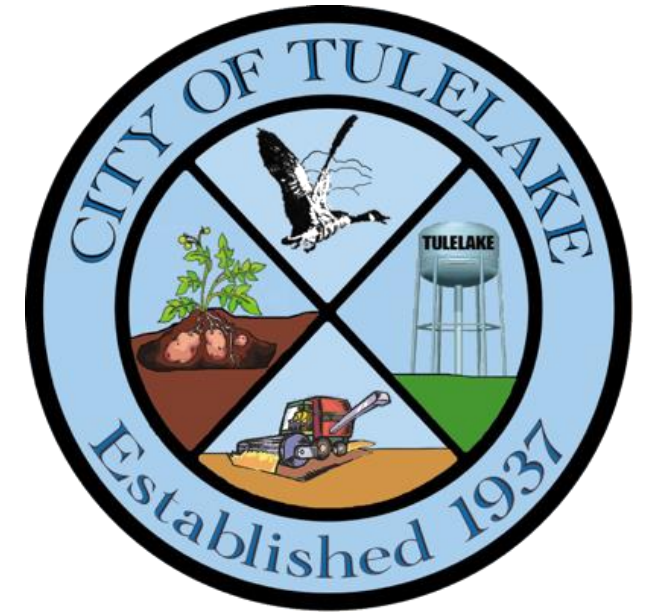


# Housing Element Update

City of Tulelake

Community Workshop

December 6, 2022



# Introductions

## City of Tulelake

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Housing Element Updates for Select Cities in Siskiyou County

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# Tulelake California

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ENGLISH SURVEY

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ENCUESTA ESPAÑOLA

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)

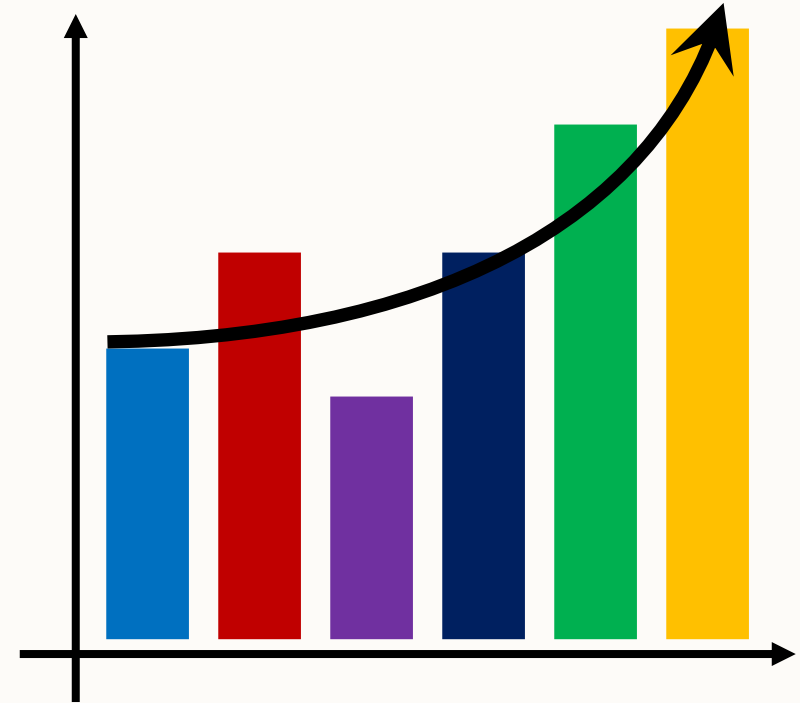
Surplus Land Act  
Amendments

Housing Information  
Transparency Act

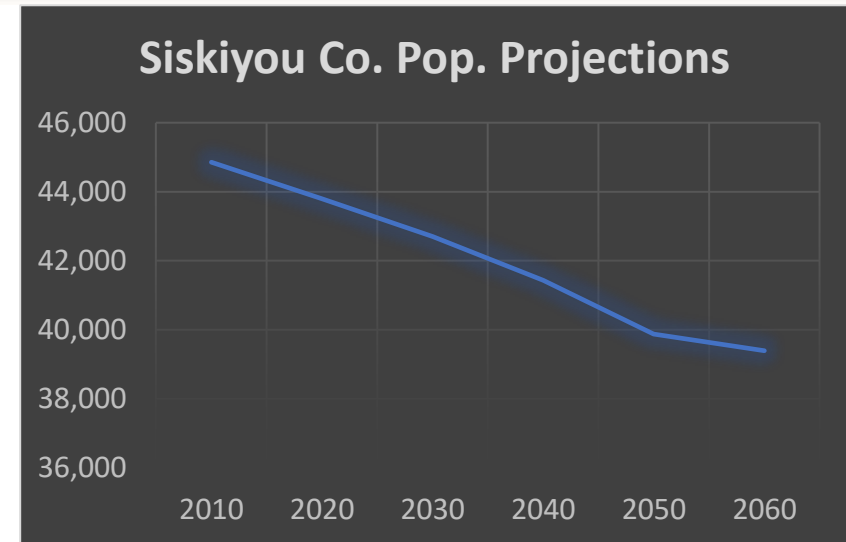
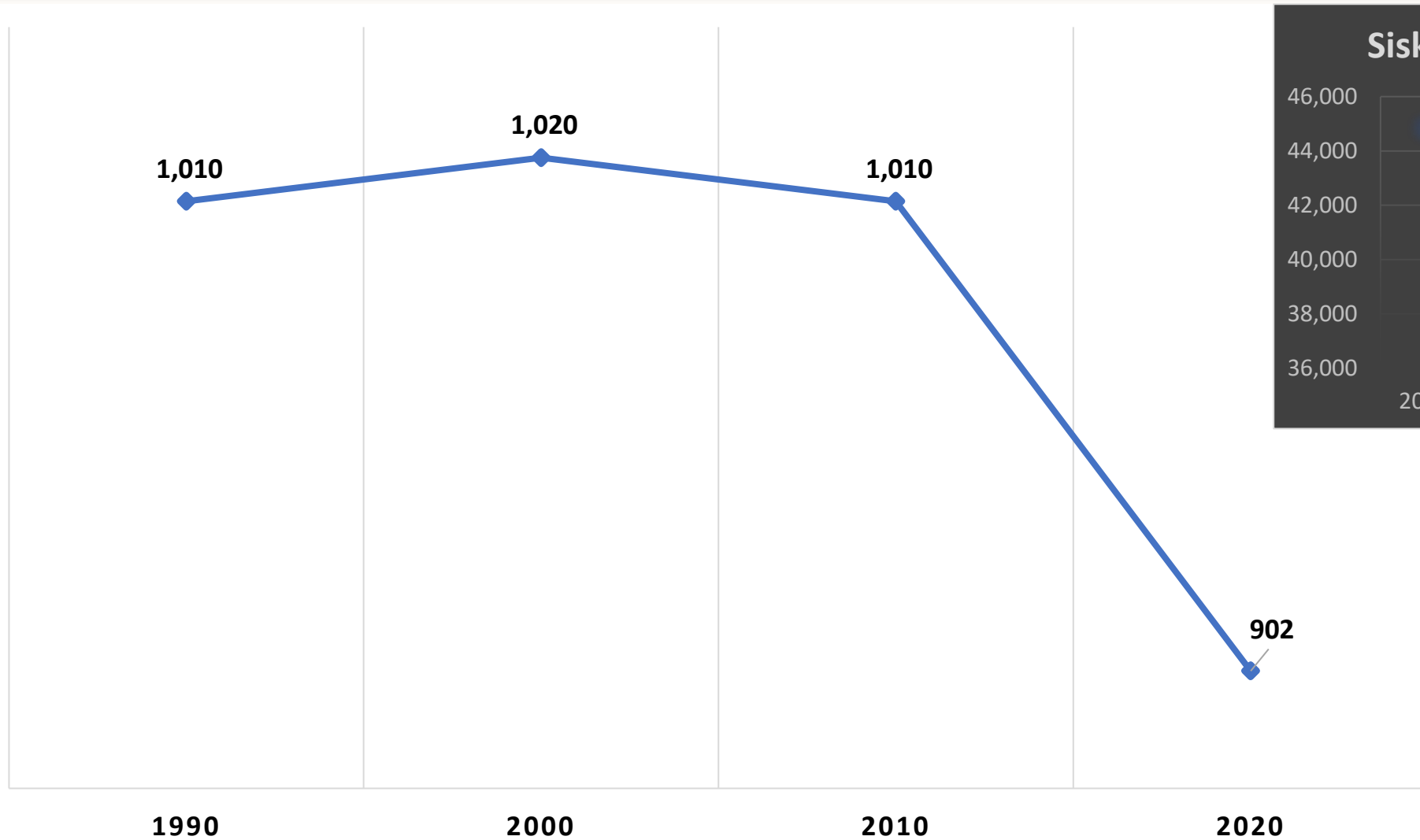
# Demographic and Housing Data

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

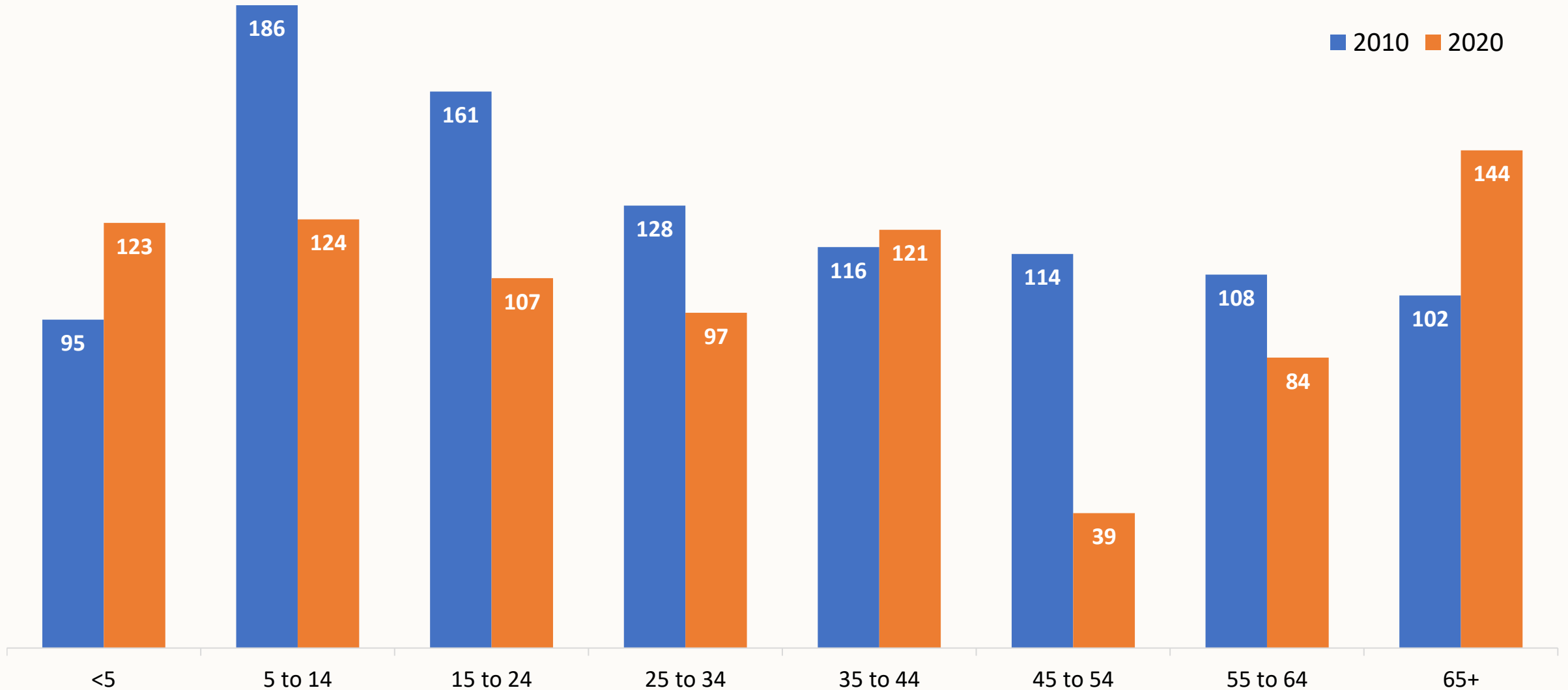


# Tulelake Population Changes, 1990 to 2020



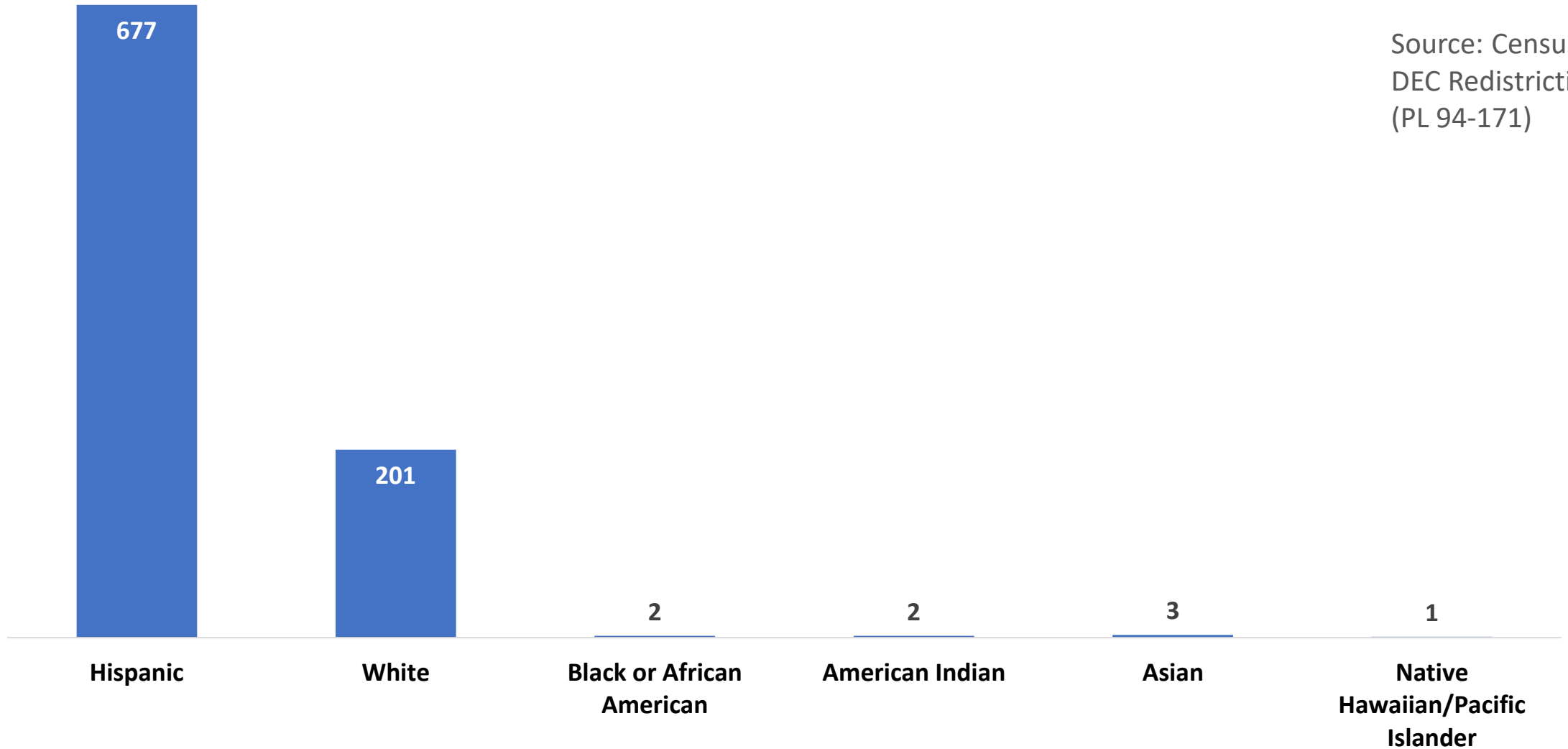
Source: U.S. Census 1990, 2000, 2010, 2020

# Tulelake Population Changes, 2010 - 2020



Source: 2010 Decennial Census Summary File 3, U.S. Census Bureau, Table P12. 2020 ACS 5-Year Estimates Subject Tables. U.S. Census Bureau, Table S0101.

# Tulelake Ethnic Population, 2020



Source: Census 2020  
DEC Redistricting Data  
(PL 94-171)

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

Income Range for 2019	Income Limits*	Households**	Percentage
<b>Extremely Low Income</b> (Below 30% of HAMFI)	<\$25,751	80	28%
<b>Very Low Income</b> (30–50% of HAMFI)	\$25,75 - \$32,400	70	24%
<b>Low Income</b> (50–80% of HAMFI)	\$32,401 - \$51,850	70	24%
<b>Low- and Middle-Income</b> (80–100% of HAMFI)	\$51,851 - \$52,000	4	1%
<b>Upper Income</b> (> 100% of Median Income)	\$52,001 or greater	64	22%
<b>Total Households</b>		<b>290</b>	<b>100%</b>

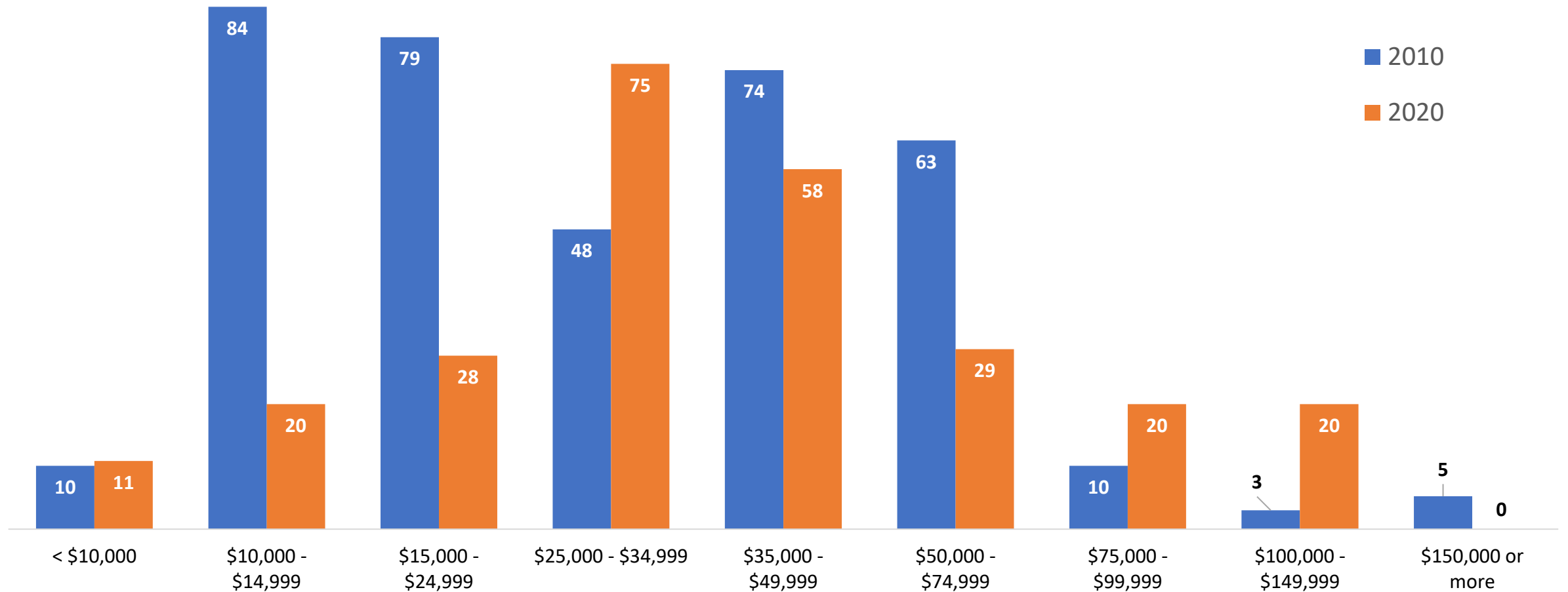
“HAMFI” means HUD Adjusted Median Family Income.

\* 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.

Numbers may not total due to rounding.

# Tulelake 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>):

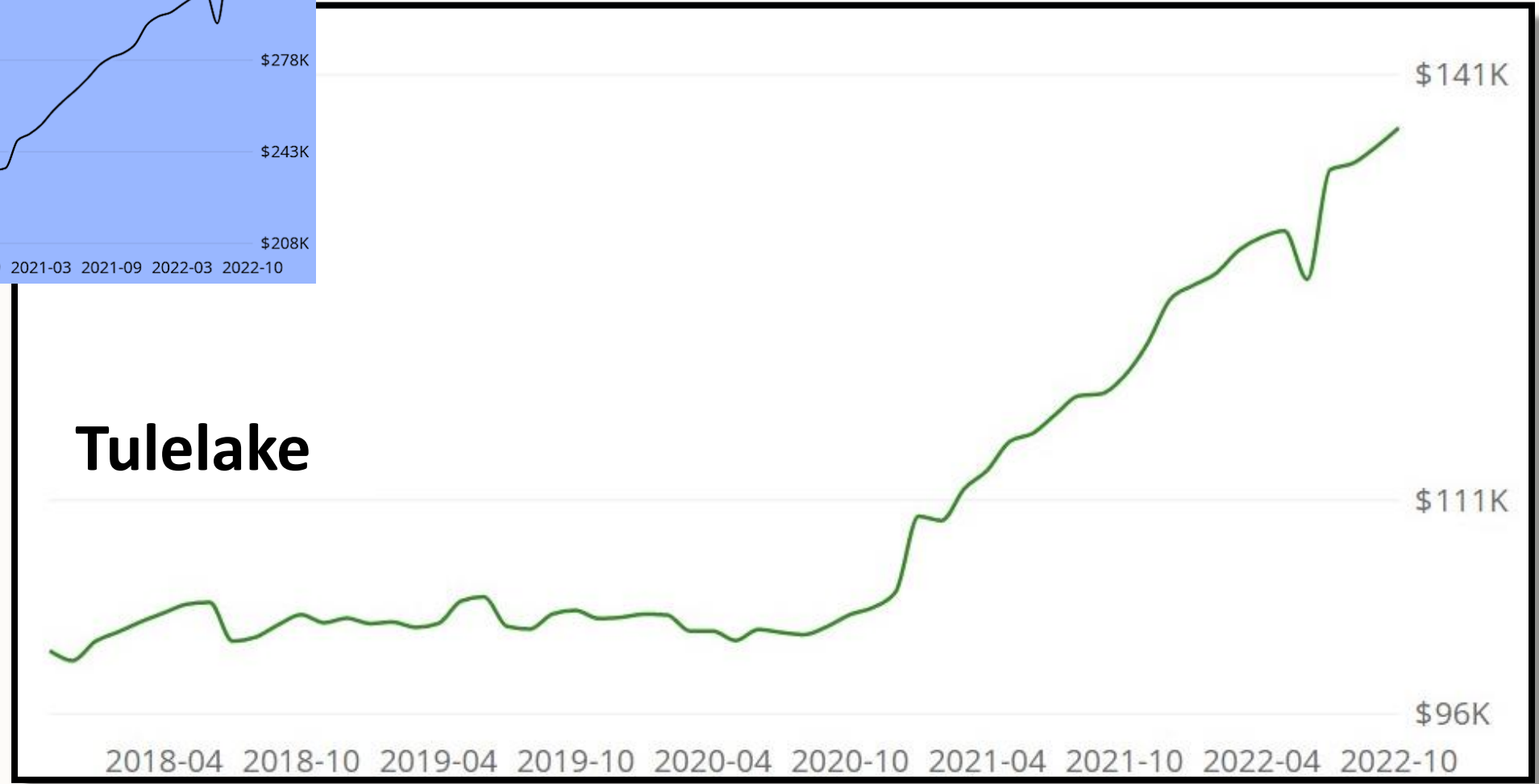
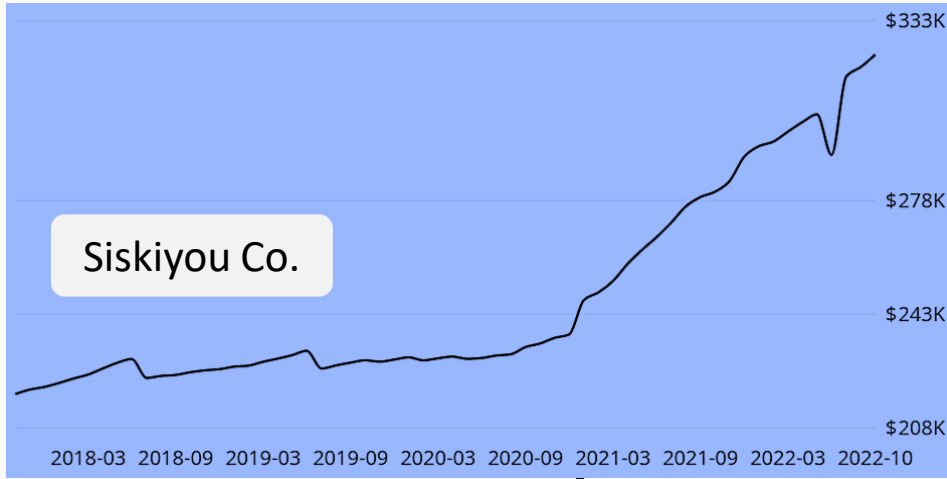
- 10% percent down payment.
- Adjustable-Rate Mortgage
- Monthly homeownership costs cannot exceed 40% of the household's income.

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

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

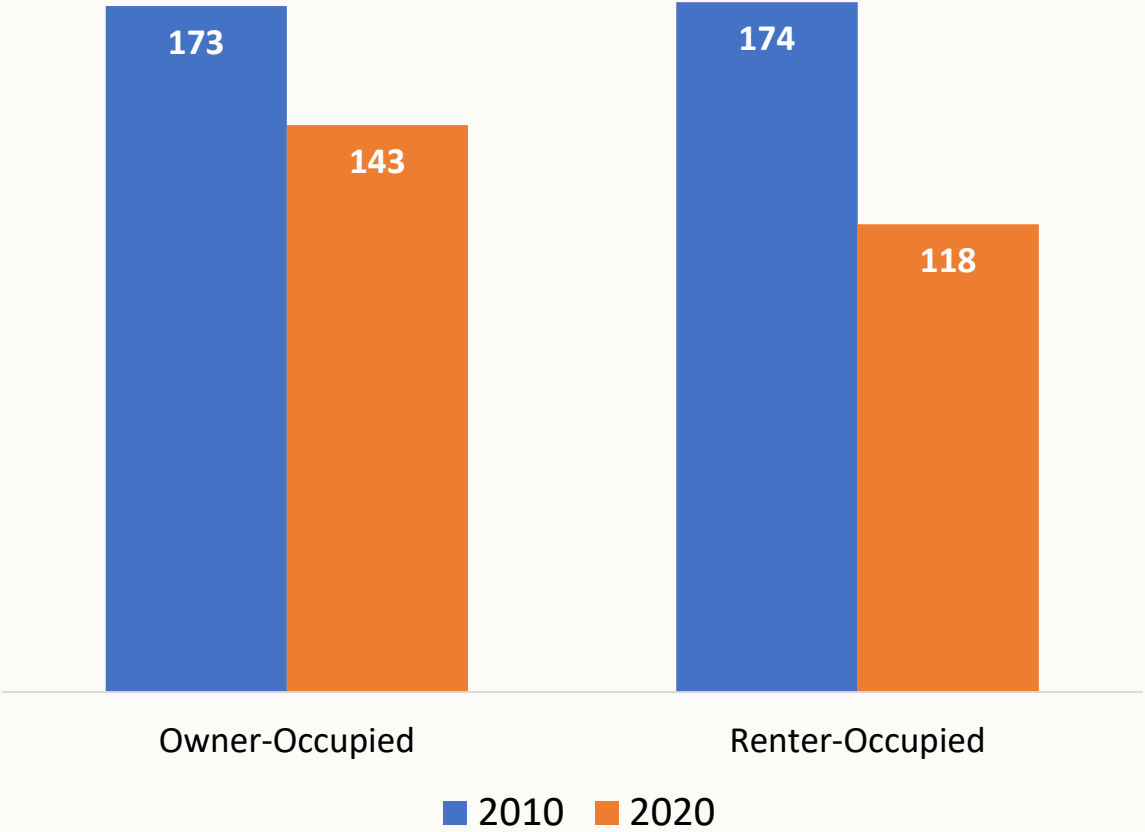
# Tulelake and Siskiyou Housing Cost Changes, 2018 – 2022

## Zillow's Home Value Index

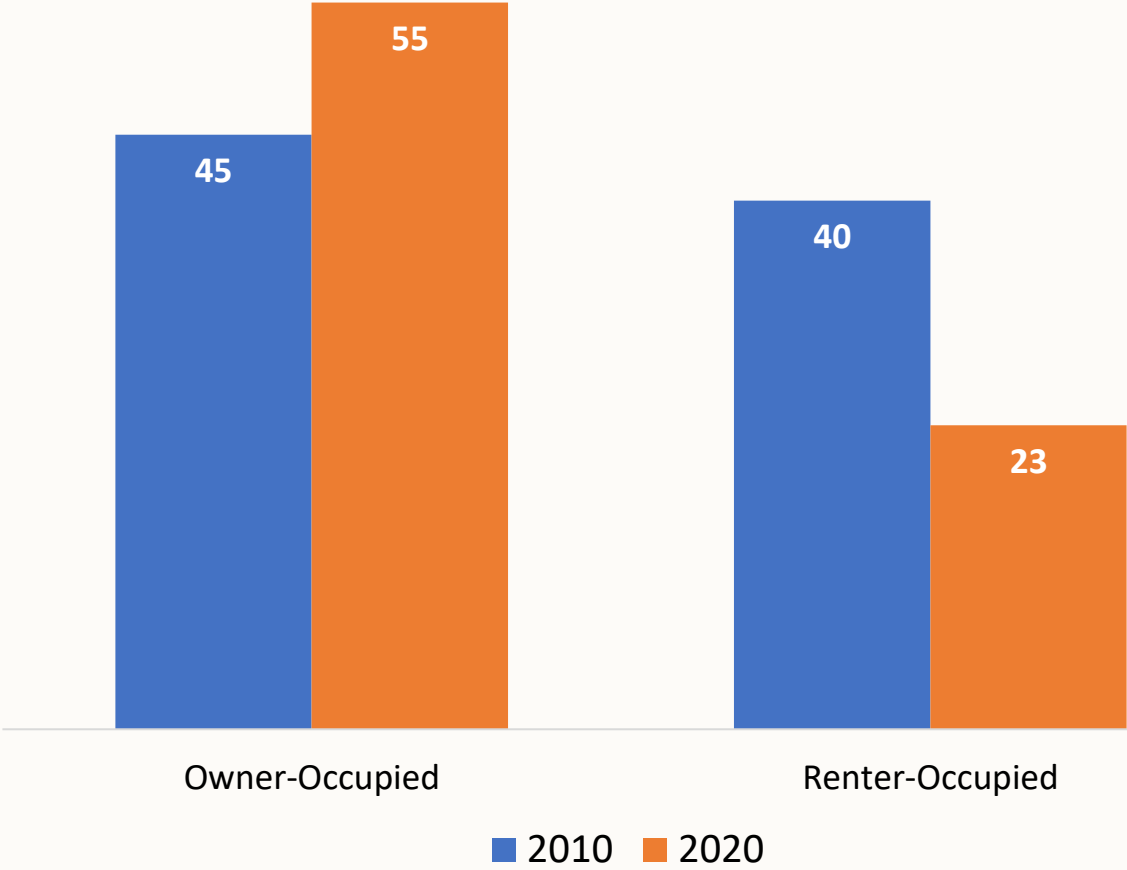


Source: Zillow.com (accessed November 21, 2022)

### Tulelake: Housing Unit Tenure, All Households



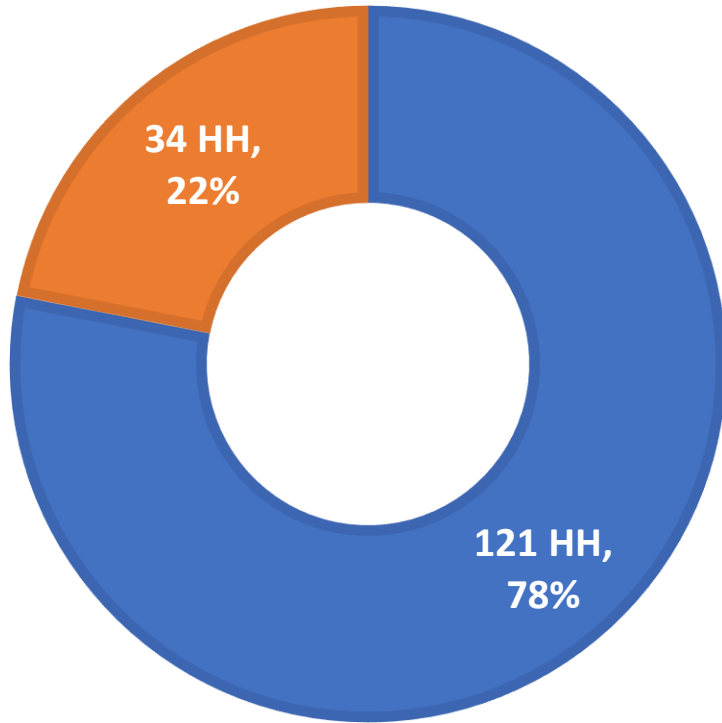
### Tulelake: Housing Unit Tenure, Senior Households



Source: 2010 U.S. Census H14, and 2020 Census ACS B25003

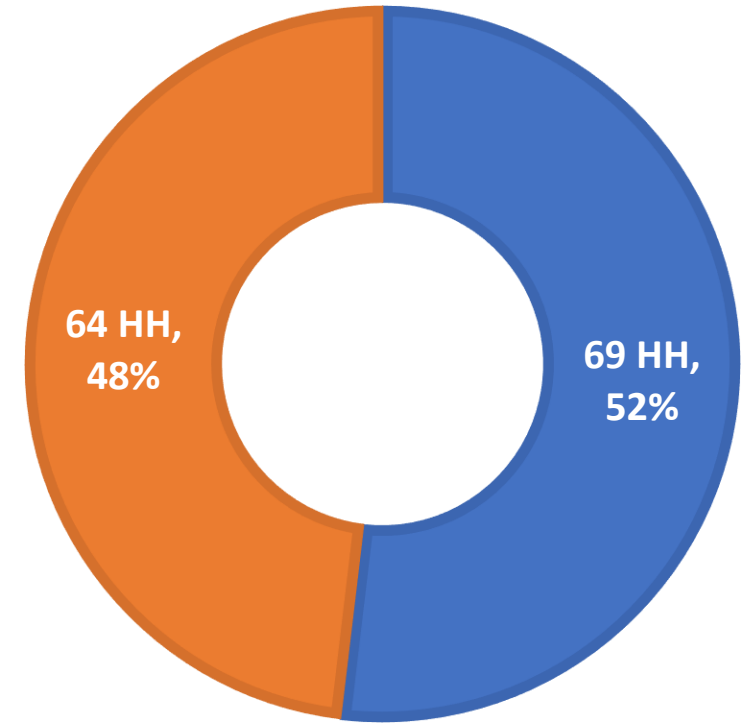
# Cost Burdened Households

ALL OWNERSHIP HOUSEHOLDS



■ Not Cost Burdened   ■ Cost Burdened

ALL RENTAL HOUSEHOLDS

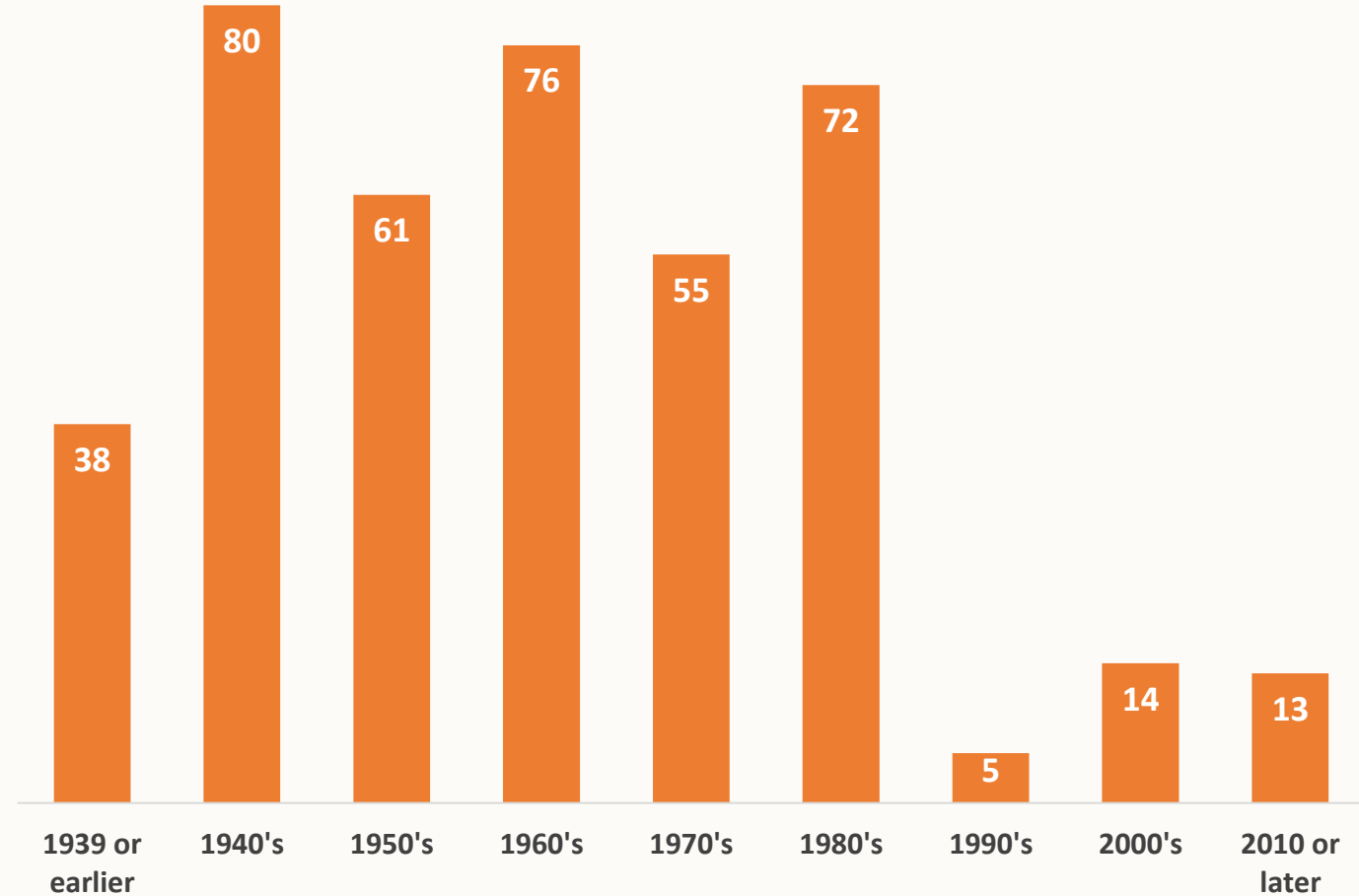
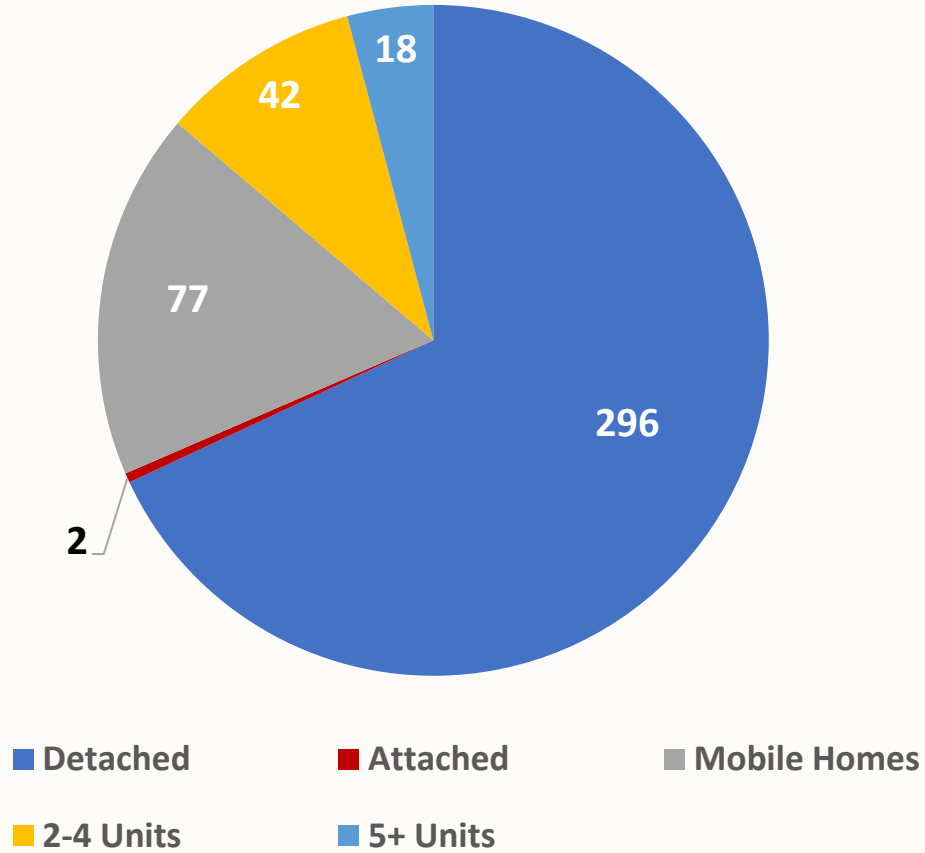


■ Not Cost Burdened   ■ Cost Burdened

“HH” = households.

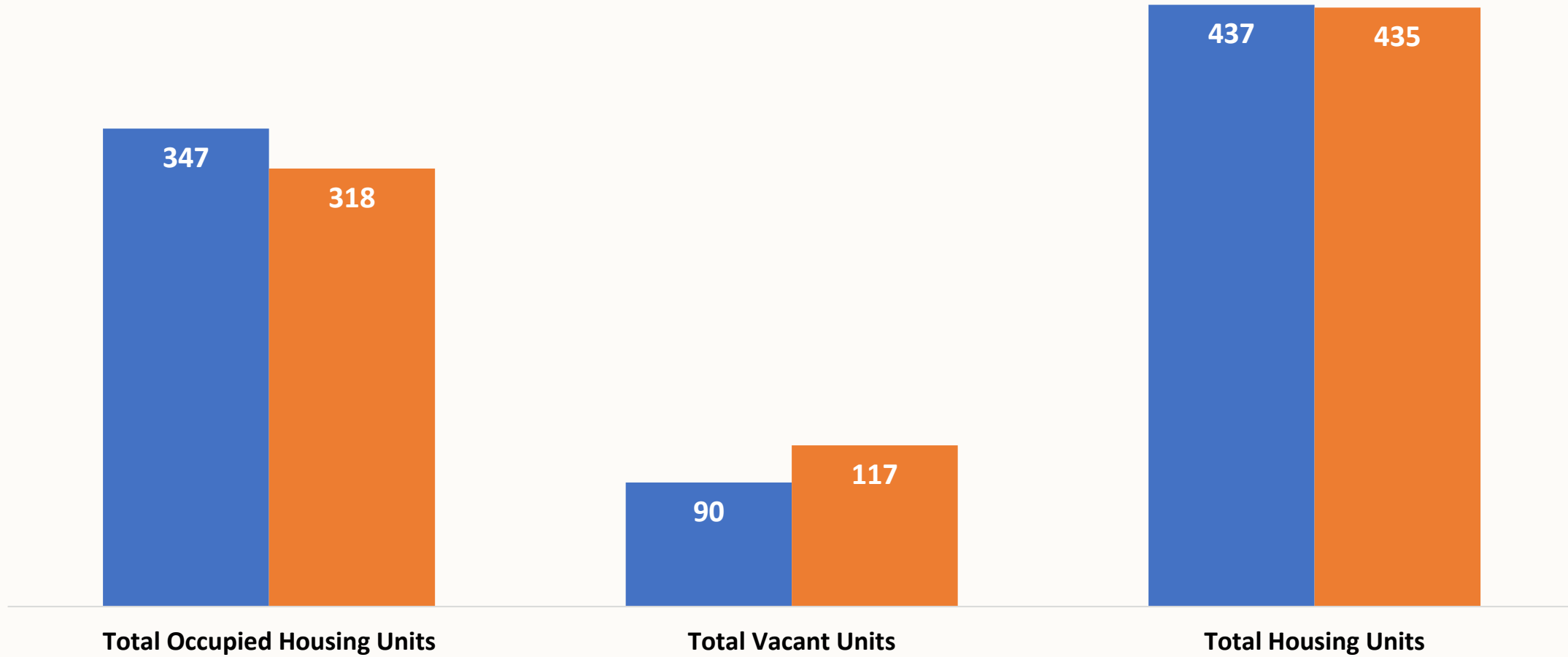
Source HUD, CHAS 2015-2019 ACS

# Existing Housing Unit Mix in Tulelake: Types and Year Built



# 2010 and 2020 Vacancy Counts

■ 2010 ■ 2021



Source: DOF E5 2010, 2021

# 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>



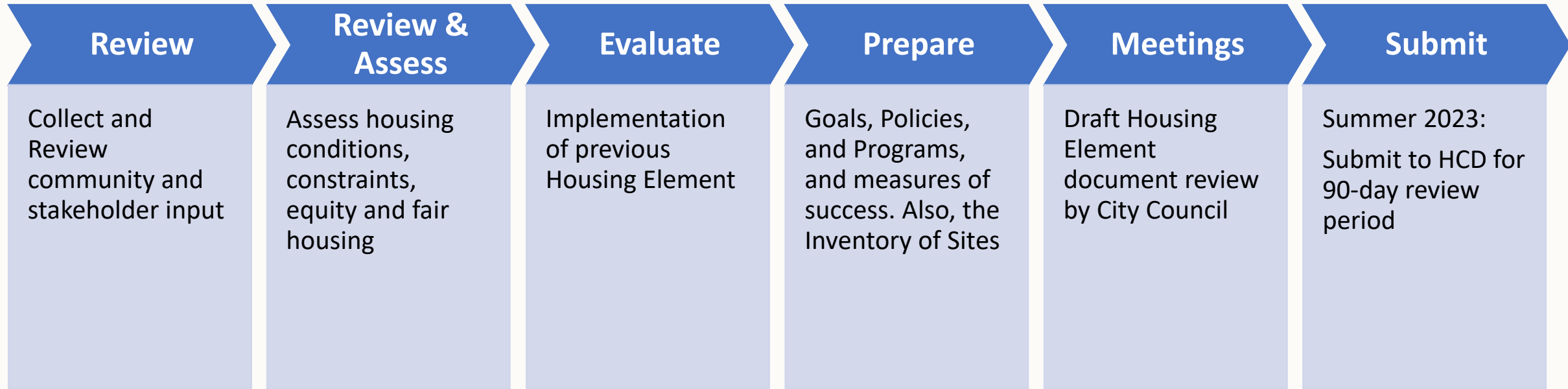
# What does the data indicate?

- The number of residents is declining. The population of Siskiyou county as a whole is declining. The population decline for Siskiyou county is projected to continue.
- The number of residents who are 5 to 24 and 45-64 have declined since 2010. The population who are under 5 years of age and 65 and older has increased.
- A majority of Tulelake residents are Hispanic.
- The income of approximately 76% of Tulelake households is below the 2019 HUD median income of \$52,000.
- The price of housing has increased, and it is out of reach for many households.
- The number of senior households who own their homes has increased since 2010.
- About 92% of Tulelake's housing stock is forty years old or older.

# Questions for the Community

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

# Next Steps





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Take the survey!

COMPLETE

the CONTACT FORM

to receive notices for

upcoming meetings

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Siskiyou Housing Elements

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!**