

# MEMORANDUM

**DATE:** February 20, 2024

**TO:** Dustin Reif, City Manager; Wendy Perkins Deputy City Clerk

**FROM:** Michelle Nielsen and Vanessa Blodgett, Planwest Partners, Inc.

**SUBJECT:** Revisions to the 2023-2031 Draft Housing Element per HCD Preliminary Input

On December 5, 2023, the City of Dunsmuir submitted the 2023-2031 draft Housing Element to the California Department of Housing and Community Development (HCD) for a required 90-day review. The purpose of this review is for HCD to assess whether the housing element substantially complies with State housing law. All housing elements must undergo this review by the HCD.

In January 2024, HCD provided preliminary findings and comments to the City of Dunsmuir. In response to HCD's input, Appendices A, B, and C have been revised. None of the current programs in Chapter 2 of the draft Housing Element have been modified or deleted; nor have any new programs been added to Chapter 2. In March and April 2024, the Planning Commission and City Council will hold public hearings to continue to discuss proposed programs updates prior to submittal to HCD.

The revised portions of Appendices A, B, and C are shown with track changes: Revisions are shown in ~~strikeout~~ and underline. NOTE: You will notice **RED** and **GREEN** strikethrough/underline text. **RED** indicates deletion/addition of text; **GREEN** indicates movement of text from one location to another location within the document.

Revised Appendices A, B, and C can be read and downloaded by clicking the link below or on the City of Dunsmuir's [webpage](#):

<https://www.siskiyou-housing.com/dunsmuir/>

A full copy of the housing element submitted on December 5 to HCD, is available for reading and download on Dunsmuir's webpage, <https://www.ci.dunsmuir.ca.us/planning-department>.

HCD will issue their findings letter on or near March 5, 2024. The City will be able to again address HCD's findings by revising the housing element further as needed to ensure it complies with State housing law. In March and April 2024, the Planning Commission and City Council will hold public hearings to discuss and consider the 2023-2031 Housing Element for adoption.

If you would like to be notified by email of the upcoming housing element public hearings, please email Wendy Perkins, Deputy City Clerk, [wperkins@ci.dunsmuir.ca.us](mailto:wperkins@ci.dunsmuir.ca.us) and include "Housing Element Update" in the subject line.

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## 1.0. Introduction

The Housing Needs Assessment provides a demographic and housing profile of the city. This assessment also provides other important information to support the goals, policies, and programs of the Housing Element to meet the needs of current and future residents.

The Decennial Census, completed every 10 years, is an important source of information for the Housing Needs Assessment, as is the 2016-2020 American Community Survey Data. It provides the most reliable and in-depth data for demographic characteristics of a locality. The State Department of Finance (DOF) also provides valuable data that is more current. Whenever possible, DOF data and other local sources were used in the Housing Needs Assessment. Definitions of various U.S. Census Bureau terms used throughout this document are provided in Appendix E for clarification.

The Housing Needs Assessment 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. It outlines the characteristics of the community and identifies those characteristics that may have significant impacts on housing needs in the community. Because the analysis and reporting of demographic and housing data for the needs assessment and constraints overlaps significantly with the required analysis of segregation and integration patterns and trends for the fair housing assessment (AFH), this component of the AFH is embedded throughout appropriate sections of this document. The remaining components of the AFH are found in section 7.

## 2.0. Population Trends

### 2.1 Population Change

The population of the City of Dunsmuir in 2020 is estimated by the U.S. Census to be 1,707. From 2010 to 2020, according to the US Census data, the City’s population increased by 57 persons, or 3.5 percent. During these same period, the county’s population decreased by 4.8 percent, going from 25,342 in 2010 to 24,116 in 2020, as shown in Table A-1.

Overall, the pattern of population change for Dunsmuir has been of decline, with a decrease of approximately 11 percent from 2000 to 2020. Dunsmuir’s pattern of decline is consistent with the region as indicated in Table A-1, which presents the population rate changes for incorporated cities and Siskiyou County from 2000 to 2010 and 2010 and 2020. Figure 1 below displays these population figures for the County during this timeframe.

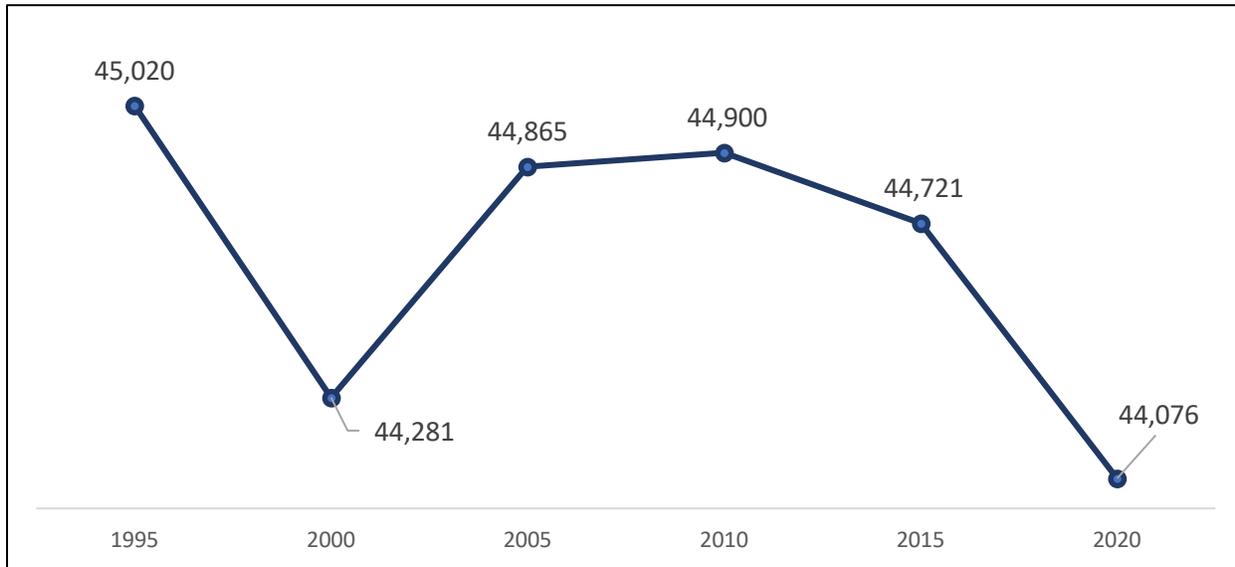
**Table A-1  
Regional Population Change, 2000-2020**

	2000	2010	Growth Rate 2000–2010	2020	Growth Rate 2010–2020
Dorris	886	939	6.0%	860	-8.4%
Etna	781	737	-5.6%	678	-8.0%
Yreka	7,290	7,765	6.5%	7,807	0.5%
Ft. Jones	660	710	7.6%	695	-2.1%
Montague	1,456	1,443	-0.9%	1,226	-15.0%
Tulelake	1,020	1,010	-1.0%	902	-10.7%
Weed	2,978	2,967	-0.4%	2,862	-3.5%

	2000	2010	Growth Rate 2000–2010	2020	Growth Rate 2010–2020
Mt. Shasta	3,621	3,394	-6.3%	3,223	-5.0%
Dunsmuir	1,923	1,650	-14.2%	1,707	3.5%
Unincorporated County	23,686	25,342	7.00%	24,116	-4.8%

Source: US Census 2000, 2010, 2020

Figure 1: Regional Population Change, Siskiyou County 1995-2020



## 2.2 Population Growth Projections

The California Department of Finance (DOF) provides projections for all counties through 2060 but does not include city-level data. Table A-2 shows the expected population growth for both the incorporated and the unincorporated portions of Siskiyou County between 2010 and 2060. Based on DOF projections, the county is expected to experience an overall negative annual growth rate of approximately -1.4 percent. And given the city’s relatively flat growth rate recently and the housing crisis throughout the state, it is likely that the growth rate in Dunsmuir will follow the trend projected for the county. [In May 2023 The California Department of Finance \(DOF\) released population and housing estimates for cities, counties, and the State – January 1, 2022 and 2023. According to Table 1 of this DOF release, Dunsmuir’s population was 1,663, which was a decrease of nine individuals from the previous year \(or -0.50 percent\).](#)

**Table A-2  
Population Projections, 2000-2060**

	Projected Population	Change	% Change
2010	44,855		
2015	44,540	-315	-0.70%
2020	43,792	-748	-1.68%
2030	42,707	-1,085	-2.48%
2035	42,195	-512	-1.20%

	Projected Population	Change	% Change
2040	41,434	-761	-1.80%
2045	40,605	-829	-2.00%
2050	39,874	-731	-1.80%
2055	39,471	-403	-1.01%
2060	39,395	-76	-0.19%
Average Annual Change			-1.43%

Source Demographic Research Unit, California Department of Finance, July 2021, Report P-2A: Total Population Projections, 2010-2060, California and Counties

### 2.3 Age Characteristics

The distribution of Dunsmuir’s population by age group is presented in Table A-3, compared to the County in Table A-4 and shown graphically in Figure 2 below. 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 instead 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 may look for smaller homes on properties that are easier to maintain, or for residential communities that cater specifically to their lifestyles, needs, and preferences.

**Table A-3  
Population by Age, 2010-2020**

Age	Dunsmuir				Siskiyou County			
	2010		2020		2010		2020	
	Persons	%	Persons	%	Persons	%	Persons	%
<5	100	6%	293	16%	2,473	5.5%	2,232	5.1%
5 to 14	174	11%	125	7%	5,136	11.4%	5,074	11.7%
15 to 24	156	9%	171	9%	4,935	11.0%	4,414	10.1%
25 to 34	173	10%	260	14%	4,277	9.5%	4,446	10.2%
35 to 44	181	11%	148	8%	4,536	10.1%	4,391	10.1%
45 to 54	256	16%	187	10%	6,910	15.4%	4,751	10.9%
55 to 64	328	20%	315	17%	7,851	17.5%	7,225	16.6%
65+	282	17%	371	20%	8,782	19.6%	10,983	25.2%
Total	1,650	100%	1,870	100%	44,900	100%	43,516	100%

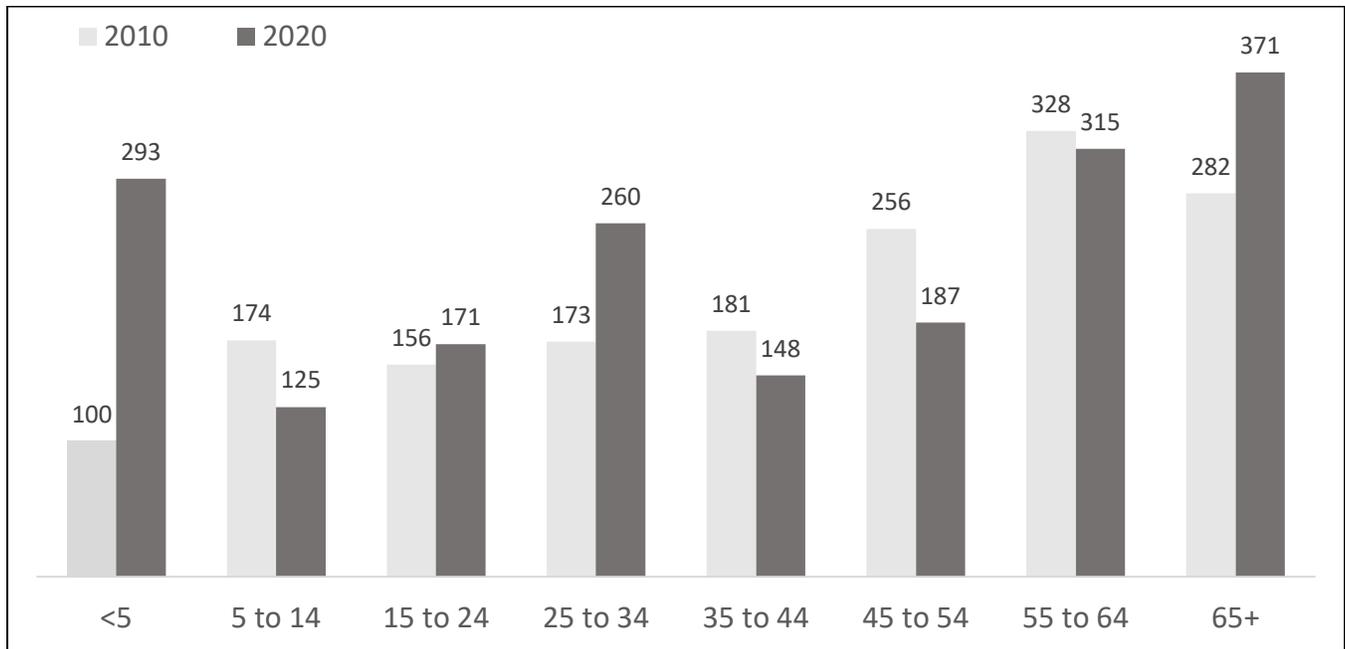
Source: 2010 US Census, Table P12US Census Summary File, 2020 ACS

**Table A-4  
Population Change from 2010- 2020**

Age	Dunsmuir		Siskiyou County	
	Number	% Change	Number	% Change
< 5	193	193%	-241	-10%
5-14	-49	-28%	-62	-1%
15-24	15	10%	-521	-11%
25-34	87	50%	169	4%
35-44	-33	-18%	-145	-3%
45-54	-69	-27%	-2,159	-31%
55-64	-13	-4%	-626	-8%
65+	89	32%	2,201	25%
<b>Total</b>	<b>220</b>	<b>13%</b>	<b>-1,384</b>	<b>-3%</b>

The data indicate Dunsmuir’s population increased in the upper and lower age ranges and decreased in the middle age ranges. The number of 25- to 34-year-olds increased by 87 individuals and the under 5 years of age population also increased during this same period, and by nearly 100%. The population of those who are 65 and older also increased. The population of those who are a large part of the workforce, ages 35 to 64, all declined from 2010 to 2020. These trends in Dunsmuir were similar to those for the County as a whole.

**Figure 2: Dunsmuir Population by Age 2010 and 2020**

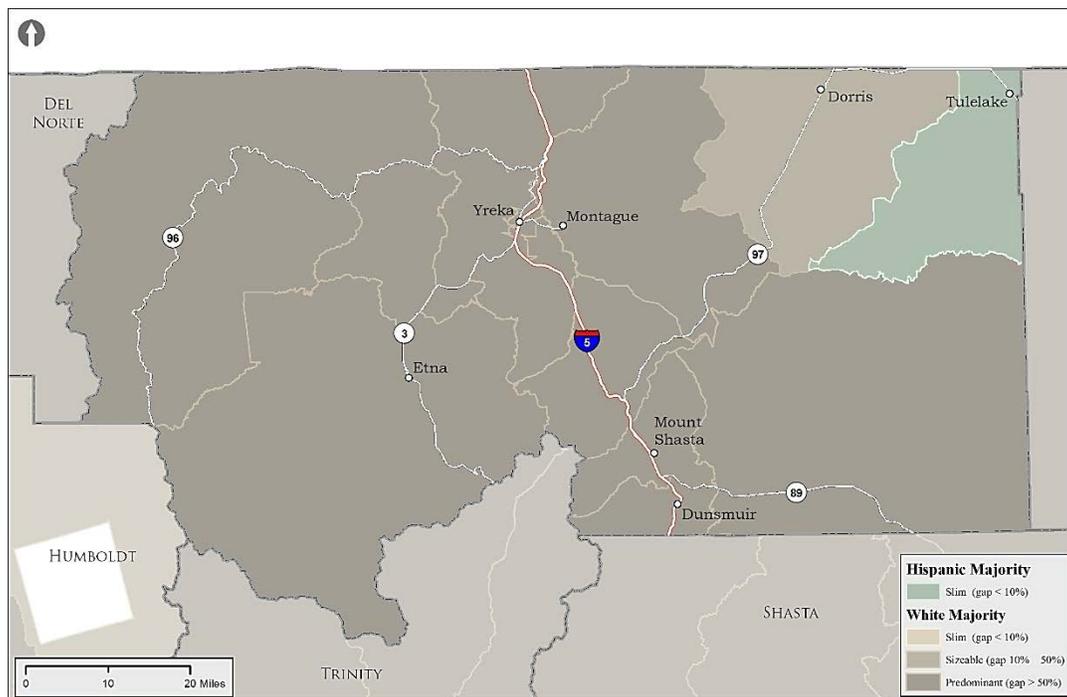


## 2.4 Population by Race and Ethnicity, including Segregation and Integration Patterns and Trends

Table A-5 presents the racial and ethnic composition of the City of Dunsmuir’s population alongside the same data for Siskiyou County. Persons who identify as White, non-Hispanic/Latino comprise 77.4 percent of the City’s population; persons who are Hispanic or Latino are the next largest ethnic group comprising 11.8 percent of the City’s population. Persons who are two or more races are the next largest racial group at 6.4 percent of the population. The number of persons who identify as white decreased from 2010 to 2020 in the City, while the Hispanic or Latino ethnic group increased in population. Siskiyou county’s racial and ethnic composition is similar. The City saw a somewhat larger increase in the number of those in the Hispanic or Latino ethnic group in comparison to Siskiyou county.

Figure 3 shows geographically that persons who are Hispanic are close to the majority in the northeastern parts of the County, while Whites are the predominant racial/ethnic group elsewhere in the region. The geographic distribution is consistent with the U.S. Census data discussed above.

Figure 3: Regional Ethnicity Hispanic and White Majority



**Table A-5  
Population by Race/Ethnicity, 2010 and 2020**

	Dunsmuir					Siskiyou County				
	2010		2020		% Change	2010		2020		% Change
		%		%			%		%	
<b>Total:</b>	<b>1,650</b>		<b>1,707</b>		<b>3.5%</b>	<b>44,900</b>		<b>44,207</b>		<b>-1.5%</b>
Hispanic or Latino	167	10.1%	202	11.8%	+21.0%	4,615	10.3%	5,527	12.5%	+19.8%
Not Hispanic or Latino:	1,483	89.9%	1,505	88.2%	+1.5%	40,285	89.7%	38,549	87.2%	-4.3%
Population of one race:	1,404	85.1%	1,396	81.8%	-0.6%	38,445	85.6%	35,454	80.2%	-7.8%
White alone	1,340	81.2%	1,321	77.4%	-1.4%	35,683	79.5%	32,057	72.5%	-10.2%
Black or African American alone	31	1.9%	14	0.8%	-54.8%	552	1.2%	471	1.1%	-14.7%
American Indian and Alaska Native alone	12	0.7%	19	1.1%	+58.3%	1,549	3.5%	1,757	4.0%	+13.4%
Asian alone	15	0.9%	23	1.4%	+53.3%	528	1.2%	866	2.0%	+64.0%
Native Hawaiian and Other Pacific Islander alone	2	0.1%	1	0.1%	-50.0%	69	0.2%	38	0.1%	-44.9%
Some Other Race alone	4	0.2%	18	1.1%	+450.0%	64	0.1%	265	0.6%	+314.1%
Population of two or more races:	79	4.8%	109	6.4%	38.0%	1,840	4.1%	3,095	7.0%	+68.2%

## 2.5 Labor Force and Employment

The U.S. Census and the State Employment Development Department estimate the City’s 2021 unemployment is 40 persons, or a 5.7 percent unemployment rate. This is lower than the County (7.4 percent) and similar to the State’s (6.1 percent). Table A-6 illustrates labor force information for Dunsmuir in comparison to other jurisdictions nearby, the County and the State.

**Table A-6  
Regional Labor Force, 2020**

	Dunsmuir	Mt. Shasta	Weed	Yreka	Siskiyou County	California
Labor Force	680	1,450	1,056	3,089	17,939	20,016,955
Employment	650	1,401	966	2,868	16,597	18,646,894
Unemployment	40	49	90	220	1,325	1,229,079
Unemployment Rate	5.7%	3.4%	8.5%	7.1%	7.4%	6.1%

Source: US Census ACS 2020 Table DP03, <http://www.labormarketinfo.edd.ca.gov> > siskisub.xlsx accessed 9/11/23

### Fastest Growing Occupations

The region’s fastest growing occupations are listed in Table A-7. This information is only available for the Northern Mountains Region (Lassen, Modoc, Nevada, Plumas, Sierra, Siskiyou, and Trinity Counties), but is applicable as Dunsmuir’s residents work both inside and outside of the City. It is anticipated that the fastest growing occupation in the Northern Mountains Region is in the areas of medical and health service managers, counselors, and marketing. According to HCD, the 2019 Siskiyou County median income for a family of four is \$65,579. Of the ten fastest growing occupations, only two have a median hourly wage that is on par with the county’s median hourly wage - construction managers and medical and health services managers.

**Table A-7  
Ten Fastest Growing Occupations, 2018-2028**

	Median Hourly Wage*	Estimated Employment		Percentage Change
		2018	2028	
Construction Managers	\$52.59	440	530	20%
Medical and Health Services Managers	\$64.86	240	320	33%
Market Research Analysts and Marketing Specialists	\$25.00	190	230	21%
Substance Abuse, Behavioral Disorder, and Mental Health Counselors	\$22.56	320	390	22%
Medical Assistants	\$19.99	400	470	18%
Cooks, Restaurant	\$17.01	1,020	1,250	23%
Animal Caretakers	\$16.37	200	240	20%
Industrial Machinery Mechanics	\$27.47	250	300	20%

Source: Siskiyou County Profile, State of California Employment Development Department, accessed 2021.

\* 2021 Q1 Mean Hourly Wage from Occupational Employment and Wage Statistics (OEWS) Survey Results

## 2.6 Commuting and Transportation Costs

Related to local and regional employment is the commute distance. Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household's ability to occupy decent housing without being overburdened by cost. According to datausa.io, the average commute time for Dunsmuir residents was 18.2 minutes, a little more than half the average commute time for California as a whole (29.3 minutes).<sup>1</sup>

According to the 2020 U.S. Census, 8.3 percent of Dunsmuir's occupied housing units have no vehicles, a rate that is over two percentage points higher than Siskiyou county's rate of 6.0 percent, of which 11.1 percent are renter occupied households and 6 percent are owner occupied.<sup>2</sup> Dunsmuir's rate of occupied housing units with one vehicle is 42.2 percent is 12.5 percentage points higher than county rate. Nearly 50 percent of Dunsmuir's occupied households have two or more vehicles, which lower than the county is nearly in the county rate where 64.2 percent of occupied households have two or more vehicles. The average commute time for Dunsmuir and Siskiyou county residents are relatively comparable at 18.2 minutes and 19.2 minutes respectively, according to U.S. Census data.

The Siskiyou Transit and General Express (STAGE) provides regional bus service that largely follows the Interstate 5 corridor with STAGE's regular route having six stops in Dunsmuir, and the express route, to/from the Yreka transit center, having two stops in Dunsmuir. All STAGE buses are ADA compliant. STAGE offers discount annual passes for income eligible households. The city of Dunsmuir does not operate a separate intracity bus service. Dunsmuir is a stop on one of Amtrak's long distance intercity routes.

## 3.0. Household Characteristics and Trends

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 trends in household size, income, overcrowding, or underutilization, as well as the number of special needs households.

### 3.1 Household Changes

The household trends (by occupied housing units) from 2010~~1~~ to 2021 for the City of Dunsmuir are shown in the Table A-8 table below. During this period, the number of households in the City ~~increased~~ decreased by ~~14-13~~ percent, and the number of families increased by 11 percent ~~households as shown below in Table A-8.~~<sup>3</sup> While the U.S. Census shows varying changes for the number of households and families the average size of both household and family size increased from 2010 to 2020. Although the number of households decreased, the increase in average size may indicate an increase in the number of unrelated individuals forming households. The data in Table A-3 above showed an increase in the number that Dunsmuir has seen an increase in the number of families and an increase in the average family size. In contrast to changes indicated by U.S. Census data, The California

<sup>1</sup> <https://datausa.io/profile/geo/dunsmuir-ca> accessed September 11, 2023, and US Census Table S2504 2021.

<sup>2</sup> <https://www.census.gov/acs/www/about/why-we-ask-each-question/index.php>, accessed September 12, 2023.

<sup>3</sup> A family household consists of a householder living in the home with one or more individuals who are related to the householder by birth, marriage, or adoption. A non-family household consists of the householder living alone or the home is occupied exclusively by unrelated people.

Department of Finance estimates the average household size in Dunsmuir dropped from 2.16 persons to 2.124 during this time period. However, the methodologies employed by the US Census and DOF vary considerably.

**Table A-8**  
**Number and Size of Dunsmuir Households, 2020 – 2021**

	Number		Change	% Change
	2010	2020	2010–2020	2010–2020
Households	892	777	-115	-13%
Families	435	483	48	11%
Avg. Household Size	2.00	2.41		
Avg. Family Size	2.71	3.00		

Source: 2010 and 2020 US Census ACS Table DP02 and S110

Household size by tenure is shown in Table A-9. Between 2010 and 2020 the number of large households (i.e., those with five or more persons) decreased and the number of smaller households increased. The Department of Finance estimated the average household size in Dunsmuir dropped from 2.16 persons to 2.12 during this time period.

**Table A-9**  
**Household Size by Tenure for Occupied Housing Units, 2010-2021**

Household Size	2010		2021	
	# Households	%	# Households	%
<b>Owner-Occupied Households</b>				
1 Person	126	30%	<del>114</del> 146	<del>29%</del> 32.1%
2 Persons	186	45%	<del>157</del> 302	<del>39%</del> 66.4%
3 Persons	57	14%	<del>50</del>	<del>13%</del>
4 Persons	30	7%	<del>64</del> 7	<del>16%</del> 32.1%
5 Persons	9	2%	<del>11</del>	<del>3%</del>
6 Persons	5	1%	<del>0</del>	<del>0%</del>
7 or More Persons	3	1%	<del>4</del>	<del>1%</del>
<b>Total</b>	<b>416</b>	<b>100%</b>	<b><del>400</del>455</b>	<b>100%</b>
<b>Renter-Occupied Households</b>				
1 Person	145	42%	<del>146</del> 155	<del>44%</del> 47.1%
2 Persons	94	27%	<del>69</del> 154	<del>21%</del> 46.8%
3 Persons	47	14%	<del>67</del>	<del>20%</del>
4 Persons	37	11%	<del>40</del> 20	<del>12%</del> 47.1%
5 Persons	11	3%	<del>10</del>	<del>3%</del>
6 Persons	8	2%	<del>0</del>	<del>0%</del>
7 or More Persons	5	1%	<del>0</del>	<del>0%</del>
<b>Total</b>	<b>347</b>	<b>100%</b>	<b><del>332</del>329</b>	<b>100%</b>

Source: US Census 2010, US Census ACS Table B25009Siskiyou\_6thHE\_Data\_Package1.xlsx, prepared by HCD.

Table A-10 summarizes the tenure and occupancy of housing in the city and compares the city with the county as a whole. Occupancy information is available from the US Census for 2010 and 2020. The number of occupied housing units increased between 2010 and 2020 by 21 households. The most recent accurate tenure information comes from the 2020 Census. According to this information, the majority of households are owner-occupied (58 percent), which is an increase since the 2010 Census (54.5 percent). The share of renter-occupied housing fell from 45.5 percent in 2010 to 42% in 2021.

Siskiyou County has a similar trend with the majority of housing units being owner-occupied (66 percent). The number of renter-occupied units for the County as a whole is lower at 34 percent compared to Dunsmuir (45.5 percent).

**Table A-10  
Occupied Housing Units by Tenure, 2010-2020**

	Dunsmuir				County	
	2010		2020		2020	
	Units	%	Units	%	Units	%
Owner-Occupied	416	54.5%	455	58.0%	12,659	66%
Renter-Occupied	347	45.5%	329	42.0%	6,536	34%
Total Occupied Housing Units	763	100%	784	100%	19,195	100%

Source: US Census 2010, 2020

Table A-11 compares Female-Headed Households in Dunsmuir and Siskiyou County. Dunsmuir has a higher percentage of Female-Headed Households with children than the county as a whole, and a higher percentage of Female-Headed Households with incomes below the poverty level.

**Table A-11  
Female-Headed Households, 2019**

Householder Type	Dunsmuir		Siskiyou County	
	Number	Percent	Number	Percent
Female Headed Householders	92	21%	1,782	16%
Female Heads with Own Children	63	14%	976	9%
Female Heads without Children	29	7%	806	7%
Total Householders	447	100%	11,396	100%
Female Headed Householders Under the Poverty Level	33	7%	602	5%
Total families Under the Poverty Level	103	23%	2,029	18%

Source: Siskiyou\_6thHE\_Data Package1.xlsx, prepared by HCD

People who are not living in housing units and are living in group quarters are characterized in two ways: institutional and non-institutional. Correctional facilities and nursing homes are examples of institutional group quarters. College dormitories, military barracks, group homes, and shelters are examples of non-institutional group quarters. Table A-12 compares the population living in group quarters for Dunsmuir and Siskiyou County over the past decade. There were no individuals living in group quarters in Dunsmuir in 2010 or 2020.

**Table A-12  
Group Quarters Population (Non-Household Population)**

	2010		2021		% Change from 2010 to 2021
City of Dunsmuir	0		0		0.0%
Siskiyou County	474		440		-7.2%

Source: US Census 2010, Siskiyou\_6thHE\_Data Package1.xlsx, prepared by HCD.

### 3.2 Overcrowded Housing

The US 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 A-13 illustrates the number and percentage of units in the City according to occupants per room. No owner-occupied housing units are overcrowded; however, 9.5 percent of the renter-occupied units were overcrowded in 2020. Dunsmuir overcrowding rate of 9.5 percent was higher, as a percentage, than the 6 percent overcrowding rate reported for the larger region. There were no severely overcrowded rented housing units in ~~2020~~Dunsmuir, however. Severe overcrowding occurred in the region at a rate of 6 percent, on the other hand. This rate is higher, as a percentage, than the rate in the larger region.

**Table A-13  
Overcrowded Housing, 2020**

<u>Occupants Per Room</u>	Dunsmuir				Siskiyou County			
	Owner-Occupied	Owner %	Renter-Occupied	Renter %	Owner - Occupied	Owner %	Renter-Occupied	Renter %
0.50 or Less	376	46%	241	64.3%	10,028	80%	4,134	61%
0.51 to 1.00	79	12%	81	26.2%	2,264	18%	2,212	33%
1.01 to 1.50	0	0%	7	9.5%	155	1%	270	4%
1.51 to 2.00	0	0%	0	0.0%	37	0%	73	1%
2.01 or More	0	0%	0	0.0%	25	0%	42	1%
<b>Total</b>	<b>455</b>	<b>58%</b>	<b>329</b>	<b>100%</b>	<b>12,509</b>	<b>100%</b>	<b>6,731</b>	<b>100%</b>

### 3.3 Household Income, Income Distribution and Poverty, including Segregation and Integration Patterns and Trends

Table A-14 lists the income distributions for households in Dunsmuir in 2010 and 2020. It shows the median household income of the city, grew by \$4,400 from \$35,283 to \$39,821 during this period. However, the purchasing power of a 2010 median income was higher than 2020’s median income due to macroeconomic changes in the inflation and consumer price index.<sup>4</sup>

<sup>4</sup> [\\$35,283 in 2010 → 2020 | Inflation Calculator \(in2013dollars.com\)](https://www.in2013dollars.com/), accessed September 15, 2023.

**Table A-14  
Household Income, Dunsmuir 2010-2020**

Annual Income	2010		2020	
	Households	%	Households	%
< \$15,000	195	21.9%	96	12.4%
\$15,000 - \$24,999	131	14.7%	117	15.1%
\$25,000 - \$34,999	114	12.8%	149	19.2%
\$35,000 - \$49,999	173	19.4%	102	13.1%
\$50,000 - \$74,999	162	18.2%	184	23.7%
\$75,000 - \$99,999	80	9.0%	72	9.3%
\$100,000 - \$149,999	11	1.2%	36	4.6%
≥ \$150,000	26	2.9%	21	2.7%
<b>Total</b>	<b>892</b>	<b>100.0%</b>	<b>777</b>	<b>100.0%</b>
<b>Median Income</b>	\$35,283		\$39,821	
Equivalent in 2020 Dollars adjusted for inflation	Approx. \$41,878*		\$39,821	

\* Estimates per calculation engine on <https://www.in2013dollars.com>. Percentages may not add up to 100 percent due to rounding Source: 2010, 2020 U.S. Census Summary File 3 and 2015 ACS data. Source: 2010, 2020 U.S. Census Summary File 3 data.

Table A-15 compares household income for the City versus the County. The County’s median income is \$47,403, approximately \$7,600 higher than the City’s.

**Table A-15  
Dunsmuir and Siskiyou County Household Income, 2020**

Annual Income	Dunsmuir		Siskiyou County	
	Households	%	Households	%
< \$15,000	96	12.4%	2,591	13.5%
\$15,000 - \$24,999	117	15.1%	2,515	13.1%
\$25,000 - \$34,999	149	19.2%	1,977	10.3%
\$35,000 - \$49,999	102	13.1%	3,033	15.8%
\$50,000 - \$74,999	184	23.7%	3,628	18.9%
\$75,000 - \$99,999	72	9.3%	1,958	10.2%
\$100,000 - \$149,999	36	4.6%	2,361	12.3%
≥ \$150,000	21	2.7%	1,152	6.0%
<b>Total</b>	<b>777</b>	<b>100.0%</b>	<b>19,195</b>	<b>100.0%</b>
<b>Median Income</b>	\$39,821		\$47,403	

Source: 2010, 2020 U.S. Census Summary File 3 data.

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 2023 is \$83,800 for a four-person household.

**Table A-16**  
**2023 State Income Limits, Siskiyou County**

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$17,350	\$19,800	\$24,860	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560
Very Low	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Lower	\$46,200	\$52,800	\$59,400	\$65,950	\$71,250	\$76,550	\$81,800	\$87,100
Median	\$58,650	\$67,050	\$75,400	<b>\$83,800</b>	\$90,500	\$97,200	\$103,900	\$110,600
Moderate	\$70,400	\$80,450	\$90,500	\$100,550	\$108,600	\$116,650	\$124,700	\$132,750

Source: HCD, May 2023

Table A-17 shows the poverty rates for various age groups, as well as for single-parent households, in the city. The poverty rate is the percentage of people in a given group that live below the federal poverty level out of the total population. The City’s overall poverty rate is approximately 16 percent, with 299 persons living below the poverty level.

The poverty rate is substantially higher for female-headed single-parent households than it is for other households. The “# below poverty level” illustrates the proportion of each subpopulation out of the total living below poverty level. This column indicates that approximately 28.4 percent of households with children under the age of 18 that are living in poverty are headed by single-parent females, while 2.0 percent of these households are headed by two parents.

**Table A-17**  
**Population Below Poverty Level, 2020**

Age Group	Dunsmuir*†		Siskiyou County**††	
	# Below Poverty Level	%	# Below Poverty Level	%
Children < 18 years	62*	12.9%	1,848**	21.6%
Adults (18-64)	202*	20.1%	4,397**	18.6%
Elderly (65+)	35*	9.4%	1,049**	9.6%
<b>Est. Total Persons Below Poverty Level</b>	<b>299*</b>	<b>16.1%</b>	<b>7,294**</b>	<b>16.9%</b>
<b>Families with Related Children &lt;18 years</b>				
<del>Male-Headed Single-Parent Family</del>	<del>0</del>	<del>0%</del>	<del>190</del>	<del>22.4%</del>
Est. Female-Headed Single-Parent Family	292†	6.028.4%	466531††	2844.2%
Est. Two-Parent Families	152†	3.12.0%	150502††	5.68%
<del>Total Families Below Poverty Level</del>	<del>6036†</del>	<del>1216.4%</del>	<del>7341,209</del>	<del>17.0-6%</del>

\* Total population for whom poverty status was determined: 1,856. † Total number of families for whom poverty status was determined: 220 families with related children of householder <18 years of age

\*\* Total population for whom poverty status was determined: 43,099. †† Total number of families for whom poverty status was determined: 4,318 families with related children of householder <18 years of age

Source: 2016-2020 American Community Survey, Tables S1101, S1701, and S1702, US Census

The 2010 and 2020 ACS data presented in Table A-18 indicates while the total number of households decreased 12.9 percent from 2010 to 2020, the total number of family households increased by 11 percent from 2010 to 2020. The number of non-family households decreased by 35.7 percent in the same period.

The total number of single-parent households increased significantly between 2010 and 2020: climbing from 65 households in 2010 to 106 households in 2020. From 2010 to 2020, the number of female householders (no spouse) no children decreased 10.5 percent, the number of male householders (no spouse) no children increased dramatically by 980 percent.

Single parent households, particularly female-headed households, generally have lower-incomes and higher living expenses, often making the search for affordable, decent, and safe housing more difficult. In addition to difficulties faced by these households in finding and maintaining affordable housing, these households also typically have additional special needs relating to access to day care/childcare, health care and other supportive services.

Group quarter facilities are living situation where people live or stay that is not a housing unit, (house, apartment, mobile home, rented rooms). There are two types of group quarters institutional and non-institutional. Examples of institutional group quarters are correctional facilities, nursing homes, or mental hospitals. College dormitories, military barracks, group homes, missions or shelters are examples of non- institutional group quarters. According to the most recent American Community Survey, from 2010 to 2020, Siskiyou county saw a decrease in the population residing in group quarters, with Dunsmuir staying the same at zero persons. Local changes are consistent with the overall trend for California where the total population in group quarters decreased overall from an estimated population of 826,697 individuals to 824,735 individuals in 2020.

**Table A-18  
Dunsmuir Changes in Household Type, 2010-2020**

Household Type	2010		2020		% Change From 2010 to 2020
	Number	%	Number	%	
<b>Household Populations</b>					
Total Households	892	100.0%	777	100.0%	(12.9%)
Average Household Size	2		2.41		20.5%
Family Households (families)	435	48.8%	483	62.2%	11.0%
Average Family Size	2.71		3.0		10.7%
Married-Couple Families	316	35.4%	327	42.1%	3.5%
With Children	116	13.0%	98	12.6%	(15.5%)
Female Householder, no Spouse	114	12.8%	102	13.1%	(10.5%)
With Children	60	6.7%	52	6.7%	(13.3%)
Male Householder, no Spouse	5	0.6%	54	6.9%	980.0%
With Children	0	0.0%	34	4.4%	340.0%
Non-Family Households	457	51.2%	294	37.8%	(35.7%)

Household Type	2010		2020		% Change From 2010 to 2020
	Number	%	Number	%	
<b>Group Quarters (Non-Household Population)</b>					
City of Dunsmuir	0		0		100.0%
Siskiyou County	950		566		(40.4%)

Sources: American Community Survey, 2010 and 2020, Table S1101 and Table B26001. Negative values are shown in parathesis.

## 4.0. Housing Characteristics

In 2023 the Department of Finance estimated there were 1,090 homes in Dunsmuir, 797 occupied and 293 vacant. The vacancy rate in Dunsmuir is the highest in the region at 26.9 percent compared to the County’s vacancy rate of 16.1 percent.<sup>5</sup> The previous Housing Element reported an even higher vacancy rate for Dunsmuir in 2010 – 31 percent. The US Census reported in 2020 that more than half of the vacant homes (55 percent%) are for seasonal, recreational or occasional use.

The City adopted a Short-Term Rental (STR) Ordinance in 2021. Growth in the popularity of this lodging type created a need for regulations to protect the public health, safety, comfort, and general welfare of the city’s residents and visitors. The regulations are described in more detail in Appendix B. The City recognizes there is a tension between use of the local housing stock for vacation rentals and that it potentially affects the availability for long-term residents. Implementation of the STR Ordinance includes close monitoring of the impacts of allowing STR’s on the community.

### 4.1 Housing Composition

The composition of housing in the city is mostly single-family. Table A-19 displays the estimated number of each type of housing unit for 2010 and 2020. Over this period, the number of mobile homes increased by 21 percent (16 units), with a 3.0 percent (10 units) decrease in traditional single-family housing and a slight decrease in traditional multifamily housing.

**Table A-19  
Housing Unit Types, 2000-2020**

	2010		2020	
	Number	%	Number	%
<b>Single-Family</b>				
Detached	700	63%	688	63%
Attached	29	3%	30	3%
Mobile Homes	13	1%	12	1%
<b>Multifamily</b>				
2–4 Units	117	11%	112	10%
5+ Units	251	23%	248	23%
<b>Total Units</b>	<b>1,110</b>	<b>100%</b>	<b>1,090</b>	<b>100%</b>

Source: US Census, 2010; Department of Finance E-5, 2023

<sup>5</sup> Department of Finance, E-5\_2023\_InternetVersion 2023

### 4.2 Housing Unit Size

Table A-20 illustrates the size of housing units in the City by the number of bedrooms. The data is not attributed to a specific year but due to the low rate of new housing construction, these percentages are assumed to be applicable to the current housing stock. The data indicates most of the City’s housing stock is two- and three-bedroom housing units. Approximately five percent of the City’s current housing stock would be suitable for large families based on the unit attribute of having four or more bedrooms.

**Table A-20  
Occupied Housing Units by Size, 2023**

Bedrooms	2023	
	Units	%
No bedroom	10	1%
1 bedroom	66	9%
2 bedrooms	312	42%
3 bedrooms	315	42%
4 bedrooms	22	3%
5 or more bedrooms	18	2%
<b>Total</b>	<b>743</b>	<b>100%</b>

Source: <https://www.city-data.com/housing/houses-Dunsmuir-California.html> accessed 9-12-23

### 4.3 Housing Conditions

Housing Element law requires an estimate of substandard housing in the community. Determining the percentage of units built prior to 1970 can provide an estimate of rehabilitation or replacement need. Table A-21 indicates that 467 units in the City were constructed prior to 1939. Therefore, based upon age alone, it would appear that approximately 42 percent of the homes in the City may require major repair, rehabilitation, or replacement, depending on the level of ongoing maintenance of these older units.

**Table A-21  
Age of Housing, 2020**

Year Built	Units	% Total
Built 1939 or earlier	467	42%
Built 1940 to 1949	134	12%
Built 1950 to 1959	240	22%
Built 1960 to 1969	59	5%
Built 1970 to 1979	35	3%
Built 1980 to 1989	11	1%
Built 1990 to 1998	94	8%
Built 1999 to 2020	70	6%
<b>Total</b>	<b>1,110</b>	<b>100%</b>

Source: Siskiyou\_6thHE\_Data Package1.xls, prepared by HCD.

## 5.0. 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 (including those with developmental disabilities), female-headed households, large households, homeless persons, and farmworkers. This section provides a discussion of housing needs for each particular group.

### 5.1 Senior Population

The limited incomes of many elderly people 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 2020 Census, 371 persons in the City of Dunsmuir are 65 years and older. These 371 persons account for approximately 21.7 percent of the total population of the city and 51.1 percent of total seniors. The total number of seniors 55 and older is 686, or 40.2 percent of the total population.

In Siskiyou County, the makeup of seniors above the age of 65 is higher than the City at 60.3 percent of total seniors, or 24.8 percent of the total population. Seniors 55 and older make up 41.2 percent of the total population, similar to the City.

**Table A-22  
Senior Population, 2000-2020**

Age Group	Dunsmuir						County	
	2000		2010		2020		2020	
	Number	%	Number	%	Number	%	Number	%
55 to 64 years	220	37.0%	364	56.0%	315	45.9%	7,225	39.7%
65 to 74 years	182	30.6%	169	26.1%	265	38.6%	6,840	37.6%
75 and over	192	32.3%	116	17.9%	106	15.5%	4,143	22.8%
Total Seniors	594	100.0%	649	100%	686	100%	18,208	100.0%

Note: Percentages may not add up to 100 percent due to rounding

Source: 2010 and 2020 ACS 5-Year Estimates Subject Tables, S0101. DEC Summary File 4 Table DP1

Nearly half (48 percent) of those that own their homes are seniors. This compares to only 22 percent of the City’s renter households who are seniors.

There are no senior care facilities in Dunsmuir. Three facilities are located in Siskiyou County approximately 45 miles from Dunsmuir. Table A-23 identifies the licensed senior care facilities in Siskiyou County, as well as the capacity of each facility.

**Table A-23  
Senior Care Facilities**

Facility Name	Address	Capacity
Brookdale Yreka	351 Bruce Street, Yreka	85
Grenada Gardens Senior Living	424 Highway A-12, Grenada	90
Yreka Guest Home	520 N. Main, Yreka	12

Source: www.seniorguidance.org, accessed August 17, 2023

**5.2 Persons with Disabilities**

Table A-24 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. The majority of individuals in the city with disabilities are in the working age group (18 to 64). Most of the persons with disabilities in this group have either ambulatory impairments (8.8 percent of all persons 18 to 64) or cognitive impairments (8.2 percent).

The next largest group of persons with disabilities are 65 years and older making up 27.2 percent of the total persons 65 and older. A majority of those persons with disabilities have some kind of hearing or ambulatory impairment both at 15.1 percent of all persons 65 and older. The smallest group of persons with disabilities is between the ages of 5 and 17 years old with 4 having a cognitive impairment and all 5 having a self-care impairment.

**Table A-24  
Persons with Disabilities by Age Group, Dunsmuir 2020**

	<b>Number</b>	<b>%</b>
Total Population 5-17 years	202	100%
Population 5-17 years with disability	5	2.5%
Hearing	0	0.0%
Vision	0	0.0%
Cognitive (under 18)	4	2.0%
Ambulatory	0	0.0%
Self-care (under 18)	5	2.5%
Independent Living	-	-
Total Population 18-64 years	1,004	100%
Population 18-64 years with disability	140	13.9%
Hearing	6	0.6%
Vision	15	1.5%
Cognitive	82	8.2%
Ambulatory	88	8.8%
Self-care	30	3.0%
Independent Living	69	6.9%
Total Population 65 years and older	371	100%
Population 65 and older with a disability	101	27.2%
Hearing	56	15.1%
Vision	25	6.7%
Cognitive	11	3.0%
Ambulatory	56	15.1%
Self-care	17	4.6%
Independent Living	21	5.7%
Total Population over 5 years	1,577	100%
Total Population over 5 years with a disability	246	15.6%

Note: Percentages may not add up to 100 percent due to rounding. Source: ACS 2020 Table S1810

As shown in Table A-25 the County has a similar makeup with the largest group of persons with disabilities is between the ages of 16 to 64 at 3,850 persons, making up approximately 41.2 percent of the total population. A majority of those persons have some kind of cognitive impairment (1,922 persons) or ambulatory impairment (1,687 persons). Close behind, there are 3,822 persons 65 and older with a disability, majority having some kind of sensory impairment at 2,537 persons (35 percent of total 65 years and older).

**Table A-25  
Persons with Disabilities, Siskiyou County 2020**

	<b>Number</b>	<b>%</b>
Total Population 5-15 years	6,557	100.0%
Population 5-15 years with disability	370	5.6%
Sensory (Hearing/Vision)	97	1.5%
Ambulatory	64	1.0%
Cognitive	319	4.9%
Self-care	107	1.6%
Independent Living	0	0.0%
Total Population 16-64 years	23,692	100.0%
Population 16-64 years with disability	3,850	16.3%
Sensory (Hearing/Vision)	1,488	6.3%
Ambulatory	1,687	7.1%
Cognitive	1,922	8.1%
Self-care	620	2.6%
Independent Living	1,514	6.4%
Total Population 65 years and older	10,924	100.0%
Population 65 and older with a disability	3,822	35.0%
Sensory (Hearing/Vision)	2,537	23.2%
Ambulatory	2,105	19.3%
Cognitive	878	8.0%
Self-care	526	4.8%
Independent Living	1,342	12.3%
Total Population over 5 years	41,173	100.0%
Total Population over 5 years with a disability	8,042	19.5%

Note: Percentages may not add up to 100 percent due to rounding. Source: 2016-2020 ACS.

Table A-26 reports employment status for 16–64-year-old persons with a disability. Of total working-age residents with a disability, 9 persons are employed.

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. Living arrangements for persons with disabilities 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.

**Table A-26  
Employment Status for Persons with a Disability, 2020**

<b>Employment Status</b>	<b>Working Age Residents with a Disability (16- to 64-year-olds)</b>
Employed	9
Not Employed	14

Source: Siskiyou County 6th Cycle Housing Element Data Pocket ACS 2015-2019.

Note: Although the Siskiyou County 6th Cycle Housing Element Data Packet provides working age residents for ages 5-64, it assumes that there are no working age residents below the age of 16 years old

### **5.3 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 intellectual disabilities, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently within 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 the state of 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.

A number of housing types are appropriate for people living with a development disability, including rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and homes identified as “SB 962 homes”. The design of housing-accessibility modifications, 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 need group. Incorporating barrier-free design in all new multi-family 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. Table A-27 identifies the number of persons with developmental disabilities in Siskiyou County registered with the Department of Developmental Services.

**Table A-27  
Persons with Developmental Disabilities by Age**

Age	Residence	Population
3 to 5 yrs.	Home with Parent/Guardian	3
10 to 13 yrs.	Home with Parent/Guardian	2
14 to 17 yrs.	Home with Parent/Guardian	3
22 to 31 yrs.	Independent Living	2

Source: Siskiyou\_6thHE\_Data Package1.xls, prepared by HCD.

**5.4 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.

In 2020, it was estimated there were a total of 777 households in Dunsmuir, with 184 being households with their own children of the householder under 18 years, of which 86 were single parent households. Dunsmuir average family size in 2020 was 3.0 persons, which was greater than the average household size of 2.41 persons. Table A-28 illustrates the number of households that are headed by a female/male single parent. As of 2020 single-parent households were 17.8 percent of Dunsmuir’s family households, and 11.1 percent of total households. Of the single parent households, 60 percent being female-headed households with no spouse present, and 40 percent being male-headed.

In the county, the 2020 average family and household size were lower than Dunsmuir’s at 2.81 and 2.24 persons respectively. The overall rate of single-parent households in the county was more than five percentage points less than Dunsmuir’s at 14 percent (2,736 households) of total households. Female-headed single-parent households make up almost 10 percent (1,884 households) of total households, and male-headed single-parent households make up 4.4y percent (852 households).

**Table A-28  
Single-Parent Households, 2020**

	Dunsmuir			Siskiyou County		
	Households	% of Single-Parent	% of Total Households	Households	% of Single-Parent	% of Total Households
<b>Total Households</b>	<b>777</b>			<b>19,195</b>		
Female-Headed Single-Parent Households	52	60%	6.7%	1,884	68.9%	9.8%
Male-Headed Single-Parent Households	34	40%	4.4%	852	31.1%	4.4%
<b>Total Single-Parent Households</b>	<b>86</b>	<b>100%</b>	<b>11.1%</b>	<b>2,736</b>	<b>100%</b>	<b>14%</b>

Source: 2020 U.S. Census, ACS 5-Year Estimates Subject Tables, S1101.

### 5.5 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 do not 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 A-29.

Between 2010 and 2020, the number of large households decreased by approximately 37.8 percent, or 17 households. The number of large renter-occupied households stayed the same at 19 households, while the number of large owner-occupied households decreased by approximately 65.4 percent. Large renter occupied households make up the majority of the total large households at 67.9 percent. There are no households with seven or more persons. The large owner households are only made up of five persons. Large households make up approximately 3.6 percent of total households in the City.

Unlike the City, the majority in the County are large owner households at 52.4 percent of all large households. The county has 1,033 total large households, making up 5.4 percent of all households.

**Table A-29  
Large Households by Tenure, 2010-2020**

	Dunsmuir				Siskiyou County	
	2010		2020		Households	Percentage
	Households	Percentage	Households	Percentage		
<b>Large Owner Households</b>	<b>26</b>	<b>57.8%</b>	<b>9</b>	<b>32.1%</b>	<b>541</b>	<b>52.4%</b>
5 Persons	26	57.8%	9	32.1%	349	33.8%
6 Persons	0	0.0%	0	0.0%	156	15.1%
7 or more persons	0	0.0%	0	0.0%	36	3.5%
<b>Large Renter Households</b>	<b>19</b>	<b>42.2%</b>	<b>19</b>	<b>67.9%</b>	<b>492</b>	<b>47.6%</b>
5 Persons	19	42.2%	17	60.7%	278	26.9%
6 Persons	0	0.0%	2	7.1%	148	14.3%

	Dunsmuir				Siskiyou County	
	2010		2020		Households	Percentage
	Households	Percentage	Households	Percentage		
7 or more persons	0	0.0%	0	0.0%	66	6.4%
<b>Total Large Households</b>	<b>45</b>	<b>100%</b>	<b>28</b>	<b>100%</b>	<b>1,033</b>	<b>100%</b>

Source: ACS Table B25009, 2010 and 2020

### 5.6 Persons Experiencing Homelessness

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.

**Table A-30** shows the ethnic/racial identities of unsheltered persons in the service area of NorCal Continuum Care. The number of homeless persons regionally has increased from 2020 to 2022 by approximately 858 persons. A majority of those homeless persons identify as white at 78.6 percent (1,445 persons), with the next highest being American Indian/Alaska Native at 14.53 percent (267 persons). People who identify as Asian make up the smallest number of homeless persons at 0.82 percent (15 people). The increase in homeless persons could be due to the worsening housing crisis plaguing the whole State.

**Table A-30  
Racial and Ethnic Information, 2020 and 2022 PIT Counts  
Service Area of NorCal Continuum Care**

	2020 PIT		2022 PIT	
	% of Unsheltered	Total Persons	% of Unsheltered	Total Persons
White	71.70%	733	78.66%	1,445
Black or African American	3.10%	32	3.76%	69
American Indian/Alaska Native	10.80%	110	14.53%	267
Native Hawaiian/Other Pacific Islander	1.40%	14	1.20%	22
Asian	1.00%	10	0.82%	15
Multiple Races	7.30%	75	3.43%	63
Did not Respond	4.80%	49		
Refused		n/a		
Hispanic/Latino	9.70%	99	9.09%	167
Non-Hispanic/Latino	84.80%	867	90.91%	1,670
Did Not Respond	5.60%	57		
Don't Know		n/a		

Source: NorCal Continuum Care, 2022

Table A-31 shows gender information for Siskiyou County, as well as the number of sheltered and unsheltered individuals. The majority of persons in Siskiyou County in both 2020 and 2022 identified as male with 208 persons in 2020 and decreasing to 172 persons in 2022. The population of female identifying persons has increased from 95 to 146 persons. Gender non-conforming persons has decreased from 4 to 2, and persons identifying as transgender decreased from 2 to 0. The number of sheltered persons increased by 136 persons and the number of unsheltered decreased by 126 persons. The decrease in unsheltered persons does not follow the trend of the service area discussed above or the rest of the state.

**Table A-31  
Gender Information, 2020 and 2022 PIT Counts for Siskiyou County**

	2020 Persons	2022 Persons
Male	208	172
Female	95	146
Gender Non-Conforming	4	2
Trans	2	0
Did not Respond	2	1
Refused	n/a	
<b>Total</b>	<b>311</b>	<b>321</b>
Sheltered	37	173
Unsheltered	274	148

Source: NorCal Continuum Care, 2022

Table A-32 breaks down additional demographics for Siskiyou County. The number of chronically homeless persons decreased from 92 to 83. The County is unlike the rest of the State where homelessness continues to increase.

**Table A-32  
Additional Demographics, 2020 and 2022 PIT Counts for Siskiyou County**

Additional	2020 Total Persons	2022 Total Persons
Chronically Homeless	92	83
Families	24	not reported
Mental Disability	not reported	not reported
Physical Disability	not reported	not reported
Developmental Disability	not reported	not reported
Veteran	not reported	11
Domestic Violence Victim	not reported	18
Felony Conviction	not reported	57
COVID-19	not reported	14
Natural Disaster	not reported	31
Youth (18 to 24)	not reported	26
Children (under 18)	not reported	61

Source: NorCal Continuum Care, 2022

### 5.6.1 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 to 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 accommodation is typically sparse.

Through the Siskiyou County Health and Human Services Agency, the California Work Opportunity and Responsibility to Kids (CalWORKs) program provides eligible individuals temporary cash aid for emergency housing and other needs. If a family has little or no cash and needs housing, food, utilities, clothing or medical care, they may be eligible to receive immediate short-term help. Families that apply and qualify for ongoing assistance receive money each month to help pay for housing, food and other necessary expenses.

The amount of a family's monthly assistance payment depends on a number of factors, including the number of people who are eligible and the special needs of any of those family members. The income of the family is considered in calculating the amount of cash aid the family receives.

Another program serving the homeless population, the CalFresh Program, is designed to help families put food on the table and pay for basic living expenses during tough times. CalFresh (formerly Food Stamps), also known as SNAP, is a federal nutrition program that helps people with low or no income purchase healthy food. Benefits are issued on an Electronic Benefits Transfer (EBT) card that can be used at most grocery stores and farmers' markets.

To receive CalFresh benefits, your household income and resources must meet certain criteria. The amount of CalFresh benefits your household may be eligible for is determined by income and family size. Also, the Youth Empowerment Siskiyou agency offers case management to eligible youth experiencing homelessness.

Natural emergencies that result in temporary homelessness are fairly uncommon in this area. Should such an emergency occur, there is ample space in churches, school gymnasiums, and community facilities to temporarily accommodate displaced individuals and families. The City of Dunsmuir does not have a homeless shelter, but homeless shelters are available in the City of Yreka (the county seat) about 45 miles to the north. The City's new Zoning Ordinance allows them by right in the MU-3 zone district.

Other services for homeless individuals and families in Siskiyou County are primarily available in the City of Yreka. Table A-33 illustrates a number of programs in the area that provide homeless assistance.

**Table A-33  
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 Domestic Violence & Crisis Center	118 Ranch Lane, Yreka, CA	1, 5, 8, 9, 11
Lane Street Effort	417 Lane Street, Yreka, CA	10
Klamath Falls Union Gospel Mission	823 Walnut Ave, Klamath Falls, OR	9,10
Klamath Lake Counties Food Bank	3231 Maywood Dr, Klamath Falls, OR	3
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
Tulelake/Newell Family Resource Center	810 Main Street, Tulelake, CA	13, 15
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 2. Anger Management Classes 3. Food or Clothing Referral 4. Counseling, Education & Prevention 5. Crisis Intervention 6. Drug & Alcohol Treatment 7. Veteran’s Assistance 8. Emergency Assistance for Battered Women 9. Emergency Housing for Women & Children	10. Emergency Housing for Men 11. Emergency, Transportation (i.e., bus ticket) 12. Job Training 13. Treatment & Housing of Mentally Ill 14. Independent Living Skills Training 15. Food Stamps, CalWorks, General Relief 16. Day Treatment 17. Workshops	

**5.6.2 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. The new Zoning Ordinance includes a definition of Transitional Housing and a listing of the zones where the use is principally permitted, which includes the Residential zones and Mixed-Use Zones.

### 5.6.3 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 into hotels and motels, can be an appropriate type of temporary or permanent housing for extremely low-income persons. The City's new Zoning Ordinance defines SRO's and explicitly allows them as conditionally permitted uses in the R-3 and Mixed-Use zones.

## 5.7 Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farmworkers typically work in fields, orchards, and processing plants. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor.

According to the previous Housing Element the City of Dunsmuir does not have a large resident farmworker population within its boundaries, nor is the city located in an area known for agricultural production. The city is located in a narrow, heavily forested river canyon better known for its trout fishing than anything else. The nearest intensive agricultural operations are located approximately 60 miles northeast of the City near the community of Macdoel. According to the US Census Bureau, 137 Dunsmuir residents were employed in farming, forestry, fishing or mining-related occupations in 2021.<sup>6</sup>

Table A-34 shows the number of agricultural workers in Siskiyou County and California in 2017. While this information is somewhat dated, it does indicate a strong agricultural employment base in the County and State. Most of the farm laborers in the County at 74.4 percent (2,940 persons) and State at 50.2 percent (189,718 persons) work fewer than 150 days. In the County, 28 of the farms have 10 or more workers employing approximately 85.5 percent of the workers (3,378 persons).

Review of the Zoning Ordinance in Appendix B describes how the new City of Dunsmuir Zoning Ordinance does not define farmworker housing nor specifically allow it in any zone. Instead, it addresses farmworker housing by defining it as "Employee Housing". It further distinguishes between "Small Employee Housing" for six or fewer tenants, and "Large Employee Housing" for up to 36 tenants in one or more buildings. Small Employee Housing is allowed in all Residential and Mixed-Use zones by-right. Large Employee Housing is not listed as an allowed use in any of the zones although conditionally permitted single-room occupancy units in the R-3 and Mixed-Use zones could fill that need.

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<sup>6</sup> Siskiyou\_6thHE\_Data Package1.xlsx

**Table A-34  
Farmworkers, 2017**

Hired Farm Labor	Siskiyou County	California
Farms	217	30,421
Workers	3,949	377,593
Farms with 10 Workers or More		
Farms	28	3,481
Workers	3,378	146,791
Laborers Working More Than 150 Days		
Farms	124	18,439
Workers	1,009	187,875
Laborers Working Fewer Than 150 Days		
Farms	142	20,505
Workers	2,940	189,718

Source: Siskiyou County 6th Housing Element Data Package

## 6.0. Housing Costs and Affordability

### 6.1 Single-Family Home Costs

Table A-35 presents the homes on the market in the city in November 2022. The majority of homes are valued below \$400,000. The lowest cost house in November 2022 was \$145,000 for two bedrooms and one bathroom. The highest cost house in November 2022 was \$750,000 for a three-bedroom, three bathroom home. The median price for a home was \$294,000 and the mean price was \$276,750.

**Table A-35  
Homes for Sale, November 2022**

Address	Type	Bedrooms	Bathrooms	Price	Sq. Ft.
6246 Scherrer Ave.	House	2	3	\$465,500	1,377
4101 Apple St.	House	2	1	\$145,000	1,085
4245 Patricia Way	House	3	3	\$750,000	2,187
5312 River Ave.	House	3	2	\$299,000	1,325
6218 Elinore Way	House	3	2	\$315,000	1,320
4320 Wells Ave.	House	3	2	\$356,000	1,844
4428 Needham Ave.	House	3	1	\$289,000	1,100
4919 Masson Ave.	House	3	3	\$389,000	1,992
4936 Masson Ave.	House	3	2	\$329,000	1,584
4527 Dunsmuir Ave.	House and/or Commercial space	3	2	\$269,000	1,447
5325 Dunsmuir Ave.	House	3	1	\$220,000	800
6109 Elinore Ave.	House	4	3	\$349,000	2,398
6214 Elinore Way	House	5	2	\$375,000	2,140

Source: Zillow.com, Accessed November 2022

## 6.2 Rental Housing Costs

Table A-36 shows the available apartments for rent in the City of Dunsmuir during November 2022. Only two apartments were available to rent and no houses. The lowest rent is for a two-bedroom, one bathroom apartment with a rent of \$895. The other apartment is a three-bedroom, two bathroom for \$1,400 in rent.

**Table A-36  
Apartment and House Rentals, November 2022**

Address	Type	Bedrooms	Bathrooms	Security Deposit	Rent
Dunsmuir Ave. Near Willow	Apartment	2	1	\$1,500	\$895
On Dunsmuir Ave.	Apartment	3	2	-	\$1,400

Source: Craigslist.com, Accessed November 2022

## 6.3 Mobile Housing Costs

The Department of Finance reported 13 mobile homes in the City of Dunsmuir, which represents approximately one percent of the total housing stock. One of the homes listed for sale in a 2023 web search is a mobilehome and the asking price is \$83,000 within a mobilehome park.<sup>7</sup>

## 6.4 Overpayment and Cost Burden

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 50 percent are considered severely cost-burdened. Measuring the number of households paying more than these percentages helps define an area’s affordability problem. Overpayment data for all Dunsmuir households by tenure is reported by the 2015–2019 ACS Five-Year Estimates. Table A-37 provides this information for each income category as well as for all households with lower incomes (extremely low-, very low-, and low-income households), and illustrates the extent of overpayment in Dunsmuir.

It is noted that Table A-37 uses 2015-2019 ACS data, therefore would not be affected by potential anomalies related to the COVID-19 pandemic. As seen in Table A-37 the table, both owner and renter households are overpaying for housing and are cost burdened. In total, nearly 46 percent of all Dunsmuir households are cost burdened; of those cost burdened households, nearly 40 percent are severely cost burdened.

Lower income (80% or less of AMI) renter and owner households both experienced high rates of overpayment with renter households experiencing a higher rate of overpayment overall. Uniformly extremely low income Dunsmuir households are disproportionately severely cost burdened, with nearly 95 percent of extremely low income renter households being severely cost burdened. **Analysis by Tenure.** Lower income (80 percent or less of HAMFI) renter and owner households both experienced high rates of overpayment, although renter households experienced a higher rate of overpayment overall. It is noted that owner households with incomes that were 100 percent above the HAFMI were not immune from overpayment according to the data. In total, nearly 46 percent of all Dunsmuir households are cost burdened. More specifically approximately 42 percent of owner households and about 51 percent of renter households are cost burdened. Of those cost burdened households, almost a quarter of owner households are paying more than 50 percent of their gross income for housing and are severely

<sup>7</sup> <https://www.homes.com/property/202-riverwood-ct-dunsmuir-ca/24gp98ngkne0g/> accessed September 12, 2023

~~cost burdened. , whereas For renter households, the rate of severe payment is more than double than owner households at 53 percent. over half of cost burdened renter households are severely overpaying.~~

~~**Analysis by Income Category.** The data indicate that very low and extremely low income households (an HAMFI of 50 percent and below) households were disproportionately overpaying. About 29 percent of owner households and 48.5 percent of renter households had incomes that were 50 percent or less of the HAMFI, with overpayment rates of 62 percent and 81 percent, respectively. Uniformly extremely low-income Dunsmuir households are disproportionately severely cost burdened, with nearly 95 percent of extremely low-income renter households being severely cost burdened.~~

~~Uniformly extremely low-income Dunsmuir households are disproportionately severely cost burdened, with nearly 95 percent of extremely low-income renter households being severely cost burdened.~~

**Table A-37  
Overpayment for Housing: Ownership and Rental, 2015-2019**

Income Range	Total Households	Overpayment (> 30% income on housing)		Severe Overpayment (> 50% income on housing)	
		Number	%	Number	%
<b>Owner Households</b>	<b>455</b>	<b>190</b>	<b>41.8%</b>	<b>45</b>	<b>23.7%</b>
Extremely Low Income† (<=30% HAMFI)	40	30	75.0%	15	50%
Very Low Income† (>30% to <=50% HAMFI)	90	50	55.6%	15	30%
Low Income† (>50% to <=80% HAMFI)	100	55	55.0%	15	27.3%
Moderate Income and above† (>80% HAMFI)	70	15	21.4%	0	0.0%
<del>Household-Upper</del> Income† >100% HAMFI	155	40	25.8%	0	0.0%
<b>Renter Households</b>	<b>330</b>	<b>169</b>	<b>51.2%</b>	<b>90</b>	<b>53.3%</b>
Extremely Low Income† (<=30% HAMFI)	90	79	87.8%	75	94.9%
Very Low Income† (>30% to <=50% HAMFI)	70	50	71.4%	15	30%
Low Income† (>50% to <=80% HAMFI)	85	40	47.1%	0	0.0%
Moderate Income and above† (>80% HAMFI)	45	0	0.0%	0	0.0%
<del>Household-Upper</del> Income† >100% HAMFI	40	0	0.0%	0	0.0%

Income Range	Total Households	Overpayment (> 30% income on housing)		Severe Overpayment (> 50% income on housing)	
		Number	%	Number	%
<b>All Households</b>	<b>785</b>	<b>360</b>	<b>45.9%</b>	<b>135</b>	<b>37.5%</b>
Extremely Low Income† (<=30% HAMFI)	130	110	84.6%	90	81.8%
Very Low Income† (>30% to <=50% HAMFI)	160	100	62.5%	30	30%
Low Income† (>50% to <=80% HAMFI)	185	95	51.4%	15	15.8%
Moderate Income and above† (>80% HAMFI)	115	15	13.0%	0	0.0%
Household Upper Income† >100% HAMFI	195	40	20.5%	0	0.0%

Source: HUD, CHAS which is based on American Community Survey (ACS) data, 2015-2019 5-year estimates.

\*Values contained herein are verbatim from the source; some values and percentages contained may not add up due to rounding.

HAMFI means = “HUD Adjustment Median Family Income”. =Per HUD’s methodology, adjustments to the calculated income limit may be applied resulting in income limits that may be different than the calculated value. For more info, visit <https://www.gov.huduser.gov/portal/datasets/il/il2019/2019ILCalc3080.odn> Source: 2015-2019 HUD CHAS Data

†Income category labels per CHAS Affordability Analysis, Paul Joice, May 20, 2013, [https://www.huduser.gov/portal/publications/pdf/CHAS\\_affordability\\_Analysis.pdf](https://www.huduser.gov/portal/publications/pdf/CHAS_affordability_Analysis.pdf)

In comparison to the region based on 2017-2021 ACS data, Dunsmuir is one of two Census tracts where 60 percent or more of renters are cost burdened, with the other tract being the adjacent tract that includes the city of Mt. Shasta. As discussed above in Section 4.0, Dunsmuir’s vacancy rate is one of the highest in the region at 26.9 percent compared to the County’s vacancy rate of 16.1 percent.<sup>8</sup> The US Census reported in 2020 that more than half of the vacant homes (55 percent) are for seasonal, recreational or occasional use. Although Dunsmuir’s population has generally declined, these data points when evaluated together indicate Dunsmuir has a limited supply of rental housing.

## 7.0. Assessment of Fair Housing

This is an analysis of Dunsmuir’s existing patterns and trends of segregation and inclusion, and current fair housing issues. In the context of AFFH, segregation means there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

The City’s inventory of available sites, Section 1. of Appendix C, includes an evaluation of the City’s site designated to meet the City’s Regional Housing Needs Allocation for consistency with affirmatively furthering fair housing. The analysis must include how particular sites will meet the needs of all households, and how segregated living

<sup>8</sup> Department of Finance, E-5\_2023\_InternetVersion 2023

patterns will be replaced by integrated and balanced patterns, transforming racially and ethnically concentrated areas of poverty to areas of opportunity.

Housing Element Programs: Explicitly address, combat, and relieve disparities resulting from past and current patterns of segregation to foster more inclusive communities, address disparities in housing needs and access to opportunity, and foster inclusive communities.

As described Chapter 1, Introduction, the City engaged community members and stakeholders in several venues. The information obtained through public meetings, surveys, and stakeholder interviews. While the City's RHNA may be low, the actual need of the community may be much greater. Through the public participation process the City can identify what issues and obstacles people may be experiencing when trying to find housing.

## 7.1 Key Elements of an Assessment of Fair Housing

An assessment of fair housing (AFH) is a comprehensive analysis that considers all of the following to identify fair housing issues in a city:<sup>9</sup>

- A. Assessment of Fair Housing Enforcement and Outreach Capacity. This is an evaluation of the local government's ability to disseminate information related to fair housing and provide outreach and education. Also, the local government's ability to address compliance with fair housing laws, including a discussion of any findings, lawsuits, enforcement actions, settlements, or judgements is also assessed.
- B. Assessment of segregation and integration patterns and trends. Attributes that are analyzed are race, ethnicity, income, poverty, familial status, and persons disabilities. In the context of AFFH, segregation means there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.
- C. Assessment of disparities in access to opportunity. The AFFH rule defines "significant disparities to in access to opportunity" as "substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing," Title 24 Code of Federal Regulations 5.152. This is assessed using indices for education, transportation, economic development and access to jobs, and a healthy environment. The rationale behind this evaluation is that a lack of housing and transportation choices can limit access to opportunity and stifle economic growth by isolating residents from jobs and other essential services.<sup>10</sup>
- D. Assessment of disproportionate housing needs, including displacement. To assess if residents in a city are experiencing disproportionate housing needs, data for cost burden and severe cost burden conditions, overcrowding, substandard housing, homelessness, are assessed. Displacement is also considered, and displacement may be driven by investment and/or disinvestment, and disaster.
- E. Cities are to assess whether there are racially/ethnically concentrated areas of poverty (R/ECAP) present within their boundaries or nearby. Mapping of racially concentrated areas of affluence (RCAA) are also consulted.

Once fair housing issues are identified, then contributing factors that contribute significantly to that issue must be identified. From there, the contributing factors are prioritized, and highest priority is to be given to those factors that most limit or deny fair housing choice, access to opportunity, or negatively impact fair housing or civil

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<sup>9</sup> Source: HCD's [https://www.hcd.ca.gov/community-development/affh/docs/AFFH\\_Webinar\\_Slides.pdf](https://www.hcd.ca.gov/community-development/affh/docs/AFFH_Webinar_Slides.pdf), June 15, 2021.

<sup>10</sup> HUD, <https://www.hud.gov/sites/documents/ACCESS-OPPORTUNITY.PDF>, accessed March 28, 2023.

rights compliance disproportionate housing needs. With this analysis, a housing plan is developed that commits the local government to taking meaningful actions that:

- Enhancing housing mobility strategies
- Encouraging development of new affordable housing in high resource areas
- Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing
- Protecting existing residents from displacement

The AFH housing action plan must outline goals, milestones, and metrics for implementing actions to address fair housing issues in Dunsmuir.

### **7.1.1 Assessment of Fair Housing Enforcement and Outreach Capacity**

No lawsuits or actions have resulted from discrimination complaints related to compliance with existing fair housing laws. The City implements fair housing laws by ensuring the City's procedures, policies and regulations comply with state and federal fair housing laws, and by implementation of the code enforcement program. The City's code enforcement is complaint driven where received complaints are investigated by a building inspector.

HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO) reports data on queries and cases. For Siskiyou county queries are reported at the city level whereas cases are reported at the county level. Queries are not official cases but may have value to help identify concerns that residents have about possible discrimination. Cases are fair housing cases filed with the FHEO for alleged discriminatory acts. From 2013 to 2022, there was less than one FHEO inquiry and FEO case per 1,000 people in Dunsmuir. According to the California Department of Fair Employment and Housing (CDFEH) 2020 annual report, there was one housing violation for the Siskiyou county region (the type of violation, e.g., disability, race, etc. is not indicated). While underreporting to the FHEO and CDFEH may occur, the available data indicates low incident rate of housing discrimination in the City and the regional, generally.

The City posts fair housing posters from the California Department of Fair Employment and Housing at City Hall to assist those with discrimination complaints. As complaints are received, individuals are directed to the appropriate agency.

The Dunsmuir Affirmatively Furthering Fair Housing Action Plan in Table A-38 below to commits the City to continuing to make information on fair housing available to the public and also improving the materials and distribution by employing affirmative marketing best practices with respect to the content of the fair housing materials, channels of distribution and display, and language availability.

### **Compliance with Existing Fair Housing Laws and Regulations**

**Reasonable Accommodation:** As discussed in Appendix B, the City's recently completed Zoning Ordinance includes updated reasonable accommodation procedures that are compliant with state and federal law. Program HE.3.1.2(6) commits the City to affirmatively marketing its reasonable accommodation procedures at all times during the 6<sup>th</sup> cycle housing element planning period.

**Government Code Section 65008** covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. The City encourages housing

developments of all types, regardless of size, prospective tenant, or financing source, and supports by-right development in residential zones and mixed use zones.

**Government Code Section 8899.50** requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing. The Action Plan in Table A-38 contains commits the City to implementing strategies that make progress towards addressing the identified fair housing issues. As part of Program 7.1.2, the City's commits to conducting an annual review on the progress made towards achieving the desired outcomes of its Action Plan, and to make adjustments as needed to increase goal obtainment.

**Government Code Section 11135 et seq.** requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class. The City adheres to these mandatory requirements when applying for and administering state programs.

**Density Bonus Law (Government Code Section 65915 et seq.).** The City's recently completed Zoning Ordinance includes density bonus implementing procedures that are compliant with State density bonus law (SDBL). Program he.2.2.1 commits the City to amending its land use regulations to be consistent with SDBL. While The City actively promotes the construction of new housing and will process all housing applications, during the 5<sup>th</sup> cycle there was limited opportunities to implement the City's existing density bonus regulations due to low levels of application/permit activity for housing development. Program HE.2.3.1 commits the City to preparing information for property owners and housing developments about density bonus and publishing this content on its website, and providing density bonuses and development incentives to qualifying housing developments

**Housing Accountability Act (Government Code Section 65589.5.).** The City Planning staff is familiar with recent amendments to the Housing Accountability Act, and actively monitors, no less than annually, online resources for legislative updates. Dunsmuir is a member of the California League of Cities and receives legislative updates distributed by the League, which includes amendments to the Housing Accountability Act amongst others.

**No Net Loss Law (Government Code Section 65863).** This housing element meets No Net Loss (NNL) requirements by providing capacity sufficient to meet the RHNA plus a minimum buffer of 20 percent additional capacity in all income categories. As compliance with NNL requires transactional review of development applications, both ministerial and discretionary, Program HE.1.3.1 memorializes and commits the City to conducting this review on a project-by-project basis, and to take the actions as required by State law should an inventory deficit as defined in NNL law. Additionally, Program HE.1.3.1 commits the City to an annual review of the status of its inventory and to project whether a deficit may occur. Should a deficit be anticipated, the City will take steps to change the General Plan and zoning as needed to increase the amount of available land consistent with Program HE.1.3.1.

**Least Cost Zoning Law (Government Code Section 65913.1).** As shown in the Inventory of Sites, Sites for Emergency Shelters, and Lands Available for Residential Development, Appendix B of this Housing Element, the City has designated and zoned sufficient vacant land for residential use with appropriate standards in order to accommodate all income categories identified by the RHNA.

**Excessive subdivision standards (Government Code Section 65913.2.).** The City complies. The City has no policies, ordinances, or recent practices that impose design controls or public improvement standards for the purpose of rendering development infeasible. Further, the City considers the effect of ordinances adopted and actions taken on the housing needs of the region.

**Limits on growth controls (Government Code 65302.8.).** The City does not currently impose growth controls or growth management practices.

### **7.1.2 Assessment of Segregation and Integration Patterns and Trends**

The purpose of this assessment whether there may be geographic patterns of concentration by race, ethnicity, income, poverty, familial status, disabilities occurring in Dunsmuir, and in comparison, to a larger geographic area, in this case the whole of Siskiyou county is used for comparison. Dunsmuir is similar to surrounding areas and the larger region by the segregation and integration, without an attribute that stands apart from the other patterns indicated by the data.

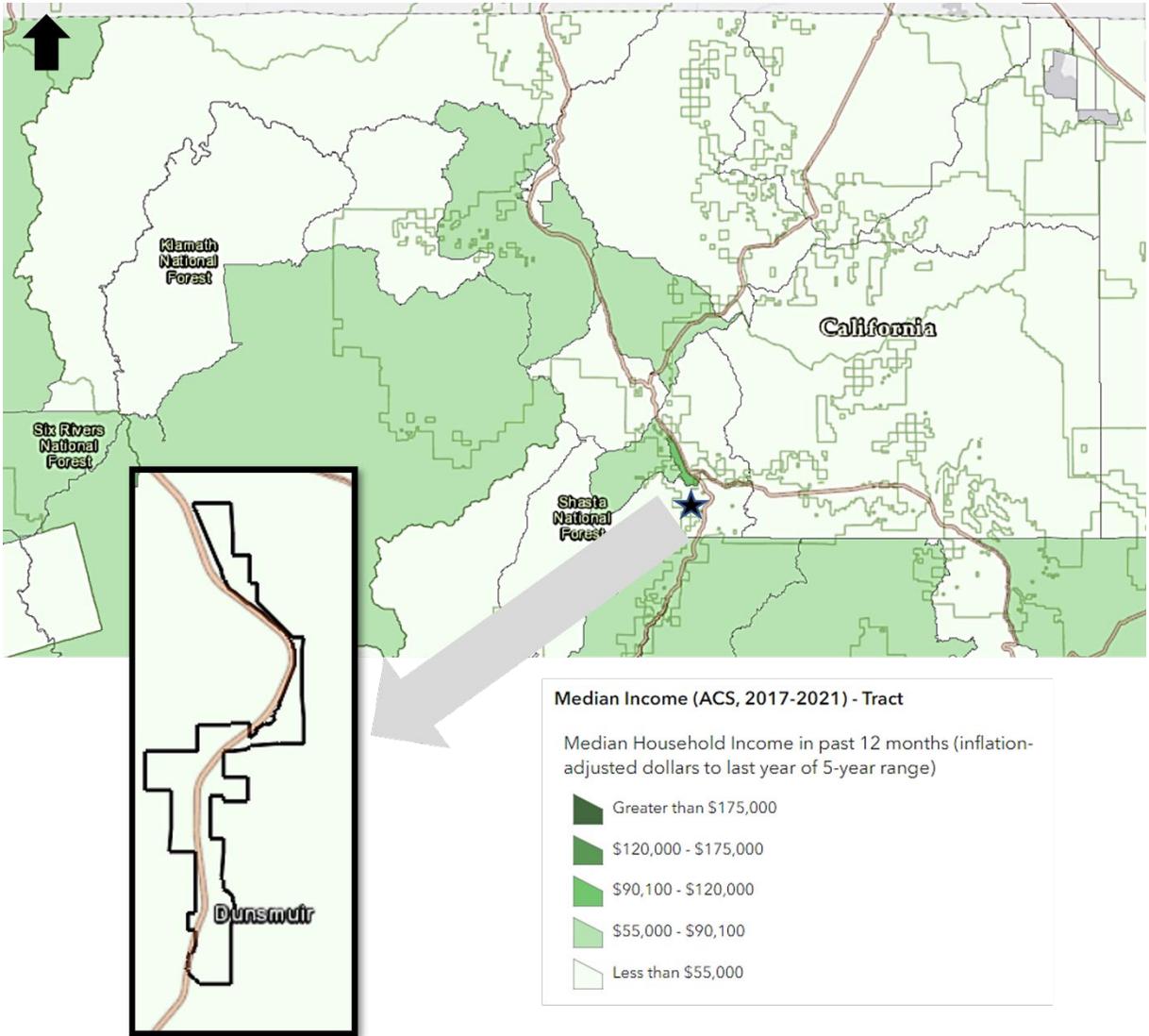
#### **Race and Ethnicity**

See section 2.4 above. To summarize this section, the racial and ethnic diversity of Dunsmuir has increased since 2010 similarly to the greater region as indicated in Table A-5. The three largest racial-ethnic groups in Dunsmuir are Whites alone at 77.4 percent, Hispanics–Latinos at 11.8 percent, and population of two or more races at 6.4 percent. As a percentage of the population, Blacks alone and Native Hawaiian and other Pacific Islanders saw the largest population decreases from 2010 to 2020. Figure 3 above shows that Dunsmuir, the surrounding Census tract and most of Siskiyou county Whites are predominate majority.

#### **Poverty and Income**

See section 3.4 above. Dunsmuir’s median household income is less than \$55,000 annually which is relatively similar to much of the region as shown in Figure 4 below.

Figure 4: Median Income



In 2020, 16 percent of Dunsmuir’s population (299 persons) was below the federal poverty line, which is relatively similar although lower to the region’s population where 16.9 percent of the population (7,294 persons) is below the poverty line. For both Dunsmuir and the region, seniors 65 and older comprise the smallest subpopulation that are below the poverty line, at nearly 2.0 percent and 9.6 percent respectively. In 2020 Dunsmuir adults are the largest population share who are experiencing poverty at nearly 11 percent; in comparison the region, adults comprise 18.6 percent of the population who experiencing poverty. In the region, children (18 years and younger) comprise the largest subpopulation who are below the poverty line at 21.6 percent; in comparison 3.3 percent of children in Dunsmuir are below the poverty line.

By family, the poverty rate is substantially higher for individuals in female-headed single-parent households than it is for other households. The “percent below poverty level” illustrates the proportion of each subpopulation out of the total who are living below poverty level. This column indicates that approximately 6 percent of all households with children under the age of 18 that are living in poverty are headed by single-parent females, while 3.1 percent of these households are headed by two parents. As a percentage, more Dunsmuir families live below the federal poverty line in comparison to the county where 10.6 percent of families are below the poverty line.

### **Familial Status**

See section 5.4 detailed discussion about single parent households with no spouse/partner, including female-headed households with children and no spouse/partner in Dunsmuir. In comparison to the region, Dunsmuir has higher percentages of single parent households and female-headed households. Section 5.5 above reviews large households in Dunsmuir. Overall, the number of large households decrease from 2010. As a percentage, larger renter households increased in Dunsmuir from 2010 to 2020. In comparison to the region, the 2020 data indicates Dunsmuir has a higher rate of large renter households.

### **Persons with Disabilities**

See sections 5.2 and 5.3 above. To summarize the referenced sections, 15.6 percent of Dunsmuir's total population over the age of five years of age have a disability. Dunsmuir's rate (as a percentage) is lower than Siskiyou's overall rate of 19.5 percent. For both Dunsmuir and Siskiyou county, seniors are the largest subpopulation who have a disability, 27.2 percent and 35 percent respectively.

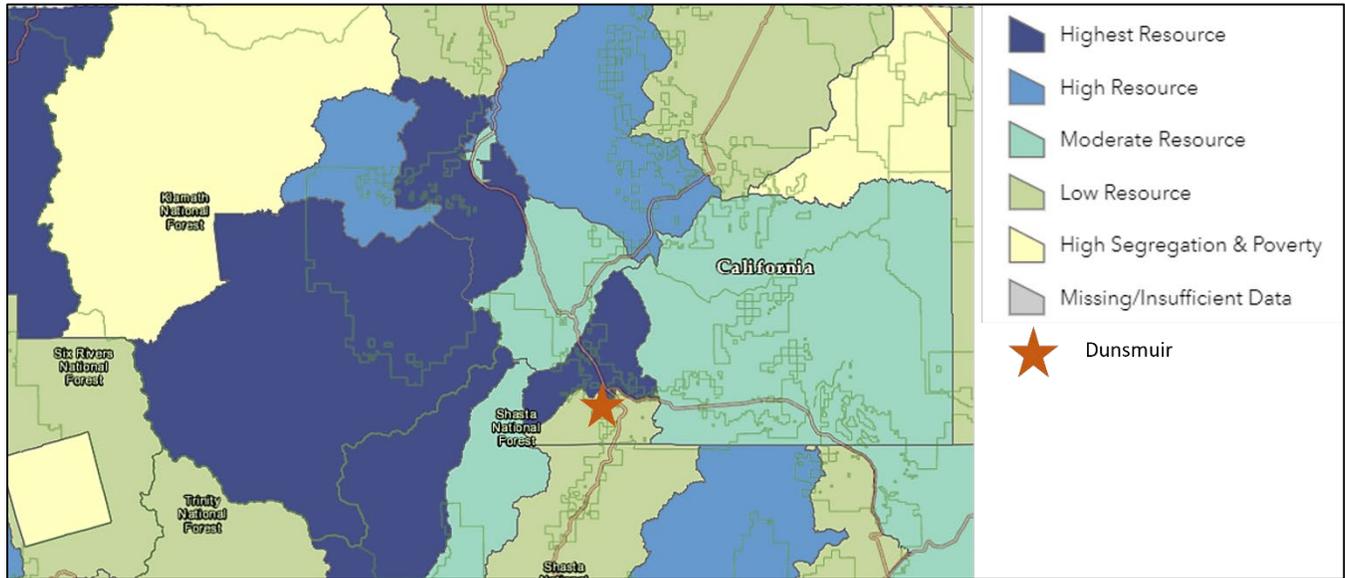
#### **7.1.3 Assessment of Disparities in Access to Opportunity.**

Access to opportunity is assessed using indices for education, transportation, economic development and access to jobs, and a healthy environment. The California Tax Credit Allocation Committee (TCAC) has developed Opportunity Areas mapping to evaluate and rank funding application for housing, and these are updated annually. The Opportunity Areas mapping is an approach "to measure and visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment and economic mobility" (Methodology for the 2021 TCAC/HCD Opportunity Map, pg. 1). HCD recommends jurisdictions consult these maps as part of their AFFH analysis to help identify opportunity areas to locate and prioritize affordable housing. The four key indicators indexed for the Opportunity Areas mapping are listed below, followed by a summary assessment of Dunsmuir.

- High levels of employment and close proximity to jobs:
- Low concentration of poverty, and
- Access to effective educational opportunities for both children and adults,
- Low levels of environmental pollutants.

Figure 5 below shows that according to the 2023 Opportunity Mapping, Dunsmuir is indexed as a low resource area based on the composite score. The Census tract that encompasses Dunsmuir is also indexed a low resource area as are other geographic areas in Siskiyou county.

Figure 5: Regional COG TCAC/HCD Opportunity Map–2023 Composite Assessment



**High Levels of Employment and Close Proximity to Jobs:**

As indicated in Table A-6, in 2020 Dunsmuir’s unemployment rate was 5.7 percent which was lower than the Siskiyou county’s rate of 7.1 percent. The average commute time for Dunsmuir was slightly lower than the region’s. A positive Dunsmuir attribute is the presence of STAGE, the regional public transit service. STAGE has several stops in Dunsmuir, along with having dedicated stops in Dunsmuir along its express service to/from Yreka has dedicated stops in Dunsmuir, improving job mobility and reducing commuting costs. Residents of Dunsmuir relatively short commutes and access to transit improving opportunities for job mobility and lower transportation costs.

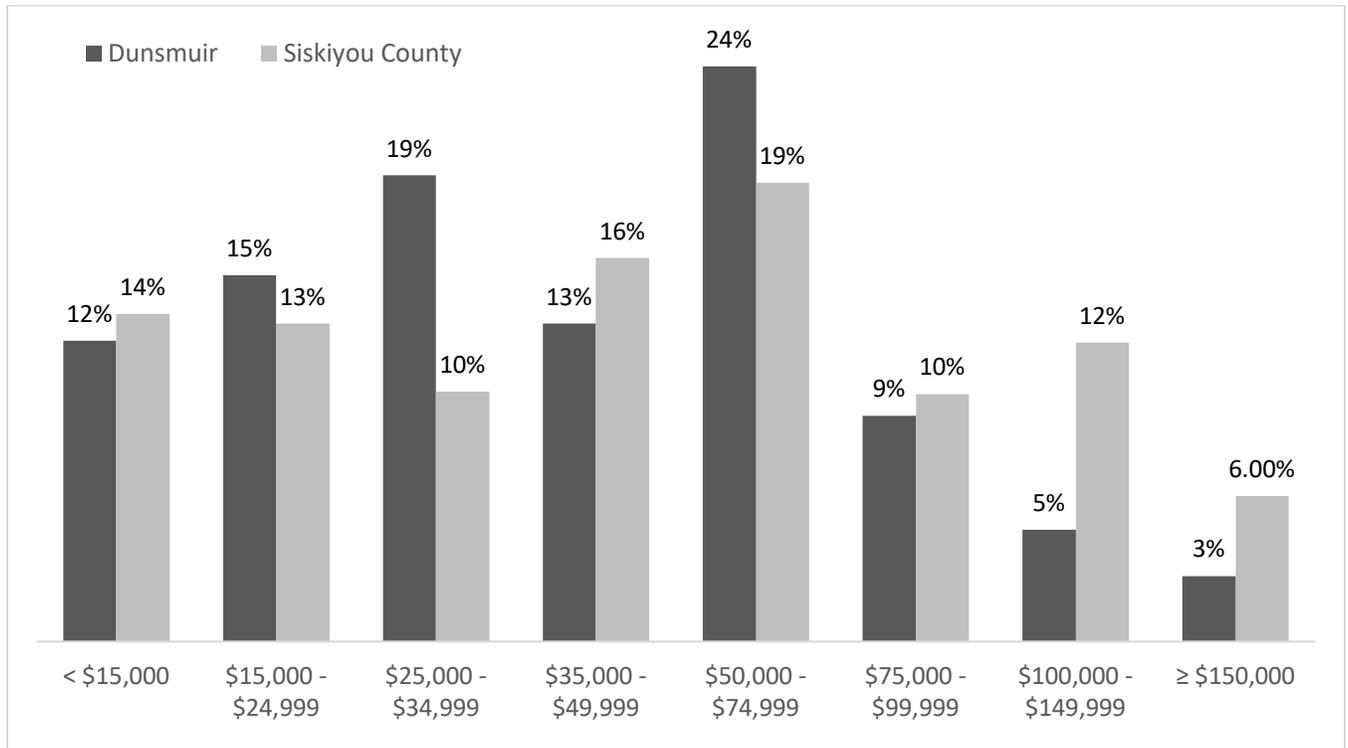
The economy of Dunsmuir, CA employs 744 people. The largest 40 industries in Dunsmuir are health 40care and social assistance (135 people), retail trade (91 people), and accommodation and food services (86 people), and the highest paying industries are construction (\$63,265), public administration (\$52,500), and transportation and warehousing, and utilities (\$33,929).<sup>11</sup>

**Low Concentration of Poverty**

Discussed above in section 3.4. To summarize, Dunsmuir’s poverty rate is slightly lower than the region’s, and the Dunsmuir household median income is lower than Siskiyou county’s. Figure 6 below illustrates the data in Table A-15 indicating as of 2020, 60 percent of Dunsmuir households had gross incomes of less than \$50,000, with 40 percent of households earning gross incomes of \$50,000 or more. In comparison, 53 percent of the region’s households earned incomes of less than \$50,000, and 47 percent of households earned at least \$50,000. While Dunsmuir does not have a high concentration of poverty, households have fewer financial resources for housing and other expenses, which may limit mobility and increase risk for displacement.

<sup>11</sup> <https://datausa.io/profile/geo/dunsmuir-ca?compare=siskiyou-county-ca#economy>, accessed September 15, 2023.

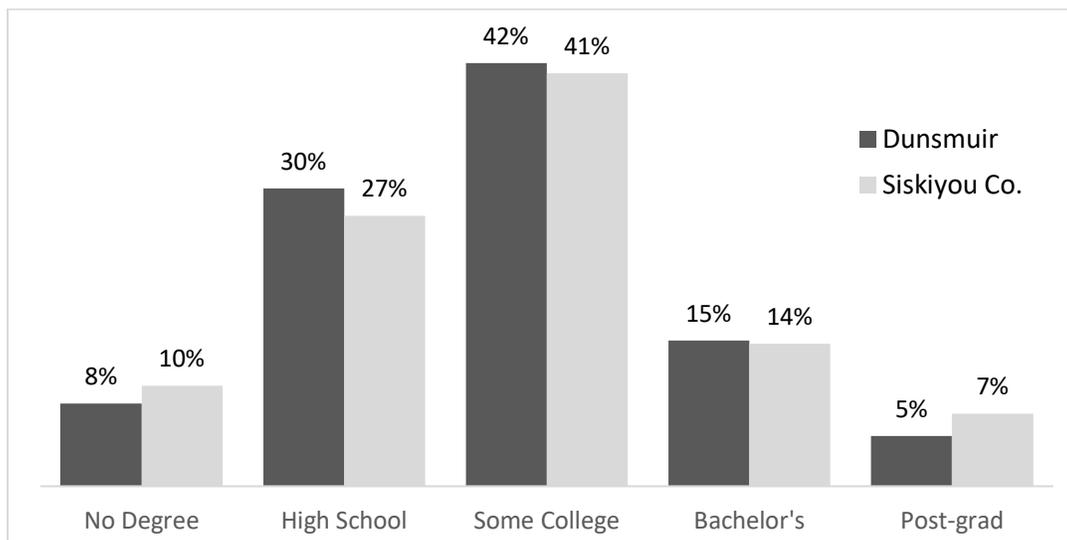
Figure 6: Household Income, 2020



**Access to Effective Educational Opportunities**

Education levels of Dunsmuir residents are relatively comparable to residents in Siskiyou county as illustrated in Figure 7 below. There are two public schools serving Dunsmuir residents, an elementary school serving kindergarten through 8<sup>th</sup> grade, and Dunsmuir High School which provides education for grades 9-12. College of the Siskiyous, is located approximately 18 miles north of Dunsmuir in Yreka. College of the Siskiyou is a regional community college providing continuing education and associate degrees.

Figure 7: Education Attainment, 2021

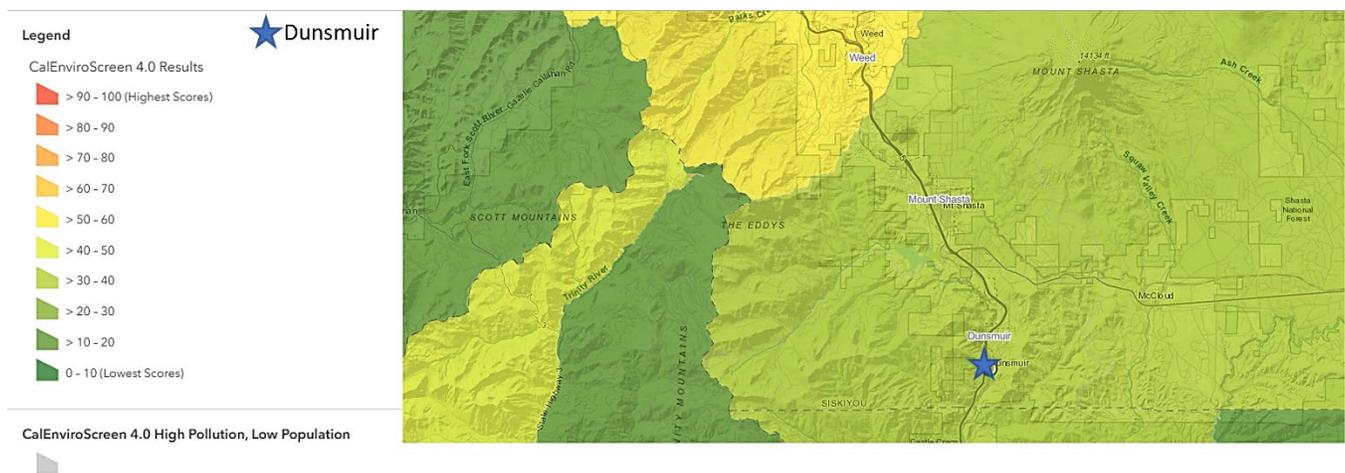


**Low Levels of Pollution Burden from Environmental Exposures and Environmental Effects**

By this metric, Dunsmuir’s environmental composite score is 37.57, although this value is provided for the whole of the Census tract that encompasses Dunsmuir and not individually for Dunsmuir due to its small size. The metrics are grouped into two broad categories: “pollution burden” and “population characteristics”. For many of the pollution burden metrics, the Census tract scores indicate an overall lower pollution burden than much of the State. There are several notable exceptions: children’s lead risk from housing is 72 percent higher than other California census tracts. Largely due to the presence of Union Pacific Railroad is identified as a hazardous waste generator significantly contributing to the tract ranking of 69 percent higher than other California census tracts.

It is the socioeconomic conditions of the Census tract that indicate the population is more burdened: as indicated by health as measured by cardiovascular disease and low birthweights, to poverty, unemployment, and housing burden. The most significant conditions relate to which indicates more positive environmental outcomes.

Figure 8: CalEnviroScreen 4.0, 2021 Composite

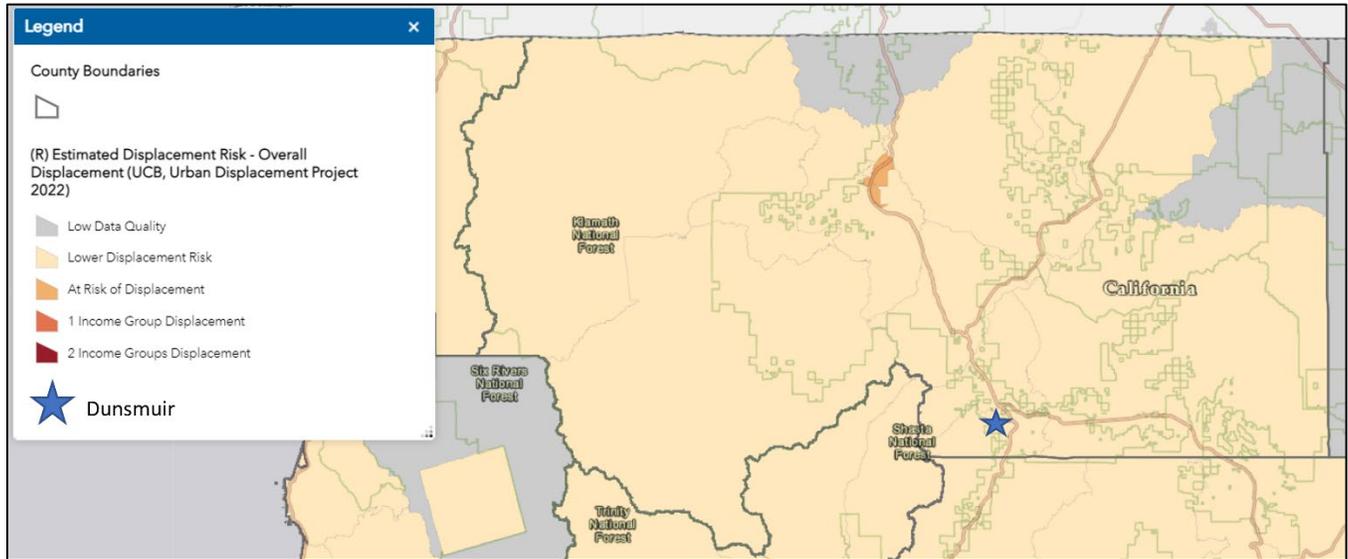


**7.1.4 Assessment of Disproportionate Housing Needs, including Displacement.**

While Dunsmuir is estimated to have a “lower displacement risk, as seen in Figure 9 below and this rate is similar to the risk for the region, the available data indicates the following conditions are occurring in Dunsmuir increasing the risk of displacement for low income households, which include female-headed households, persons with disabilities:

- Highest vacancy rate in the region at over 26 percent.
- Historically low rate of new housing production.
- Both renter and owner households are cost burdened. Overpayment is concentrated in extremely low income households.
- Extremely-low and very-low income households comprise 36.9 percent of the City households, as shown in Table A-37. The City’s poverty rate is comparable to the county.
- While the median household income grew year-over-year from 2019 to 2020, it is \$7,600 lower than the region.
- While the median housing cost are low relative to the State, costs are high for many households in the City and the region.

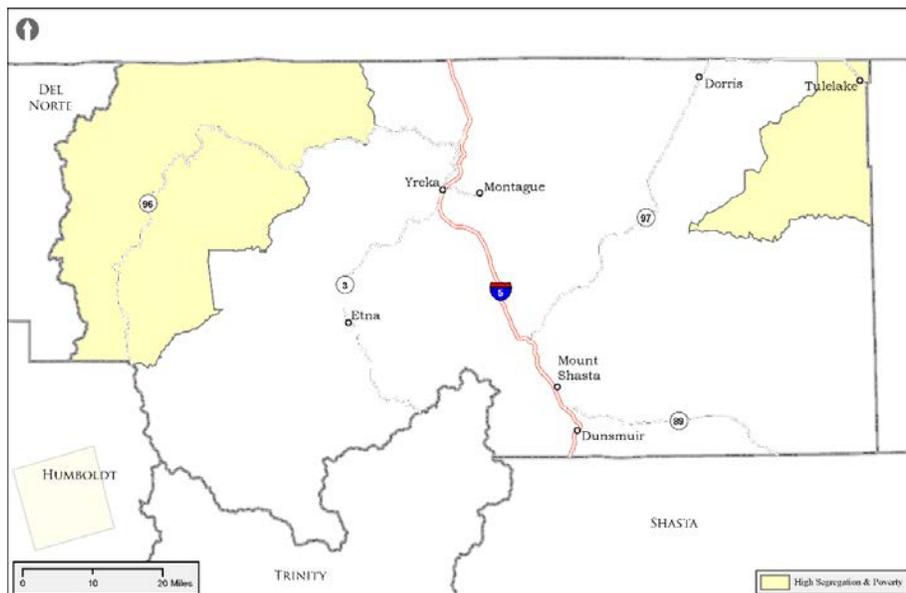
Figure 9: Regional Displacement Risk, 2022



### 7.1.5 Presence of R/ECAP and RCAA

The City consulted all available mapping which shows that the City of Dunsmuir is not identified in current TCAC mapping as an area of high segregation and poverty. In Siskiyou county there are two areas identified as having high segregation and concentrated poverty, and neither of these areas are adjacent to Dunsmuir and the surrounding area, as shown in Figure 10. The two areas of high segregation and concentrated poverty are in the northwest and northeast reaches of Siskiyou county. Neither community is in the vicinity of Dunsmuir: Happy Camp area is over 100 miles away from Dunsmuir, and Tulelake is more than 80 miles. There are no Dunsmuir neighborhoods or adjacent unincorporated areas that were identified in the homeowners loan corporation (HOLC) redlining grade created during the New Deal Era, a federal government sponsored program that implemented housing segregation and discrimination. There are no racially concentrated areas of affluence (RCAA) mapped in Dunsmuir or Siskiyou county.

Figure 10: Areas of High Segregation and Concentrated Poverty, 2023



**Table A-38  
City of Dunsmuir’s AFFH Housing Action Plan**

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
<p><b>Fair Housing Outreach and Dissemination of Fair Housing Information (medium priority)</b></p>			
<p><u>Contributing Factors:</u></p>			
<p>Lack of housing information on City website</p>			
<p>Lack of variety in the media forms and venues where fair housing information can be found</p>			
<p>Action Plan Program A:  Improve community awareness and knowledge about fair housing.</p>	<p>The City will make information on fair housing available to the public, through the posting of fair housing information in City Hall and in other public buildings, on the City’s website, distribution to existing and new apartment complexes, and inserting information in the City’s newsletter.</p>	<p>The City will update the website by December 2024.</p>	<p>Increase fair housing awareness by increasing inquires by two inquires annually.</p>
	<p>In the preparation and distribution of the City’s fair housing materials, the City will employ affirmative marketing best practices, such as depiction of members of protected classes under fair housing laws.</p> <p>The City will provide fair housing materials, in both printed and electronic media, in prevalent spoken languages in the community.</p>	<p>Beginning in Q 4 2024 or Q1 2025, publish an announcement as part of the City’s current newsletter annually.</p>	
	<p>Provide training for staff, elected officials, and appointees on issues of fair housing.</p>	<p>City Council meetings will include a fair housing presentation biennially beginning calendar year 2025.</p>	<p>Consistent implementation of Gov’t Code § 8899.50 for affirmatively furthering fair housing as part the City’s activities and programs relating to housing and community development.</p>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
<p><b>Improve access and the supply of affordable ownership and long term rental housing (high priority)</b></p>			
<p><u>Contributing Factors:</u></p>			
<ul style="list-style-type: none"> <li>• Low median incomes</li> <li>• High vacancy rate of existing housing stock</li> <li>• Cost burdened households</li> <li>• Low production of housing</li> </ul>			
<p>Action Plan Program B:  Local Long Term Rental Housing Program</p>	<p>The City will meet with the housing authority of Shasta County and other established housing authorities at least twice per year to discuss Housing Choice Voucher needs, Project-Based Voucher opportunities, affirmative marketing and outreach activities, and methods of increasing the number of vouchers allocated to the City, emphasizing households who are at or below the Federal poverty line.</p> <p>The City shall publish information and resources about Housing Choice Vouchers on the City website and at public counters to increase awareness for renter households and landlords.</p>	<p>Convene first meeting within 12 months of adoption of housing element, and meet with organizations at least biannually thereafter during the 2023-2031 planning period.</p>	<p>Facilitate new construction, or conversion, of two housing units affordable to very low and extremely low income households.</p> <p>Increase the number of Dunsmuir applicants for vouchers by at least 5 percent by 2031.</p>
	<p>Develop a program administered by the City or by partnering with a qualified organization, to connect lower-income households and individuals, including extremely-income residents, with affordable rental and homeownership opportunities in the City. Features of the program would include:</p> <ul style="list-style-type: none"> <li>• Landlord recruitment and mentoring, including fair housing training.</li> <li>• Develop and maintain a list of affordable housing units that are available for rent or purchase in the City.</li> <li>• A system for verifying the eligibility of applicants.</li> <li>• A system for matching eligible applicants with available units.</li> <li>• Employ affirmative marketing best practices.</li> </ul>	<p>Launch program by 2025</p>	<p>Assist with the placement of four lower income individuals or households in housing that is affordable by 2031.</p>

<p>Action Plan Program C:  Increase Access to Housing and the Supply of Housing</p>	<p>Develop and launch a funding program and/or partnering with qualified non-profit organizations to provide bridge loans and other financial assistance to qualified households, or units assured to available to income qualified households, to increase access and afford private-market homes for:</p> <ul style="list-style-type: none"> <li>• New construction or conversion for J/ADUs</li> <li>• First time homebuyer</li> <li>• Weatherization of existing housing units</li> </ul> <p>The City will actively seek appropriate state and federal funding programs to capitalize the program, or utilize or reprogram program income as eligible.</p> <p>Program development and implementation will incorporate affirmative marketing best practices, such as depiction of members of protected classes under fair housing laws.</p> <p>Continue the City’s proactive code enforcement program coupled with a rehabilitation program, with program implementation resulting in repairs and retention of housing while mitigating displacement of affected residents. The rehabilitation program will provide financial assistance to reduce cost for income qualified property owners. The program will prioritize neighborhoods having concentrated rehabilitation needs as determined by the Dunsmuir building inspector.</p>	<p>Beginning in calendar year 2024, the City will apply annually for appropriate state and federal funding programs to capitalize the program. Beginning with the housing element APR that is due April 1, 2025, the City will provide summaries progress of program to the City Council.</p> <p>Begin in calendar year 2025, and provide summaries to the City Council no less than annually as part of the HE APR.</p>	<p>Facilitate the purchase of a home for two households by 2031. Facilitate the construction or conversion of 2 J/ADUs by 2031. Facilitate the weatherization 4 homes by 2031</p> <p>Facilitate the conservation/rehabilitation of two housing units during the planning period of 2023 to 2031 with no-net displacement of residents.</p>
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<p>Action Plan Program D</p> <p>Develop a Strategy to Reduce the Vacancy of Existing Housing Units</p>	<p>Develop a strategy to decrease the vacancy rate of housing units that will include the following actions:</p> <p>1) The City shall conduct a survey and catalogue the number and types of housing units being used for STR and determine the number of second units, duplexes, and multifamily units being used for STRs. The City shall survey registered STRs. The survey shall include a point in time count of unregistered STRs indicated to be inside City limits. The unregistered STR point in time count shall be conducted during the tourism season.</p> <p>2) The City shall survey property owners with vacant housing units and housing units used for STR to understand why a property is held vacant, typical length of vacancy, and if there are possible incentives to make vacant housing available for long-term rent or purchase.</p>	<p>Complete 1) and 2) by December 2025.</p>	<p>Adoption of a strategy to reduce the vacancy rate and increase the availability of existing housing for long-term rental and owner-occupy purchase.</p>
	<p>3) Conduct at least one public workshop seeking community input on strategies to decrease the vacancy rate. The publicity of the workshop shall employ affirmative marketing best practices.</p>	<p>3) By December 2025</p>	
	<p>4) Draft a strategy containing options and recommendations for decreasing the vacancy rate. Options may include a combination of regulatory and financial incentives to reduce the vacancy rate and increase the availability of existing units for long-term rental and purchase.</p> <p>5) Hold public meetings/hearings on the draft, and take action on the draft strategy.</p>	<p>4) Release public review draft by June 2026.</p> <p>5) Public meetings/hearings by December 2026</p>	

<b>Improve opportunity by supporting economic development (high priority)</b>			
<u>Contributing Factors:</u> Lack of economic development			
<p>Action Plan Program E:</p> <p>Local economic development for business and workforce development to improve economic opportunities.</p>	<p>The City shall continue to collaborate and partner with local and regional economic development non-profit organizations and agencies to apply for economic development funding that improves the economic opportunities for residents through programs for workforce development; small business assistance and development; recruitment and/or retention of businesses that provide living-wage jobs.</p> <p>The City shall continue partnership and coalition building with other socioeconomically similar rural cities and counties to work with state and federal legislators to recruit economic development opportunity and funding for residents and businesses in the City and region.</p>	<p>The City will continue to meet and collaborate with local and regional economic development agencies and organizations at least twice per year to discuss existing economic development projects and prospective projects that are available for residents in order to provide referrals.</p> <p>The City will refer two residents to the Siskiyou Economic Development Council, USDA Rural Development, or Small Business Development Center for services annually.</p>	<p>The City will provide letters of support for economic development grant applications that are consistent with this program.</p>

# Appendix B – Housing Constraints and Needs

## 1.0 Introduction

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 of a variety of housing. Non-governmental constraints include land availability, land cost, construction costs, and availability of financing. The final section in this Appendix describes the City’s share of the projected Regional Housing Need for the region.

## 2.0 Governmental Constraints

### 2.1 Land Use Controls

The City of Dunsmuir General Plan establishes policies that guide all new development, including residential land uses. They are designed to protect and promote the health, safety, and general welfare of residents and to preserve the character and integrity of existing neighborhoods. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the city. Table B-1 shows the residential land use designations established by the General Plan.

**Table B-1  
Residential Land Use Designations**

Designation	Maximum Units/Acre	Max. Lot Coverage	Typical Uses
Low Density Residential (LDR)	1-6 units/acre	40%	Single-family residential dwellings.
Medium Density Residential (MDR)	1-12 units/acre	50%	Single-family residential dwellings and duplexes.
High Density Residential (HDR)	1-40 units/acre	75%	Single-family residential dwellings, duplexes, triplexes, apartments, elder housing, group homes, etc.
Mixed Use (MU)	1 - 40 units/acre	Variable	Allows for a compatible mixture of residential and nonresidential uses adjacent to and in close proximity to primary roadways and public transit.

Source: City of Dunsmuir General Plan 2006

## 2.2 Residential Development Standards in Residential Zones

The broad policy guidance in the General Plan is given more detail in the Zoning Ordinance. Table B-2 shows the residential zone districts and permitted densities in the Zoning Ordinance which was updated June 15, 2023 (Ordinance 575).

**Table B-2  
Residential Zone Districts and Development Standards**

	One Family (R-1)	Medium Density (R-2)	High Density (R-3)
Housing Types Principally Permitted	Single Family, <del>Accessory Dwelling Units (A/ADUs), Junior ADUs (JADUs),</del> Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Single Family, <del>J/ADUs &amp; JADU's,</del> Duplexes, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Single Family, <del>J/ADUs &amp; JADU's,</del> Dormitories, Duplexes, Multifamily, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing
Max. Units Per Acre	6	12	40
Minimum Lot Size (sf)	5,500	5,500	5,500
Minimum Lot Width (ft)	55	55	55
Front Yard Setback (ft)	20	20	20
Side Yard Setback (ft)	5	5	5
Rear Yard Setback (ft)	20	20	20
Max. Building Height:			
Primary Use (ft):	30	30	35
Accessory Use (ft):	15	15	15
Max. Lot Coverage	40%	50%	75%
<b>Minimum Parking Spaces Per Unit:</b> Single family: 2 spaces/unit Duplexes: 1.5 spaces/unit + 1 guest space for every 3 units Multifamily: <b>Units &lt; 700 sf in size:</b> 1.25 spaces/unit + 1 guest space for every 3 units <b>Units between 700 - 1,200 sf in size:</b> 1.5 spaces/unit for + 1 guest space per 3 units <b>Units &gt; 1,200 sf in size:</b> 1.75 spaces/unit for + 1 guest space for every 3 units			

Note: Translation of abbreviations used in the table are "J/ADU" = accessory dwelling units and junior accessory dwelling units; "Max" = maximum, "sf" = square feet, and "ft" = linear feet

**Table B-3  
Mixed Use Zone District Development Standards**

	<b>Residential Mixed Use (MU-1)</b>	<b>Neighborhood Mixed Use (MU-2)</b>	<b>Central Mixed Use (MU-3)</b>
Housing Types Principally Permitted	Single Family, <u>J/ADUs &amp; JADU's</u> , Duplexes, Multifamily, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing, <u>Live/work units</u>	Single Family, <u>J/ADUs &amp; JADU's</u> , Duplexes, Multifamily, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing, <u>Live/work units</u>	Single Family, <u>J/ADUs &amp; JADU's</u> , Duplexes, Multifamily, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing, <u>Live/work units</u>
Max. Units Per Acre	40	40	40
Minimum Lot Size (sf)	5,500	5,000	6,000
Minimum Lot Width (ft)	50	50	50
Front Yard Setback (ft)	15	10	10
Side Yard Setback (ft)	5	5	5
Rear Yard Setback (ft)	15	10	10
Max. Building Height (ft):			
Primary Use:	35	35	50*
Accessory Use:	15	15	15
Max. Lot Coverage	75%	75%	75%
Minimum Parking Spaces Per Unit: Single family: 2 spaces/unit Duplexes: 1.5 spaces/unit + 1 guest space for every 3 units Multifamily: <b>Units &lt; 700 sf in size:</b> 1.25 spaces/unit + 1 guest space for every 3 units <b>Units between 700 - 1,200 sf in size:</b> 1.5 spaces/unit for + 1 guest space per 3 units <b>Units &gt; 1,200 sf in size:</b> 1.75 spaces/unit for + 1 guest space for every 3 units			

Note: Translation of abbreviations used in the table are "J/ADU" = accessory dwelling units and junior accessory dwelling units; "sf" = square feet and "ft" = linear feet, "Max" = maximum.

\* Except for Single Family homes which are limited to 35' in height

**Table B-4  
Mixed Use Zone District Development Standards (continued)**

	Town Center (T-C)	Planned Development (P-D)
Housing Types Principally Permitted	<p><u>Live/work units</u></p> <p>When combined with commercial <u>a</u> uses: Single Family, <u>J</u>/ADUs &amp; <u>J</u>ADU's, Duplexes, Multifamily, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing</p>	Single Family, <u>J</u> /ADUs & <u>J</u> ADU's
Max. Units Per Acre	40	Per General Plan designation
Minimum Lot Size (sf)	1,600	Variable
Minimum Lot Width (ft)	20	
Front Yard Setback (ft)	-	
Side Yard Setback (ft)	-	
Rear Yard Setback (ft)	-	
Max. Building Height (ft): Primary Use:	70	
Accessory Use:	15	
Max. Lot Coverage	100%	
<p>Minimum Parking Spaces Per Unit:</p> <p>Single family: 2 spaces/unit</p> <p>Duplexes: 1.5 spaces/unit + 1 guest space for every 3 units</p> <p>Multifamily: <b>Units &lt; 700 sf in size:</b>                   1.25 spaces/unit + 1 guest space for every 3 units</p> <p><b>Units between 700 - 1,200 sf in size:</b>                   1.5 spaces/unit for + 1 guest space per 3 units</p> <p><b>Units &gt; 1,200 sf in size:</b>                   1.75 spaces/unit for + 1 guest space for every 3 units</p>		

Note: Translation of abbreviations used in the table are "sf" = square feet and "ft" = linear feet, "Max" = maximum

The tables show Dunsmuir’s Zoning Ordinance allows minimum residential lot sizes range from 1,600 square feet to 6,000 square feet. The maximum height limit for residential units is 30 - 35 feet in the residential zones and up to 75 feet in the Town Center zone.

Parking standards in all residential districts require a minimum of two parking spaces per unit single family home, and fewer parking spaces for duplexes and multifamily housing, particularly for those with smaller apartments.

The City's high-density multifamily zones (i.e., at least 10 units per acre) are the following:

- Medium Density Residential (R-2),
- High Density Residential (R-3),
- Mixed Use (M-U) zones.

The R-2 zone has a maximum density of 12 units per acre and the others allow up to 40 units per acre.

One other zone that allows residential uses is the Planned Unit Development – PUD zone which allows similar uses as the R-1 zone district. Section 2.6 later in this Appendix below provides more detail about how the PUD Zone differs from the R-1 zone. The above zoning requirements are similar to those used to guide new housing development in many jurisdictions throughout the state and are not considered a constraint to development.

### **2.3 On- and Off-Site Improvements**

To maintain the quality of its neighborhoods and safeguard the health and safety of the community, the City requires curbs, gutters, and sidewalks in all new subdivisions. In addition, developers must provide those facilities necessary to serve the development, including roads, sewer lines, drainage systems, water lines, fire hydrants, and streetlights.

Among the required on- and off-site improvements associated with new subdivisions, roadways typically have the greatest impact on the cost of housing. In Dunsmuir, local streets typically include a right-of-way of 60 feet and a pavement width of 28 to 32 feet. This is fairly typical of local roadways throughout the region. While all development-related improvements add to the cost of housing, the City's standards are similar to other communities in the region and do not overly constrain the development of affordable housing.

### **2.4 Adequacy of Zoning Standards to Facilitate Affordable Housing**

The recent zoning ordinance update significantly improves the likelihood affordable housing will be developed in Dunsmuir. Accessory Dwelling Units (ADU's) and Junior Accessory Dwelling Units (JADU's) are principally permitted in all the residential and mixed-use zones. The development standards in Section 17.116 mirror state law which allows in some cases development of both an ADU and JADU on the same property already developed with a single-family home or multifamily development. Attached ADU's are limited in the zoning ordinance to a maximum size of 800 square feet in size and JADU's are limited to a maximum of 500 square feet in size which will significantly reduce construction material costs for these new units.

In addition to new allowances for ADU's and JADU's, the City also updated its zoning regulations to identify zoning districts where multifamily housing is allowed at a density of 40 units per acre. State law recognizes that in rural areas such as Dunsmuir, housing constructed at densities of 15 units per acre or more is presumed to be affordable to lower income households and Dunsmuir's new Mixed Use and Town Center zones allow housing densities of up to 40 units per acre as principally permitted uses. The zoning map shows these zones are applied to large parts of the City near commercial uses and connected with existing sidewalks which will meet the needs of households that require non-motorized transportation. The new zoning regulations provide the density and development standards that will facilitate the production of housing affordable to very low- and low-income households.

## 2.5 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, supportive housing, and single-room occupancy units.

Tables B-1 and B-2 above identify the principally permitted housing types in the City's zoning ordinance. Following is a discussion of those 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.

### 2.5.1 Accessory Dwelling Units

ADU's and JADU's are types of housing that may be more affordable by design that could be a good fit for Dunsmuir. An ADU is an accessory dwelling unit with complete independent living facilities for one or more persons and may be configured as detached or attached from the primary unit, be converted from existing space or structure such as a garage or pool house. A JADU is a specific type of conversion of existing space that is contained entirely within an existing or new single-family residence and cannot be more than 500 square feet. A JADU may share central systems, contain a basic kitchen utilizing small plug-in appliances, may share a bathroom with the primary dwelling, all to reduce development costs. An ADU may be rented for more than 30 days; JADUs may also be rented for more than 30 days but either the JADU or the primary unit must be occupied by the property owner.

The 2017 Legislative Housing Package brought sweeping amendments to State accessory dwelling law to remove regulatory barriers at both the state and local level. State law requires jurisdictions including Dunsmuir to permit ADUs and JADUs by-right in all areas that are zoned to allow single-family and multifamily residential uses. Jurisdictions must allow conversion of existing accessory structures to ADUs. State law limits development standards such as setbacks and lot coverage that a jurisdiction may impose, along with limiting local parking requirements and the imposition of impact fees. Development and design standards that may be adopted by local government must be objective.

Further, ADUs and JADUs that conform with the Zoning Ordinance shall not be considered to exceed the allowable density for a lot, and they are deemed a residential use that is consistent with the existing general plan and zoning designations for the lot. Dunsmuir's ADU/JADU ordinance is subject to HCD review for compliance with State law. Specific to Housing Element updates, a jurisdiction's housing element must include a plan that incentivizes and promotes creation of ADUs that can offer affordable rents for very low, low- or moderate-income households (see Program 2.1.1).

Dunsmuir's new ADU Ordinance establishes a range of zones where ADUs and JADUs are allowed by-right; reduces requirements for setbacks, parking, and expressly prohibits using ADUs and JADUs as short-term rentals (also known as vacation home rentals). Below are some other highlights of the City's Ordinance:

- ADUs and JADUs are allowed by-right in all zones where single-family residences are allowed.
- The unit may be rented for periods of no less than 30 days.
- There are no connection fees charged to ADUs and JADUs.

- The ADU is not intended for sale separate from the primary, although passage of AB 345 (2021) allows an ADU to be sold separately when the accessory dwelling unit or the primary dwelling was built or developed by a qualified nonprofit corporation and the other requirements are met (chaptered at Government Code Section 65852.26).
- The lot needs to contain an existing or proposed single-family or multifamily dwelling. When the ADU or JADU is proposed a new single- or multifamily the primary dwelling shall be approved for occupancy prior to occupancy of the ADU/JADU.
- Owner-occupancy of the parcel is not a requirement to apply for the construction of an ADU or JADU. In the case of a JADU, however, owner occupancy of the single-family residence in which a JADU will be permitted is required. The owner may occupy either the remaining area of the primary dwelling or the JADU. Disclosure of the JADU occupancy requirement is to be recorded on the property deed.
- The ADU may either be attached or detached from the existing or proposed dwelling and located on the same lot. Junior ADUs, however, must be attached to the existing dwelling and located within the living area of the proposed or existing dwelling.

ADUs and JADUs can be less costly to develop and have less impact on the environment as they are generally infill development. Securing building permit approval to develop an ADU or JADU in residential zones is nearly assured because of State mandates and oversight that include a 60-day shock clock (AB 3182 (2020)). ADUs and JADUs give homeowners the flexibility to share independent living areas with family members and others, including accommodating intergeneration living arrangements while maintaining privacy. ADUs or JADUs can provide housing for professionals who may prefer to live closer to jobs and amenities rather than spending hours commuting. Ultimately spurring ADU and JADU development can positively contribute more affordable housing to the community's inventory.

Increasing the number of ADUs and JADUs heavily relies on property owners developing the units. While ADUs and JADUs present an opportunity for property owners, the prospect of adding a dwelling may be daunting for property owners. The process of constructing a dwelling or converting a structure to a dwelling from start to finish may be a barrier for lay-property owners who may have questions about where to put the unit, how much will it cost and how to pay for it, how long it will take to build, who will live it, expected return on investment, etc. Program 2.1.1 seeks to reduce and remove these barriers by promoting and encouraging ADU and JADU development in Dunsmuir by homeowners by launching an outreach campaign.

There are also state programs that could help incentivize ADU construction locally. Summer 2022, Freddie Mac began offering financing for development of ADUs. The new product is the Freddie Mac Choice Renovation loan, a "for a no-cash-out refinance...to pay off the temporary funding source for ADU construction". Also, more homeowners will qualify because the anticipated rental income from the ADU can be part of the qualifying income, according to the press release [https://sf.freddiemac.com/content/\\_assets/resources/pdf/fact-sheet/adu-fact-sheet.pdf](https://sf.freddiemac.com/content/_assets/resources/pdf/fact-sheet/adu-fact-sheet.pdf), accessed June 29, 2022).

In 2022 the State of California Housing Finance Agency (CalHFA) launched an ADU grant program that provides up to \$40,000 to reimburse pre-development and non-recurring closing costs associated with the construction of the ADU for eligible homeowners. According to the CalHFA website, "Predevelopment costs include site prep, architectural designs, permits, soil tests, impact fees, property survey, and energy reports" (<https://www.calhfa.ca.gov/adu/index.htm>, accessed June 29, 2022). Homeowners must be low or moderate income in order to be eligible to apply for the CalHFA program. The income limit for Siskiyou county is \$159,000. The Freddie Mac and CalHFA programs offer loans and financial assistance directly to the customer and the educational toolkit will

include information about these financial resources. Policy 2.3 commits the City to applying for State funding that could allow awarded funds to be used for ADU development such as CalHOME.

**2.5.2 Constraints to Housing for Persons with Disabilities**

As part of a governmental constraints analysis, housing elements must analyze constraints on 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 for group homes which can provide care for six or more persons with disabilities is contained in the Zoning Ordinance as Residential Care Facilities, which are conditionally permitted in the Residential and Mixed-Use zones.

In accordance with state law, the City must allow licensed 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.

The City’s Zoning Ordinance complies with fair housing law because it does not restrict occupancy based on relationship. The definition of "Family" in Section 17.08.920 refers to the definition of "Household" which is defined as "One or more persons, whether or not related by blood, marriage or adoption, sharing a dwelling unit".

Table B- is a checklist for the City of Dunsmuir analyzing potential constraints on housing for persons with disabilities pursuant to SB 520:

**Table B-5  
Constraints on Housing for Persons with Disabilities**

<b>Potential Constraints and Analysis</b>	
Does the City of Dunsmuir have a process for persons with disabilities to make requests for reasonable accommodation?	The new Zoning Ordinance describes the request process and how those requests are handled in Section 17.124.
Has the City made efforts to remove constraints on housing for persons with disabilities?	The City enforces the Building Code. Otherwise, the City has not identified any constraints to housing for persons with disabilities over which the City has discretionary control.
Does the City make information available about requesting reasonable accommodations?	A program in this Element commits the City to placing information relating to requests for reasonable accommodations at the main counter at City Hall and on meeting agendas.
<b>ZONING AND LAND USE</b>	
Has the City reviewed all of its zoning laws, policies, and practices for compliance with fair housing law?	The new Zoning Ordinance has been reviewed and found to be in compliance with fair housing law.
Are residential parking standards for persons with disabilities different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	In the new Zoning Ordinance, the parking space requirements for Residential Care Facilities are set at one-half space per resident plus one-half space per non-resident employee. Exceptions are allowed where shared parking can be demonstrated.
Does the locality restrict the siting of group homes?	The new Zoning Ordinance allows group homes with less than six clients in all Residential and Mixed-Use zone districts. For

<b>Potential Constraints and Analysis</b>	
	group homes with more than six clients (depending on the size of the facility and other proposed services), siting could be a factor in consideration of a conditional use permit.
What zones allow group homes other than those allowed by state law? Are group homes for over six persons allowed?	In the new Zoning Ordinance group homes with over six clients are permitted as a conditional use in all Residential and Mixed-Use zone districts.
Does the City have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?	The new Zoning Ordinance makes no distinction between households comprised of related or unrelated persons.
Does the land use element regulate the siting of special housing in relationship to one another?	No. The Land Use Element does not require a minimum distance between two or more special needs housing units.
<b>PERMITS AND PROCESSING</b>	
How does the City process a request to retrofit homes for accessibility?	An application is made to the City Building Department. The City has adopted the Uniform Building Code. There are no local amendments of the code that affect accessibility.
Does the City allow group homes with fewer than six persons by right in single-family zones?	Yes, the Zoning Ordinance specifically allows group homes (“Residential Care Homes”) of six or fewer individuals as principally permitted uses in all the all Residential and Mixed-Use zone districts.
Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?	Facilities serving more than six persons are considered “Residential Care Facilities” which are allowed as conditionally permitted uses in all Residential and Mixed-Use zone districts. Aside from the Use Permit requirement, no unique development or performance standards apply to that use.
What kind of community input does the City allow for approval of group homes?	No public input is solicited for licensed group homes serving six or fewer since they are treated as single-family dwellings. For facilities serving more than six (i.e., assisted housing), the conditional use permit process would require a public hearing by the City Planning Commission.
Does the City have particular conditions for group homes that will be providing services on site?	No. A use permit is required for facilities that have more than six persons. Other restrictions do not apply.
<b>BUILDING CODES</b>	
Has the City adopted the Uniform Building Code?	Yes, but local amendments do not affect disabled access.
Has the City adopted any universal design element into the code?	The City encourages the incorporation of universal design in new construction.
Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	Yes. Building permit applications and other building code matters can be accommodated at the front counter of City Hall. If additional assistance is needed (e.g., sign language), the City is committed to providing such assistance as addressed above.

### 2.5.3 Senior Housing

According to the US Census, close to 2/3 of those who own homes in Dunsmuir (65%) are 60 years of age or older. Given the number of seniors in the City, the lack of senior care facilities in and adjacent to the City is a concern. There has not been an interest to develop or convert structures to senior housing. The new Zoning Ordinance allows group homes of more than six persons in the Residential and Mixed-Use zones with a conditional use permit which could accommodate the need for an assisted living facility for seniors. Additionally, group homes for six or fewer persons are allowed in the Residential and Mixed-Use Zones, so the City's regulations would allow senior care facilities if a person or organization wanted to propose one.

### 2.5.4 Supportive Housing

Supportive housing is defined by Section 65582 of the Government Code ~~50675.14 of the Health and Safety Code~~ as housing with linked on- 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 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services that are linked to supportive housing usually focus on retaining housing, living, and working in the community, and/or health improvement. Pursuant to Government Code Section 65583(c)(3), supportive housing shall be considered a residential use of property and shall only be subject to those restrictions that apply to other residential dwellings of the same type in the same zone.

Dunsmuir's new Zoning Ordinance defines supportive housing consistent with the State's law definition and considers supportive housing to be a residential use of property. Further, the zoning ordinance does not differentiate between AB 2162 supportive housing and supportive housing as defined in GC 65582(g),y. Supportive housing is a principally permitted residential use that is allowed in the Residential and Mixed-Use Zones, as indicated in Table B-2, Table B-3, and Table B-4 above; that is R-2, R-3, MU-1, MU-2, MU-3, and T-C. These zones permit multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses. Supportive housing is subject to the same restrictions that apply to other residential uses in the same zone. allows it as a principally permitted use in the Residential and Mixed-Use Zones. The City's regulations would allow supportive housing if a project were proposed, however, the following two revisions are needed in order to fully comport with State law.

- A. AB 2160 was enacted in 2018. AB 2160 established limits on the local regulation of a narrowly defined type of supportive housing development. For qualifying supportive housing developments located within one-half mile of a public transit stop, a city may not impose any minimum parking requirements for the units occupied by supportive housing residents. While Dunsmuir's off-street parking do not distinguish supportive housing from other residential uses, the regulations do not incorporate the parking requirement for qualifying supportive housing developments located within one-half mile of a public transit stop. Program HE.4.2.1(1) commits the City to amending the Zoning Ordinance accordingly.
- B. The definition of supportive housing in Section 17.08.2200 of the Zoning Ordinance defines the target population by referencing Health and Safety Code Section (HSC) 53260(d). While the definition of target population in Section 53260(d) of the HSC aligns with the definition at Government Code Section 65582(i), the definition at HSC Section 53260(d) is difficult to locate. It is difficult to locate because it was part of the California Statewide Supportive Housing Initiative Act which sunset in 2009. Program 4.2.1(3) commits the City to amending to reference the definition of target population contained Government Code Section 65582(i).

### 2.5.5 Emergency Shelters, Low Barrier Navigation Centers, and Transitional Housing

Emergency Shelters. California Health and Safety Code (Section 50801) 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.”

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. Effective January 1, 2023, the definition of emergency shelter was expanded pursuant to Assembly Bill 2339 to include other interim housing interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care [Reference Government Code Section 65583(a)(4)(C)]. Additionally, the zone or zones designated by a city must have land available to accommodate at least one full-time emergency shelter, and the zone must allow other residential uses either by-right or with a conditional use permit if the locality’s designated emergency shelter zone is nonresidential.

The City’s Zoning Ordinance adopted in June 2023 defines emergency shelters consistent with State law, including AB 2339’s expansion for other emergency housing interventions. The Zong Ordinance allows emergency shelters as a principally permitted use in the MU-3 zone. As presented in Table B-3 above the MU-3 zones allows a range of residential uses, including multifamily residential by-right. Therefore, the City’s Zoning Ordinance for emergency shelters meets the requirements of AB 2339 (2022). As provided by Government Code Section 65583(a)(4), section 17.92.110 of Dunsmuir’s adopted Zoning Ordinance establishes the following objective development standards for emergency shelters:

#### A. Physical Characteristics.

1. The facility shall comply with applicable state and local uniform housing and building code requirements.
2. The facility shall have on-site security during all hours when the shelter is in operation.
3. The facility shall provide exterior lighting on pedestrian pathways and parking lot areas on the property. Lighting shall reflect away from residential areas and public streets.
4. The facility shall provide secure areas for personal property.

#### B. Maximum number of beds per facility shall not exceed fifteen beds.

#### C. The maximum term of staying at an emergency shelter is six months.

#### D. Emergency shelters shall provide on-site management.

Dunsmuir’s emergency shelter development standards are objective and do not exceed the statutory limits for local regulation per Government Code Section 65583(a)(4)(B). With respect to emergency shelter parking standards, which are contained in section 17.76.140 of the Zoning Ordinance, emergency shelters are to provide parking at a rate of space per five shelter occupants plus one space for staff. Given the Zoning Ordinance’s bed limit of 15, this would mean the maximum number of spaces a shelter would need to provide would be four. The City’s ratio accounts for staff who operate the shelter. The low ratio also accounts for families and households experiencing homelessness, while providing parking area for those who may have personal vehicle due to the Dunsmuir’s rural setting. The City believes the parking requirement is not burdensome or a barrier, and is reasonably appropriate for a small rural community.

~~The City's new Zoning Ordinance defines emergency shelters consistent with the state's definition and allows it as a principally permitted use in the MU-3 Mixed Use Zone. The MU-3 zone is appropriate for siting of emergency shelters because the MU-3 zone "to be applied primarily to centrally located areas outside of the Historic District that are suitable for a compatible mixture of more densely developed residential and nonresidential uses that can be served by public transit."~~<sup>1</sup> Out of the four parcels zoned MU-3, two properties are identified in Dunsmuir (Table B-6) where an emergency shelter could be developed because:

- they are allowed by right,
- the lots have no physical or governmental constraints, and are served by public water and sewer and a paved road along the frontage with sidewalks and streetlights,
- ~~essential services, i.e., a grocery store, a STAGE bus stop and the City's library, other services~~ are available nearby (within ~~½-0.50~~ mile) such as a grocery store, a bus stop and a library.

**Table B-6  
Emergency Shelter Land Inventory**

APN	AcresSq. Ft.	Zoning	General Plan	Current Density (units/acre)	Realistic development potential (units)	Current Use
058-151-310	<del>0-093,92</del> 0.4	MU-3	MU	40	3	Vacant
058-151-320	<del>0-052,17</del> 8	MU-3	MU	40	1	Vacant

Low Barrier Navigation Centers. Assembly Bill 101 was enacted in 2019 and requires cities and counties allow low barrier navigation centers (LBNC) a use allowed by-right in mixed-use zones and nonresidential zones permitting multifamily uses if a navigation center proposal meets requirements of Government Code Section 65662 et seq. A LBNC is statutorily defined in Government Code Section 65660(a), and is a Housing First shelter focused on moving individuals experiencing homelessness to services and housing. Cities and counties are to expedite navigation center applications in accordance with the statute. Although AB 101 is scheduled to sunset January 1, 2027, given the extent of California's crisis of housing and homelessness, it would not be unexpected if the Legislature extended the sunset date.

Dunsmuir's MU-1, MU-2, MU-3, and T-C zones are mixed-use zones. While the June 2023 Zoning Ordinance expanded the definition of emergency shelter consistent with AB 2339, the Zoning Ordinance needs to be amended further to allow for LBNC consistent with Government Code Section 65660 et seq. Program HE.4.2.1(2) commits the City to amending the Zoning Ordinance to permit LBNC by-right (as a ministerial action, without discretionary review or a hearing) in the MU-1, MU-2, MU-3, and T-C zones. Program HE.4.2.1(2) also directs the Zoning Ordinance amendments to establish definitions, procedures, and standards for low barrier navigation centers that are consistent with provisions of Government Code Section 65660 et seq.

Transitional Housing. SB 2 (2007) 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 of the Health and Safety Code as rental housing for stays of at least six months, but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group

<sup>1</sup> Section 17.36.010, "Purpose and applicability", Dunsmuir Zoning Ordinance, adopted June 2023.

housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

The City's new Zoning Ordinance provides a definition for transitional housing consistent with the state's definition and it identifies zones where this type of use is permitted. As shown in Tables B-1 and B-2, transitional housing is principally permitted in the Residential and Mixed-Use zones—as indicated in Table B-2, Table B-3, and Table B-4 above. That is, transitional housing is an enumerated by-right use in the R-1, R-2, R-3, MU-1, MU-2, and MU-3 zones, and is subject to the same restrictions that apply to other residential uses in the same zone. Like other residential uses in the T-C zone (except for Live/work units), transitional housing is allowed by-right when combined with a commercial use.

### **2.5.6 Single Room Occupancy Units**

Housing elements must identify zoning to encourage and facilitate single-room occupancy units (SROs), which are often the most appropriate type of housing for extremely low-income persons. The City's new Zoning Ordinance defines SRO's and explicitly allows them as conditionally permitted uses in the R-3 and Mixed-Use zones. They also define another use that could accommodate the needs of extremely low-income households - Dormitories – which are allowed as principally permitted uses in the R-3 Zone. One notable distinction between Dormitories and SRO's is SRO's are allowed to have kitchenettes in individual rooms while Dormitories have common dining facilities.

### **2.5.7 Housing for Farmworkers**

The new City of Dunsmuir Zoning Ordinance addresses farmworker housing by defining it as "Employee Housing". It further distinguishes between "Small Employee Housing" for six or fewer tenants, and "Large Employee Housing" for up to 36 tenants in one or more buildings. Small Employee Housing is allowed in all Residential and Mixed-Use zones by-right. Large Employee Housing is not listed as an allowed use in any of the zones although single-room occupancy units described above could fill that need.

### **2.5.8 Mobile Homes/Manufactured Housing**

Pursuant to State law, a mobile home built after June 15, 1976, certified under the National Manufactured Home Construction and Safety Act of 1974, and built on a permanent foundation may be located in any residential zone where a conventional single family detached dwelling is permitted subject to the same restrictions on density and to the same property development regulations. Section 17.08.1440 defines a manufactured home consistent with the cited section of State law. The definition of dwelling unit, section 17.08.860, does not include qualifying language giving preferential treatment of conventional single family construction over manufactured housing. Manufactured housing is permitted in all zones permitting single family development

## **2.6 Other Mandatory State Housing Laws and New Laws that Encourage Housing Development**

Discussed below are additional new State housing laws. Some of these new laws limit local regulation of housing and some encourage housing development. Unfortunately, as the laws are currently written, neither the City or property owners are able to exercise these new laws.

**Senate Bill 9 (2021):** The California HOME Act—otherwise known as Senate Bill 9—took effect on January 1, 2022 and makes it possible for homeowners to split their home's lot and build up to four homes on a single-family parcel. For a property to exercise SB 9's incentives it must be located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau. With the 2020 Census, the Census Bureau no longer identifies an individual urban area as either an "urbanized

area" or an "urban cluster", but refers to all qualified areas as "urban areas".<sup>2</sup> According to the 2020 U.S Census, the City of Dunsmuir does not contain any portion of Urban Area; only the cities of Weed, Yreka and Mount Shasta have U.S. Census Urban Area.<sup>3</sup> This means although SB 9 can be implemented without a locality adopting an implementing ordinance, lands in the City of Dunsmuir do not meet the eligibility requirements for property owners to exercise SB 9.

**Senate Bill 10 (2021):** Senate Bill 10 provides cities with an easier path for "up-zoning" residential neighborhoods close to job centers, public transit, and existing urban areas. Under SB 10, cities can upzone qualifying properties to allow construction of up to ten units on a single parcel without requiring an environmental review, which is otherwise mandated under the California Environmental Quality Act. Some jurisdictions have leveraged SB 10's provisions to offer interested property owners no- or low-cost voluntary upzoning of their property. For a city to exercise SB 10, the parcel must be located in one of the following areas [Reference: Gov't Code Section 65913.5(a)(1)]:

- (1) A transit-rich area. Means a parcel within one-half mile of a major transit stop, as defined in Section 21064.3 of the Public Resources Code, or a parcel on a high-quality bus corridor.
  - A major transit stop means a bus stop served by public mass transit service with features that include full-time dedicated bus lanes or operation in a separate right-of-way dedicated for public transportation with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.
  - A high-quality bus corridor means a corridor with fixed route bus service, and average service intervals, Monday through Friday, of no more than 15 minutes during peak morning, late afternoon, and evening commute times, and no more than 20 minutes between the 6:00 am to 10:00 pm. On the weekends, the average service interval is no more than 30 minutes.

As reviewed in Appendix A, section 2.6, Siskiyou county's STAGE provides service to Dunsmuir, including its express service. The availability of STAGE improves access to opportunities for education, employment, and services that is affordable. However, a review of the July 2023 STAGE schedule, indicates the major transit stop or high-quality bus corridors thresholds are not met.<sup>4</sup>

- (2) An urban infill site. An urban infill site means a site that satisfies all of the following [Reference: subdivision (e)(3) of Gov't Code Section 65913.5]:
  - (A) A site that is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau. (emphasis added)

<sup>2</sup> [https://www2.census.gov/geo/pdfs/reference/ua/Census\\_UA\\_2020FAQs.pdf](https://www2.census.gov/geo/pdfs/reference/ua/Census_UA_2020FAQs.pdf), page 4, accessed November 8, 2023.

<sup>3</sup> <https://www.federalregister.gov/documents/2022/12/29/2022-28286/2020-census-qualifying-urban-areas-and-final-criteria-clarifications>, accessed November 8, 2023

<sup>4</sup> [https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/general\\_services/page/5581/stage\\_20230406\\_schedules.pdf](https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/general_services/page/5581/stage_20230406_schedules.pdf), accessed November 8, 2023

- (B) A site in which at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined.
- (C) A site that is zoned for residential use or residential mixed-use development, or has a general plan designation that allows residential use or a mix of residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use.

As discussed above under SB 9, the City of Dunsmuir does not contain any portion of an US Census Urban Area; only the cities of [Weed](#), Yreka and Mount Shasta have U.S. Census Urban Area. Therefore, lands within the limits of Dunsmuir are not eligible for the provisions of SB 10.

The housing element could be modified to include a program committing the city to developing local land use regulations that are modeled after SB 9 and/or SB 10, however, the adoption of similar regulations would not be exempt from CEQA. Developing new zoning land use regulations modeled after SB 9 and/or SB 10 would require staffing and financial resources, and may be duplicative of the zoning ordinance's provisions for J/ADUs and overall improved allowances for a variety of by-right housing types and housing for special-needs populations in multiple zoning districts. An alternative would be to improve information about J/ADUs and to increase property owner awareness through marketing, utilizing toolkits and resources prepared by other California cities and counties (e.g., Point Arena, Clovis, Sacramento, Humboldt county, etc.). There would still be implications for City resources but at lesser degree, and may yield better production results. At the discretion of the City Council could amend the community awareness program, HE.2.1.1, to include this specific commitment.

**Housing Crisis Act of 2019, Government Code 66300-66301:** The Housing Crisis Act (HCA) requires HCD to develop a list of cities ("affected cities") and census designated places (CDPs) within the unincorporated county ("affected counties"). An affected city includes all cities in urbanized areas and all cities with a population greater than 5,000 in an urban cluster. In accordance with the provisions of the HCA, in April 2023, HCD released the updated listing of affected cities and affected counties based on new data obtained from the 2020 Census. Although nearly 94 percent of California cities are affected cities, Dunsmuir is not identified as an affected city [in HCD's April 2023 updated listing of affected cities](#); therefore, the provisions of HCA that prohibit affected localities from taking certain zoning-related actions do not ~~extend-apply~~ to Dunsmuir.

**Ministerial Streamlining (SB 35):** California Senate Bill 35 (SB 35) was enacted in 2017. SB 35 applies in cities and counties that are not meeting their RHNA goal for construction of above-moderate income housing and/or housing for households below 80 percent area median income (AMI). SB 35 requires local government to streamline the approval of certain housing projects located on a qualify property by providing a ministerial approval process. Developers of qualifying projects may opt in and exercise the incentives provided by SB 35 in cities and counties that are subject to SB 35. HCD annually determines which cities and counties are subject to SB 35. [In cities and counties subject to SB 35, a project proponent must demonstrate the project meets several planning standards in order to exercise SB 35's incentives. The planning standards include site standards that must also be met. A site must meet all the threshold requirements specified in paragraph \(2\) of Government Code Section 65913.4, which includes the following standard:](#)

[It is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau. \[emphasis added\]](#)

~~As discussed above, only the cities of Weed, Yreka, and Mt. Shasta contain area designated as urban by the U.S. Census. This means while Dunsmuir is subject to SB 35 when proposed developments include at least 10 percent affordability, a~~According to the SB 35 Statewide Determination Summary released by HCD on June 30, 2023, ~~the City of Dunsmuir is subject to SB 35 when proposed developments include at least 10 percent affordability, a project is unable to invoke SB 35 and exercise its incentives because. For a site, located within city boundaries, to be eligible for SB 35 the site must be a legal parcel, or parcels, and located in a city where the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau. Again, Dunsmuir does not have lands designated as Urban Area by the 2020 U.S. Census,; there~~Therefore, there are no sites in the City of Dunsmuir that would be eligible for SB 35.

## 2.7 Development and Processing Fees

Many of the large, vacant residentially zoned parcels 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 multi-family construction are listed in Table B-7. 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 application. Planning and processing fees are summarized in Table B-8. It is important to note that these fees are provided for informational purposes only and are subject to change.

As shown in Table B-9, the City’s 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-7  
Development Impact Fees**

Facility	Fee Per Dwelling Unit	
	Single-Family	Multi-Family <sup>(2)</sup>
Water Connection Fee	\$1,272	\$127.20
Sewer Connection Fee	\$3,362	\$336.20
School Impact Fees <sup>(3)</sup>	\$2.90/sq. ft.	\$2.90/sq. ft.
<b>Total</b>	<b>\$7,673</b>	<b>\$3,900</b>

Source: City of Dunsmuir 2015, 2023<sup>5</sup>

Notes: (1) Fees are for informational purposes only and are subject to change.

(2) Connection fees are the same for single-family and multi-family structures. Therefore, in order to determine the typical fee per multi-family dwelling unit, it is assumed the cost burden would be distributed among 10 units.

(3) For the purpose of calculating school impact fees, it is assumed that all dwelling units, both single-family and multi-family, would be approximately 1,200 square feet.

<sup>5</sup> [https://library.municode.com/ca/dunsmuir/codes/code\\_of\\_ordinances?nodeId=TIT13PUSE\\_CH13.04WASY\\_13.04.090SECOME](https://library.municode.com/ca/dunsmuir/codes/code_of_ordinances?nodeId=TIT13PUSE_CH13.04WASY_13.04.090SECOME) accessed September 7, 2023

**Table B-8  
Planning Permit Fees**

Fee Type	Fee
Annexation	\$3,425 + LAFCO fees
Conditional Use Permit	\$1,505
Lot Line Adjustment	\$890
Variance	\$1,175
Rezone	\$2,510
Subdivision (5 or more lots)	\$4,655
Parcel Map (4 or less lots)	\$3,025
Negative Declaration	At cost + 10% + County fees
Environmental Impact Report	At cost + 10% + County fees
General Plan Amendment	\$2,765

Source: City of Dunsmuir 2023

Notes: (1) Fees are for informational purposes only and are subject to change.

**Table B-9  
City of Dunsmuir Total Fees for Typical Single- Multi-Family Units**

Housing Type	Total Fees	Estimated Development Cost per Unit	Estimated Proportion of Fees to Development Costs per Unit
Single-Family Unit	\$9,681	\$176,900	5.5%
Multi-Family Unit	\$5,908	\$124,700	4.7%

Source: www.building-cost.net 2015, City of Dunsmuir 2015

Notes: Typical single-family unit estimated at 1,200 square feet and multifamily at 900 square feet.

Including the cost of building permits and planning fees, which are roughly \$2,008 per unit for a 1,200 square foot single-family or 900 square foot multifamily dwelling, development fees average \$9,681 for a typical 1,200-square-foot single-family dwelling and \$5,908 per 900 square foot multifamily unit. Depending on housing unit size and type, City and school district fees amount to between 5.5 and 10 percent of the total cost of each new housing unit. The fees for a typical single-family unit are approximately 5.5 percent of overall development costs. The fees for a typical multi-family unit are approximately 4.7 percent of overall development costs. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these fees are on par with other cities in the region, are deemed necessary to maintain the quality of life desired by City residents, and do not constrain the development of affordable housing.

**2.8 Permit Processing Times**

The time involved in processing development applications can become a constraint to affordable housing development. However, because Dunsmuir is a small community that receives few applications and almost no complicated applications, the processing of a residential application occurs expeditiously. In Dunsmuir, most development applications for single-family and multi-family developments take approximately two to four 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 whether it’s a single-family or multi-family project. Table B-10 lists the typical review times for each type of permit or approval process in the City in 2009 which are applicable to current projects as well.

**Table B-10  
Planning Processing Times**

Type of Approval or Permit	Typical Processing Time
Ministerial Review	2-4 weeks
Conditional Use Permit (CUP)	6-8 weeks
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 Dunsmuir 2009

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.

### 2.9 Building Codes and Enforcement

The City has adopted the current California Building Code for its code requirements and has not adopted additional standards beyond those contained in the CBC. Therefore, because the California Building Code serves to protect public health and safety, it does not pose a significant constraint to the production or improvement of housing in Dunsmuir.

Code enforcement typically occurs when the building inspector is processing other permits on the site or when complaints are filed. City staff works with the Siskiyou County Health Department when the complaint appears to be a matter of both health and safety.

## 3.0 Actual and Potential Non-Governmental Constraints to Housing

### 3.1 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. Residential land costs in Dunsmuir as of December 2022 are shown in Table B-11. Land prices ranged from \$63,158 per acre to \$203,125 per acre. The largest lot for sale was 1.75 acres priced at \$249,000 coming out to \$142,286 per acre. The smallest lot of land was 0.14 acres at \$22,000 coming out to \$157,143 per acre.

**Table B-11  
Vacant Land Costs, Dunsmuir, December 2022**

Acres	Price	Price/Acre	Price/sf
1.75	\$249,000	\$142,286	\$1.87
0.32	\$65,000	\$203,125	\$14.57
0.95	\$60,000	\$63,158	\$1.53
0.49	\$35,000	\$71,429	\$3.35

0.14	\$22,000	\$157,143	\$25.77
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Source: Zillow.com, December 2022

Table B-12 shows the average land costs throughout the County according to the Siskiyou County Draft Housing Element. The City has higher than average lot costs compared to other jurisdictions in the region.

**Table B-12  
Average Vacant Land Costs, Siskiyou County**

City	Lot Size (sf)	Price	Price per sf
Mt. Shasta	36,183	\$106,500	\$2.94
Weed	17,747.375	\$11,119	\$0.63
Montague	49,223	\$28,500	\$0.58
Seiad Valley	65,340	\$80,000	\$1.22
Hornbrook	43,560	\$37,000	\$0.85
Dorris	6,354	\$11,000	\$1.73

Source: Siskiyou County Draft Housing Element

### 3.2 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. **Table B-13** summarizes the affordable multi-family construction costs for Siskiyou and Shasta Counties in 2021. The only project located in Siskiyou County is the Siskiyou Crossroads in Yreka. The project is for 49 units and is a total of 36,317 square feet (SF). The construction costs are \$12,820,045, per unit they are \$216,634, and per SF they are \$353. The most expensive project is in Redding, CA in Shasta County. The project is for 60 units and is a total of 56,091 SF. The total construction costs are \$16,266,436 at \$271,107 per unit and \$290 per SF.

**Table B-13  
Affordable Multi-Family Construction Costs, Siskiyou and Shasta Counties 2021**

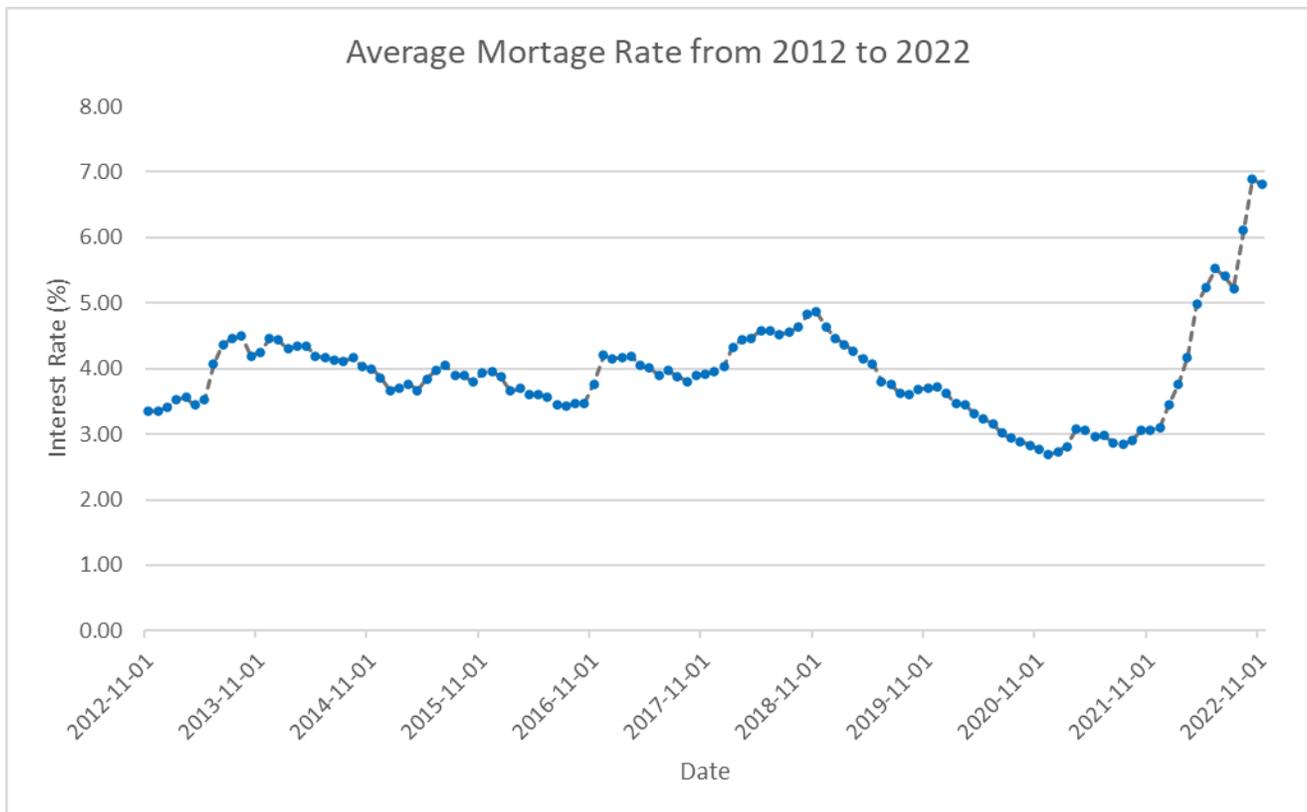
Project	Address	Total Units	Total Sq. Ft.	Construction Costs	Construction Cost Per Unit	Construction Cost Per Sq. Ft.
Siskiyou Crossroads	510 N. Foothill Dr., Yreka	49	36,317	\$12,820,045	\$216,634	\$353
Burney Commons	Bainbridge Dr., Burney	29	28,428	\$8,642,000	\$298,000	\$304
Lowden Lane Senior Apts.	2775 Lowden Lane, Redding	60	56,091	\$16,266,436	\$271,107	\$290
Center of Hope Apts.	1201 Industrial St., Redding	47	43,819	\$14,942,373	\$317,923	\$341
Live Oak Redding	1320 & 1358 Old Arturas Rd., Redding	38	65,203	\$11,215,000	\$295,132	\$172
				<b>Average</b>	<b>\$288,759</b>	<b>\$292</b>

Source: Siskiyou County Housing Element Draft

### 3.3 Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of housing available to all income levels in Mt. Shasta; fluctuating interest rates can eliminate many potential homebuyers from the housing market. Higher interest rates increase a homebuyer’s monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer. When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period. As shown in Figure 1, mortgage rates reached a ten year low of 2.68% in December 2020. Since then, they have been increasing and recently peaked in October 2022 at 6.90%.

Figure 1<sup>6</sup>



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. In addition, the availability of variable rate mortgages has declined in the last few years due to greater regulation of housing lending markets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing

<sup>6</sup> Freddie Mac, 30-Year Fixed Rate Mortgage Average in the United States [MORTGAGE30US], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/MORTGAGE30US>, November 25, 2022.

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-14** illustrates interest rates as of November 2022. 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-14  
Interest Rates, November 2022**

Conforming Loan Type	Interest	APR
30-year fixed	6.250%	6.431%
15-year fixed	5.625%	5.959%
7/6-month adjustable	6.250%	6.431%

Source: Wells Fargo, November 2022

### 3.4 Short-Term Rentals

Dunsmuir has long been a popular destination for vacationers. Entire neighborhoods, such as Shasta Retreat, and recreation facilities that included the Dunsmuir Community Pool were developed for and because of tourism. While some longstanding hotels and motels, and a few new ones, continue to operate in Dunsmuir some travelers prefer to stay in residences made available by their owners as short-term rentals (STR's).

Due to concern about the lack of available long-term rental housing in the City and public perception that the conversion of residences to short-term rentals may be to blame, the City Council passed an ordinance regulating STR's and directed the Planning Commission review it periodically. The draft regulations were developed following a review of the STR's ordinances adopted by, or in the process of being developed by, the cities of Mt. Shasta, Truckee, Mammoth Lakes, Big Bear Lake, Nevada City, and Monterey, and the counties of Siskiyou, Placer, and Mendocino.

The key elements of the ~~draft~~adopted regulations are summarized below:

- **Registration.** An annual registration and registration fee is required for all short-term rentals.
- **Occupancy Limit.** No more than two people per bedroom, excluding children under five, would be permitted to occupy a short-term rental.
- **Parking.** When located in a zoning district where off-street parking is required, one off-street parking space is required for short-term rentals with two or fewer bedrooms and two off-street parking spaces are required of short-term rentals with three or more bedrooms. When located on property with more than one dwelling unit, the off-street parking requirement for the short-term rental would be in addition to all other off-street parking requirements.
- **Garbage and Recycling.** The accumulation of trash and debris outside of a short-term rental is prohibited at all times. Garbage and recycling are not permitted to be left on the street for collection prior to the day of pickup. If due to space limitations, garbage and recycling would be stored outside of the vacation rental, it would need to be stored in a fully enclosed structure or a bear resistant trash enclosure.

- **Fire Safety.** To address fire safety, visible address numbers, working fire extinguishers, smoke alarms, and carbon monoxide detectors is required at every short-term rental. Short-term rentals would be prohibited from having charcoal grills and outdoor fire pits, except those operated by gas. Each dwelling would be subject to inspection by the Dunsmuir-Castella Fire Department prior to authorization for use as a short-term rental and once every three years to ensure compliance with the short-term rental requirements and the City’s hazardous vegetation ordinance.
- **Public Health.** Pools, spas, saunas, and shared laundry facilities are considered public facilities and, if provided, would be subject to review by the Siskiyou County Environmental Health Division for compliance with State regulations.
- **Code Compliance.** The existing residence would be subject to inspection by the Building Department and Planning Department to determine if the short-term rental complies with city standards. Proof of compliance would be required prior to authorization for use of the dwelling as a short-term rental.
- **Special Events.** Weddings, corporate events, commercial functions, and any other similar events are prohibited at short-term rentals.
- **Local Contact Person.** Every short-term rental is required to have a designated local contact person available by telephone on a 24-hour basis and who could be physically present at the short-term rental within 45 minutes of contact by the City or a short-term rental guest.
- **Interior Postings.** All short-term rentals are required to post short-term rental rules, including occupancy limits, garbage, parking, and noise restrictions; contact information for the designated local contact person; emergency evacuation information; and notice of financial penalties for violations.
- **Violations.** The regulations impose an administrative penalty of up to \$500 per day for each violation for a first administrative citation, and up to \$1,000 per day for each violation contained in a second or subsequent administrative citation. A short-term rental certificate would be revoked if a unit receives three citations within a 12-month period, and a new certificate would not be issued for a period of 12 months.
- **J/ADUs and Deed Restricted Units.** Use of J/ADUs and units subject to affordability covenants as short term rentals is prohibited.
- **Zones Permitting Short-Term Rentals.** Short-term rentals are an enumerated accessory use in all zones permitting residential uses.

Based upon the Planning Commission’s initial review of the impacts of the ordinance on May 10, 2023, staff identified 71 short-term rentals operating within Dunsmuir city limits in 2023, which is equivalent to 6.4 percent of the City’s estimated housing stock. When the short-term rentals located on commercially zoned property are factored out, it is estimated that there are 36 short-term rentals operating on 35 residentially zoned properties in the City, or close to three percent of the housing stock.

The initial review of the ordinance impacts did not reveal a compelling need to revisit the terms of the new ordinance. Future reviews will describe the economic benefits of permitting short-term rentals and the potential impacts on the community including impacts on affordable housing, schools, local businesses, and essential services. Possible revisions to the ordinance to address these impacts could include limiting the overall number of short-term rentals, limiting the conversion of multifamily housing, and/or directing the funds received by the City from short-term rentals to affordable housing programs. Other revisions to address the impacts of STR’s on Dunsmuir may be considered as well.

### 3.5 Adequacy of Existing Infrastructure<sup>7</sup>

**Water Service:** According to the City of Dunsmuir 2015 Master Water Plan (Pace Engineering, 2015), maximum daily demand (MDD) within the city in 2015 was estimated at 0.84 million gallons (MG). This number is projected to reach 0.97 MG in 2035 and 2.08 MG at “ultimate flow.” The latter is defined as population saturation of the City’s entire Area of Influence, which is an area more than three times the size of the City of Dunsmuir.

Water is supplied to the city through the diversion of four of 16 springs known collectively as Mossbrae Springs. The entire Mossbrae Springs system (i.e., all 16 springs) is estimated to have a total yield of approximately 15 cubic feet/second, or about 9.6 million gallons/day (MGD). Based on estimated flows during the recent drought, it is estimated that the existing spring headworks has an effective maximum daily capacity of about 1.5 MGD and could be increased to about 1.6 MGD with improvements to the headworks. The City currently has a water right to 1.27 MGD from Mossbrae Springs, which is based on an annual maximum 30-day use period. Although the capacity of the spring exceeds the estimated 2035 maximum day demand (MDD) demand of 1.32 MGD, the spring capacity is less than the estimated ultimate MDD of 2.08 MGD. As a result, the Master Water Plan recommends that as demand approaches the City’s full water right, the City increase the capacity of its headworks, develop wells in the vicinity of Dunsmuir Municipal-Mott Airport, and pursue additional spring rights. Water flows by gravity from the Mossbrae Springs diversion into the City’s four existing pressure zones: the Lookout, Prospect, Shasta Retreat, and Downtown pressure zones. Additional pressure zones are planned to better accommodate existing and future development. The City presently has two storage reservoirs, the 0.65 MG Lookout Reservoir and the 0.40 MG Downtown Dunsmuir Reservoir. To provide additional pressure to the Downtown Pressure Zone, the Downtown Dunsmuir Reservoir will be replaced with a 0.90 MG reservoir at a higher elevation. In 2020, PACE Engineering prepared a Preliminary Engineering Report in support of a water system improvement project address the City’s aging water system infrastructure. Because the City’s water rates are insufficient to fund a loan for the entire project, the report indicates the City will seek appropriate funding, i.e., a combination of grants and a low interest loan, offset the costs.

**Wastewater:** The City operates a wastewater collection and treatment system that serves almost all areas of the city, many residential properties located in the unincorporated area south of the city to the wastewater treatment plant (WWTP), and a limited number of properties in the unincorporated area to the north, including the St. Germain complex and the California Department of Transportation (Caltrans) facility along Mott Road.

The City’s collection system consists of old clay piping, dating back to the early 1900s. Large portions of the collection system were replaced in the mid-1970s. The south Dunsmuir area, located west of the Sacramento River and south of Vernie Street, was sewerred in the late 1980s. In 2012, the entire collection system in the Stagecoach/Masson/Buckboard subdivision was replaced with new PVC sewers and manholes. In general, the Dunsmuir sewer collection system has adequate capacity to meet current and expected short-term flows. The City continues to explore funding opportunities to replace the oldest and most deteriorated portions of the system, which will help reduce infiltration and inflow and reserve treatment plant capacity for future growth.

The City’s WWTP was constructed in the mid-1970s and had a design average dry weather flow (ADWF) capacity of 0.30 million gallons per day (MGD). In the early 1990s, the City added effluent filtration facilities and sludge drying beds. The filtration facilities gave the City the ability to discharge to the Sacramento River during “shoulder” periods in the spring and fall. In 2012, the City completed a major improvement project to the WWTP which consisted of adding a larger secondary clarifier, additional filtration capacity, and improved disinfection facilities.

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<sup>7</sup> Draft Initial Study/Negative Declaration for the City of Dunsmuir Zoning Code Update, SCH # 2023030791, March 2023.

The purpose of the project was to allow the City to comply with new effluent discharge requirements when discharging to the river and increase the wet weather flow treatment capacity (Quad Knopf, 2021).

## 4.0 At-Risk Housing and Housing Resources

### 4.1 Affordable Housing Units At-Risk of Conversion

California Government Code Section 65583(a)(9) et seq. requires that the Housing Elements include an analysis of the assisted low-income housing units in a city or county 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 Dunsmuir currently has no multi-family housing projects that receive federal or state 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 multi-family housing with redevelopment or Community Development Block Grant (CDBG) funds. Consequently, there are no multi-family housing projects that are considered to be at risk during the 6<sup>th</sup> cycle planning period.

### 4.2 Rehabilitation Program

The 2014 Housing Element documented the City's rehabilitation loan program is currently funded by a revolving loan account. 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 into a loan account to give to new applicants. Loans are made to households in target income groups and can be used for structural rehabilitation, room additions to relieve overcrowding, and total reconstructions. 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 3 percent but can be as low as 0 percent for very low-income households, and the life of the loan can be up to 30 years. Five households were assisted in the past. Currently, the program is temporarily suspended until additional funding can be obtained or repayments are of a sufficient amount to offer rehabilitation loans. Program HE.3.1.1 in this Housing Element seeks additional grant funding for the rehabilitation loan program.

### 4.3 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, HCD has a Housing Assistance Program that administers the Section 8 program in those counties.

The Shasta County Housing Authority administers the Housing Choice Voucher (Section 8) program for Siskiyou County and its jurisdictions. The 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 and the Section 8 program pays the remaining amount. The previous Housing Element reported a total of 195 vouchers throughout Siskiyou County and 25 within the city. According to the Shasta County Housing Authority the Housing Choice Voucher waiting list was open and accepting applications in 2023<sup>8</sup>

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<sup>8</sup> <https://www.shastacounty.gov/housing-community-action-programs> accessed August 16, 2023

## 5.0 Regional Housing Needs

Pursuant to the California Government Code Section 65584, HCD has developed a Regional Housing Need Allocation (RHNA) Plan for the Siskiyou county region. The RHNA Plan identifies a need for 20 new residential units in Siskiyou county region over an eight-year period (February 2023 to November 2031). The regional housing need for 20 units is evenly shared and distributed among the County and each of the nine cities. Each jurisdiction has been allocated two housing units. As part of the RHNA Plan, HCD designates the affordability targets for the housing units. For the two housing units, the RHNA Plan identifies affordability targets of one low-income unit and one very-low income unit for each jurisdiction in the Siskiyou region. Thus, the City of Dunsmuir’s share of regional housing needs is two units over the eight-year period with one unit affordable to very low-income households and the other unit designated as affordable to low-income households.

Based on the requirements of State law, jurisdictions must also address the projected need of extremely low-income (ELI) households, defined as households earning less than 30 percent of the median income, and at least 50 percent of a jurisdiction’s very low income RHNA must be categorized as ELI. The City has assigned the one very low-income unit to the extremely low-income category for its 6th cycle RHNA. Thus, the City of Dunsmuir’s share of regional housing needs is two units over the eight-year period with one unit affordable to extremely low-income households and the other unit designated as affordable to low-income households. The City’s RHNA is presented in Table B-15.

The City and the community recognize that the City’s RHNA values underestimate the actual local housing need. Dunsmuir is not immune from the housing crisis facing most communities in California and residents are confronted with price and rent increases often exceeding the buying power of local wages, increasing construction costs, and the historic and present pace of home construction not keeping up with pace population growth and other changes.

As shown in Appendix C, the City’s inventory of vacant property zoned to allow by-right multifamily is sufficient to meet the City’s 2023-2031 RHNA of two housing units: one extremely low income housing unit and one low income housing unit, making it unnecessary for the City to undertake a rezoning program in order to have adequate sites for new housing development. Nonetheless, in recognition that the community housing need is greater than the City’s RHNA obligation, a critical objective of the Housing Element’s Goals, Policies and Programs City is to increase the variety and affordability of housing during the Element’s eight-year planning period. The sites identified in Appendix C can support the development of housing in excess of the City’s share of the 2023-2031 regional housing needs as estimated and allocated by HCD. Therefore, it can be conclusively stated that the City has an adequate inventory of sites to its with supporting public services and facilities, to accommodate its housing needs over the current planning period.

**Table B-15  
Regional Housing Needs Allocation City of Dunsmuir, 2023-2031**

Income Category	Projected Housing Needs	Percentage of Total
Extremely Low*	1	50%
Very Low	0	0%
Low	1	50%
Moderate	0	0%

Income Category	Projected Housing Needs	Percentage of Total
Above Moderate	0	0%
Total	2	100%

\* For Extremely Low-Income jurisdictions may either use available Census data to calculate the number of projected extremely low-income households or presume 50 percent of the very low-income households qualify as extremely low-income households.

Source: Siskiyou County 6th Cycle Housing Element Data Packet, December 21, 2021; Siskiyou County Final RHNA, HCD, December 2021.

## 6.0 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 reliance on automobiles by encouraging more mixed-use and infill development and providing pedestrian access to commercial and recreational facilities.

Some energy conservation features are incorporated into the design of residential structures in the City of Dunsmuir due to the requirements of Title 24 of the California Code of Regulations (also known as the California Building Standards Code), 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 weatherstripping. Incorporating new technology in residential development 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, a number of economically feasible measures 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 heat pumps for heating and cooling of living areas;
- 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, optimum orientation of structures, lowering appliance consumption, and maximization of solar energy technology. The following programs relate to the City's opportunities for energy conservation:

- Program HE.6.1.1: The City will promote and publicize the availability of funding for housing rehabilitation, energy conservation, and weatherization programs by providing handouts available at public locations and through an annual mailing.
- Program HE.3.3.1: The City will continue to enforce State requirements that units rehabilitated under the rehabilitation program funded with CDBG funds comply with California's Title 24 energy standards, including retrofit improvements such as dual-pane windows, ceiling and floor insulation, caulking, and weather stripping to reduce energy costs.

# Appendix C – Inventory of Sites, Sites for Emergency Shelters, and Lands Available for Residential Development

State law requires the jurisdiction’s housing element have an inventory of land suitable for residential development. The inventory is to include vacant sites and sites with potential for redevelopment, an analysis of the relationship of zoning and infrastructure and services to these sites, and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction’s duty to affirmatively further fair housing. The purpose of the inventory is to identify sites that can be developed for housing within the planning period (GC Section 65583.2). To inform the discussion of what may happen in the future, this Appendix begins by looking at what occurred in the past during the previous housing element timeframe: 2014 - 2019. And with the recent enactment of AB 2339 (2022), the housing element now must also assess the adequacy of sites designated for emergency shelters. Given these requirements, Appendix C is divided into the following four subsections:

Section 1.0 –Progress on the 5th Cycle Regional Housing Needs Allocation: 2014 – 2019

Section 2.0 – Summary of Lands Available and Suitable for Residential Development

Section 3.0 – Analysis of the adequacy of sites identified to accommodate emergency shelters pursuant to AB 2339 (2022).

Section 4.0 –Site Identified for the 6<sup>th</sup> Cycle Regional Housing Needs Allocation

## Progress on the 5th Cycle Regional Housing Needs Allocation: 2014 - 2019

The City had a projected housing need of 23 units during the previous planning period, 2014 – 2019, also referred to as the 5<sup>th</sup> cycle. The units were targeted for the following income categories:

- Very low/Extremely low-income households: 6 units
  - Low-income households: 4 units
  - Moderate income households: 4 units
  - Above-moderate income households 9 units
- Total: 23 units**

As of the end of the 5<sup>th</sup> RHNA cycle a total of four (4) housing units were developed from 2014-2022.<sup>1</sup> Three (3) of the new of the homes units were affordable to in the above moderate-income household category. Additionally, and one (1) low income unit was constructed that was non-deed restricted was a low-income unit.

<sup>1</sup><https://data.ca.gov/dataset/housing-element-annual-progress-report-apr-data-by-jurisdiction-and-year/resource/fe505d9b-8c36-42ba-ba30-08bc4f34e022> accessed August 30, 2023.

## Summary of ~~Lands Available and Suitable for Residential Development~~ Opportunity Sites

This section summarizes the available vacant land in the City of Dunsmuir that is appropriate to meet present and future housing needs identified by the City and the community, and demonstrates the City has adequate supply of land available and suitable for the development of a variety of housing types and for all incomes. The properties are listed in Table C-1 below and depicted in Figures C-1 ~~through~~ C-5. The properties zoned Mixed-Use, M-U are presented first followed by multifamily and single-family properties.

The new Mixed-Use zones allow multifamily residential development at 40 units per acre and are presumed to be able to be developed with housing affordable to low- and very-low income households. As described later in this Appendix, a centrally located M-U zoned property comprised of two adjacent lots is intended to meet the projected needs for affordable housing. The combined properties will be larger than ½ an acre with water and sewer available along the frontage and with pedestrian access to nearby commercial stores.

All the properties listed in Table C-1 are the inventory of sites for new residential development. They are vacant and unless noted otherwise, they are served by public water and sewer services and dry utilities, all of which are available adjacent to each lot. Sites zoned R-1 are assumed to have a maximum realistic capacity of one unit and sites zoned R-2 are assumed to have a maximum realistic capacity of two units while acknowledging allowances for ADU’s and JADU’s and subdivision of those properties could enable development of more homes on them.

**Table C-1  
Lands Available and Suitable for Residential Development**

APN	Acres	Zoning	General Plan	Max. Density (units/acre)	Realistic Capacity (units)	Sewer (S)/ Water (W)	Constraints
<b>Mixed Use</b>							
058-111-030	0.06	MU-1	M-U	40	2	S/W	no
058-141-330	0.04	MU-1	M-U	40	1	S/W	no
059-173-150	0.05	MU-1	M-U	40	1	S/W	no
059-173-170	0.13	MU-1	M-U	40	5	S/W	no
058-082-100	0.22	MU-3	M-U	40	8	S/W	no
058-091-110	0.25	MU-3	M-U	40	10	S/W	no
058-091-120	0.41	MU-3	M-U	40	16	S/W	no
058-151-310	0.09	MU-3	M-U	40	3	S/W	Flood
058-151-320	0.05	MU-3	M-U	40	1	S/W	Flood
<b>Subtotal</b>	<b>1.30</b>				<b>47</b>		
<b>Multifamily</b>							
058-041-210	0.21	R-3	HDR	40	8	S/W	no
058-041-220	0.06	R-3	HDR	40	2	S/W	no
058-101-090	0.20	R-3	HDR	40	7	S/W	no
058-101-170	0.06	R-3	HDR	40	2	S/W	no
058-192-160	0.08	R-3	HDR	40	3	S/W	no
058-173-060	0.06	R-2	MDR	12	1	S/W	no
058-183-010	0.11	R-2	MDR	12	1	S/W	Flood
058-183-230	0.19	R-2	MDR	12	2	S/W	Flood

APN	Acres	Zoning	General Plan	Max. Density (units/acre)	Realistic Capacity (units)	Sewer (S)/ Water (W)	Constraints
058-193-060	1.41	R-2	MDR	12	2	S/W	Flood
058-202-390	0.18	R-2	MDR	12	2	S/W	Flood
058-202-410	0.06	R-2	MDR	12	1	S/W	Flood
058-212-100	0.16	R-2	MDR	12	1	S/W	no
<b>Subtotal</b>	<b>2.78</b>				<b>32</b>		
<b>Single-family</b>							
058-061-080	0.14	R-1	LDR	6	1	S/W	Flood, slope
058-061-140	0.29	R-1	LDR	6	1	--	No
058-061-170	0.07	R-1	LDR	6	1	unknown	No
058-061-200	0.10	R-1	LDR	6	1	--	No
058-061-250	0.18	R-1	LDR	6	1	--	No
058-062-010	0.11	R-1	LDR	6	1	S/W	No
058-071-050	0.48	R-1	LDR	6	1	--	No
058-213-080	0.18	R-1	LDR	6	1	S/W	Flood
058-213-090	0.16	R-1	LDR	6	1	S/W	Flood
058-233-020	0.36	R-1	LDR	6	1	S	No
058-233-040	0.12	R-1	LDR	6	1	S	No
058-233-190	0.18	R-1	LDR	6	1	S	No
058-235-120	0.23	R-1	LDR	6	1	unknown	No
058-235-130	0.23	R-1	LDR	6	1	S	No
058-235-210	0.14	R-1	LDR	6	1	S/W	Flood, slope
058-235-290	0.18	R-1	LDR	6	1	S/W	Flood, slope
058-252-020	0.17	R-1	LDR	6	1	S	No
058-252-120	0.23	R-1	LDR	6	1	S/W	No
059-020-010	0.36	R-1	LDR	6	1	--	Wetland, slope
059-050-010	7.12	R-1	LDR	6	1	--	No
059-050-190	0.26	R-1	LDR	6	1	S/W	No
059-050-230	0.27	R-1	LDR	6	1	S/W	No
059-050-350	0.35	R-1	LDR	6	1	S/W	No
059-050-360	0.23	R-1	LDR	6	1	S/W	No
059-050-370	0.31	R-1	LDR	6	1	S/W	No
059-050-380	0.27	R-1	LDR	6	1	S/W	No
059-050-410	0.26	R-1	LDR	6	1	S/W	No
059-050-420	0.50	R-1	LDR	6	1	S/W	No
059-050-440	0.35	R-1	LDR	6	1	S/W	No
059-050-450	0.26	R-1	LDR	6	1	S/W	No
059-050-470	0.32	R-1	LDR	6	1	S/W	No
059-050-480	0.41	R-1	LDR	6	1	S/W	No
059-050-520	0.20	R-1	LDR	6	1	S/W	No
059-050-530	0.71	R-1	LDR	6	1	S/W	No
059-050-540	0.34	R-1	LDR	6	1	S/W	No
059-050-550	0.28	R-1	LDR	6	1	S/W	No

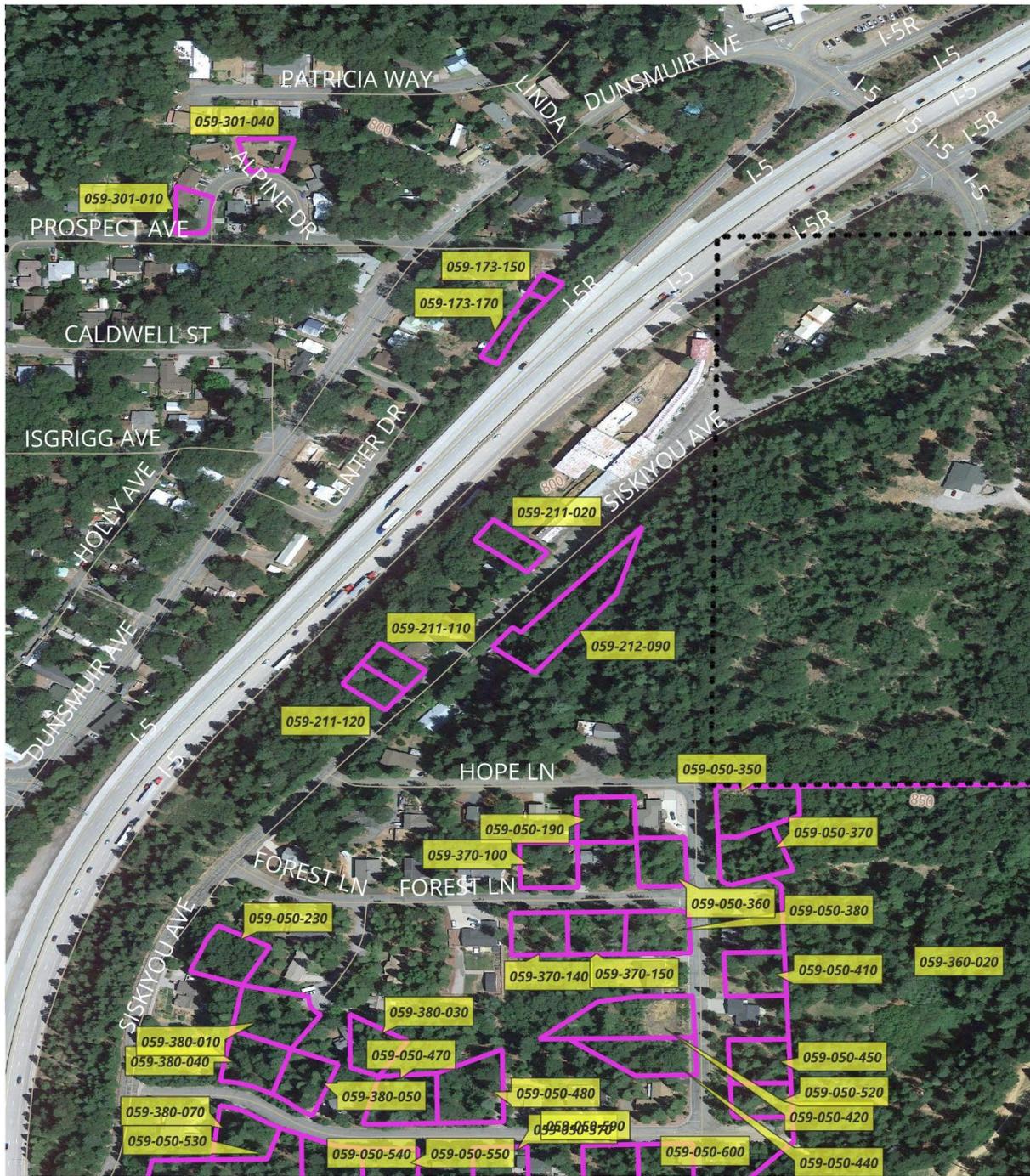
APN	Acres	Zoning	General Plan	Max. Density (units/acre)	Realistic Capacity (units)	Sewer (S)/ Water (W)	Constraints
059-050-570	0.29	R-1	LDR	6	1	S/W	No
059-050-590	0.31	R-1	LDR	6	1	S/W	No
059-050-600	0.31	R-1	LDR	6	1	S/W	No
059-070-250	0.17	R-1	LDR	6	1	S/W	No
059-070-300	10.98	R-1	LDR	6	1	S/W	No
059-070-330	8.00	R-1	LDR	6	1	--	No
059-080-040	7.39	R-1	LDR	6	1	--	No
059-111-010	0.69	R-1	LDR	6	1	--	No
059-111-020	0.56	R-1	LDR	6	1	--	No
059-111-030	0.11	R-1	LDR	6	1	--	No
059-111-040	0.12	R-1	LDR	6	1	--	No
059-112-110	0.07	R-1	LDR	6	1	unknown	No
059-112-120	0.14	R-1	LDR	6	1	--	No
059-113-010	0.31	R-1	LDR	6	1	--	No
059-113-020	0.32	R-1	LDR	6	1	--	No
059-114-010	0.08	R-1	LDR	6	1	unknown	No
059-114-020	0.08	R-1	LDR	6	1	unknown	No
059-114-030	0.04	R-1	LDR	6	1	unknown	No
059-114-040	0.08	R-1	LDR	6	1	unknown	No
059-121-010	0.57	R-1	LDR	6	1	--	No
059-121-020	0.11	R-1	LDR	6	1	--	No
059-122-020	0.46	R-1	LDR	6	1	--	No
059-122-030	0.06	R-1	LDR	6	1	unknown	No
059-122-040	0.11	R-1	LDR	6	1	--	No
059-122-050	0.06	R-1	LDR	6	1	unknown	No
059-123-010	0.57	R-1	LDR	6	1	--	No
059-123-020	0.54	R-1	LDR	6	1	--	No
059-123-030	0.11	R-1	LDR	6	1	--	No
059-123-040	0.11	R-1	LDR	6	1	--	No
059-123-050	0.05	R-1	LDR	6	1	unknown	No
059-123-060	0.05	R-1	LDR	6	1	unknown	No
059-131-040	0.11	R-1	LDR	6	1	S/W	No
059-131-050	0.09	R-1	LDR	6	1	S/W	No
059-132-060	0.18	R-1	LDR	6	1	--	Wetland, slope
059-133-060	0.23	R-1	LDR	6	1	S/W	No
059-133-150	0.74	R-1	LDR	6	1	--	Wetland, slope
059-135-050	0.11	R-1	LDR	6	1	S/W	Wetland, slope
059-135-080	0.06	R-1	LDR	6	1	unknown	Wetland, slope
059-135-110	0.11	R-1	LDR	6	1	S/W	Wetland, slope

APN	Acres	Zoning	General Plan	Max. Density (units/acre)	Realistic Capacity (units)	Sewer (S)/ Water (W)	Constraints
059-135-120	0.07	R-1	LDR	6	1	unknown	Wetland, slope
059-136-060	0.06	R-1	LDR	6	1	S/W	Wetland
059-136-070	0.06	R-1	LDR	6	1	unknown	Wetland
059-137-010	0.11	R-1	LDR	6	1	S/W	Wetland, slope
059-138-040	0.06	R-1	LDR	6	1	unknown	No
059-138-050	0.08	R-1	LDR	6	1	unknown	No
059-142-010	0.21	R-1	LDR	6	1	unknown	No
059-152-020	0.13	R-1	LDR	6	1	unknown	No
059-152-030	0.14	R-1	LDR	6	1	unknown	No
059-152-040	0.08	R-1	LDR	6	1	unknown	No
059-152-050	0.13	R-1	LDR	6	1	unknown	No
059-152-060	0.16	R-1	LDR	6	1	S	No
059-152-070	0.09	R-1	LDR	6	1	S	No
059-153-030	0.05	R-1	LDR	6	1	unknown	No
059-153-060	0.29	R-1	LDR	6	1	S	No
059-153-070	0.06	R-1	LDR	6	1	unknown	No
059-153-200	0.08	R-1	LDR	6	1	unknown	No
059-153-210	0.29	R-1	LDR	6	1	S	No
059-153-220	0.05	R-1	LDR	6	1	unknown	No
059-153-300	0.16	R-1	LDR	6	1	S/W	No
059-153-320	0.18	R-1	LDR	6	1	S/W	No
059-155-010	0.19	R-1	LDR	6	1	S	No
059-155-030	0.17	R-1	LDR	6	1	S/W	No
059-155-080	0.15	R-1	LDR	6	1	S/W	No
059-155-110	0.09	R-1	LDR	6	1	S	No
059-156-020	0.16	R-1	LDR	6	1	S/W	No
059-156-110	0.06	R-1	LDR	6	1	unknown	No
059-211-020	0.17	R-1	LDR	6	1	S/W	No
059-211-110	0.14	R-1	LDR	6	1	S/W	No
059-211-120	0.14	R-1	LDR	6	1	S/W	No
059-212-090	0.57	R-1	LDR	6	1	S/W	No
059-221-070	0.04	R-1	LDR	6	1	unknown	No
059-221-180	0.39	R-1	LDR	6	1	S/W	Wetland, slope
059-226-080	0.07	R-1	LDR	6	1	unknown	No
059-243-110	0.09	R-1	LDR	6	1	unknown	No
059-243-130	0.12	R-1	LDR	6	1	S/W	No
059-262-140	0.63	R-1	LDR	6	1	W	No
059-262-290	0.61	R-1	LDR	6	1	--	No
059-271-030	0.19	R-1	LDR	6	1	S/W	No
059-271-070	0.17	R-1	LDR	6	1	S/W	No

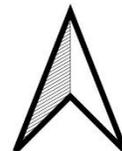
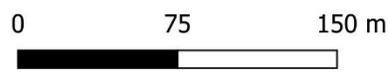
APN	Acres	Zoning	General Plan	Max. Density (units/acre)	Realistic Capacity (units)	Sewer (S)/ Water (W)	Constraints
059-273-140	0.14	R-1	LDR	6	1	unknown	No
059-275-280	0.32	R-1	LDR	6	1	W	No
059-275-290	0.23	R-1	LDR	6	1	W	No
059-275-300	0.44	R-1	LDR	6	1	W	Flood, slope
059-281-020	0.28	R-1	LDR	6	1	S	No
059-281-040	0.28	R-1	LDR	6	1	S	No
059-281-060	0.27	R-1	LDR	6	1	S	No
059-281-070	0.14	R-1	LDR	6	1	S	No
059-281-080	0.28	R-1	LDR	6	1	S	No
059-291-020	0.46	R-1	LDR	6	1	unknown	Flood, slope
059-291-090	0.28	R-1	LDR	6	1	S/W	No
059-301-010	0.14	R-1	LDR	6	1	unknown	No
059-301-040	0.15	R-1	LDR	6	1	S/W	No
059-311-030	66.38	R-1	LDR	6	1	--	No
059-360-020	36.18	R-1	LDR	6	1	S	Wetland, slope
059-370-100	0.26	R-1	LDR	6	1	S/W	No
059-370-140	0.24	R-1	LDR	6	1	S/W	No
059-370-150	0.24	R-1	LDR	6	1	unknown	No
059-380-010	0.37	R-1	LDR	6	1	unknown	No
059-380-030	0.22	R-1	LDR	6	1	unknown	No
059-380-040	0.28	R-1	LDR	6	1	unknown	No
059-380-050	0.25	R-1	LDR	6	1	unknown	No
059-380-070	0.27	R-1	LDR	6	1	unknown	No
<b>Subtotal</b>	<b>165.66</b>				<b>138</b>		
<b>TOTAL</b>	<b>169.74</b>				<b>231</b>		

Source: Planwest Partners, 2023

**Figure C-1 – Map of Residential Lands – North East Dunsmuir**

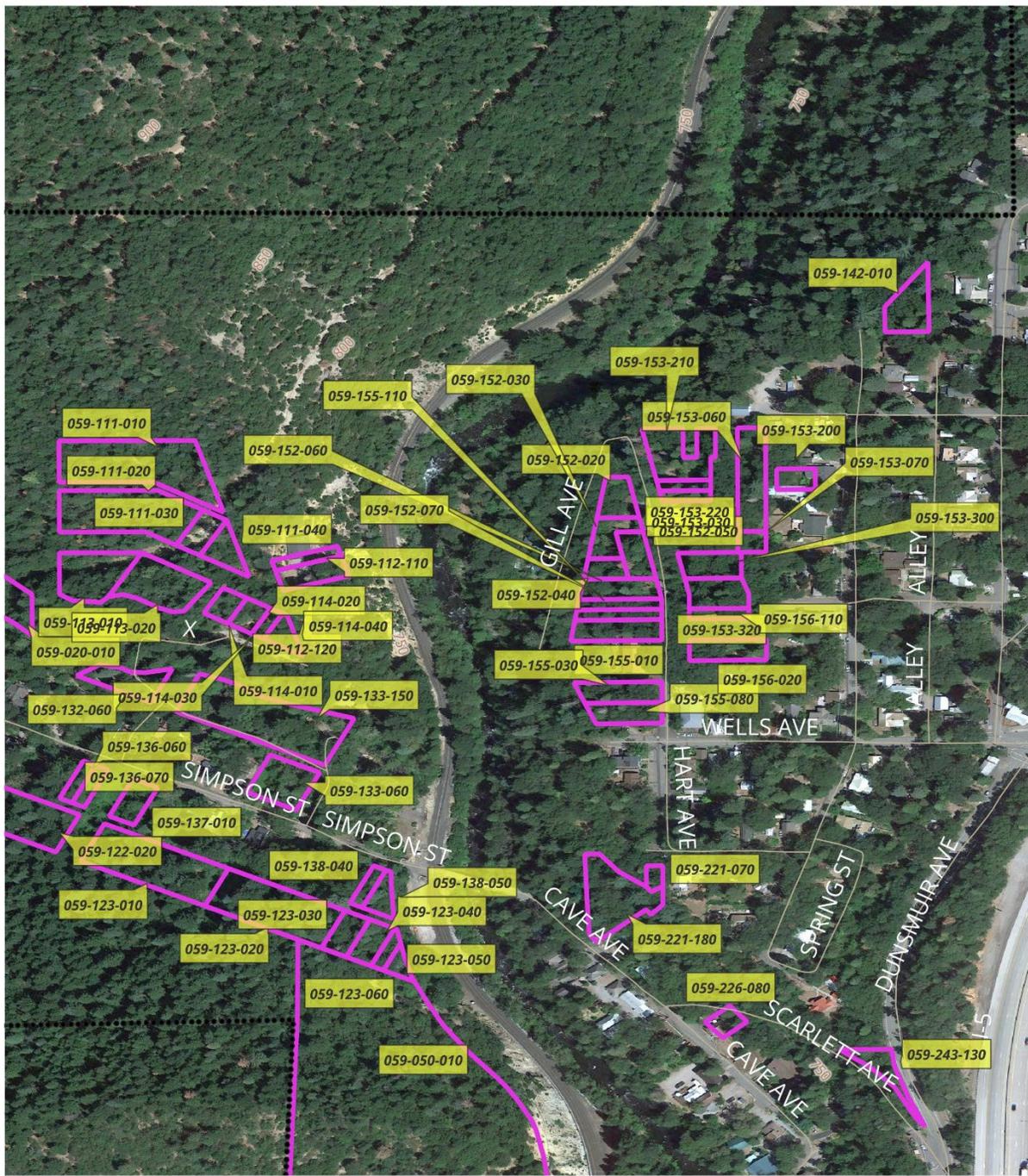


- City Boundary
- Dunsmuir residential land inventory 9-8-23

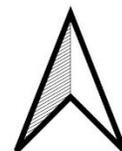
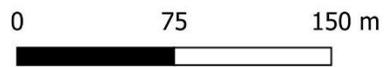


Source: Planwest Partners, 2023

Figure C-2 – Map of Residential Lands – North West Dunsmuir

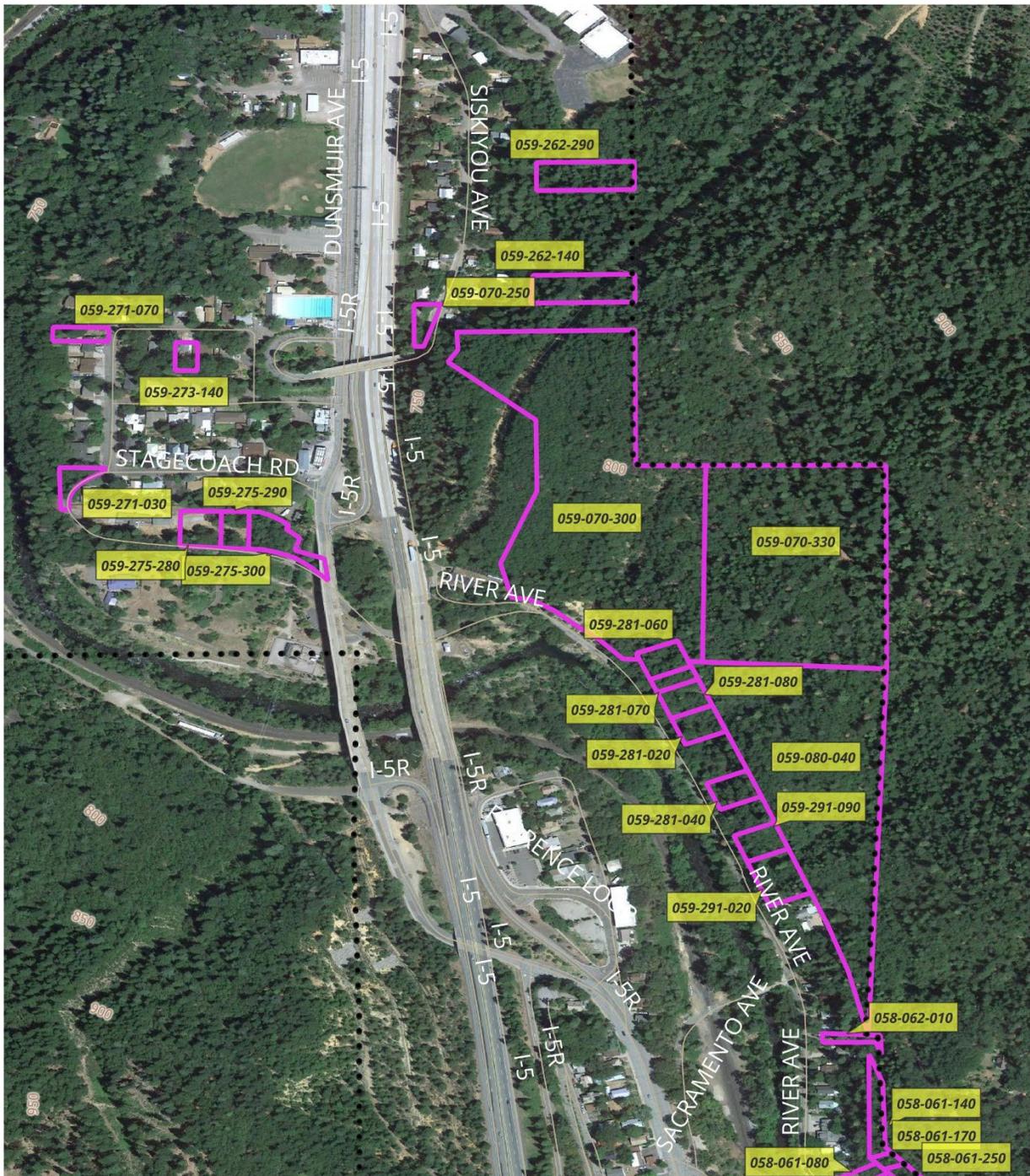


- City Boundary
- Dunsmuir residential land inventory 9-8-23

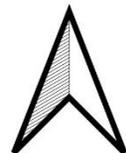


Source: Planwest Partners, 2023

**Figure C-3 – Map of Residential Lands – North Central Dunsmuir**

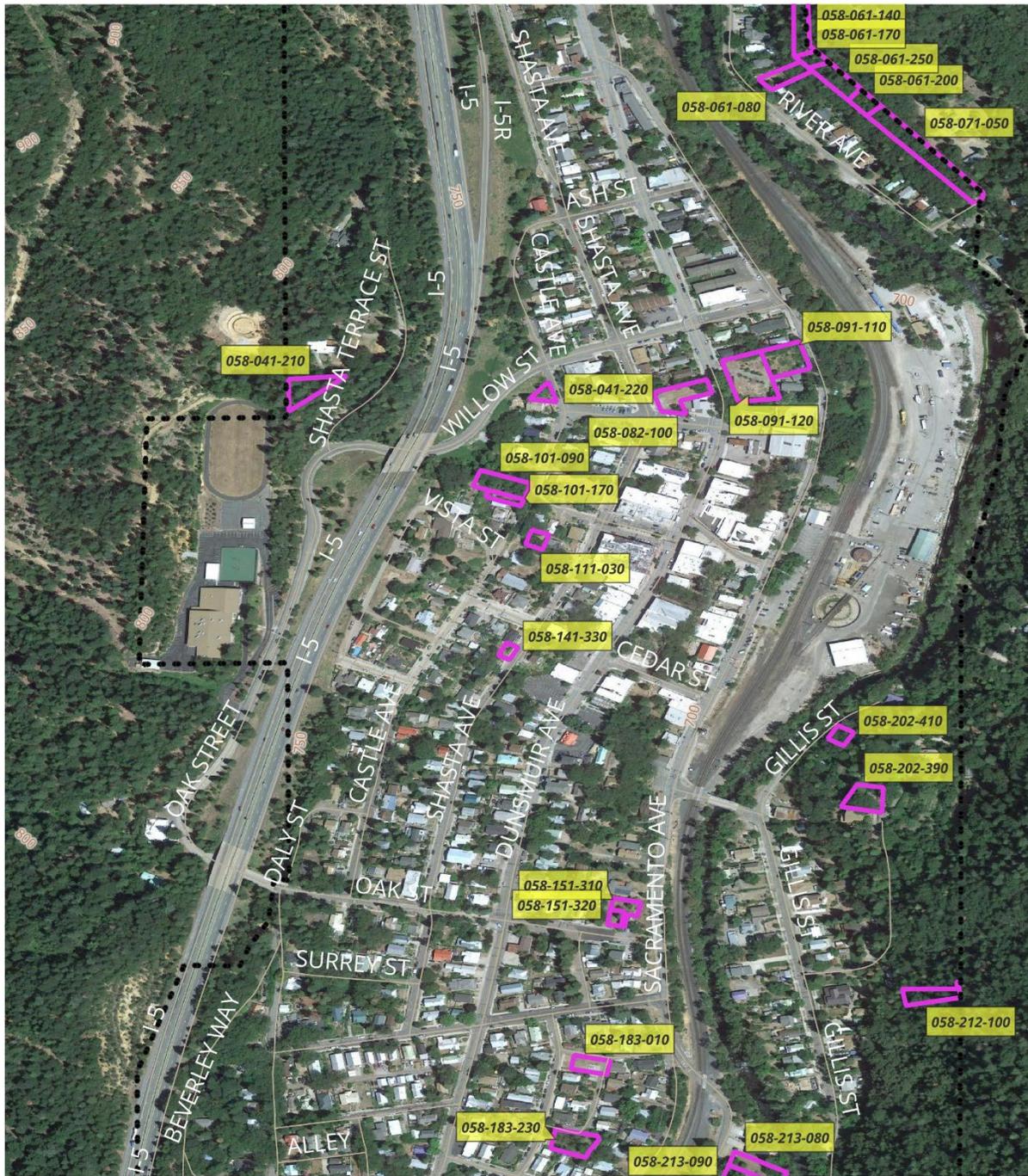


- City Boundary
- Dunsmuir residential land inventory 9-8-23



Source: Planwest Partners, 2023

Figure C-4 – Map of Residential Lands – South Central Dunsmuir

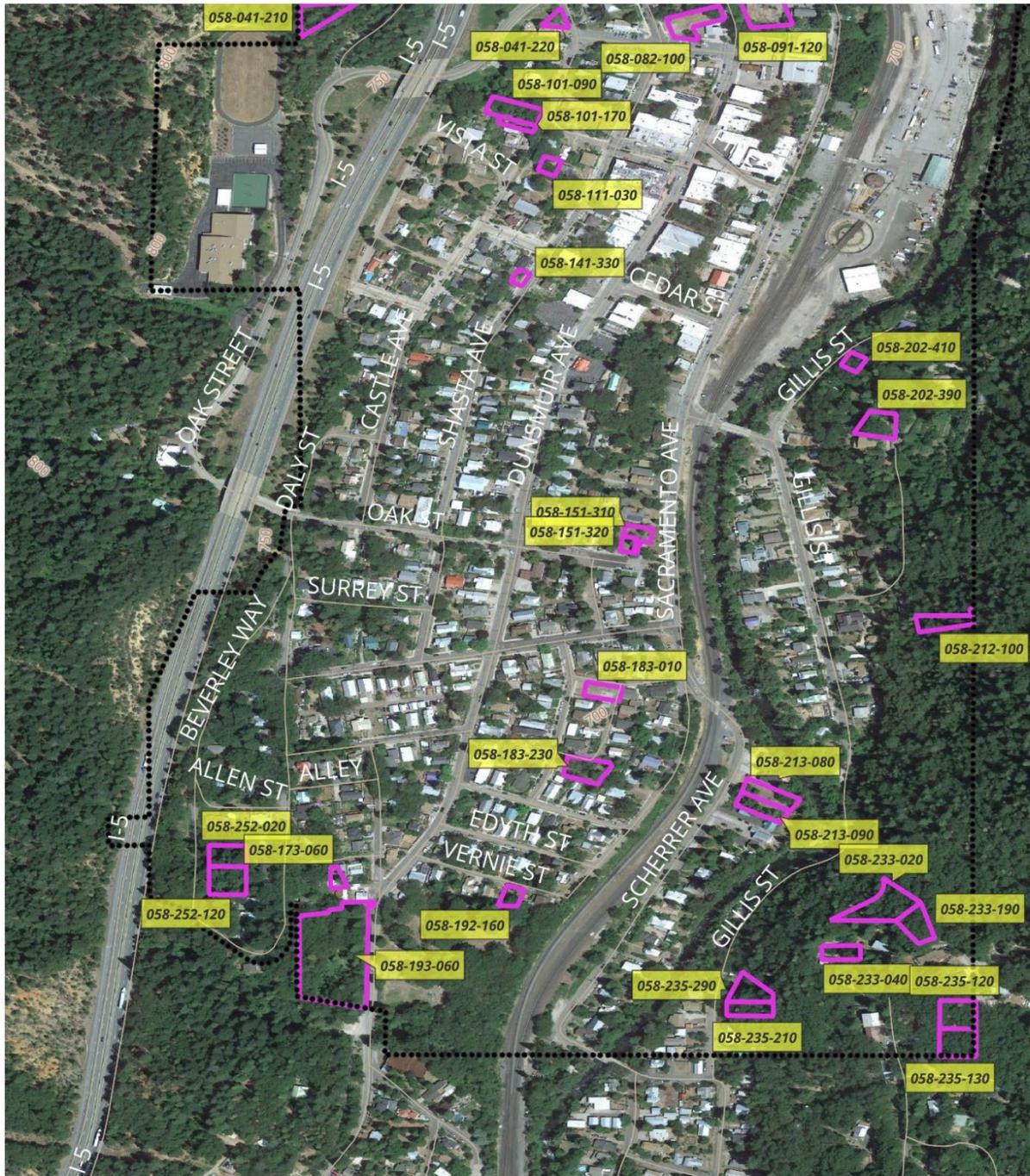


- City Boundary
- Dunsmuir residential land inventory 9-8-23



Source: Planwest Partners, 2023

Figure C-5 – Map of Residential Lands – South Dunsmuir



- City Boundary
- Dunsmuir residential land inventory 9-8-23



Source: Planwest Partners, 2023

The following criteria were applied to identify appropriate sites:

- The site’s zoning must allow by right residential development.
- Only sites that are vacant and are 2,400 square feet or greater in size are included.
- Sites must not be located near a brownfield or LUST site, are outside 100-year flooding hazards, and streams and water bodies are not present as described in the following section.
- All sites have public sewer and water connections, and dry utilities available at the property or this infrastructure is available during the 6<sup>th</sup> cycle planning period. Public sewer and water service is readily available within 100 feet of most of the vacant lands identified in Table C-1. As such, the City’s basic infrastructure is adequate to serve the projected growth for the next five years and beyond. Sites without sewer or water service are identified in the table.

This analysis represents a generalized estimation and that actual development patterns may vary significantly based on market conditions, community preferences and other relevant factors. Realistic development patterns may not precisely mirror the projected capacities and could align more closely with historical development patterns. The findings and projections presented should be regarded as a general guide and not the definitive or exclusive approach to development. To make well-informed decisions, further assessments, consultations, and evaluations should be conducted to ensure that development strategies align with the needs and goals of the community.

## Environmental Constraints

Pursuant to GC Section 65583.2(b)(3), the City’s sites analysis considers the following environmental constraints that may limit development potential and were applied to sites in Table C-1 as described below. Housing element law stipulates that only those environmental constraints where documentation of such conditions is available to the City be described. State housing element law does not require the City to perform a project level environmental analysis on a site-by-site basis. Identification of a property in the housing element does not constitute an environmental clearance for approval of an entitlement or building permit to develop the property for housing, nor does it assure clearance or approval. Property owners and the City are not relieved from completing site specific environmental studies using qualified professionals as required.

**Brownfields:** The California Water Board’s GeoTracker data (<https://geotracker.waterboards.ca.gov/>) was used to remove sites that require cleanup, such as Leaking Underground Storage Tank (LUST) Sites, Department of Defense Sites, and Cleanup Program Sites. Sites with or adjacent to a GeoTracker status other than *Completed – Case Closed* are excluded. According to data from the California State Water Boards’ GeoTracker database, there are no active LUST cleanup sites in Dunsmuir. There are two active cleanup program sites Registered with the California State Water Resources Control Board. The first site is known as an “Alley east of North Dunsmuir Blvd.” involving a red-dye fuel release of unknown origin detected in 2018.<sup>2</sup> The second a site known as the “Former Frankie’s Fuel Oil” currently operating as Cross Petroleum involving two unauthorized releases of diesel and / or kerosene first detected in 1993 with a subsequent incident occurring in 1998.<sup>3</sup>

The site located in the alley east of North Dunsmuir Blvd. in Dunsmuir was identified for cleanup, overseen by the Central Valley RWQCB.<sup>4</sup> Cleanup activities were recorded as inactive as of November 30, 2020. The contamination issue was discovered when crews encountered red-dye petroleum while replacing a water meter in September

<sup>2</sup> [https://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T10000012166](https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000012166)

<sup>3</sup> [https://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T10000016356&mytab=esidata&subcmd=edfsummarytable#esidata](https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000016356&mytab=esidata&subcmd=edfsummarytable#esidata)

<sup>4</sup> [https://documents.geotracker.waterboards.ca.gov/regulators/deliverable\\_documents/7279992222/Mtg%20Summary%2001302020.pdf](https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/7279992222/Mtg%20Summary%2001302020.pdf)

Water Board, and affected property owner. The contamination was traced to an unknown source of petroleum-contaminated groundwater east of the alley, migrating westward. The City contended over its responsibility in the alley and sought reimbursement for the work. The path forward included a proposed investigation and discussions on drinking water line safety, along with the changing of GeoTracker references related to the cleanup program.

The site located at 6280 Scherrer Avenue, Dunsmuir has been operated as a petroleum storage and distribution facility since at least 1977 and has been associated with unauthorized releases of kerosene and diesel. A recent investigation conducted by Jacobs Engineering, Inc. in 2022, examining soil, soil vapor, and groundwater to ascertain the extent of contamination and evaluate the site for closure under the Low-Threat Closure Policy.<sup>5</sup> The report concluded that the site met most Low-Threat Closure Policy criteria, except in groundwater where further investigation is required including two new soil borings, to delineate the groundwater plume further downgradient. The work plan for fiscal year 2023-2024 will include the review of the additional groundwater sampling downgradient, the preparation of written requirements for Site closure, and the completion of the project close-out, as overseen by the Central Valley Water Board.<sup>6</sup>

The two aforementioned cleanup sites are not considered a constraint to development, as there is no vacant land close to or near areas with contaminated soil or groundwater that is under consideration for development. The comprehensive assessment and remediation efforts are being monitored and managed by the Central Valley Water Board to ensure complete compliance with environmental regulations.

**Fire Hazard:** Calfire’s 2009 Very High Fire Hazard Severity Zones for Local Responsibility Areas (LRA) mapping was consulted and used to evaluate sites. According to data from CalFIRE there is a very high fire severity zone and wildland-urban interface that envelops Dunsmuir’s perimeter and includes all potentially developable parcels in the City. This indicates the potential for significant fire risks in the area and might present an environmental constraint to development for certain portions of the city. The Dunsmuir Community Wildfire Protection Plan characterizes the surrounding area as dense wildland forest terrain with difficult ingress and egress for both firefighters and residents, steep terrain and limited access roads.<sup>7</sup> The topography of the area, combined with factors such as existing fuels, weather conditions, and fire history, accentuates the need for careful consideration of site location to meet State RHNA housing allocation.

Despite these challenges, the Housing Element update and identification of potential development sites does not inherently increase the risk of fire danger. As outlined in the March 2023 Draft Initial Study/Negative Declaration for the Zoning Code Update, permitted densities, intensities, and land uses within any new housing development will remain consistent with current standards.<sup>8</sup> With extensive mitigation and adherence to applicable fire safety regulations set by the State of California and the City of Dunsmuir, development of housing may be considered a secondary variable.

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<sup>5</sup> [https://documents.geotracker.waterboards.ca.gov/regulators/deliverable\\_documents/2601224601/FY23-24%20CRLtr%20Former%20Frankies%20Fuel.pdf](https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/2601224601/FY23-24%20CRLtr%20Former%20Frankies%20Fuel.pdf)

<sup>6</sup> [https://documents.geotracker.waterboards.ca.gov/regulators/deliverable\\_documents/2601224601/FY23-24%20CRLtr%20Former%20Frankies%20Fuel.pdf](https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/2601224601/FY23-24%20CRLtr%20Former%20Frankies%20Fuel.pdf)

<sup>7</sup> [https://firesafesiskiyou.com/wp-content/uploads/2019/04/Dunsmuir\\_CWPP\\_Final-signed-sign-pg-inserted.pdf](https://firesafesiskiyou.com/wp-content/uploads/2019/04/Dunsmuir_CWPP_Final-signed-sign-pg-inserted.pdf)

<sup>8</sup> City of Dunsmuir. (2023, March). Draft Initial Study/Negative Declaration for the City of Dunsmuir Zoning Code Update.

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**Mitigation Strategies Include:**

- **Dunsmuir Fuels Mitigation Project:** Implementation of this project helps in reducing the fire hazard in very steep terrain by treating fuels across key areas, safeguarding critical evacuation routes and infrastructure.
- **Evacuation Routes Planning:** Ensuring clear and efficient evacuation routes that are well-marked and regularly maintained can alleviate the risks associated with the difficult ingress and egress in the area.
- **Building Materials and Construction Codes:** Adoption of fire-resistant building materials and enforcing strict building codes in line with Section 3203, Title 24, California Code of Regulations, enhances structural resilience against wildfires.
- **Community Engagement and Public Education:** Engaging with the community through meetings, educational programs, and awareness campaigns reinforces the effectiveness of fire prevention measures.
- **Coordinated Emergency Response Plans:** Developing and maintaining robust emergency response plans involving local authorities, firefighting agencies, and residents ensures timely actions during critical fire incidents.
- **Regular Assessments and Inspections:** Continuous monitoring, assessment, and inspection of designated zones, in coordination with the California Department of Forestry and Fire Protection, allow for timely updates and necessary adjustments to severity zone designations.

The Dunsmuir-Castella Fire Department, comprised of the City of Dunsmuir, the Dunsmuir Fire Protection District, and the Castella Fire Protection District, is responsible for providing emergency response services, including fire protection, structural and wildland firefighting, in an area covering over 30 square miles.<sup>9</sup> The department serves a population of approximately 5,000, with responders traveling as far north as Mott Road and as far south as Slate Creek. A significant collaboration exists through an automatic mutual aid agreement with the Mt. Shasta City Fire Department, fostering reciprocal assistance and resource-sharing between the two agencies. The Dunsmuir Fire Department operates from two stations with 28 volunteer firefighters and one paid staff member, utilizing apparatus that includes various types of engines, trucks, and squads.<sup>10</sup> The department receives funding from the General Fund, Property Assessment District, fundraising, and community donations. Regular meetings and training sessions ensure continual development, while current initiatives include the continuation of the successful firefighter sleeper program and the remodeling of the station's interior.

**Flooding Hazard:** Dunsmuir, has experienced several significant historical floods, most notably the "Big Flood" of 1974, resulting in houses floating down the river, and the flood of January 1997 that caused significant property and infrastructure damage (General Plan Safety Element, Dunsmuir). These historical events highlight the city's vulnerability to floods, particularly in the south end of the community along areas such as Gill Avenue, Cave Avenue, Butterfly Avenue, Scherrer Avenue, and Gillis Street.

The Federal Emergency Management Agency (FEMA) has mapped these areas as being within the 100-year floodplain and regulations have been established to control development and reduce flood impact. In designated zones, flood insurance is mandatory, and new construction must meet specific flood protection standards. Dunsmuir's commitment to implementing the Flood Ordinance and other measures aims to protect the community from severe flooding in the future and correct existing flood hazards over time. The Residential Land Inventory assumes no new development will occur within the mapped 100-year flood zones. Several properties

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<sup>9</sup> <https://static1.squarespace.com/static/54c9a764e4b0ee5502d31f04/t/64c81b5946ac57020ccb9862/1690835810711/Dunsmuir+General+Plan+REV+6.29.23.pdf>

<sup>10</sup> <https://bosagenda.co.siskiyou.ca.us/450362/450371/452671/452672/452674/2452674.pdf>

are included in the Inventory within the 500-year flood hazard area as this recurrence interval is not considered a constraint to new development. As such, flooding does not constitute a constraint to future development in the Residential Land Inventory for Dunsmuir.

**Streams and Water Bodies:** The U.S. Geologic Survey's (USGS) National Hydrography Dataset indicate several nearby streams and water bodies close to Dunsmuir. The Sacramento River is the most prominent water feature flowing from north to south directly through the city. Soda Creek and Little Castle Creek, tributaries to the Sacramento River, are within 5 miles of Dunsmuir. Ney Springs is situated approximately 6 miles away, and various unnamed watercourses and springs are found within a range of 3 to 7 miles from the city. Castle Lake, a glacial lake, is located 10 miles northwest. Siskiyou Lake, a reservoir, is 12 miles westward. Both Lake Shastina and McCloud Reservoir are located approximately 25 to 30 miles away to the north and east respectively. As discussed in the Flooding Hazard section above, no new developments are proposed within FEMA mapped flood zones and therefore do not constitute a constraint to development within the City.

**Wetlands:** Source: the U.S. Fish and Wildlife Service's current National Wetlands Inventory (NWI) identifies several areas in the City where wetlands are present near Dunsmuir. The presence of wetlands on a parcel can significantly increase preconstruction time and cost due to additional regulatory requirements. Consequently, sites where wetlands are present according to this data are not designated as sites to meet Dunsmuir's RHNA (Section 1 below) and are excluded from the evaluation of sites to accommodate emergency shelter need (Section 2 below). Sites that are available to provide a variety of housing types during the 6<sup>th</sup> cycle (Section 3), however, the presence of wetlands was not used to filter and remove sites. Because of the increased preconstruction costs associated with the presence of wetlands, these sites are more likely to be affordable to above moderate-income households.

The wetlands within the City of Dunsmuir encompass various habitats, classified into specific types according to their characteristics and ecological functions. The summary of these classifications is as follows:

- PFOA (Palustrine Forested): A total of 5.36 acres of Freshwater Forested/Shrub Wetland habitat falls under this classification, identified by the presence of trees, shrubs, and persistent emergent vegetation. Three separate sites of this classification are located on the west side of the Sacramento River in the north and mid-point of the City west of Tauhindauli Park.
- PSSC (Palustrine Scrub/Shrub, Broad-Leaved Deciduous): This 0.81-acre category of Freshwater Forested/Shrub Wetland habitat is characterized by scrub and shrub vegetation that sheds its leaves annually. One site of this classification is located on the north-eastern side of the city off Deer Haven Dr.
- PSSA (Palustrine Scrub/Shrub, Broad-Leaved Evergreen): This 1.74-acre type of Freshwater Forested/Shrub Wetland habitat is marked by evergreen shrub vegetation, maintaining its leaves throughout the year. One site of this classification is located north of the mid-point of the city along the western side of the Sacramento River immediately east of the Cave Springs Motel.

The combined total area of these wetlands is 7.91 acres, each with distinct features and ecological roles. Importantly, the locations of wetlands within the City of Dunsmuir are situated in locations that do not pose any constraints to current or future development projects in the surrounding areas. While preserving their ecological significance, planning and development activities can proceed without conflict or restriction related to these wetland locations.

**Slopes:** Dunsmuir faces considerable topographic challenges that may pose as a constraint to limit housing and urban development. The City General Plan's Land Use Element describes slopes often exceeding 15%, construction

of traditional dwellings and garages becomes impractical, leading to widespread street parking. The city's sphere of influence contains steep slopes ranging from 20% to 50%, making them unsuitable for development.<sup>11</sup> About 1,500-2,000 acres with slopes under 20% could potentially be developed but would require significant infrastructure. Existing developments are generally confined to areas with slopes between 12% and 15%, with development ceasing where slopes increase dramatically. The city's code currently has limited provisions for hillside development, though most of the land will fall under hillside standards due to average slopes exceeding 10%. There are also environmental considerations, as steep slopes create erosion risks and threaten natural habitats. Consequently, the city's general plan suggests specific development standards for hillside areas, including a formula for lot sizes based on slope percentages and requirements for maintaining natural areas on lots. Currently proposed areas where development may occur within focus on strategic infill to avoid constraints related to slopes.

## Adequacy of Sites to Accommodate Emergency Shelters

This section evaluates the adequacy of sites to accommodate emergency shelters pursuant to AB 2339 (2022). As discussed in Appendix B, emergency shelters are permitted by-right in the MU-3 zoning district. All MU-3 sites have been evaluated for proximity to amenities and services for people experiencing homelessness and for suitability for use as an emergency shelter as discussed below.

Subparagraph (I) of GC Code Section 65583(a)(4) requires the emergency shelter site assessment to determine if there are sufficient sites to accommodate the need for emergency shelters. Section 5.8 of Appendix A reviews the 2022 and 2023 Point In Time counts conducted by the NorCal CoC. In 2022, 321 persons (sheltered and unsheltered) were counted in the whole of Siskiyou County as experiencing homelessness, of which 148 individuals were unsheltered.<sup>12</sup>

In 2023, 507 persons (sheltered and unsheltered) were counted in the whole of Siskiyou County as experiencing homelessness, of which 231 individuals were unsheltered.<sup>13</sup> However, this evaluation acknowledges that the PIT count methodology is not without flaws that result in undercounting. Undercounting is a systemic issue with point-in-time counts countrywide and is not a reflection of the diligent effort of the NorCal CoC and their PIT counts. Undercounting studies have been commissioned by large national organizations, e.g., the National League of Cities, that attempt to understand the degree of undercounting.

The results of these studies indicate that undercounting ranges from nearly 30 percent to over 50 percent, with some subpopulations being more likely to be undercounted than others, such as youth who tend to be more mobile, transient, and stay with friends or in groups, or individuals who are unsheltered.<sup>14,15</sup> The undercounting studies have generally focused on very large, urbanized areas such as New York city and the city of Los Angeles.

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<sup>11</sup> City of Dunsmuir General Plan Land Use Element 2006-2025. Accessed September 7, 2023

<sup>12</sup> [https://www.shastacounty.gov/sites/default/files/fileattachments/housing\\_amp\\_community\\_action\\_programs/page/3427/2022\\_norcal-coc\\_pit\\_report\\_final.pdf](https://www.shastacounty.gov/sites/default/files/fileattachments/housing_amp_community_action_programs/page/3427/2022_norcal-coc_pit_report_final.pdf), accessed August 11, 2023

<sup>13</sup> [https://www.shastacounty.gov/sites/default/files/fileattachments/housing\\_amp\\_community\\_action\\_programs/page/3427/2023\\_norcal-coc\\_pit\\_report\\_final.pdf](https://www.shastacounty.gov/sites/default/files/fileattachments/housing_amp_community_action_programs/page/3427/2023_norcal-coc_pit_report_final.pdf), accessed August 21, 2023

<sup>14</sup> See pages 4-5 for a summary: <https://socialinnovation.usc.edu/wp-content/uploads/2019/12/Christopher-Weare-Counting-the-Homeless.pdf>, accessed August 21, 2023

<sup>15</sup> National League of Cities, <https://www.nlc.org/article/2021/02/11/enumerating-homelessness-the-point-in-time-count-and-data-in-2021/>, accessed August 21, 2023

The City was consulted in April 2023 about informal observations of people in the community who are unhoused, and the City advised they had not observed people experiencing homelessness. But given the potential for undercounting while balancing the facts that intracity and intercity public transit is not available in Dunsmuir, 24-hour medical services are not available in Dunsmuir, and availability of providers is limited as are other supportive services, and access for individuals and households to acquire essential foods and sundries is limited, the below methodology applied a 30 percent margin of error. To calculate if Dunsmuir has sufficient sites to accommodate the need for emergency shelter this assessment uses the following estimating methodology:

- Step 1. A margin of error 30 percent was applied to both the 2022 and 2023 PIT unsheltered counts for Siskiyou County, resulting in:
  - o Increasing the 2022 value from 148 to 193 individuals
  - o Increasing the 2023 values from 231 to 301 individuals
- Step 2. Averaged the adjusted PIT count values: resulting in an estimate of 247 persons
- Step 3. Using 2021 Census data, calculated the pro-rata share of Dunsmuir’s population of 1,826 persons as a share of Siskiyou county’s total population of 44,076 persons = 4.14 percent
- Step 4. Applied Dunsmuir’ pro-rata share of the population to Step 2’s value of 247 individuals = 10 individuals.

Total Space Required=10×200=2,000 square feet

The result is a cumulative total of 2,000 square feet of land is needed to accommodate the City’s emergency shelter need. The suitability of sites in MU-3 zoning district was assessed using the criteria in Table C-2 below:

**Table C-2  
Emergency Shelter Site Assessment**

Primary Variables	
Zoning	Only sites zoned MU-3.
Vacant Lands	Only sites that are vacant are included.
Proximity to transit	Sites must be located within a ¼ mile from a transit stop
Environmental Constraints	Environmental constraints for flooding, very high fire hazard rating, brownfields, wetlands, streams water bodies were assessed as discussed above. Sites containing these environmental constraints were removed.
Proximity to retail outlets	Only sites located within a ¼ mile of retail outlet that sells groceries and personal sundries. Retail outlets include grocery stores and national pharmacy chains.
Availability of public water and sewer systems	Sites must have public water and sewer available during the planning period.

As shown in Table C-3 below, Dunsmuir has two sites that are zoned MU-3 and meet all of the criteria in Table C-2. The total area of the sites is 0.14 acres or 6,100 square feet. Applying the metric of 200 square feet per person, Dunsmuir’s MU-3 sites have a potential capacity to accommodate 33 individuals which is three times the calculated square footage needed. The parcels are within the 500-year flood hazard area mapped by FEMA which means the parcels have a 0.2% chance of flooding in any given year. This level of flood hazard is not considered a constraint to development since the chances of flooding are so remote.

**Table C-3  
Emergency Shelter Site Assessment**

APN	Acres	Zoning	General Plan	Max. Density (units/acre)	Realistic Capacity (units)	Sewer (S)/ Water (W)	Constraints
<b>Mixed Use</b>							
058-151-310	0.09	MU-3	M-U	40	3	S/W	Flood
058-151-320	0.05	MU-3	M-U	40	1	S/W	Flood

The data evidence that Dunsmuir has adequate sites to meet the local need for emergency shelters, and these sites are located near transit and outlets for individuals to obtain necessities and services that are available in the community.

**Site Identified for the 6th Cycle Regional Housing Needs Allocation**

As discussed in Appendix B, Section 4.0, the City of Dunsmuir’s regional housing needs allocation (RHNA) for the 6th cycle is two housing units: one low income (LI) unit and one very low income (VLI) unit. In determining the City’s extremely low income (ELI) housing need, City staff has allocated the one (1) VLI unit to the ELI category.

Dunsmuir is designating sites zoned Central Mixed-Use (MU-3) to meet its RHNA obligation because:

- The maximum allowable density of the MU-3 zone is 40 dwelling units per acre which exceeds the default density of 15 dwelling units per acre deemed appropriate by HCD to accommodate the City’s regional share of housing for lower income households.
- The purpose of the MU-3 zone, as articulated in the Zoning Ordinance is intended to be applied primarily to centrally located areas outside of the Historic District that are suitable for a compatible mixture of more densely developed residential and nonresidential uses that can be served by public transit. The MU-3 zoning district is consistent with the Mixed-Use land use designation. This extends to providing affordable multifamily development by-right.

The City has opted to rely on the state-defined default density standard of 15 units per acre to demonstrate that it has adequate sites to accommodate the lower-income share of the RHNA. A net density of 15 dwelling units per acre, which is 37.5 percent of the MU-3 allowance is a more realistic development density in the City of Dunsmuir as there are no multi-family developments built within the last 20 years that would help estimate buildout densities. The most recent single family residential subdivision that was approved in the City of Dunsmuir involved six (6) single family residences constructed from 2001-2004, three (3) single family residences in 2016 and one (1) low-income unit in 2020.

Two properties are designated to meet Dunsmuir’s 6<sup>th</sup> cycle RHNA of two housing units affordable to lower income households: Assessor’s Parcel Numbers (APN) 057-051-010 and 057-051-020 and are shown in Figure C-6.

**Figure C-6 – Map of RHNA Site**



**Legend**

- City Boundary
- Dunsmuir RHNA site



Source: Planwest Partners, 2023

**APN 058-091-110 and APN 058-091-120:** These properties are located in downtown Dunsmuir and are comprised of a 10,890-square-foot parcel (APN 058-091-110) and a 17,860-square-foot parcel (APN 058-091-120) that already allows Multi-Family housing development by right. The two parcels are under the same ownership and are zoned Central Mixed Use (MU-3), which permits 40 units/acre at 75% maximum lot coverage. The two parcels are contiguous, and it is likely that any proposed development will occupy both APN's, but they theoretically could be developed separately, and a breakdown is provided for both possibilities. Max lot coverage is assumed but a

- APN 058-091-110 could theoretically accommodate a maximum of 10 units at 40 units/acre.
- APN 058-091-120 could theoretically accommodate a maximum of 16 units at 40 units/acre.
- The maximum number of units based on 40 units/acre would be approximately 26 or 27 units.
- This capacity provides a margin that is could potentially satisfy all of Dunsmuir's two extremely low-income and low-income units.

Water and sewer services, and dry utilities, are available from either a service extension along Dunsmuir Avenue or from Sacramento Avenue. Should infrastructure be extended this extension can be accomplished during the 6<sup>th</sup> cycle planning period. Access to the site can be developed from Dunsmuir Avenue or Sacramento Avenue via a new encroachment. Both RHNA sites are within a one quarter mile of a transit stop, which is located at Dunsmuir and Spruce St. A variety of supermarkets, grocery stores, and pharmacies are located within one half-mile. Many of these services are near a transit stop.

**Environmental Constraints for Both Sites.** Neither site is constrained by flooding, streams or water bodies, the presence of wetlands or brownfields. The sites are located in an area having a very high fire severity hazard rating as is the case with the entirety of Dunsmuir. As outlined in the March 2023 Draft Initial Study/Negative Declaration for the Zoning Code Update, permitted densities, intensities, and land uses within any new housing development will remain consistent with standards. The properties allocated for RHNA housing were formerly zoned C-2 which had a maximum density of 40 units / acre and no increase in density / intensity is proposed as part of any proposed development. As stated above extensive mitigation strategies will be implemented as feasible to reduce fire danger for any potential development.