect new State laws

# Housing Element 101 (cont'd)

**Housing Element identifies strategies and programs that focus on:**

- Conserving and improving existing housing
- Maximizing housing opportunities throughout the community
- Assisting in the provision of affordable housing
- Removing governmental and other constraints to housing investment
- Promoting fair and equal housing opportunities



# Outline of the Housing Element



## Public Participation Process

Effort to include entire community, and public input received and how it is incorporated.



## Needs Assessment

Evaluates existing conditions data and projected housing needs



## Constraints on Housing

Discusses non-governmental and governmental constraints



## Affirmatively Furthering Fair Housing (AFFH)

Analyzes fair housing data and issues to proactively further fair housing and equity



## Housing Sites Inventory

Identifies sites proposed to meet housing needs



## Goals & Policies

The City's programs that respond directly to needs, constraints, and AFFH

# New Housing Laws

Accessory Dwelling  
Units and Junior  
Accessory Dwelling  
Units

Affirmatively Furthering  
Fair Housing

Emergency and  
Transitional Housing Act  
of 2019

By-Right Permanent  
Supportive Housing  
Developments

Replacement Housing  
for Housing Element  
Inventory Sites

Evacuation Routes and  
Safety Element Update  
to Address Adaptation  
and Resiliency

Ministerial Streamlined  
Approval Process for  
Affordable Housing  
Developments  
(aka SB 35)

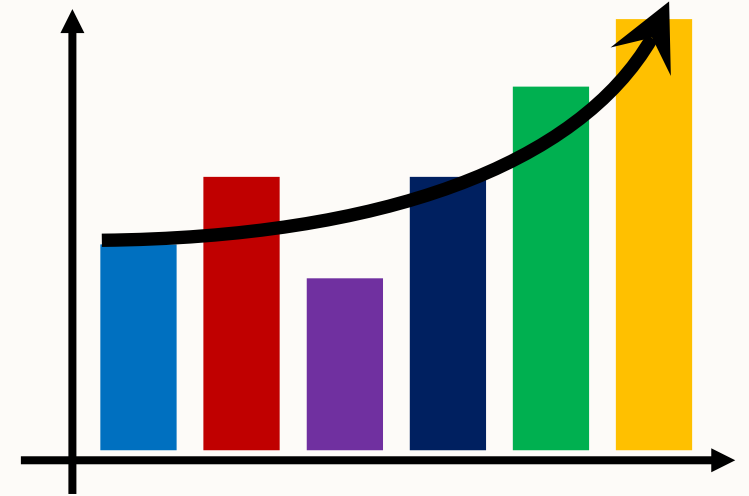
Surplus Land Act  
Amendments

Housing Information  
Transparency Act

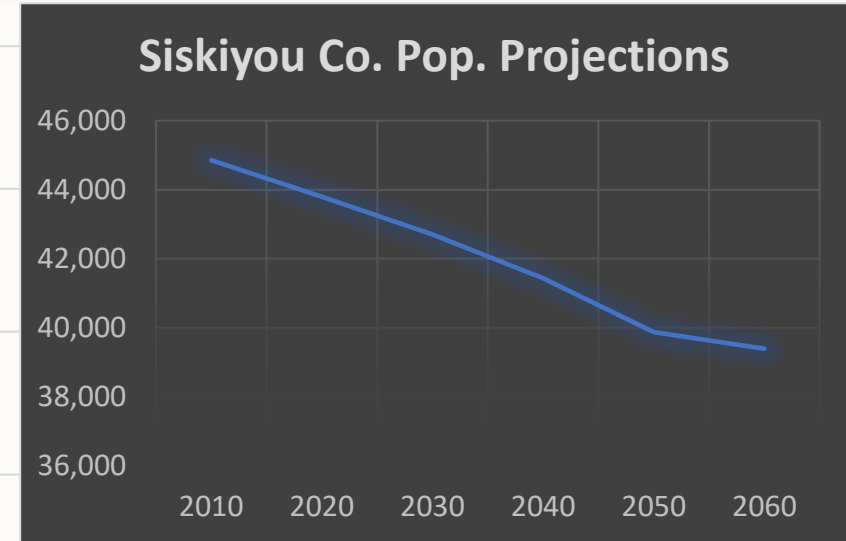
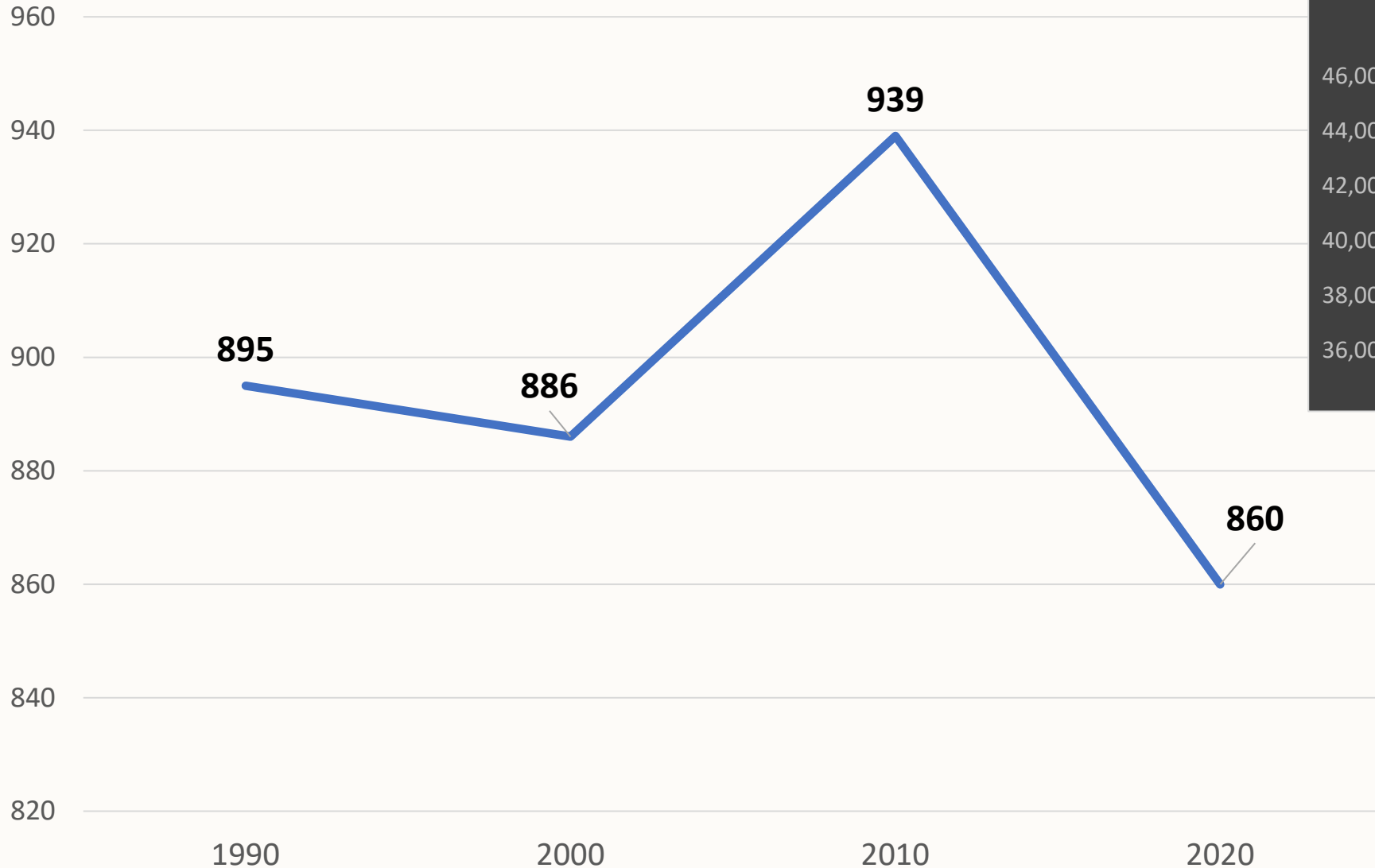
# Demographic and Housing Data

Information collected to identify housing needs in a community and includes:

- Population Trends
- Household Income
- Special Needs
- Housing Characteristics and Conditions
- Cost of Housing
- Housing Constraints
- Housing Resources and Opportunities



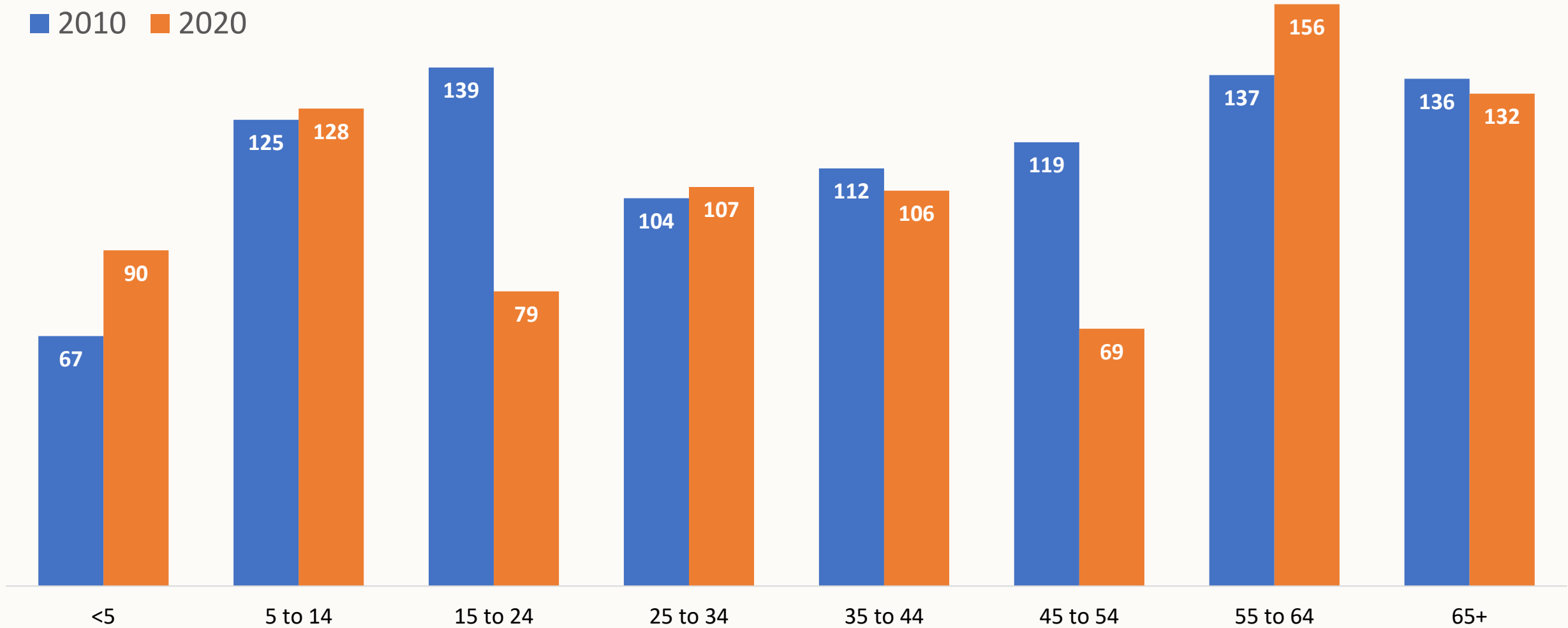
# Dorris Population Changes, 1990 to 2020



Source: U.S. Census 1990, 2000, 2010, 2020

# Dorris Population Changes, 2010 - 2020

■ 2010 ■ 2020



# HUD's 2019 Median Family Income: \$52,000 for Siskiyou County (HAMFI)

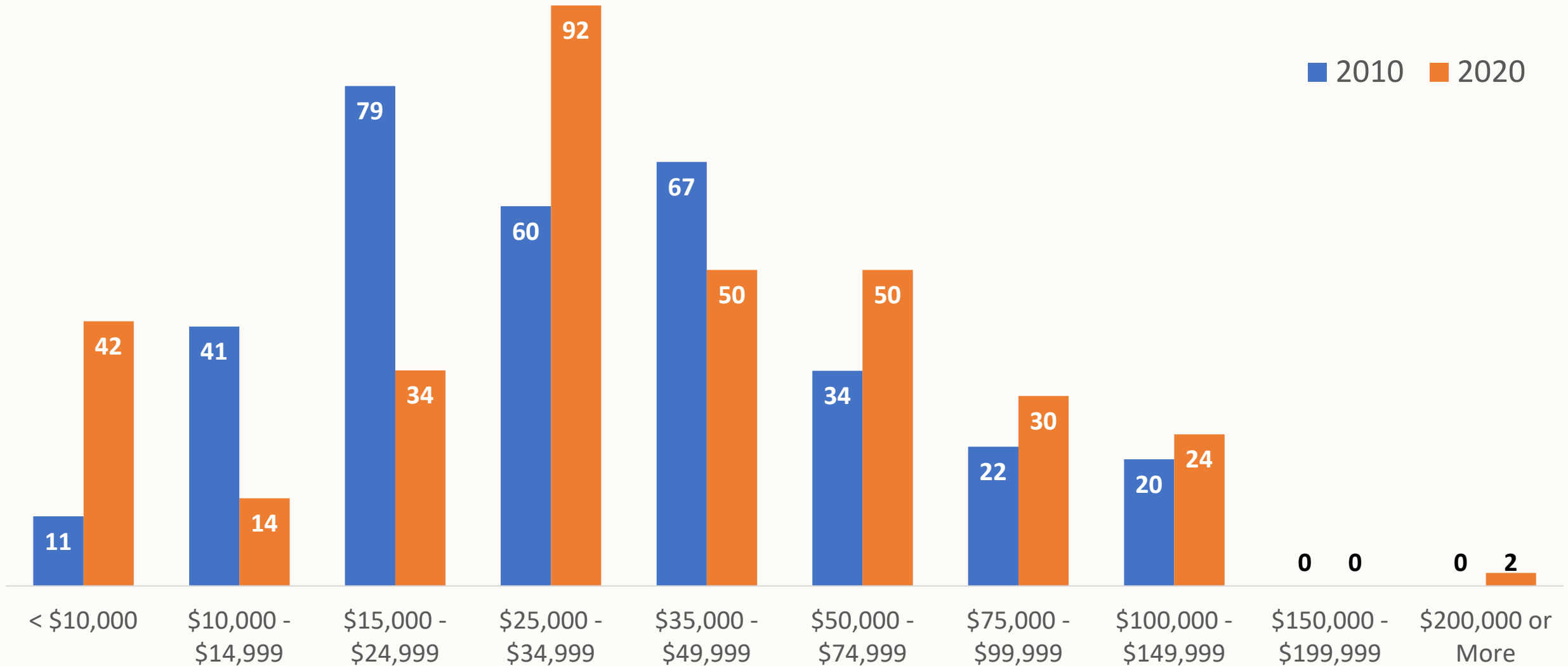
| Income Group  | Income              | Households** | Percentage  |
|---|---------------------|--------------|-------------|
| <b>Extremely Low Income</b><br>(Below 30% of HAMFI) | <\$15,600           | 75           | 20.6%       |
| <b>Very Low Income</b><br>(30–50% of HAMFI)         | \$15,600 - \$26,000 | 75           | 20.6%       |
| <b>Low Income</b><br>(50–80% of HAMFI)              | \$26,000 - \$41,600 | 140          | 38.5%       |
| <b>Low- and Middle-Income</b><br>(80–100% of HAMFI) | \$41,600 - \$52,000 | 25           | 6.9%        |
| <b>Upper Income</b><br>(> 100% of Median Income)    | > \$52,000          | 49           | 13.5%       |
| <b>Total Households</b>                             |                     | <b>364</b>   | <b>100%</b> |

“HAMFI” means HUD Adjusted Median Family Income.

\* Per HUD’s methodology, adjustments to the calculated income limit may be applied resulting in income limits that may not be equal to the calculation. For more info, visit <https://www.huduser.gov/portal/datasets/il/il2019/2019ILCalc3080.odn>.

\*\* “Households” includes both owner and renter households.

# Dorris Household Income Distribution, 2010 and 2020



# Housing Costs: Median Sold Price of Existing Homes

|                 | <b>Oct 2018</b> | <b>Oct 2019</b> | <b>Oct 2020</b> | <b>Oct 2021</b> | <b>Oct 2022</b> |
|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
| Siskiyou County | \$181,500       | \$235,000       | \$286,000       | \$329,500       | \$326,750       |

Sources: California Association of Realtors (CAR) MedianPricesofExistingDetachedHomesHistoricalData.xls (accessed 11/21/2022).



| Q3 2022 Minimum Qualifying Income | Median Home Price in Siskiyou County | Minimum Qualifying Income |
|-----------------------------------|--------------------------------------|---------------------------|
| First Time Home Buyer             | \$297,500                            | \$51,300                  |
| Traditional Mortgage              | \$350,000                            | \$81,200                  |

### Key Assumptions:

First Time Home Buyer (<https://www.car.org/marketdata/data/ftbhaimethodology>):

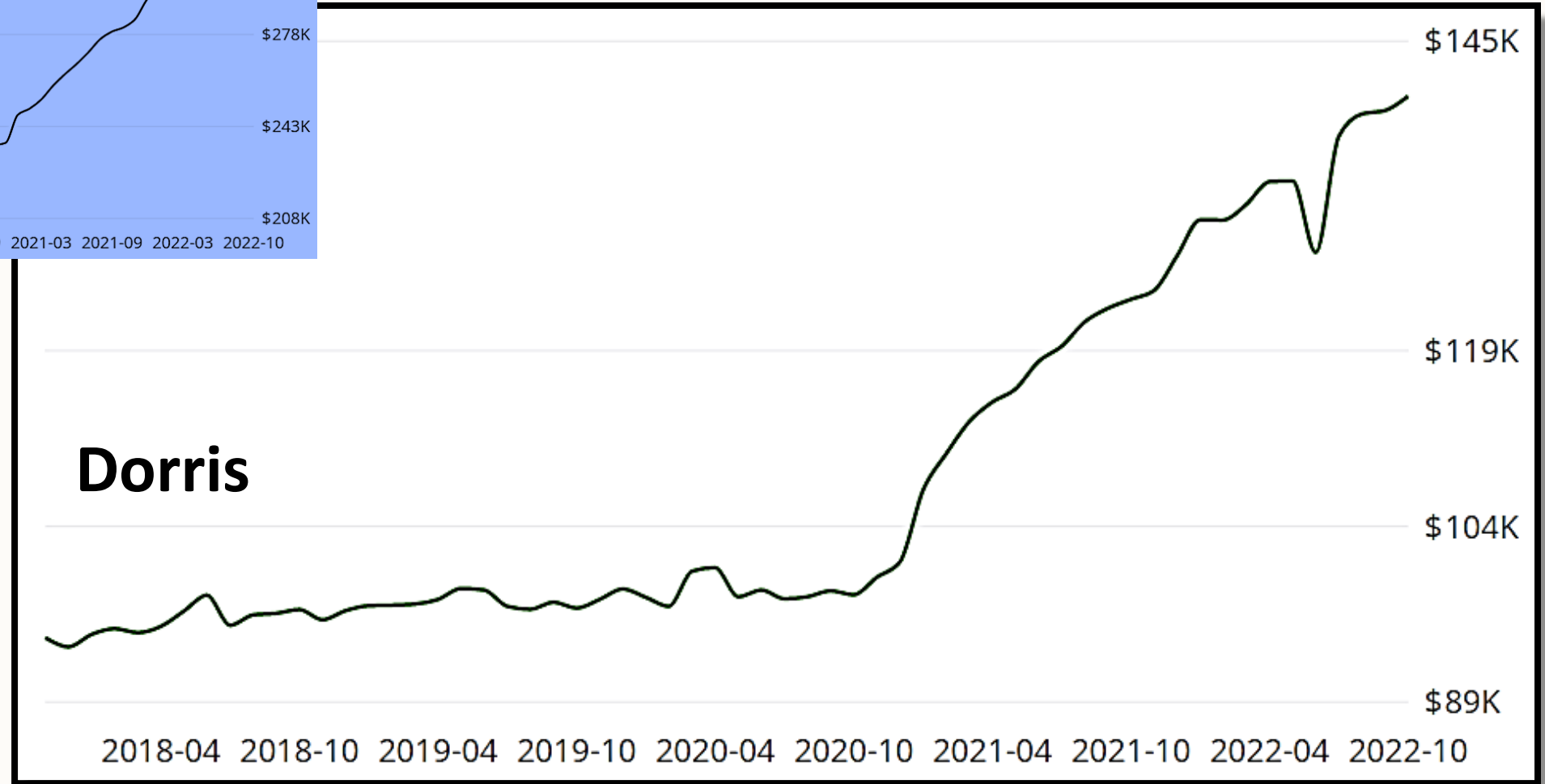
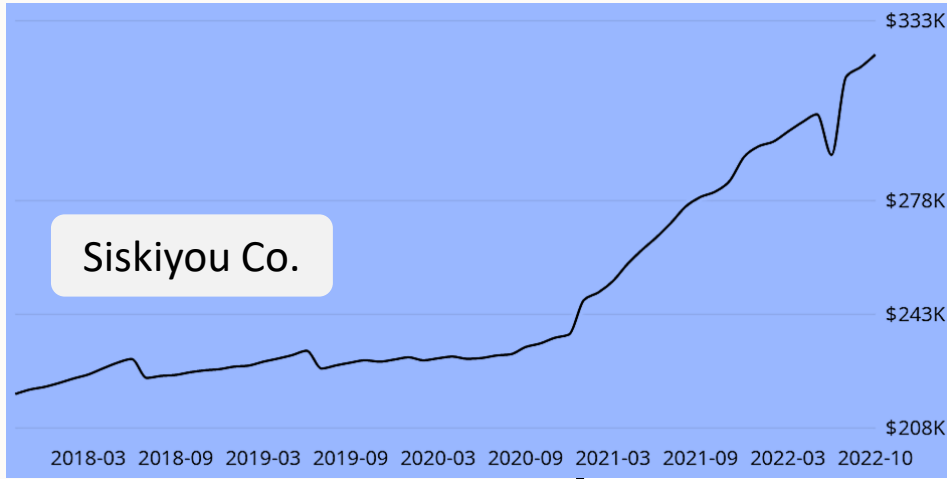
- 10% percent down payment.
- Adjustable-Rate Mortgage
- Monthly homeownership costs cannot exceed 40% of the household's income.

Traditional Mortgage (<https://www.car.org/marketdata/data/haimethodology>):

- 20% down payment
- Monthly homeownership costs cannot exceed 30% of the household's gross income.

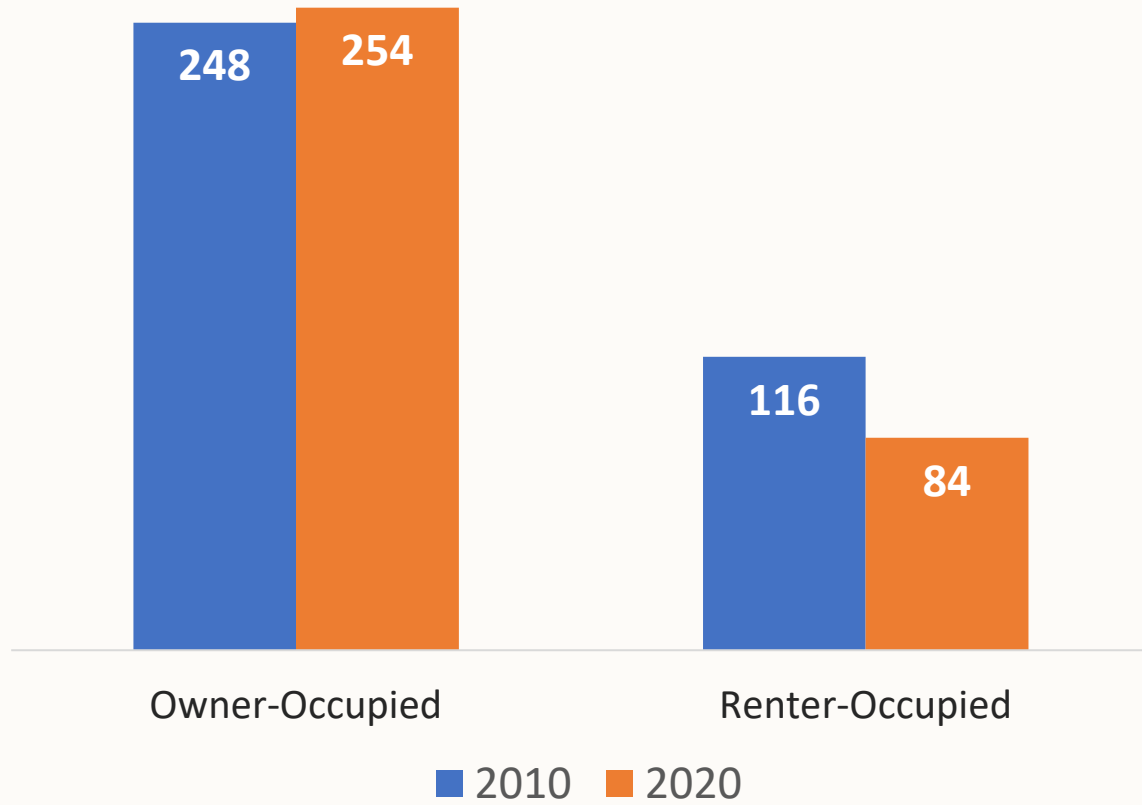
# Dorris and Siskiyou Housing Cost Changes, 2018 – 2022

## Zillow's Home Value Index

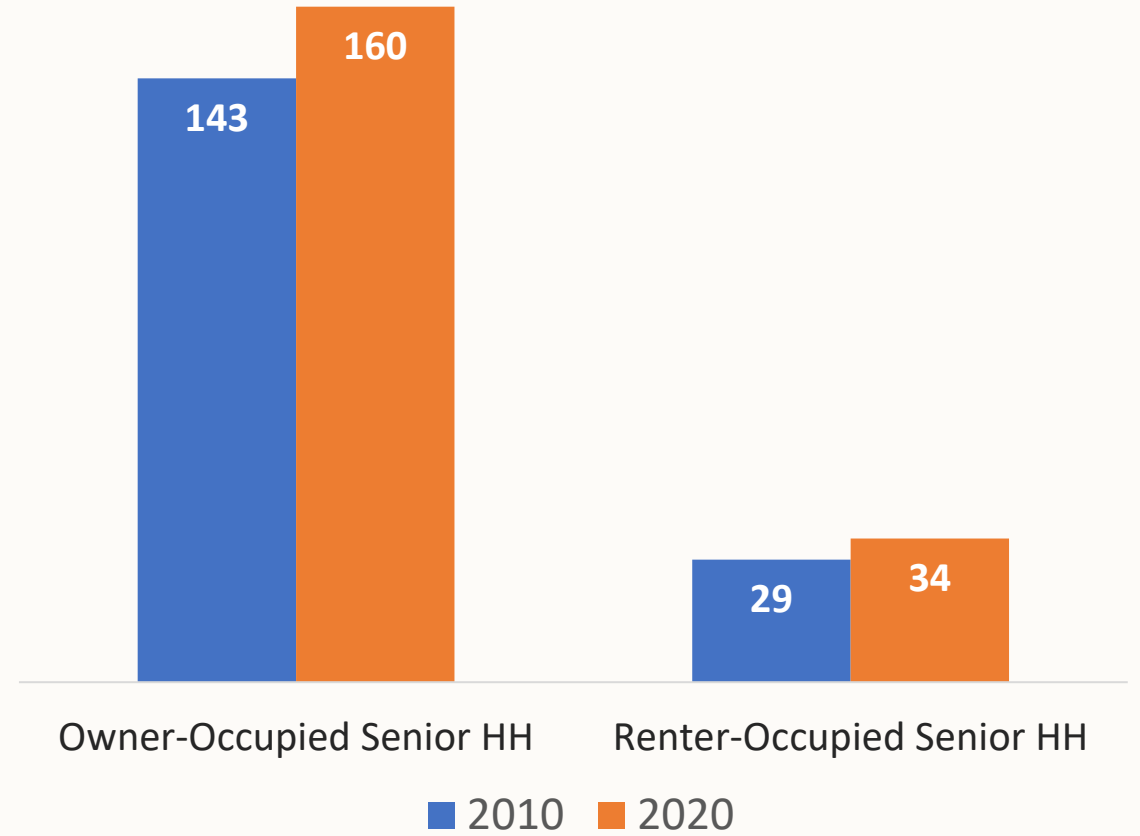


Source: Zillow.com (accessed November 21, 2022)

### Dorris: Housing Unit Tenure

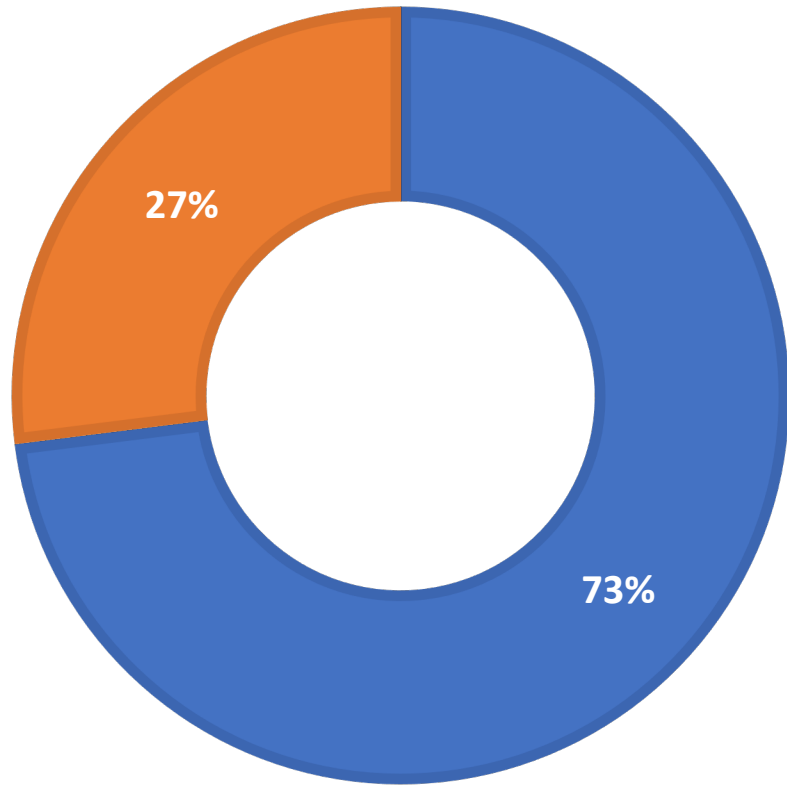


### Dorris: Senior Households by Tenure



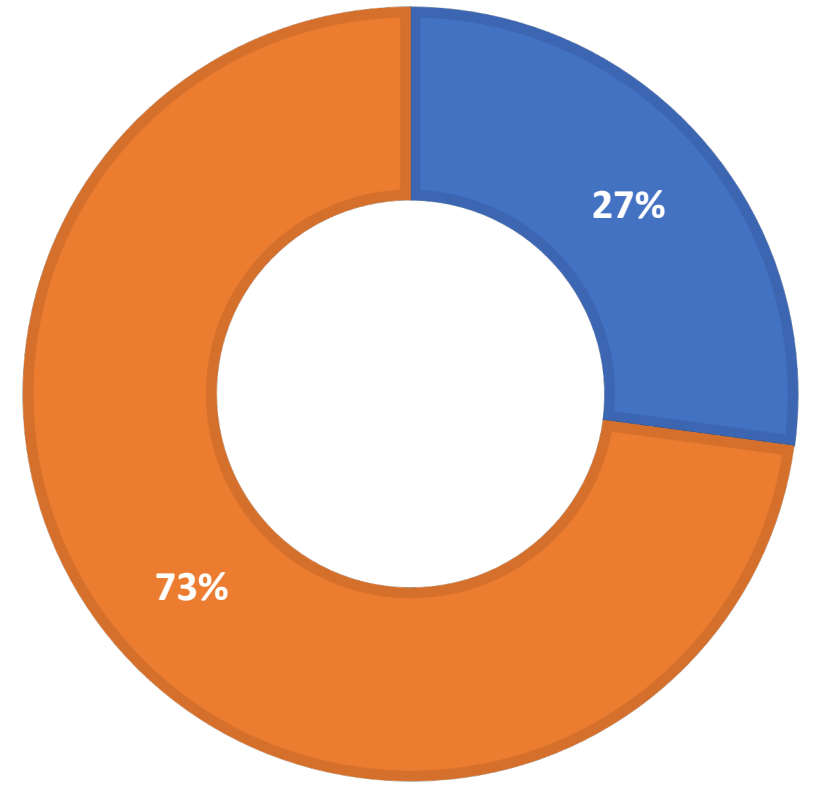
# Cost Burdened Households

ALL OWNERSHIP HOUSEHOLDS



■ Not Cost Burdened ■ Cost Burdened

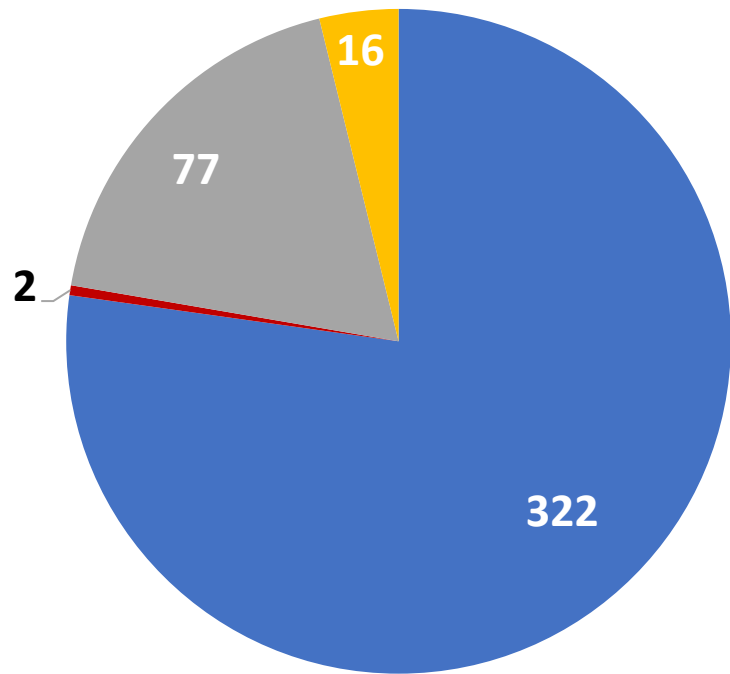
ALL RENTAL HOUSEHOLDS



■ Not Cost Burdened ■ Cost Burdened

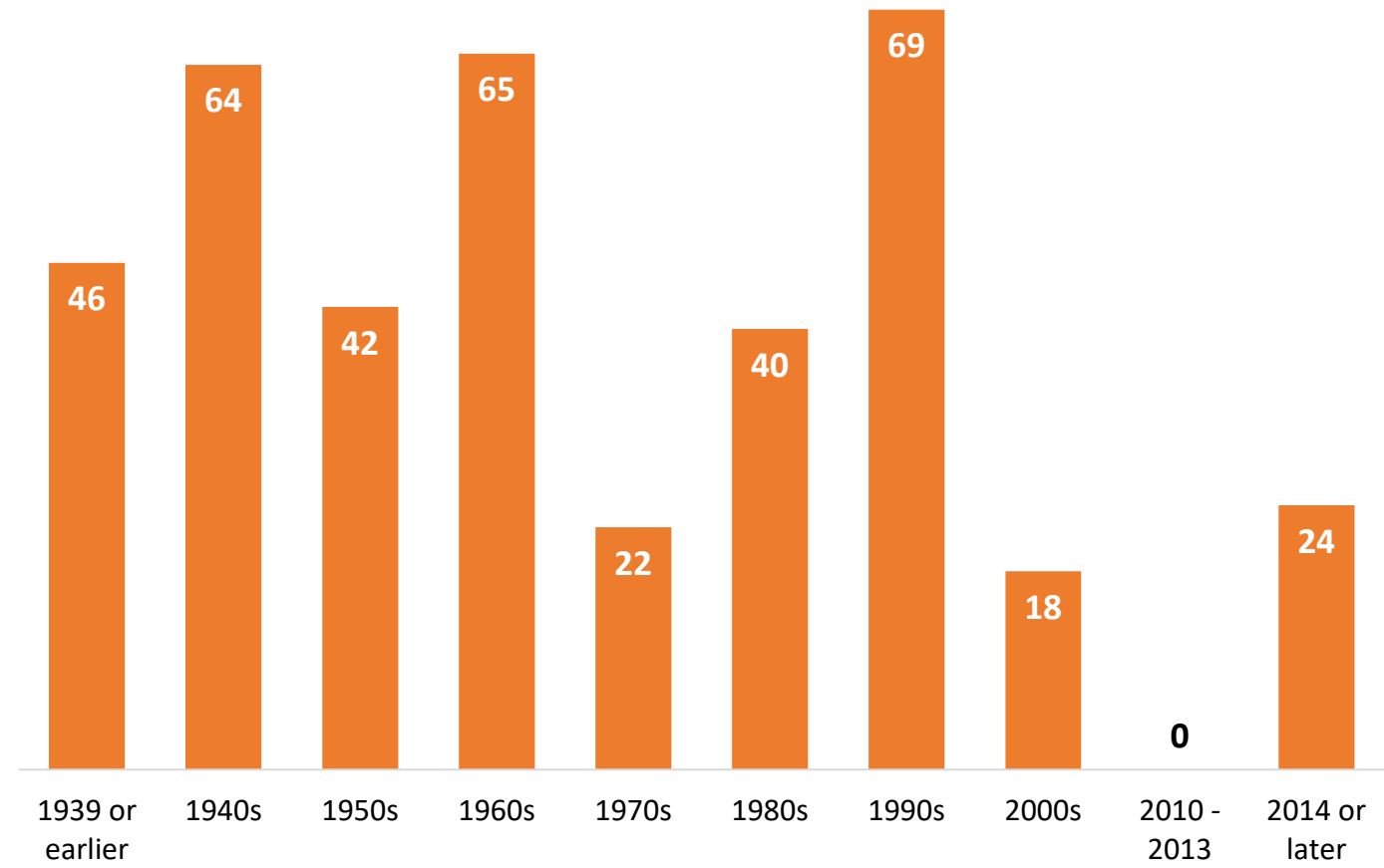
# Existing Housing in Dorris: Year Built and Types

## Types of Housing Units, 2021



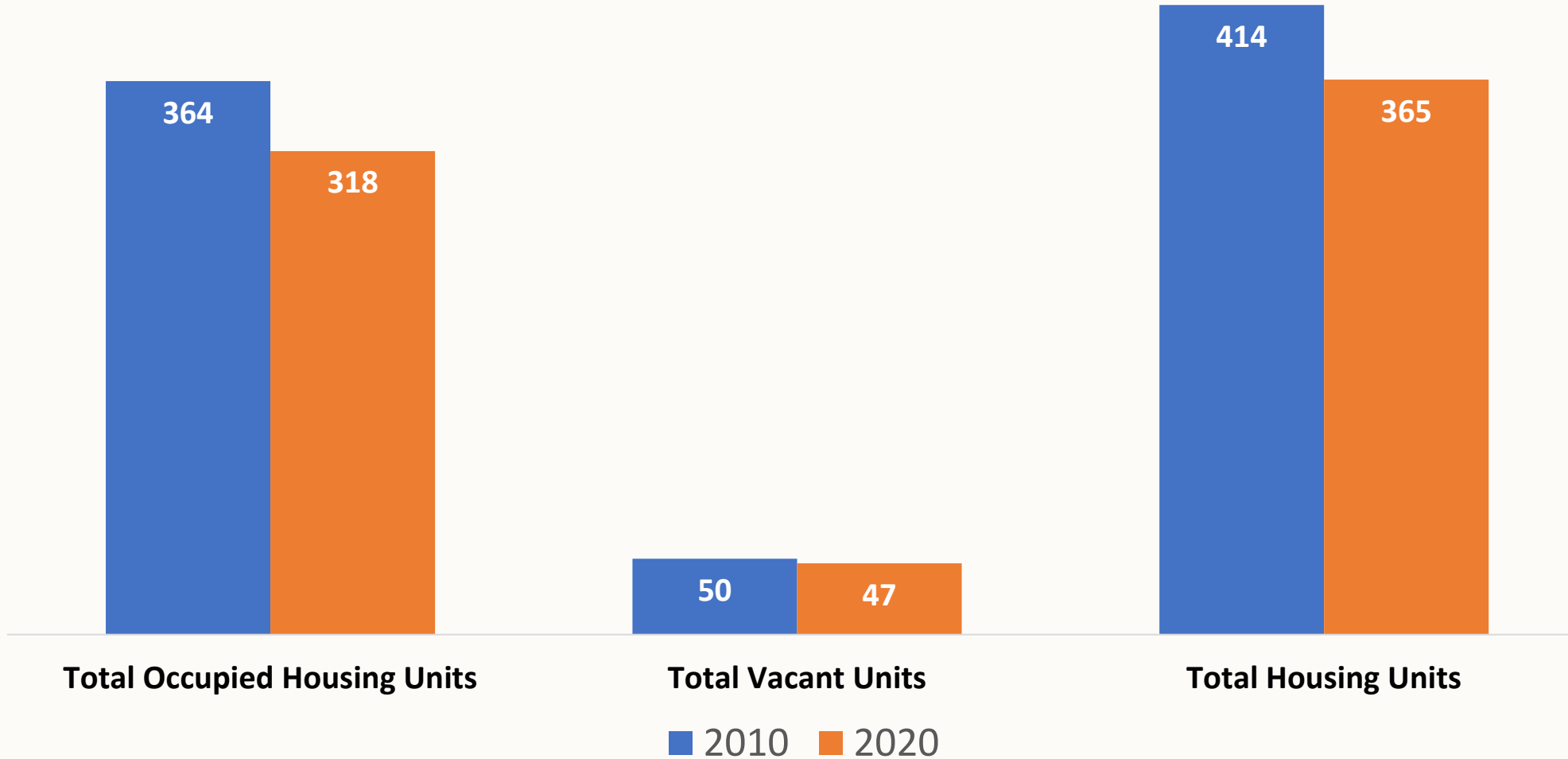
■ Detached      ■ Attached  
■ Mobile Homes   ■ 2-4 Units

## When Housing was Built



# Estimates of Vacant and Occupied Housing Units

## Dorris 2010 – 2020



# Resources and Links

Curious about the data? Here are some helpful links. Please take note while the American Community Survey (ACS), Census Bureau, and HUD provide similar information, these agencies use different methodologies to collect data and to compile the results and reports.

- American Community Survey (ACS) – technical document  
[https://www2.census.gov/programs-surveys/acs/tech\\_docs/subject\\_definitions/2021\\_ACSSubjectDefinitions.pdf](https://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2021_ACSSubjectDefinitions.pdf)
- Census Bureau Data  
<https://data.census.gov/cedsci/>
- Department of Housing and Urban Development (HUD)  
[https://data.hud.gov/data\\_sets.html](https://data.hud.gov/data_sets.html)
- California Association of Realtors (CAR)  
<https://www.car.org/marketdata/data>
- More info. about housing elements, visit the Department of Housing & Community Development (HCD) website  
<https://www.hcd.ca.gov/planning-and-community-development/housing-elements>

# What does the data indicate?

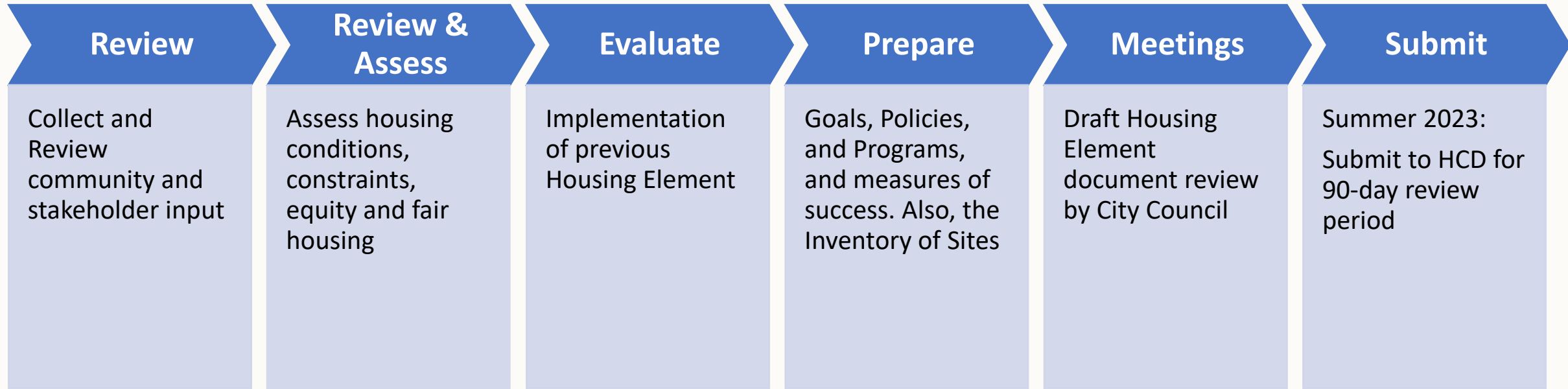
- The number of residents is declining.
- The number of residents who are 35-54 is declining and number of residents who are 55-64 is increasing.
- The number of households that are below the HUD median household income has increased and are a majority of Dorris households.
- The price of housing has increased and it out of reach for most households.
- Approximately 75 percent of renter households are paying more than 30% of their gross income for housing. Owner-occupied households are also cost burdened, but not as many as a percentage.
- About 55% of Dorris' houses were constructed 55 years ago.



# Questions for the Community

- Community members experience when seeking out housing in Dorris
- Challenges to build, rent, or buy housing in Dorris?
- What opportunities are there for housing in Dorris?
- What should the City's housing priorities be?

# Next Steps





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COMPLETE

the CONTACT FORM

to receive notices for

upcoming meetings

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Do you want to be notified of upcoming meetings?  
Do you Have a question? Send us a message.

**Name \***

\_\_\_\_\_  
First Last

**Email \***

\_\_\_\_\_

**Jurisdiction \***

Please Choose a City

\_\_\_\_\_

**Comment or Message \***

\_\_\_\_\_

**SUBMIT**



**Thank You!**