

Chapter 2 – Goals, Policies, and Housing Programs

This chapter of the Housing Element contains the City’s housing goals and policies, as well as proposed strategies (or programs) to implement these goals and policies.

According to the State General Plan Guidelines (2017), a goal is an ideal future end related to the public health, safety, or general welfare. Because goals are general expressions of a community’s vision for itself, goals may be abstract in nature, and as a result, they are generally not quantifiable or time dependent. Therefore, to aid in reaching the goals, specific statements (i.e., policies) are adopted to guide decision-making and through the implementation of programs that commit the City to specific courses of action.

The objective of the Housing Element goals, policies, and programs is to address those housing needs, constraints to housing production, and contributing factors to fair housing identified in Appendix A. Available funding resources for housing are discussed in Appendix C and are integrated into programs as applicable. Each program contains a description of the intended action, identification of the responsible agency, possible funding sources (if available), the timeline for implementation, and anticipated results. Whenever possible, anticipated results are expressed in quantified terms.

Required Program Components

To address the housing needs of all income levels in compliance with State housing element law, a jurisdiction must, at a minimum, identify a suite of programs that do all of the following:

- Identify adequate sites, with appropriate zoning and development standards and services to accommodate the locality’s share of the regional housing needs for each income level.
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
- Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.
- Conserve and improve the condition of the existing affordable-housing stock.
- Preserve assisted housing developments at-risk of conversion to market-rate.
- Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- 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.

For each program, the jurisdiction must identify a schedule of actions during the planning period, the agencies and officials responsible for implementation, and identification of funding sources to implement the program. Appropriate grant programs that will be applied can be identified as a funding source. The goals of Dunsmuir’s 2023-2031 Housing Element are itemized below. Within each goal there are associated policies and programs. Implementation of the policies and programs will facilitate achieving the Goal.

GOAL HE.1 - Provide Adequate Sites

GOAL HE.2 - Ensure the Availability of a Variety of Housing Types


GOAL HE.3 - Conserve, Rehabilitate, and Enhance the Condition of the Existing Housing Stock and Residential Neighborhoods.

GOAL HE.4 - Facilitate the Provision of Housing Suited to Persons with Special Needs

GOAL HE.5 - Encourage and Support the Development of Affordable Housing

GOAL HE.6 - Encourage Sustainable Housing Development and Energy Conservation


GOAL HE.7 - Promote Equal and Fair Housing Opportunities for All People

Use of the California icon  below denotes Dunsmuir’s programs that fulfill a specific State housing law requirement. Table 2-1 below, lists the 12 programs that are intended to meet a State housing law mandate and is for quick reference. While there are programs that do not have the California icon, these programs are intended to meet one or more of the required program components discussed above. Also, some programs are included in response to public input received during meetings.

HE-1.3.1	HE-2.1.1	HE-2.3.1	HE-4.2.2
HE-1.3.2	HE-2.2.1	HE-3.2.1	HE-7.1.1
HE-1.3.3	HE-2.2.2	HE-4.2.1	HE-7.1.2

To affirmatively further fair housing, jurisdictions must establish goals, policies, and actions based on the identified contributing factors, and the priority of those factors. Government Code Section 8899.50 requires “meaningful actions” well beyond combating discrimination to overcome patterns of segregation and foster inclusive communities. These actions, as a whole, must:

- Address significant disparities in housing needs and in access to opportunity;
- Replace segregated living patterns with truly integrated and balanced living patterns;
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity; and
- Foster and maintain compliance with civil rights and fair housing laws, to address Dunsmuir’s fair housing issues and the contributing factors.

Contributing factors are prioritized in Table A-38 in Appendix A. Dunsmuir’s action plan that will address the identified contributing factors to overcome identified patterns of segregation and affirmatively further fair housing is also found in Appendix A, Section 7.1. Dunsmuir’s housing programs to affirmatively further housing are not confined to section x of Appendix A alone as Chapter 2 also includes programs that affirmatively address fair housing issues. Programs that further fair housing are identified by the fair housing icon: 

In June 2023, the City of Dunsmuir adopted a comprehensive update of the Dunsmuir Municipal Code, Title 17, Zoning. One objective of this update was to eliminate constraints to the maintenance, improvement, and development of housing pursuant to Government Code Section 65583(c)(3). The zoning code update addresses most of the previous barriers and constraints to housing, and inconsistencies with State housing law.

Goal HE.1 – Provide Adequate Sites

The City of Dunsmuir shall provide adequate sites to accommodate the City’s housing needs and regional housing needs by always ensuring there is an adequate supply of land for residential development.

Policy HE.1.1

The City shall encourage and facilitate the construction of housing to meet the City’s share of regional housing needs during the 2023-2031 Housing Element planning period of at least one (1) extremely low income unit and one (1) low income unit. In addition to Dunsmuir’s share of the regional housing needs, the City shall encourage and facilitate the rehabilitation and construction of the following number of housing units according to the following income levels:

**Table 2-2
Quantified Objectives, 2023-2031**

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	2	2	2	1	0	7
Rehabilitation	1	1	1	0	0	3
<u>Conservation*</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>8</u>
Totals	35	35	35	13	0	1018

* Conservation: as used herein means weatherization, code enforcement, energy conservation, mobilehome park preservation activities.

** The City has not established an objective for preservation of affordable housing as there are no assisted housing developments or units in the City; therefore, there is no risk of conversion during the planning period

Policy HE.1.2

Ensure Dunsmuir provides adequate sites with appropriate zoning and available public facilities and services to meet the City's share of regional housing needs for all income groups during the housing element planning period. These lands shall be available at any time with appropriate General Plan and Zoning regulations for residential development to reduce the impact that the lack of available land may have on the cost of single-family and multifamily development.

Policy HE.1.3

The City shall not place any condition of approval that lowers the proposed density of a residential project if the project otherwise conforms to the General Plan, zoning, and/or development policies in effect, unless the requisite findings required by Government Code Section 65589.5 et seq. are made.

Program HE.1.3.1 Provide Adequate Sites and No Net Loss Compliance

To ensure at all times during the planning period the City has an adequate inventory to accommodate its designated regional housing need allocation, the City will evaluate and make written findings for entitlement and building permit applications seeking to develop designated inventory sites for decreases in density and

affordability of housing units consistent with No Net Loss Law, Government Code Section 65863 et seq. If project approval will result in an inventory deficit, steps will be taken to replace the lost inventory sites by rezoning qualified properties in other areas as needed to meet the City's remaining RHNA for lower-income households in accordance with Government Code Section 65863 et seq.

Administration: Planning Department, City Manager

Funding: Application fee, General Fund

Timing: On a project-by-project basis; the City shall conform with the provisions of Government Code Section 65863 et seq. if an inventory deficit is found

Program HE.1.3.2 **Monitor Availability of Sites** **(was Program HE-1.3.1)**

Every year, as part of the annual Housing Element review, the City shall review the vacant land inventory with the objective of ensuring the City can accommodate a variety of housing types for all income levels. If a deficiency is projected to occur, the City shall take steps to change the General Plan and zoning as needed to increase the amount of available land. The City shall make the inventory available to the public, especially the development community, for their information and use.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: Annually.

Policy HE.1.4

It shall be the policy of the city of Dunsmuir to grant priority for the provision of water and sewer services to proposed developments that include housing units affordable to lower income households, in compliance with State law, i.e., subparagraph (a) of Government Code Section 65589.7, at all times for the duration of the 2023-2031 housing element planning period.

Program HE.1.4.1 **Procedures for Water and Sewer Connections**

In compliance with State law, i.e., subparagraph (b) of Government Code Section 65589.7, the City shall establish written policies and procedures that grant priority for water and sewer to proposed development that includes housing affordable to lower-income households.

Administration: Department of Public Works and City Manager

Funding: General Fund

Timing: Within one year from adoption of the Housing Element.

Policy HE.1.5

With all due consideration to financial constraints, and consistent with other General Plan policies, and State law, the City shall encourage, participate, and cooperate in the extension of City services to currently unserved and underserved areas, including direct financial participation when deemed appropriate by the City Council.

Program HE.1.5.1 **Monitor Availability of Public Infrastructure for Areas Outside Existing Service Area**

Subject to availability of funding, the City shall work with developers of housing outside of existing sewer and/or water service areas, and in areas where existing systems are at or near capacity, to develop or improve essential

utility systems to facilitate housing development. City assistance may involve direct participation in improvements or cooperation in the formation of assessment districts or other means of financing necessary improvements.

Administration: City Manager

Funding: To be determined.

Timing: As opportunities are recognized.

Goal HE.2 – Ensure the Availability of a Variety of Housing Types

Dunsmuir shall remove governmental constraints on the development, maintenance, and improvement of housing to ensure a variety of housing types for all income levels can be developed throughout the City of Dunsmuir during the 2023-2031 Housing Element planning period.

Policy HE.2.1

The City will ensure that developers and City residents are made aware of key housing programs and development opportunities.

Program HE.2.1.1 Promote the City's Housing Programs to Residents

The City will improve community awareness and support for the City's housing programs citywide by publicly sharing information on the City's website about zoning ordinances, development standards, fees, exactions, surplus public lands, fair housing resources, reasonable accommodation procedures, and housing affordability requirements. The City shall also encourage development of Accessory Dwelling Units (ADUs) and Junior ADUs (JADUs) by publishing information about ADUs and JADUs on the City's website. This program will be implemented consistent with the requirements of AB 1483 (2019). The City will perform proactive public outreach using a variety of methods that may include in-person or virtual participation and may occur outside City offices and regular business hours (e.g., community events, farmer's markets; real estate industry workshops, and direct contact with developers and property owners) to improve the dissemination of information about the City's housing programs including affordable housing programs.

Administration: City Manager and Planning Department

Funding: General Fund

Timing: Within one year from adoption of the Housing Element. To improve awareness of the City's affordable housing programs, the City will participate in an industry event, workshop, or similar public event/activity at least once a year beginning in 2025.

Policy HE.2.2

The City shall ensure that its land use regulations are consistent with State law, and that planning and building entitlement and permit processes and procedures do not unnecessarily constrain the production of housing. The City shall continue its practice of prioritizing multifamily housing development applications. The City will encourage the development of affordable housing, in particular extremely low-income housing units, by maintaining low fee requirements and to ensure that City fees are not a constraint to the development of affordable housing.

Program HE.2.2.1 ADU Ordinance Update 

1) The City shall amend the Dunsmuir Zoning Ordinance for Accessory Dwelling Units and Junior Accessory Dwelling Units (J/ADUs), and other sections as applicable, to be consistent with State law. J/ADUs shall continue to be permitted in any residential or mixed-use zone by-right, as a ministerial action without discretionary review or a hearing, subject to objective standards. Residential or mixed-use zones shall be construed broadly to mean any zone where residential uses are permitted by-right or by conditional use. All standards and regulations, including procedures, shall be amended to be consistent with State law, and any written findings issued by HCD in accordance with Government Code Section 65852.2(h)(1). Should the California Department of Housing and Community (HCD) issue written findings concerning the City Dunsmuir’s regulations for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) pursuant to Government Code Section 65852.2(h)(1), the City of Dunsmuir shall amend the Dunsmuir Municipal Code to address inconsistencies with State law and written findings issued by HCD.

2) The City shall amend Chapter 17.116 of the Dunsmuir Zoning Code to expressly allow accessory dwelling units and junior accessory dwelling units to be developed on the same parcel that is improved with an existing dwelling unit and an existing second dwelling unit.

3) Additionally, section 17.116.030 of the Dunsmuir Zoning Code shall be amended to prohibit a Second Dwelling Unit (as provided by Dunsmuir Zoning Code section 17.92.040) that is converted to an Accessory Dwelling Unit in accordance with Chapter 17.116 to revert to a Second Dwelling Unit.

Administration: Planning Department, Planning Commission, -and City ~~Manager~~Council

Funding: General Fund

Timing: Initiate amendments within one year from adoption of the 2023-2031 Housing Element, and adopt amendments within two years from adoption of the 2023-2031 Housing Element; this timing shall be superseded ~~should~~— HCD issue written findings pursuant to Government Code Section 65852.2(h)(1), then within one year from the date of the letter or as required by HCD.

Program HE.2.2.2 Monitor Existing Fees and Possible Fee Reductions for Housing that is Affordable or Targets Special Populations (was Program HE 1.1.2)

Encourage the development of affordable housing (in particular extremely low-income housing units) and housing for special populations by maintaining low fee requirements. When fee increases are deemed necessary, lower fees will be maintained, whenever feasible, to encourage housing projects with units affordable to extremely- and low-income households and special populations.

Administration: Building Department, Planning Department, and City Manager

Funding: General Fund

Timing: Prior to adoption of new ordinances and resolutions for residential development standards and fees.

Program HE.2.2.3 Prioritize Incentives for Housing that is Affordable and for Special Populations (was Program HE 1.2.2)

In order to help meet the needs of extremely low-income persons and households, prioritize incentives for housing developments with units that are affordable to lower income households, and special populations.

Administration: Planning Department, City Manager

Funding: Grants, General Fund

Timing: For the duration of the 2023-2031 planning period, coordinate with housing organizations and developers of prospective projects, and apply annually as NOFAs are released for the duration of the 2023-2031 housing element planning period, and as qualifying prospective projects are submitted.

Program HE.2.2.4 Provisions for Dwelling Groups

To encourage a variety of housing types, the City shall amend the Zoning Code to permit dwelling groups by right in the R-3 and MU-1, and MU-2 zones.

Administration: Planning Department, Planning Commission, and City Council

Funding: General Fund

Timing: Initiate amendments within one year from adoption of the 2023-2031 Housing Element, and adopt amendments within two years from adoption of the 2023-2031 Housing Element

Policy HE.2.3

The City will facilitate the development of workforce and affordable housing through supporting funding applications, expedited permit review, approval of requests for density bonuses or development incentives, the availability of ministerial streamlining for qualifying projects, and other incentives. The City will work with market rate and nonprofit housing developers, and community organizations to facilitate the development of workforce and affordable housing.

Program HE.2.3.1 Maintain and Promote Local Density Bonus Procedures

- 1) The City shall provide density bonuses to homebuilders proposing to include qualifying dwelling units and/or other qualifying project amenities within residential developments consistent with Government Code Section 65915 et seq.
- 2) The City will prepare and publish materials on the City's website informing property owners and housing developers of the City's density bonus program for qualified housing developments consistent with Government Code 65940.1.
- 3) To ensure ongoing compliance with State Density Bonus Law, the City shall continue to monitor for amendments to Government Codes Sections 65915 et seq., and amend Title 17, Zoning, as necessary.

Administration: City Council, Planning Commission, and Planning Department, ~~City Manager~~

Funding: General Fund

Timing: 1) As qualifying prospective projects are submitted; 2) within 30 days of adoption of amendments to the Title 17, of the Dunsmuir Municipal Code; and 3) ~~As as~~ part of the City's annual housing element progress report, the City shall report to the Planning Commission any amendments to Government Codes Section 65915, and adopt amendments within six (6) months of reporting the needed amendments.

Program HE.2.3.2

~~The City shall amend Chapter 17.116 of the Dunsmuir Zoning Code to expressly allow accessory dwelling units and junior accessory dwelling units to be developed on the same parcel that is improved with an existing dwelling unit and an existing second dwelling unit.~~

~~Additionally, section 17.116.030 of the Dunsmuir Zoning Code shall be amended to prohibit a Second Dwelling Unit (as provided by Dunsmuir Zoning Code section 17.92.040) that is converted to an Accessory Dwelling Unit in accordance with Chapter 17.116 to revert to a Second Dwelling Unit.~~

Administration: Planning Department

Funding: General Fund

Program HE.2.3.2 Reduce Parking Requirements for One-Bedroom Units in Multifamily Developments

Amend the Zoning Ordinance to require a single parking space for each efficiency unit, studio apartment, one-bedroom unit in multifamily housing developments, and each single room occupancy unit.

Administration: City Council, Planning Commission, and Planning Department

Funding: General Fund

Timing: As part of the City’s Zoning Ordinance initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.

Goal HE.3 – Conserve, Rehabilitate, and Enhance the Condition of the Existing Housing Stock and Residential Neighborhoods.

The City shall initiate all reasonable efforts to preserve, conserve, and enhance the quality of existing dwelling units and residential neighborhoods to ensure full utilization of the City’s existing housing resources for as long as physically and economically feasible.

Policy HE.3.1

The City shall support housing rehabilitation and encourage housing maintenance to conserve the inventory of housing, and to avoid future need for significant rehabilitation or replacement.

Program HE.3.1.1 Use CDBG Housing Funds for Housing Conservation and Prioritize Funding for Residents with Special Needs 

- 1) The City shall continue to encourage the construction of new housing and/or the rehabilitation of existing housing for residents with special needs by granting these persons and/or households priority in the City’s CDBG housing rehabilitation program.
- 2) Continue to apply for CDBG funds, and as other appropriate funding becomes available, to assist homeowners with low interest loans and/or grants through the City’s Housing Rehabilitation Program. With a goal of assisting 3 households over the next eight years, strive to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program. Rehabilitation, energy conservation, and weatherization program information will be periodically updated by staff and disseminated to the public through annual mailings and handouts made available at City Hall, and the City’s website. In order to reduce energy consumption in the City, require units to be rehabilitated with CDBG funds to include energy conservation features, such as dual-pane windows, insulation, caulking, and weather stripping. (was Program HE.4.1.2)

Administration: City Manager

Funding: CDGB/Revolving Loan Fund

Timing: 1) For the duration of the 2023-2031 housing element period. 2) Apply annually as NOFAs are released for the duration of the 2023-2031 housing element planning period.

Program HE.3.1.2 Promote and Encourage Housing Conservation 

- 1) The City shall relaunch its owner-occupied rehabilitation (OOR) program for income-qualified households, and apply for funding. If the City has available program income and OOR is an eligible use of program income per the grantor, the City will consider amendments to the program income reuse plan to include an OOR activity, and establish a suballocation of the program income for the OOR activity.
- 2) The City shall provide free guidance and technical assistance through the Building Department to homeowners who wish to repair and improve the habitability and weatherization of existing housing. The availability of this service will be advertised as part of the City's proactive public outreach for housing to improve community awareness.
- 3) The City shall support third-party and non-profit organizations, such as Great Northern Corporation, that offer zero- and low-cost rehabilitation or weatherization programs, including but not limited to, facilitating notification of owners of homes in need of rehabilitation or weatherization about programs that could help meet rehabilitation needs.
- 4) The City will support and promote the activities of other governmental agencies and non-profits that promote homeowner maintenance and improvement of self-help skills. The City will advertise the availability of these programs and services using the its website, mailers with utility bills, and display of printed materials in City offices and the City library.
- 5) The City shall continue to perform proactive code enforcement and abatement of substandard residential structures in order to conserve the inventory of housing. Property owners will be allowed reasonable opportunities to correct deficiencies and offer incentives (such as financial assistance under the housing rehabilitation program for qualifying property owners) when available to encourage rehabilitation of substandard structures.
- 6) the City will implement affirmative marketing of the OOR and other housing programs. An affirmative marketing program will include:
 - Advertising the availability of programs in multiple languages, and advertise in various media outlets, such as newspapers, magazines, radio, or online platforms, that reach a wide and varied audience.
 - Provide information about the program to potential applicants in multiple languages
 - Offering reasonable accommodations to persons with disabilities to ensure equal opportunity to apply. This measure includes placing information relating to requests for reasonable accommodations at the main counter at City Hall and on meeting agendas
 - Creating materials that feature images and messages that appeal to a diverse range of potential applicants, including classes protected under fair housing laws.

Administration: City Manager, and Planning and Building Departments

Funding: General Fund

Timing:

- 1) No less than annually the City will review state funding calendars to identify programs that allow OOR as an eligible activity. As state and federal funding becomes available, the City will apply for funding for an owner-occupied program.
- 2) & 6) No less than annually
- 3) The City shall contact third-party and non-profit organizations no less than annually about availability of zero- and low-cost rehabilitation or weatherization programs.

- 4) The City shall contact agencies and non-profit organizations no less than annually about planned activities, and coordinate participation.
- 5) Transactionally during the planning period, and as substandard housing conditions are verified by the Building Department.

Policy HE.3.2

Implement Replacement Housing to Mitigate the Loss of Affordable Housing Units on Housing Element Inventory Sites. Upon City Council adoption of 6th Cycle Housing Element Update, the City shall immediately begin implementing replacement housing, when applicable, in accordance with Government Code Section 65583.2(g)(3). The replacement housing policy shall require new housing developments on the City’s designated Housing Element Inventory Sites to replace all affordable housing units lost due to new development. The City shall also prepare and adopt a local replacement housing policy.

Program HE.3.2.1 **Establish a Local Replacement Housing Policy**

To ensure the continued availability of housing for low- and very low income households, the City shall prepare and adopt a replacement housing policy consistent with Government Code Section 65583.2(g)(3). The City will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the City’s site inventory when any new development (residential, mixed-use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions:

- currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and
- was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or
- subject to any other form of rent or price control through a public entity’s valid exercise of its police power, or
- occupied by low or very low-income households.

The City’s policy will also consider how to provide disclosure for properties subject to replacement housing for future property owners.

Administration: Planning Department and City Manager

Funding: General Fund

Timeframes: The Replacement Housing requirement shall be implemented immediately and applied as applications on designated Housing Element Inventory Sites are received and processed, and local policy shall be adopted by December 31, 2024.

Goal HE.4 – Facilitate the Provision of Housing Suited to Persons with Special Needs

The City shall facilitate development of sites for special needs housing, including the housing needs of persons with disabilities and persons experiencing homelessness.

Policy HE.4.1 (WAS POLICY HO-5.3)

The City shall give high priority to the building permit processing and inspections for individuals with disabilities, including developmental disabilities.

Policy HE.4.2

The City shall amend Title 17, Dunsmuir Municipal Code, to ensure the Zoning Regulations comply with state law and are implemented consistent with state law. Specifically:

- Government Code Section 65582, subparagraphs (g) and (i) for the definitions of supportive housing and target population.
- Government Code Sections 65650-65656 for supportive housing developments. The amendments shall permit supportive housing developments by-right in zones that permit multifamily and mixed uses including nonresidential zones permitting multifamily uses when the statutory requirements are met.
- Government Code Sections 65660-65668 for low barrier navigation centers, a type of emergency shelter. The amendments shall permit low barrier navigation centers by-right in the same zones that permit emergency shelters as well as areas zoned for mixed use and nonresidential zones permitting multifamily uses when the statutory requirements are met.

The adopted development and performance standards of the Zoning Code amendments shall be consistent with State law and be objective and shall not have the effect of precluding transitional and supportive housing, supportive housing developments, and low barrier navigation centers.

Program HE.4.2.1 Supportive Housing, Low Barrier Navigation Centers, and Employee Housing, Including Farmworker Housing

- 1) For supportive housing developments that meet the requirements of Government Code Section 65650 et seq., the City shall amend the Dunsmuir Municipal Code 17.76.140 “Minimum off-street parking requirements” to be consistent with Government Code Section 65654.
- 2) Low barrier navigation centers are a type of emergency shelter and shall be permitted in the same zones that permit emergency shelters as well as any areas zoned for mixed use and nonresidential zones permitting multifamily uses. Consistent with Government Code 65583(c)(3), the City shall amend the MU-1, MU-2, MU-3, and T-C districts to allow ~~by-right~~ low barrier navigation centers as a by-right use and not subject to a conditional use permit or other discretionary approval for developments meeting the requirements of Government Code Section 65662.
- 3) Section 17.08.2200 Dunsmuir Municipal Code shall update the definition of supportive housing and the reference to target population as defined in subdivision (d) of Section 53260 of the CA Health and Safety Code that is embedded in the definition of supportive housing. The update shall reference the definition of target population contained in Government Code Section 65582(i).
- 4) Large employee housing. Employee housing of permanent construction consisting of no more than 36 beds in a group quarters, or 12 units or spaces designed for use by a single family or household, and shall be allowed by-right in zones that permit multifamily residential and mix use zones that permit multifamily residential.

Administration: Planning Department and City Manager

Funding: General Fund

Timing: Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.

Program HE.4.2.2 **Group Homes**

The City shall amend Title 17 of the Dunsmuir Municipal Code for the following:

- 1) To avoid a constraint on housing choice for persons with disabilities, the City shall amend Title 17, sections 17.08.1960 and 17.08.1970, of the Dunsmuir Municipal Code to remove the requirement that residential care homes (RCH) and residential care facilities (RCF) be in a single family residence. RCH and RCF shall be permitted in the same manner as other residential development in the same zone.
- 2) Residential care facilities (RCF) providing services to seven (7) or more persons and requiring State license shall be continue to be conditionally permitted in the R-2, R-3, MU-1, MU-2, and MU-3 districts, however, the conditional use permit application requirements shall be non-discriminatory, the conditional use permit findings shall be objective and provide for approval certainty.

The amendments to Title 17 of the Dunsmuir Municipal Code shall continue to define residential care homes (RCH) and residential care facilities (RCF) as housing that provides a supportive living environment shared and used by unrelated persons with disabilities; that both RCH and RCF may serve children, the elderly or chronically ill, individuals with developmental disabilities, or adults recovering from or being treated for alcohol or drug addiction; that both RCH and RCF operated by a single operator or service provider (whether licensed or unlicensed) can include residential care facilities, supportive housing, transitional housing and other similar communal housing facilities but do not include boardinghouses; and that the City shall apply the same general building, fire and other health and safety codes, including occupancy limits, that apply to other residences, subject to State health and safety code provisions specific to certain types of licensed residential facilities, such as those serving persons with limited mobility.

The amendments to the Zoning Ordinance shall continue to allow residential care homes (RCH) by-right in the R-1, R-2, R-3, MU-1, MU-2, MU-3, and T-C districts, and to define RCH as a group home that does not require state licensing or does require state licensing but serves six (6) or fewer persons, is a residential use and is subject to only those restrictions that apply to other residential uses of the same type in the same zone.

In preparing the amendments, the City shall consult the Department of Housing and Community Development (HCD) Group Home Technical Advisory published December 2022.

Administration: Planning Department

Funding: General Fund

Timing: Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.

Policy HE.4.3

The City shall encourage and support organizations and programs, including housing providers, to address the housing needs of special needs groups (seniors, female headed households, persons with disabilities, persons with developmental disabilities, farmworkers, individuals experiencing homelessness, and persons with extremely low incomes). The City shall seek to assist in meeting these special housing needs through a combination of regulatory amendments and incentives, including those presented in Programs HE.3.1.1, HE.3.1.2 HE.3.2.1, HE.4.2.1, HE.4.2.2, and HE.4.3.1, and identifying and applying for funding with qualified housing developers to develop needed housing in the City.

Program HE.4.3.1 **Inter-Jurisdictional Coordination and Planning to Address Homelessness**

- 1) The City will support implementation of the Siskiyou County 10 Year Plan to End Homelessness, specifically goals for increasing the supply of permanent supportive housing and affordable housing, expanding the capacity

for housing providers, and expanding options for low barrier emergency shelter and housing. The City will consult with the NorCal Continuum of Care Coordinator on strategies to provide services, shelter, and housing for those experiencing homelessness in the City.

2) The City shall assist appropriate public and/or non-profit entities as feasible to develop a shelter, navigation center, or other recognized type of emergency housing for persons experiencing homelessness in the city by pursuing grant opportunities and providing technical assistance in grant applications for State and Federal funding.

3) The City shall support agencies and organizations providing services to those experiencing homelessness by annually updating referral information.

4) The City will continue to support the efforts of the housing authorities in administering the Housing Choice Voucher program.

5) The City will meet with representatives from the Housing Authorities, the NorCal Continuum of Care, and other nonprofit organizations to provide information on potential sites and housing development proposals that would be appropriate for the use of housing vouchers in conjunction with state or federal new construction or rehabilitation subsidies.

6) The City shall partner with area social services agencies and non-profit organizations to assess the housing needs for seniors, people with disabilities (including developmental disabilities), and extremely low-income residents, and identify funding sources to develop needed services in the City.

7) The City shall maintain a list of non-profit organizations interested in the construction of affordable housing in the City and region, and meet with and assist organizations desiring to maintain affordable housing in the City.

Administration: City Manager and Planning Department

Funding: General Fund

Timing: Coordination will occur at least annually from 2024 to 2031; the City will apply for funding annually.

Goal HE.5 – Encourage and Support the Development of Affordable Housing

The City will encourage the construction of new or dedication of existing housing that is affordable to extremely low, very low, low, and moderate income households.

Policy HE.5.1

The City shall encourage and support the development of housing affordable to extremely low, very low, low, and moderate income households.

Program HE.5.1.1 Support the Development of Housing for Extremely Low Income

Households and Remove Barriers (was Program HE-1.1.3)

1) To support the development of housing affordable to extremely low-income households, the City shall continue to seek and pursue state and federal funds annually, or as funding becomes available; and grant priority to projects that include units affordable to extremely low-income households.

2) The City will proactively outreach to affordable housing developers in the region to identify development in the City. Outreach to include opportunities for self-help housing development (housing in which the eventual owner participates in its construction under the supervision of a building contractor) including homeowner conservation and rehabilitation.

3) The City shall encourage and support development plans that include extremely low, very low, and low income housing in R-3, MU-1, MU-2, MU-3, and T-C districts when located within a quarter mile of a transit stop and/or when the development is located within a distance that a person can reasonably access services (e.g., no greater than a quarter mile). The term “encourage and support”, as used herein, may include, but is not limited to:

- Site identification;
- Providing ~~Local~~ local, state, and federal permit assistance.
- Give priority to processing of affordable housing projects, such as taking the applications out of submittal sequence if necessary to receive an early hearing date;
- Allow phasing of infrastructure whenever possible at time of project review;
- Facilitate the provision of public transportation services to serve residential areas, including services for persons with disabilities, and the installation of bus stops at safe and convenient locations;
- Maintenance of relationships with funding and facilitating agencies and organizations; and
- Any other action on the part of the City that will reduce development costs.

Administration: City Manager, Planning Commission

Funding: General Fund

Timing: 1) Apply for funding annually to assist extremely low-income households for the duration of the 2023-2031 Housing Element’s planning period; 2) performing outreach to recruit affordable housing developers at least biennially; 3) for the duration of the 2023-2031 Housing Element’s planning period when As-residential project applications are considered.

Program HE.5.1.2

~~To support the development of housing affordable to extremely low income households, the City shall continue to seek and pursue state and federal funds annually, or as funding becomes available, and grant priority to projects that include units affordable to extremely low income households.~~

Administration: City Manager

Funding: General Fund

Timing: ~~Apply for funding annually to assist extremely low income households.~~

Program HE.5.1.3 **Program HE.5.1.2** **Promote the City’s Housing Programs to Affordable Housing Developers**

The City will improve awareness and support for the City’s workforce and affordable housing programs by preparing, publishing, and distributing an affordable housing information brochure/newsletter that will be a local resource for persons interested in developing low-cost housing, which will be implemented consistent with AB 1483 (2019). The City will encourage the participation of agencies and organizations that operate rental and mortgage subsidy and self-help housing programs. ~~This program will be implemented consistent with the requirements of AB 1483 (2019)~~. To improve the dissemination of the City’s affordable housing programs, the City will provide information, printed and as web content. The City will perform proactive public outreach using a variety of methods that may include in-person or virtual participation, e.g., development industry events or

workshops, and direct contact with developers and property owners to improve the dissemination of information about the City’s affordable housing programs. The City will refer persons interested in developing low-cost housing to appropriate government and non-profit organizations for assistance.

Administration: Planning and Building Department, City Manager

Funding: General Fund

Timing: Performing proactive outreach to recruit affordable housing developers, including self-help housing, within two years from adoption of the Housing Element, and at least biennially for the 2023-2031 planning period. To improve awareness of the City’s affordable housing programs, the City will participate in an industry event, workshop, or similar public event/activity at least once a year beginning in 2025.

Program HE.5.1.4 **Program HE.5.1.3** **Support Lower-Cost Alternative Homeownership**

Models 

The City will support the formation and/or use of community land trusts and other non-traditional forms of ownership and tenancy that provide for workforce and affordable housing (by design and/or through subsidy), senior housing, intergenerational housing, housing for persons with disabilities, etc.

Administration: City Manager and Planning Department

Funding: General Fund

Timing: For the duration of the 6th cycle planning period.

Goal HE.6 – Encourage Sustainable Housing Development and Energy Conservation

Dunsmuir will encourage sustainable housing development and energy conservation shall pursue sustainable development for the new development and existing housing stock in the City.

Policy HE.6.1

The City shall promote the use of energy conservation measures in all housing through the use of public and private weatherization programs. The City will be receptive to encouraging new alternative energy systems, such as solar and wind, and water conservation measures.

Program HE.6.1.1 **Promote Energy Efficiency and Conservation via Weatherization**

Promote the use of energy conservation measures in all housing through the use of public and private weatherization programs. Provide information on currently available weatherization and energy conservation programs to residents. The City will have information available for the public at the front counter of City Hall and will distribute information through an annual mailing. The City will provide referrals and participate in informing households that would potentially benefit from these programs as appropriate. The City shall facilitate the weatherization of an average of 2 homes per year during the 6th cycle planning period by publishing weatherization information on the City’s website and at public counters.

Administration: City Manager and Building Department

Funding: Private, and government funds. The City will apply for funds to assist residents with energy conservation retrofits and weatherization resources.

Timing: Initiate no later than December 2025.

Program HE.6.1.2 Title 24 for Energy Efficiency and Conservation

The City shall continue to enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance, Building Code, and Specific Plans, as appropriate.

Administration: Building Department

Funding: Private and government funds

Timing: Because this is a current building code requirement, the City will implement it as part of the building permit application and review process.

Goal HE.7 – Promote Equal and Fair Housing Opportunities for All People

The City shall promote opportunities for persons from all economic segments of the community regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

Policy HE.7.1

Eliminate housing discrimination based on race, color, religion, sex, national origin, ancestry, marital status, age, household composition or size, disability, or any other arbitrary factor by removing constraints within control of the City.

Program HE.7.1.1 Disseminate Fair Housing Information and Respond to Fair Housing

Complaints  

- 1) The City shall support public and private fair housing and legal aid organizations in the prevention and correction of any reported discrimination in housing.
- 2) City staff shall refer all complaints regarding housing discrimination of any kind to the State Department of Fair Employment and Housing. The City shall monitor such complaints by checking with the affected agency and the complainant, and consider the need for future action if a trend develops, or if the complaint is not resolved.
- 3) The City shall provide information concerning discrimination complaint procedures to the public at social service centers, the senior center, City Hall, the library, housing projects participating in HUD Section 8 Programs, and other semi- public places. The information will provide locations and phone numbers of agencies to contact for assistance. This outreach effort will be made to include groups likely to experience discrimination in housing including minority, elderly, disabilities, and lower-income households. The City will support and participate in efforts by local government and non-profits to develop a renters’ resource program.
 - A) The information and content of this program shall be incorporated into the community awareness improvement program, Program HE.2.1.1 herein, sharing information on the City's website, and by performing proactive public outreach using a variety of methods that may include in-person or virtual participation and may occur outside City offices and regular business hours.
- 4) Conduct at least ~~bi-annual~~ biennial training for the Planning Commission and City Council on fair housing, affirmatively furthering fair housing, and the Housing Accountability Act.

Administration: City Manager

Funding: General fund

Timing:

- 1)–3) At all times during the 2023-2031 Housing Element cycle.
- 4) The City shall provide training at least ~~bi-annual~~biennially, with the first training held by 12/31/24.

Program HE.7.1.2 Implementation of the AFFH Action Plan  

Appendix A analyzes fair housing conditions in the City of Dunsmuir, and provides a regional comparison. Table A-38 of Appendix A enumerates the City’s fair housing issues and contributing factors, and the contributing factors are prioritized.

The City’s Affirmatively Furthering Fair Housing action plan is identified as Table A-38, section 7.0, Appendix A, and hereby incorporated by reference. The City’s AFFH Action Plan addresses the identified fair housing issue and contributing factors.

The City shall implement the Affirmatively Furthering Fair Housing action plan and take meaningful actions citywide to address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming areas of concentrated poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair-housing laws for all persons in accordance with state and federal law.

Administration: City Council

Funding: General fund

Timing: At all times for the duration of the 2023-2031 Housing Element planning period. As part of the housing element annual progress report (APR) process the City will review progress made towards achieving the desired outcomes of its AFFH Action Plan, and to make adjustments as needed to increase goal obtainment. The first AFFH progress review will be conducted in 2025 for the calendar year 2024.

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

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
<p>Strategy A: Fair Housing Outreach and Dissemination of Fair Housing Information (medium priority)</p>			
<p><u>Contributing Factors:</u> <u>Geographic Target:</u></p>			
<p>Lack of housing information on City website <u>Citywide</u> Lack of variety in the media forms and venues where fair housing information can be found</p>			
<p>Action Plan Program A:</p> <p>Improve community awareness and knowledge about fair housing.</p>	<p>The City will make information on <u>reasonable accommodation and</u> 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><u>Increase awareness of reasonable accommodation procedures for building or zoning regulations by two inquiries annually.</u></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>Beginning in Q4 2024 or Q1 2025, publish an announcement as part of the City’s current newsletter annually.</p>	<p>Increase fair housing awareness by increasing inquiries by two inquiries annually.</p>
	<p>The City will provide fair housing materials, in both printed and electronic media, in prevalent spoken languages in the community.</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 <u>in the</u> 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>Strategy B, C, and D: Improve access and the supply of affordable ownership and long term rental housing (high priority)</p>			
<p>Contributing Factors: Geographic Target:</p>			
<p>• Low median incomes Citywide</p> <p>• High vacancy rate of existing housing stock • Cost burdened households</p> <p>• Low production of housing</p>			
<p>Action Plan Program Strategy B:</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>Local Long Term Rental Housing Program</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"> • Landlord recruitment and mentoring, including fair housing training. • Develop and maintain a list of affordable housing units that are available for rent or purchase in the City. • A system for verifying the eligibility of applicants. • A system for matching eligible applicants with available units. • Employ affirmative marketing best practices. 	<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>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
<p>StrategyAction Plan Program C:</p> <p>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"> ● <u>New construction or conversion for J/ADUs</u> <ul style="list-style-type: none"> ○ <u>Adopt and promote Siskiyou county's pre-approved ADU plans.</u> ○ <u>Offer participating property owners/developers expedited permit processing and reduced City permit fees.</u> ○ <u>Apply for funding that allows awarded funds to be used for J/ADU construction and conversion, e.g., CalHOME.</u> ● First time homebuyer ● <u>Weatherization of existing housing units</u> ● <u>Regularly compiling and distributing information about manufactured homes as a housing type option.</u> <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>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><u>Apply for appropriate funding annually.</u></p>	<p>Facilitate the purchase of a home for two households by 2031.</p> <p>Facilitate the construction or conversion of 2 J/ADUs by 2031.</p> <p>Facilitate the weatherization 4 homes by 2031</p>
	<p>Continue the City’s proactive <u>inspection and</u> 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 <u>the</u> calendar year 2025, and provide summaries to the City Council no less than annually as part of the HE APR.</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>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
	<p><u>Partner with non-profit housing organizations to provide self-help housing development, including homeowner repair. Incentive implementation of self-help housing by identifying potential sites for self-help projects; applying for grant funding and supporting grant applications; providing expedited permit processing; and reducing or waiving City permit fees for self-help projects.</u></p>	<p><u>Beginning in the calendar year 2024 will conduct outreach to self-help housing organizations to develop a program. Activities include identifying appropriate funding sources (private and government), and applying for funding or supporting applications; identifying candidate sites, etc.</u></p>	<p><u>Facilitate the construction of homes for three households by 2031.</u></p>

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HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
<p>StrategyAction 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) <u>To improve local data,</u> the City shall conduct a survey and catalogue the number and types of housing units being used for STR <u>and second homes</u> and determine the number <u>and housing type</u> of second units, <u>e.g., second units</u>, duplexes, and multifamily units being used for STRs. The City shall survey registered STRs, <u>and</u> 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>	

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
<p>Strategy E: Improve opportunity by supporting economic development (high priority)</p>			
<p>Contributing Factors: Lack of economic development</p>		<p>Geographic Target: Citywide</p>	
<p>StrategyAction Plan Program E: Local economic development for business and workforce development to improve economic opportunities.</p>	<p><u>1) 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.</u></p> <p><u>2) 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.</u></p> <p><u>3) Support high school and College of the Siskiyou building trades development programs, including apprenticeships and workforce development. Promote programs using affirmative marketing best practices.</u></p> <p><u>4) Using affirmative marking best practices, the City will promote the existing zoning regulations for live/work spaces, cottage food operations, and home occupations as microbusiness development options. In order to increase resident awareness and access to these provisions, the City will partner with an existing non-profit to develop technical assistance materials to improve resident access and implementation</u></p> <p><u>5) In order to improve access to programs for investing in community amenities and infrastructure improvement programs, continue participation in regional planning efforts, such as the Active Transportation Plan.</u></p>	<p><u>1) & 2) 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.</u> 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><u>3) The City will continue to meet and collaborate with the local schools at least twice a year to discuss curriculum opportunities for building trades skills development.</u></p>	<p><u>1), 2), & 3) The City will provide letters of support for economic development grant applications that are consistent with this program.</u></p> <p><u>4) Increase inquires by four resident inquires annually.</u></p> <p><u>5) Complete two community amenity programs during the 2023-2031 planning cycle, which could include partnerships with local schools, transportation agencies (e.g., Caltrans and STAGE), etc. Examples include park improvements; safe routes to schools; pedestrian and bicyclist stripping, signage, etc.; installation of ADA curb ramps; water and/or sewer infrastructure improvements, etc.</u></p>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
			<p><u>4) Initiate within two years of adoption of the 2023-2031 Housing Element</u></p> <p><u>5) The City will continue to meet and collaborate with regional organizations at least twice year, and will support and participate in regional planning efforts.</u></p>

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