



6th CYCLE HOUSING ELEMENT

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Chapter 1 – Introduction

1.0 Overview

The Housing Element is a mandatory element of the Dunsmuir General Plan. State law establishes that each city accommodate its fair share of affordable housing as an approach to distributing housing needs throughout the State. State Housing Element law also recognizes that in order for the private sector to address housing needs and demand, local governments must adopt land-use plans and implementing regulations that provide opportunities for, and do not unduly constrain, housing development by the private sector. Unique from other general plan elements, State law requires local governments update their housing element every eight years.

Housing Elements are also subject to detailed statutory requirements. Unlike other general plan elements, Housing Elements are subject to review and approval (referred to as “certification”) by the State. The California Department of Housing and Community Development (HCD) reviews every local government’s Housing Element and determines whether it complies with State law. Because the Housing Element is part of the City’s General Plan, obtaining housing element approval from HCD is critical for maintaining the City’s General Plan compliance. Moreover, there are State funding programs for transportation, infrastructure, and housing that require (or consider) a local jurisdiction’s compliance with Housing Element Law.

The Housing Element is a policy document that identifies Dunsmuir’s existing and future housing needs and establishes proposed actions to facilitate the provision of housing to meet those needs for all income levels. The Housing Element’s policies and programs in Chapter 2 reflect a combination of the concerns of the local Dunsmuir community along with new State housing mandates. The purpose of the Housing Element is to establish specific goals and policies relative to the provision of housing, and to adopt a program to accomplish the City’s housing goals and policies. In addition, the Element identifies and analyzes housing needs and resources and constraints to meeting those needs.

This is Dunsmuir’s sixth Housing Element and it plans for the years 2023-2031. State law (Government Code Sections 65580 through 65589) mandates the contents of the Housing Element. By law, the Housing Element must contain all of the following:

- An analysis of housing needs of the city’s population and to adequately plan to meet the existing and projected housing needs, including the jurisdiction’s share of the regional housing needs allocation (RHNA).
- An inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment.
- An analysis of housing constraints that impact housing production that identifies and analyzes potential and actual governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for people with disabilities.
- Programs that implement the city's housing policies. Each jurisdiction must identify specific programs in its housing element that will allow it to implement the stated policies, and achieve the stated goals and objectives.

- An analysis of the jurisdiction's progress to implement the housing programs of the previous housing element, and the effectiveness of the programs.
- Actions that meaningfully promote and further fair housing opportunities in the community.

The Housing Element must also identify adequate residential sites available for a variety of housing types for all income levels; assist in developing adequate housing to meet the needs of very low-, low-, and moderate-income households; address governmental constraints to housing maintenance, improvement, and development; address the conservation of the existing affordable housing stock, and how the condition of the existing housing stock in need of improvement will be achieved; and promote housing opportunities for all persons.

Even though the focus of the Housing Element is on lower- and moderate-income households, the Element must address the housing needs and policy issues for the entire community and be consistent with the adopted policies of the rest of the General Plan.

2.0 Regulatory Context

Since Dunsmuir's 5th cycle Housing Element was adopted in 2014, a significant number of housing laws have been enacted. These new housing laws mandate new analyses or programs in each Housing Element and apply to the 2023-2031 Dunsmuir Housing Element update. Wherever available, City staff has consulted the HCD guidance memos to prepare this Housing Element. These housing and Housing Element new laws include, but are not limited to:

- Accessory Dwelling Units (AB 3182, AB 671, AB 68, AB 587, AB 670, AB 881, SB 13) – These new laws limit local jurisdictions' ability to restrict the development of accessory dwelling units (ADU) in a variety of ways and mandate streamlined, ministerial approval of ADUs within defined conditions. For the purpose of the Housing Element, they clarify that a local agency may identify an ADU or JADU as an adequate site to satisfy RHNA housing needs. AB 671 specifically requires that Housing Elements include a plan to incentivize and promote the creation of ADUs that can offer affordable rents for very-low, low-, or moderate-income households.
- Affirmatively Furthering Fair Housing (AB 686) – All Housing Elements adopted on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) prepared in accordance with HCD program guidance, an analysis of the Adequate Sites Inventory, a matrix of identified contributing factors to fair housing issues, and a program of actions that promote and affirmatively further fair housing opportunities throughout the community.
- No Net Loss (SB 166) – As jurisdictions make decisions regarding zoning and land use, and as development occurs, jurisdictions must have a program to assess their ability to accommodate new housing on the remaining sites in their Housing Element site inventories. A jurisdiction must add adequate sites if land use decisions or development results in a shortfall of sufficient sites to accommodate its remaining housing need for each income category.
- Replacement housing (Gov. Code § 65583.2 subd. (g)(3)) – A program for a policy requiring developers provide replacement units when occupied by, or deed restricted to lower-income households within the last 5 years, are converted or demolished
- Site Inventory (SB 6, AB 1397, AB 1486, AB 686, AB 725) – The Housing Element establishes a jurisdiction's strategy to plan for and facilitate the development of housing over the planning period by providing an inventory of land adequately zoned or planned to be zoned for housing and programs to implement the

strategy. These laws modified the content of the site inventory, including new analyses for capacity calculations, infrastructure requirements, suitability of non-vacant sites, size of site and density requirements, location requirements, sites identified in the previous Housing Element and rezone program requirements, among others.

- Emergency shelters and other emergency housing (AB 101, AB 2339) – provides that the sites identified for emergency shelters must be in residential areas or are otherwise suitable, thus prohibiting local governments from situating shelters in industrial zones or other areas disconnected from services. The law also seeks to ease constraints on the development of emergency shelters by requiring that any development standards applied to emergency shelters be "objective." AB 101 added navigation centers as a form of housing to help alleviate homelessness, and as a use by-right as specified.
- Supportive housing developments (AB 2162) – Mandate for local governments to allow qualifying permanent supportive housing developments as a by-right use in multifamily and mixed use zones.

3.0 Public Participation

Public participation is an important part of developing the City’s Housing Element. The information obtained through public meetings, surveys, and stakeholder interviews provide insight to the true needs of the community. 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. As part of the Housing Element update process, the City implemented the State’s public participation requirements in Housing Element Law, set forth in Government Code Section 65583(c)(7), that jurisdictions “...shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element.”

The Housing Element was developed through the combined efforts of City staff, the Planning Commission, the City Council and the City’s consultant. The inclusion of community stakeholders in the Housing Element public participation process helps ensure appropriate housing strategies are more efficiently and effectively evaluated, developed, and implemented. In an effort to involve all segments of the community, City staff and consultants developed a community outreach program including announcements on the City website, interviews, opportunity for housing element review and input at public workshops and hearings. Public participation played a critical role in the formulation and refinement of the City’s housing goals, policies, and programs. Comments received during public meetings and workshops, as part of the community surveys, as written correspondence submitted to the City, etc. has been reviewed, and input that relates directly and is consistent with State housing element law and HCD requirements has been incorporated. The City’s outreach efforts are summarized below.

Planning Commission Meeting and Public Workshop on December 14, 2022: This meeting was noticed on the City’s website, email notification to interested parties was sent out, and flyers were distributed online with print copies posted at City Hall. The meeting presentation introduced the Housing Element and update process, provided an overview of the essential components of housing elements, reviewed the City’s regional housing needs allocation (RHNA), identified recent legislation, discussed current City demographics, and gathered public input on housing needs and opportunities.



Meeting participants were asked to identify challenges and/or opportunities for housing, and to identify housing priorities in the City.

Verbal comments received during this meeting included the desire to evaluate short-term rentals, vacancy rates, potential redevelopment opportunities, and providing housing options. Commenters also indicated the City is constrained by topography and available developable land and that increasing costs for construction materials and labor contribute to increase housing costs. The City was also proposing new zoning regulations that encourage mixed use and allow residential uses by right in some commercial zones (that have since been adopted). Commenters also noted the need to look at economic development and how to encourage job growth along with housing.

Community Survey: An anonymous community survey was released to solicit input on housing needs and concerns. The survey was available from December 2022 until March 5, 2023 online in both English and Spanish using the platform SurveyMonkey™ (which is optimized for mobile devices). Paper copies of the survey were also available at City Hall. The City published regular reminders on their website and at City Hall to encourage



community participation. Seventy-six (76) surveys were completed by Dunsmuir residents. All economic segments of the community, including lower income households, participated in the community survey with 27.5% indicating their household income was under \$30,000. Table 1-1 below provides a summary of the survey results.

Table 1-1

Question Type	Response (Majority and/or Top 3)
Q1 Live in Dunsmuir	100% live in City
Q2 Zip Code	96025
Q3 Live and Work	38% Live and work in the City 39% Retired or do not currently work 22% Work outside the City
Q4 Where do you work	21% Work in Yreka 16% Work in Weed 15% Work in Mt. Shasta
Q5 Home Renter or Owner	68% Owner
Q6 Monthly Rent or Mortgage Payment	31% \$501- \$1,000 31% \$1,001 - \$1,500 16% Do not pay either
Q7 Length in current Residence	48% 1-5 years

Question Type	Response (Majority and/or Top 3)
	12% 6-10 years 33% More than 10 years
Q8 Household size	25% 1 person 50% 2 people 9% 4 people
Q9 Housing Type	89% Single family residence
Q10 # of dwelling units on property	73% 1 dwelling unit
Q11 Satisfied w/ current housing	85% Yes
Q12 Home ownership barriers	46% Do not have funds for down payment 38% People cannot find home in price range 19% Income is not enough to qualify for mortgage
Q13 Places with 1 mile	84% Bus stop 83% Park 76% Grocery store
Q14 Type of housing needed:	76% Affordable apartment rentals 56% Duplexes, condos, attached multi-family 60% Single family residence detached 55% Transit oriented development (TODs) 56% Accessory dwelling units
Q15 Housing needs for specific groups	73% Workforce housing 68% Seniors 66% Persons with disabilities
Q16 New Housing Barriers	59% People can't afford to build
Q17 Agree/ Disagree: Existing Housing stock/ conditions	56% lacks adequate affordable housing 62% lacks adequate rental housing
Q18 Challenges to rental housing	29% Not enough affordable units 19% No units sized to fit household needs
Q19 Age	25% 61-70 years 21% 51-60 years 22% 41-50 years
Q20 Choose all that apply	Homeowner/ senior/ parent
Q21 Total household income	28% below \$30,000 10% \$50,000 -\$59,999 22% over \$100,000
Q22 Additional thoughts	See summary below
Q23 How did you hear about survey?	45% City website 30% City's social media 12% Other (Facebook, neighborhood watch, library)

Question 22 of the Community Survey was an optional, open-ended question that asked respondents, “Are there any additional thoughts you would like to add as your city considers drafting Goals, Policies, and Programs for the Housing Element Update?”. Table 1-2 below summarizes the common themes and topics expressed in the responses provided.

Table 1-2
Question 22: Common Response Themes and Topics

Lack of adequate, available, & affordable housing
Concerns about number of short-term/vacation rentals
Desire for increased economic activity
Renovation of old properties with emphasis on environmental sustainability
Accessibility and support for special populations
Community engagement
Concerns about vacant second homes
Emphasis on unique landscape characteristics
Need to balance tourism and housing availability

These needs identified to date are incorporated into this document through policies and programs that encourage a diverse range of housing types that can be accessed by individuals and families from all income levels, and remove governmental barriers to housing production.

Housing Element Webpage: In addition to posting meeting notices and Housing Element update information on the City’s website, a webpage dedicated to the 2023-2031 Housing Element update was created and maintained (<https://www.siskiyou-housing.com/Dunsmuir/>). This webpage provided easy access to project documents including Housing Element information and resources, meeting presentations, survey link and results, and ability to submit comments and sign up for notices through the contact form.

Stakeholders:

Local and regional stakeholders and special interest groups identified during the Housing Element update process include:

- Dunsmuir Chamber of Commerce
- Great Northern Services
- NorCal Continuum of Care
- Shasta-Cascade Small Business Development Center
- Jefferson Economic Development Institute (JEDI)
- PSA 2 Area Agency on Aging
- Siskiyou Community Resource Collaborative
- Siskiyou County Public Health and Community Development
- Siskiyou County Economic Development Council
- Siskiyou County Public Health and Community Development
- Siskiyou County Special Education Office

- Siskiyou Habitat for Humanity
- Siskiyou Home Health Services
- Siskiyou Opportunity Center
- Siskiyou County Association of Realtors
- Golden Umbrella

3.1 Additional Public Outreach

After the draft housing element was completed, it was posted on City’s website and the www.siskiyou-housing.com/dunsmuir/ website. To notify residents and stakeholders of the availability of the Public Review Draft and request public comments, the City posted a notice at City Hall, on the City’s website, and sent out an email notice to interested individuals and stakeholders. The following Planning Commission, City Council, and additional public meetings were held on the draft Housing Element Update:

- Planning Commission: October 11, 2023, April 10, 2024
- City Council: November 2 and 16, 2023, April 18, 2024
- Public Open House: December 18, 2023
- Public Meeting: March 28, 2024

Public comments were accepted at all of the meetings listed above. No written public comments were received. Verbal comments including from the Planning Commission and City Council and how this input is incorporated into the housing element is summarized below.

- **Short-term rentals:** Comments about the city’s high housing vacancy rates due to the recreational use of housing by secondary homeowners and short-term rentals (STR’s), and the conversion of long-term rental housing to STR’s is a source of robust discussion in the community. The Housing Element AFFH Action Plan Program D commits the City to developing and adopting a strategy to reduce the vacancy of existing housing units that includes conducting surveys, public workshops, and preparing options and recommendations. In addition, Section 3.4 of Appendix B beginning on page B-17 describes the City’s Short-Term Rental Ordinance and discusses the emerging impacts of the Ordinance on the industry and the overall housing market. The Planning Commission continues to evaluate and discuss short-term rentals; see the November 8, 2023 Planning Commission Staff Report for additional information. The Planning Commission will continue its review of the ordinance and plans to provide a report to the City Council with its findings and recommendations, and these could be the basis for future changes to the STR Ordinance.
- **Data Accuracy:** Comment about accuracy of some of the state housing data, particularly the number of multifamily units in the city, does not seem accurate. The City will consider a future local housing censuses if the costs to administer the census, tabulate the results and its impacts on staff resources can be justified.
- **Minimum Densities:** Comment about if the City should consider establishing minimum densities in multi-family areas. To maintain internal consistency across the General Plan chapters this should be considered when the City updates it’s Land Use Element, which is anticipated to take place in the near future (within the housing element planning period).
- **Missing middle housing:** Comment about encouraging “missing middle” housing types (i.e. accessory units, duplexes, fourplexes, and other multifamily uses of a scale that is compatible with single-family residential neighborhoods). Housing Element Appendix B Table B-2 (page B-2) identifies the current range of housing types allowed in the Zone Districts where housing is principally permitted with just a

building permit, where no conditional use permit or other discretionary permit is required. It shows the Residential Mixed Use (MU-1), Central Mixed Use (MU-3) and High Density Residential (R-3) zones all allow the missing middle housing types. Housing Element Section 2.6 beginning on page B-6 describes how under certain conditions both an ADU and JADU can be developed as principally permitted uses on parcels with an existing single family home, providing an allowance for three housing units on a property zoned R-1 or R-2. Program HE.2.2.4 Provisions for Dwelling Groups was added to encourage a variety of housing types. The City will amend the Zoning Code to permit dwelling groups by right in the R-3 and MU-1, and MU-2 zones.

- **Incentives to develop affordable housing:** Comment about how the city can try to incentivize development of affordable housing. Program HE.2.3.1 commits the city to maintaining and promoting density bonus procedures.
- **Veteran's Housing:** Comment that the city should consider housing issues of veterans. The housing element includes programs to support veterans who are at-risk, low-income, experiencing homelessness, have a disability, or otherwise part of the special needs population. In many ways the programs that support the housing needs of the general population and special populations described in the Housing Element also apply to Veterans. For example, supportive housing established for the care of Veterans is allowed by the Zoning Ordinance the same as other types of supportive housing as shown in Table B-2 of Appendix B on page B-2. There are unique sources of funding to support housing for Veterans listed in the Housing Element. For example the Veterans Housing and Homeless Prevention Program is described on page D-4 of Appendix D.

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. 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 were revised. On March 4, 2024 the City received a letter from HCD regarding additional revisions necessary to substantially comply with State Housing Element Law. In March and April 2024, the Planning Commission and City Council held public meetings/hearings to continue to discuss proposed programs updates. In response to HCD and public comments the City prepared a Revised Housing Element document that was posted for public review on April 2, 2024.

3.2 Local Initiatives

The following local initiatives incorporate public input provided as part of public hearings and workshops. This section is intended to capture other initiatives that could be pursued at the direction of the City Council and the City Manager as staff capacity and funding allows.

Increase the supply of affordable housing.

- **Evaluate city-owned property** for the development of affordable housing by performing preliminary site assessments.
- Explore the development of an **ADU density bonus program**. It could one additional ADU for every ADU on the premises that is affordable to very low income, low income, and moderate income households for a period of not less than 15 years (see City of San Diego program as an example). The affordability of the density bonus units is guaranteed through a written agreement, and a deed of trust securing the agreement.

- **Adaptive Reuse:** Consider developing an AB 1490 inventory that identifies qualifying sites and buildings to increase participation by property owners and developers in the application of the State’s adaptive reuse provisions (AB 1490, 2023).
- Consider applying for **grant funding and low-interest loans** targeted for smaller builders and contractors to access funding for rehabilitation of existing units and to develop new housing affordable to moderate and lower income households.

Short term rentals and second homes.

- Maintain an active enforcement program to reduce unlicensed short-term rental operators from escaping transient occupancy tax (TOT) payments.
- Consider programs that would encourage longer-term rental of second homes.
- Consider establishing a housing vacancy tax to discourage vacant units.

Other programs to improve housing conditions/supply.

- Explore establishing a local or regional **housing trust fund** for the creation, rehabilitation, and preservation of affordable housing.
- **Offer trainings** on how to be a good landlord and how to be good tenant. Support existing community organizations that offer financial literacy training courses. Partner with existing community organizations to provide or sponsor homebuying classes.
- Consider a vote of Article XXXIV of the State Constitution (**Article 34**) to remove regulatory barriers for publicly-owned affordable rental housing should the November 2024 General Election Senate Constitutional Amendment 2 fail to pass.
- **Veteran's Housing:** The housing element includes programs to support veterans who are at-risk, low-income, experiencing homelessness, have a disability, or otherwise part of the special needs population. The City could supporting other local initiative to develop veteran housing.

Improve opportunities for residents to increase their incomes and develop the local workforce.

- In partnership with **local economic development** and community-based organizations, the City could support and collaborate to apply for grant funding to offer seed capital for microbusiness development.

4.0 General Plan Consistency

This Housing Element is a stand-alone document intended to replace the City’s previous Housing Element adopted in 2016. It is intended to become an integral part of the City’s existing General Plan. The California Government Code requires internal consistency among the various elements of a general plan. Section 65300.5 of the Government Code states that the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of policies for the adopting agency. Section 65302 of the Government Code requires cities and counties to amend the safety and conservation element of the general plan to include analysis and policies regarding flood hazard and flood management information. The Federal Emergency Management Agency (FEMA) has mapped areas of the City to be within the 100-year floodplain. The City’s Safety Element (2020) includes policies regarding flood hazards and new construction is required to meet the City’s Flood Protection ordinance. The updated Land Use Element (2023) has been reviewed for consistency with this Housing Element.

As portions of the General Plan are updated in the future, the General Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained. The City has reviewed the other adopted elements of the general plan and has determined that this element is consistent. The City will maintain this consistency as future general plan amendments are processed by evaluating proposed amendments for consistency with all elements of the general plan.

5.0 Analysis of the Previous Housing Element

An important aspect of the Housing Element is an evaluation of achievements of the implementation of programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and the extent to which these programs continue to be relevant in addressing current and future housing needs in Dunsmuir. The evaluation also provides the basis for recommended modifications to programs and the establishment of new objectives in the Housing Element. Chapter 3 – Review of Previous Programs contains the City’s objectives and programs for the past planning period (2014-2019).

6.0 Looking Ahead

During the 6th cycle planning period (2023 to 2031), the City will pursue opportunities for regional coordination to better address housing issues. While housing issues may not be uniform between Siskiyou County and the nine cities, Dunsmuir believes there are likely more shared issues and solutions as many housing issues do not occur in isolation. Also, there are many small jurisdictions in Siskiyou county and bringing the resources to bear to prepare a legally sufficient housing element is overly burdensome, and for that reason prior to the start of the 7th cycle, the City would appreciate the Department of Housing and Community Development being willing to support the preparation of a regional housing element for the Siskiyou county region.

7.0 Key Definitions and Acronyms

Below are commonly used and important terms and acronyms used throughout the Housing Element, although this is a partial list. Please see Appendix E – Glossary for a comprehensive list.

AB. Assembly Bill. Oftentimes the year that the bill was signed into law follows in parathesis, e.g., AB 5 (2021).

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

Accessory Dwelling Unit (ADUs). Accessory dwelling units are also commonly referred to as secondary units, granny flats, or cottages, are small secondary small dwelling units located next to or attached to a single-family home.

Affirmatively Furthering Fair Housing (AFFH). Affirmatively Furthering Fair Housing, also known as Assembly Bill 686, is defined as “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

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

American Community Survey (ACS). The American Community Survey is a demographics survey program conducted by the U.S. Census Bureau.

Area Median Income (AMI). This is the median, or middle point, of the incomes of every household in a given area. This means that half of the households in the area earn above the AMI and half of the households earn below it. AMI is a metric that is used to benchmark incomes levels. The income benchmark are calculated and adjusted based on family/household size.¹ Therefore, a single individual will have a lower income threshold than a family of four. Most federal and state housing programs qualify participant eligibility based on household income levels. To accomplish this, many State housing programs utilize the same benchmark of income data released by HCD. The State’s AMI may be used also to calculate affordable housing costs for applicable housing assistance programs. State law requires HCD to annually update the AMI limits based on HUD revisions to the Public Housing and Section 8 Income Limits, which HUD also updates annually or nearly so. In accordance with statutory provisions, HCD makes revisions to HUD’S Public Housing Section 8 Income Limits. One of those revisions is, “if necessary, increase a county’s area median income to equal California’s non-metropolitan median income”.² The non-metropolitan median income is determined by HUD, and in 2022 it was \$80,300 for California. HCD applied HUD’s on-metropolitan income to Siskiyou county for 2022, resulting in an AMI benchmark of \$80,300 for a family of four.

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

By-Right. The City’s review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the City’s ordinance implementing the Subdivision Map Act. A City ordinance may provide that “use by right” does not exempt the use from design review. However, that design review shall not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. [Reference Government Code section 65583.2 (i)]

Comprehensive Housing Affordability Strategy (CHAS). Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data, demonstrate the extent of housing problems and housing needs, particularly for low income households.

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

Disability. As used in Appendix A, Needs Assessment, the 2020 American Community Survey (ACS) and Puerto Rico Community Survey 2020 Subject Definitions, are used. Disability is defined as the product of interactions among individuals’ bodies; their physical, emotional, and mental health; and the physical and social environment in which they live, work, or play.

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

¹ See HCD’s briefing materials for the State Income Limits for 2022: <https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf>

² Ibid.

Emergency Shelter. Housing with minimal supportive services for persons experiencing homelessness and occupancy is limited to six months or less. No individual or household may be denied emergency housing because of inability to pay. Emergency shelter includes other interim housing interventions, including but not limited to, a navigation center, bridge housing, and respite or recuperative care. [Government Code Sections 65582(d) and 65583(a), and Health and Safety Code Section 50801]

Extremely Low Income (ELI) Households. Extremely low income is a subset of very low-income households, and is defined as 30 percent (or less) of the county area median income.

Gov't Code, Gov. Code, or GC. The Government Code of the State of California.

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

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

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

Junior Accessory Dwelling Unit. A junior accessory dwelling unit (JADU) means a housing unit that is no more than 500 square feet in size and contained entirely within an existing single-family structure. A JADU may include separate sanitation facilities, or may share sanitation facilities with the existing structure. (Reference: Gov. Code § 65852.22(g)(1).)

Low Income (LI) Households. Low income households are defined as households with incomes between 50 percent and 80 percent of the area median household income.

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

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

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

Regional Housing Needs Assessment (RHNA). A determination by a council of governments (COG) (or by the California Department of Housing and Community Development (HCD) of the existing and projected need for housing within a region. The RHNA numerically allocates the future housing need by household income group for each locality within the region. This housing allocation must be reflected in the locality's housing element of the general plan.

SB. Senate Bill. Oftentimes the year that the bill was signed into law follows in parathesis, e.g., SB 10 (2021)

The California Department of Housing and Community Development (HCD). This department within the California Business, Consumer Services, and Housing Agency "helps to provide stable, safe homes affordable to veterans, seniors, young families, farm workers, people with disabilities, and individuals and families experiencing homelessness". HCD is responsible for reviewing and approving all Housing Elements in the state.

Very Low Income (VLI) Households. Very low-income households are defined as households with incomes less than 50 percent of the median income.

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.

Table 2-1 Programs to Meet a Specific State Law Requirement			
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	<u>21</u>	<u>21</u>	<u>12</u>	1	<u>20</u>	<u>67</u>
Rehabilitation†	<u>12</u>	<u>12</u>	<u>12</u>	<u>02</u>	0	<u>38</u>
Conservation*	<u>3</u>	<u>3</u>	<u>3</u>	<u>3</u>	<u>0</u>	<u>12</u>
Totals	<u>36</u>	<u>36</u>	<u>36</u>	<u>16</u>	<u>02</u>	<u>1026</u>

† Means major repair of housing that substandard to make the unit safe, decent, and sanitary for human habitation, including replacement.

* 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 will, proactively outreach to affordable housing developers in the region to identify development opportunities in the City, including opportunities for self-help housing (housing in which the eventual owner participates in its construction under the supervision of a building contractor). 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 hold~~—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

Program HE.2.2.5 Small Lot Consolidation

To facilitate the development of J/ADUs, duplexes, and multifamily housing, the City will incentivize the consolidation of small lots by establishing written policy and procedures to grant fee reductions and waivers for parcel mergers when development of J/ADU, duplexes, and multifamily housing is proposed. The City's Nonconforming parcels provisions, section 17.84.060, shall remain in effect.

Administration: Planning Department and City Council

Funding: General Fund

Timing: Within one year of adoption of the 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) operating as single-family or multifamily residences that providing licensable services to seven (7) or more persons clients and requiring State license shall be allowed by right continue to be conditionally permitted in the R-2, R-3, MU-1, MU-2, and MU-3 districts zones. Group homes operating as single family residences that provide licensable services to seven or clients shall continue to be an enumerate conditional use in the R-1 and R-2 zones. Development, performance, and design standards shall be objective and nondiscriminatory health, safety, and zoning laws that apply to residential development in the same zones. , however, tThe conditional use permit application requirements shall be non-discriminatory, the conditional use permit findings shall be objective and provide for approval certainty. If requested, the City shall provide flexible and efficient reasonable accommodations in the permitting process.

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.

Chapter 3 – Review of the Implementation of the Previous Housing Element Programs

Housing elements must report the progress and effectiveness of the previous housing element. Section 65588, subdivision (a), of the Government Code requires:

- Progress in implementation – A description of the actual results or outcomes of the previous element’s goals, objectives, policies, and programs (e.g., what happened).
- Effectiveness of the element – For each program, include an analysis comparing the differences between what was projected or planned in the element and what was achieved.
- Appropriateness of goals, objectives, policies, and programs – A description of how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element. (e.g., continued, modified, or deleted.)
- Special needs populations – Provide a description of how past programs were effective in addressing the housing needs of the special populations. This analysis can be done as part of describing the effectiveness of the program pursuant to Government Code Section 65588, subparagraph (a)(2). If the jurisdiction has multiple programs to specifically address housing needs of special needs populations or if specific programs were not included, provide a summary of the cumulative results of the programs in addressing the housing need terms of units or services by special need group.

2014-2019 Housing Element Programs

An important aspect of the Housing Element is an evaluation of achievements under the implementation programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs and to which these programs continue to be relevant in addressing current and future housing needs in Dunsmuir. The evaluation also provides the basis for recommended modifications to programs and the establishment of new objectives in the Housing Element. While many of the City’s former programs were continued or modified in this update, some were removed due to being successfully implemented and others were added to respond to changes in State law and local conditions.

Many of the programs included in the prior Housing Element are being continued, although many program have been modified to comply with State law, to improve effectiveness for the current cycle, or to reduce redundancy. The table below provides a summary of each program, its progress, and status for the current update.

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>Program HE.1.1.1: As developers inquire locally about potential residential development projects, they will be advised of the need for affordable housing in the city, especially in the form of multi-family housing and innovative reuse of existing structures. At this initial inquiry, developers will be provided information on vacant land, underutilized properties, zoning, development standards, density bonuses, sewer and water availability, and the City’s willingness to support applications to nonprofit housing sponsors for funding.</p> <p>Timing: Ongoing Responsibility: City Manager Financing: General Fund</p>	<p>Progress: There were few developer inquiries during the previous planning period. However, as a matter of policy, the City encourages anyone who would provide low-income housing development.</p> <p>Effectiveness: While this program did not result in the construction of new affordable housing units, this was due more to the lack of any housing development over the past eight year period. The City will continue to encourage the development of affordable housing through this program.</p>	<p>Modify and continue: This program will be continued. The implementing language has been modified and is contained in Programs HE.2.1.1, HE.2.3.1(2), and HE.5.1.3 of the 2023-2031 Housing Element.</p>
<p>Program HE.1.1.2: Encourage the development of affordable housing (in particular extremely low-income housing units) by maintaining low fee requirements. When fee increases are deemed necessary, lower fees will be maintained, whenever possible, for affordable housing projects.</p> <p>Timing: Evaluate fees annually; ongoing Responsibility: City Council Financing: General Fund</p>	<p>Progress: Implemented. The City continues to have low development fees and has not seen the need to increase the fees due to lack of development.</p> <p>Effectiveness: Overall the City’s fees remain low and do not appear to discourage the production of affordable housing.</p>	<p>Continue: This program will continue as modified as per HE.2.2.3, which continues the intent of the previous program. Language has been added that lower fees are to be maintained, as feasible, to encourage housing projects that are affordable to upward revisions the housing needs of lower income households.</p>
<p>Program HE.1.1.3: Upon submittal of residential development plans, the City will encourage and support those plans which include lower-income housing (in particular extremely low-income housing units) in areas appropriate to the needs and desires of the population it would serve. “Encourage and support” as used herein means:</p> <ul style="list-style-type: none"> • Consider spreading development fee costs over a three-to five-year payment period to help reduce initial impact, at time of project review. • Provide density bonus or other concessions in accordance with Government Code Section 65915. 	<p>Progress: Incomplete. There has been little interest in developing available land in the City.</p> <p>Effectiveness: While this program did not result in the construction of new affordable housing units, this was due more to the lack of any housing development over the past eight year period. The City will continue to encourage the development of affordable housing through this program.</p>	<p>Modify and continue: This program will be continued. The implementing language has been modified and is contained in Program HE.5.1.1.</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<ul style="list-style-type: none"> • Allow phasing of infrastructure whenever possible at time of project review. • Any other practical actions on the part of the City that will help keep development costs low and protect housing affordability. <p>Timing: When applications are received Responsibility: Building Department and Planning Commission Financing: General Fund</p>		
<p>Program HE.1.1.4: In order to solicit assistance and support for lower-income housing, the City will contact nonprofit housing sponsors and governmental agencies that are capable of subsidizing lower-income housing.</p> <p>Timing: Annually or as appropriate Responsibility: City Manager and City Council Financing: General Fund</p>	<p>Progress: Implemented. City staff met with representatives of the local nonprofits, including Great Northern Services, to discuss potential funding opportunities for low-income housing. No housing proposals that included lower-income units were submitted during the 5th cycle, however. The City will continue to meet with organizations and agencies when potential projects or new funding opportunities arise.</p> <p>Effectiveness: While this program did not result in the construction of new affordable housing units, this was due more to the lack of any housing development over the past eight year period. This program will be modified and continued.</p>	<p>Modify and continue: This program will be modified and continued as part of Program 4.3.1. Program 5.1.3 commits the City to conduct proactive outreach to residents, housing developers, and housing organizations to improve awareness of the City’s housing programs.</p>
<p>Program HE.1.2.1: Amend the Zoning Ordinance to provide individuals with disabilities reasonable accommodation in rules, land use and development policies, practices, and procedures that may be necessary to ensure equal access to housing. The City will also make information available about requesting reasonable accommodation with respect to zoning, land use, permit processing, fees or building codes.</p>	<p>Progress: Implemented.</p> <p>Effectiveness: The City makes reasonable accommodation information available, although there have been few inquiries requesting this.</p>	<p>Completed and continue. In June 2023 the City incorporated reasonable accommodation procedures as part of the adoption of a comprehensive update of the City’s Zoning Ordinance; thereby completing this portion of this program. Program HE-2.1.1 commits the City to continuing to make</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>Timing: Within six months of Housing Element adoption Responsibility: Planning Commission and City Council Financing: General Fund</p>		<p>reasonable accommodation information readily available.</p>
<p>Program H.E.1.2.2: In order to help meet the needs of extremely low-income persons and households, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multi-family units. Timing: January 2016, apply for grant funding two times during the planning period Responsibility: Planning Commission and City Council Financing: Grant Funding and General Fund</p>	<p>Progress: The City received SB2 grant funding to update the Zoning Ordinance. Effectiveness: While this program did not result in the construction of new affordable housing units, this was due more to the lack of any housing development over the past eight year period. The City will continue to encourage the development of affordable housing through this program.</p>	<p>Modify and continue: Program HE.2.3.1(1) commits the City to providing density bonuses consistent with State law. The program language for prioritizing funding (when available) and/or regulatory incentives has been continued as part of Program 5.1.1.</p>
<p>Program HE.1.2.3: The City will work with housing providers to ensure that special housing needs are addressed for extremely low-income households, seniors, large families, female-headed households, female-headed households with children, persons with disabilities and developmental disabilities, and homeless individuals and families. The City will seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. The City will promote market-rate and affordable housing sites, housing programs, and financial assistance available from the city, county, state, and federal governments. In addition, the City will seek funding under state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness. Timing: Seek funding at least two times during the planning period; all program components are ongoing</p>	<p>Progress: Implemented. City staff met with representatives of the local nonprofits, including Great Northern Services, to discuss potential funding opportunities for low-income housing. No housing proposals that included lower-income units were submitted during the 5th cycle, however. The City will continue to meet with organizations and agencies when potential projects or new funding opportunities arise. Effectiveness: While this program did not result in the construction of new affordable housing units, this was due more to the lack of any housing development over the past eight year period. This program will be modified and continued.</p>	<p>Modify and continue: This program will be modified and continued as part of Programs HE2.2.4, HE.4.3.1, HE.2.1.1 and HE.5.1.3. These programs commit the City to conduct proactive outreach to residents, housing developers, and housing organizations to improve awareness of the City’s housing programs, to prioritize incentives for projects that meet the needs of lower income and special needs individuals and households, to work with housing providers and organizations for the target populations.</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>Responsibility: City Manager, Planning Commission, and City Council</p> <p>Financing: Federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups</p>		
<p>Program HE.1.3.1: Coinciding with the annual General Plan progress report, the City will update and review the inventory of vacant residential land in the city and amend zoning and land use designations, as necessary, to ensure an adequate supply of vacant land to accommodate the City’s share of regional housing needs.</p> <p>Timing: Annually</p> <p>Responsibility: City Manager, Planning Commission, and City Council</p> <p>Financing: General Fund</p>	<p>Progress: Implemented. The City continues to encourage an adequate supply of land zoned for a variety of housing types, including multifamily and single family development. Tulelake did not have any residential developers inquire about building during the planning period of the 5th cycle. Nonetheless, as a matter of policy the City encourages anyone who would provide low-income housing development.</p> <p>Effectiveness: This program has been effective and should continue. The City continues to have an adequate supply of land that is appropriate and available for the development of a variety of housing types, and will continue to encourage the development of affordable housing.</p>	<p>Modify and continue: This program has been modified and will continue as Programs 1.3.1 and 1.3.2. Program 1.3.1 reflects the requirements of No Net Loss (Government Code Section 65863) for the transactional review of ministerial and entitlements for the development of sites designated by the City to meet its RHNA to assure the City still has adequate margin in its RHNA inventory. Program 1.3.2 commits the City to an annual review of its vacant land inventory to assure it the City can accommodate a variety of housing types for all income levels. Should a deficit be projected to occur Program 1.3.2 commits the City to taking specific actions to increase the amount of available land.</p>
<p>Program HE.2.1.1: Continue to review the effectiveness of the Zoning Ordinance and make revisions if it is found that provisions of the ordinance are creating unusual constraints on the affordability and availability of housing.</p> <p>Timing: Every two years</p> <p>Responsibility: Planning Commission and City Council</p> <p>Financing: General Fund</p>	<p>Progress: Implemented. In June 2023, a comprehensive update of the Dunsmuir Zoning Ordinance was adopted. The updated Zoning Ordinance addressed the previous regulatory constraints on housing development.</p> <p>Effectiveness: This program has been effective.</p>	<p>Discontinue. Because the City has adopted a comprehensive Zoning Ordinance update that addresses previous housing constraints this program will not be continued.</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>Program HE.2.1.2: The City, in its review of development proposals, should allow exceptions or revisions to City ordinances related to zoning, density, services, or other incentives based on the merits of the project, when it is the intent of the developer to provide affordable housing for local residents. This could include the use of CDBG funds to assist in the cost of public improvements.</p> <p>Timing: Planning Commission and City Council Responsibility: City Council Financing: General Fund, Grant Funding</p>	<p>Progress: Complete. In June 2023, a comprehensive update of the Dunsmuir Zoning Ordinance was adopted. The amended Zoning ordinance includes a local density bonus ordinance that complies with State Density Bonus Law (SDBL), including the obligation for the City to offer concessions and incentives to qualifying projects.</p> <p>Effectiveness: This program has been effective.</p>	<p>Continue: Program HE.2.3.1 commits the City to provide density bonus to qualifying projects for the duration of the 2023-2031 housing element planning period.</p>
<p>Program HE.3.1.1: Continue to inform residents of their rights under fair housing law by posting and maintaining notices at City Hall, in the hallway outside of the Council Chambers, and at the Dunsmuir Branch Library regarding the availability of a fair housing information and referral contact at City Hall. The notice will include the name and phone number of the contact person (i.e., the City Manager) and any other information deemed relevant by the City Council.</p> <p>Timing: Ongoing Responsibility: City Manager Financing: General Fund</p>	<p>Progress: These notices are posted at City Hall and the library.</p> <p>Effectiveness: While no incidents of discrimination have occurred, the City considers this a effective and important program and as such will continue the program. This is an effective program and will be continued.</p>	<p>Modify and continue: This program has been modified and is part of a larger community awareness program (Program HE.2.1.1), and is incorporated as a component of Programs HE.7.1.1 and HE.7.1.2 as the City has a duty to affirmatively furthering fair housing.</p>
<p>Program HE 3.1.2: Refer known incidents of discrimination in the sale or rental of housing and lending practices to the Siskiyou County District Attorney and the Office of Fair Housing and Equal Opportunity at the US Department of Housing and Urban Development for action.</p> <p>Timing: Ongoing Responsibility: City Manager Financing: General Fund</p>	<p>Progress: The City Manager continues to be the designated contact for referral of fair complaints. Notices are posted at City Hall and the public library.</p> <p>Effectiveness: While no incidents of discrimination have occurred, the City considers this a effective and important program and as such will continue the program.</p>	<p>Modify and continue: This program has been modified and is part of a larger community awareness program (Program HE.2.1.1), and is incorporated as a component of Programs HE.7.1.1 and HE.7.1.2 as the City has a duty to affirmatively furthering fair housing.</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>Program HE 4.1.1: With a goal of assisting seven households over the next five years, the City will continue to apply for Community Development Block Grant (CDBG) funding and apply for funding from Home Investment Partnerships Program (HOME) and CalHome programs. The Housing Rehabilitation Program shall be publicized through the development of informational material made available at City Hall, and the library.</p> <p>Timing: 2014–2019; apply for a new grant every two years Responsibility: City Council and City Manager Financing: General Fund, Grant Funding</p>	<p>Progress: Implemented. The City will continue to apply for CDBG and HOME funding programs.</p> <p>Effectiveness: This program was effective and will continue.</p>	<p>Modify and continue: This program has been modified and will be continued: see Program 3.1.1(2).</p>
<p>Program HE 4.1.2: Continue to require and support abatement of unsafe residential structures, giving property owners reasonable opportunities to correct deficiencies and offering incentives (such as financial assistance under the housing rehabilitation program) when available to support rehabilitation of unsafe structures.</p> <p>Timing: As funding becomes available; continuous upon evidence of a hazard Responsibility: City Council and City Manager Financing: Grant Funding</p>	<p>Progress: Implemented. The City will continue to implement this program as needed.</p> <p>Effectiveness: The City found the program to be effective and it will be continued.</p>	<p>Modify and continue: This program has been modified and will be continued as Program 3.1.2(6).</p>
<p>Program HE 5.1.1: Provide information on currently available weatherization and energy conservation programs to residents of the city. The City will have information available for the public at the front counter of City Hall and will distribute information through an annual mailing.</p> <p>Timing: Mailings annually; ongoing Responsibility: City Manager Financing: General Fund</p>	<p>Progress: Implemented. The City continues to encourage the rehabilitation and weatherization of existing housing. Great Northern Corporation, which provides the weatherization, requires these retrofit improvements to rehabilitated units. The City disseminates information on energy conservation programs. Although one local weatherization program has been discontinued, the City wants to keep and/or find a replacement program. Additionally, the County air pollution control district has an existing program for reduced-cost, efficient</p>	<p>Modify and continue: This program will be modified and continued as Program HE.6.1.1, and as part of Program HE.3.1.2(3) and (4).</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
	<p>wood burning stoves and provides low cost vouchers for wood (with funding every couple years).</p> <p>Effectiveness: This program appears to be effective and will be continued.</p>	
<p>Program HE 5.1.2: 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.</p> <p>Timing: Whenever units are rehabilitated using CDBG funds and ongoing</p> <p>Responsibility: City Council and City Manager</p> <p>Financing: General Fund, Grant Funding</p>	<p>Progress: Implemented. The City requires compliance with the Zoning Ordinance and California Building Code, including Title 24, to ensure energy conservation in new residential projects.</p> <p>Effectiveness: All new units must comply with Title 24.</p>	<p>Continue. This program will be as required by law and as Program HE.6.1.2.</p>

Appendix A – Needs Assessment, Housing Constraints, and Assessment of Fair Housing

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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.

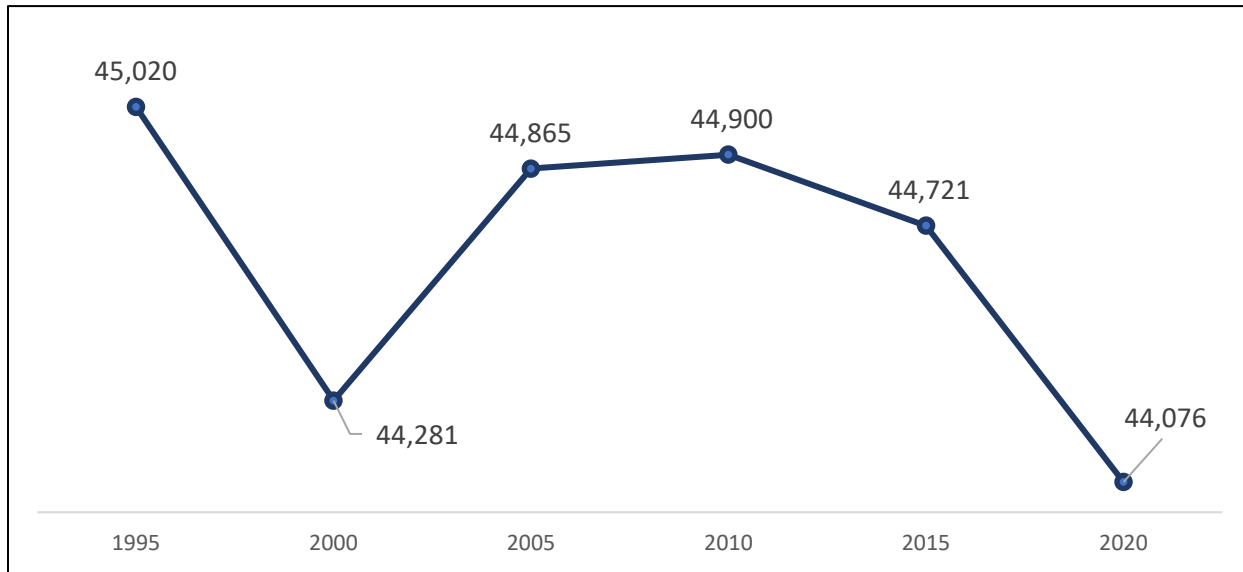
**Table A-1
Regional Population Change, 2000-2020**

	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%

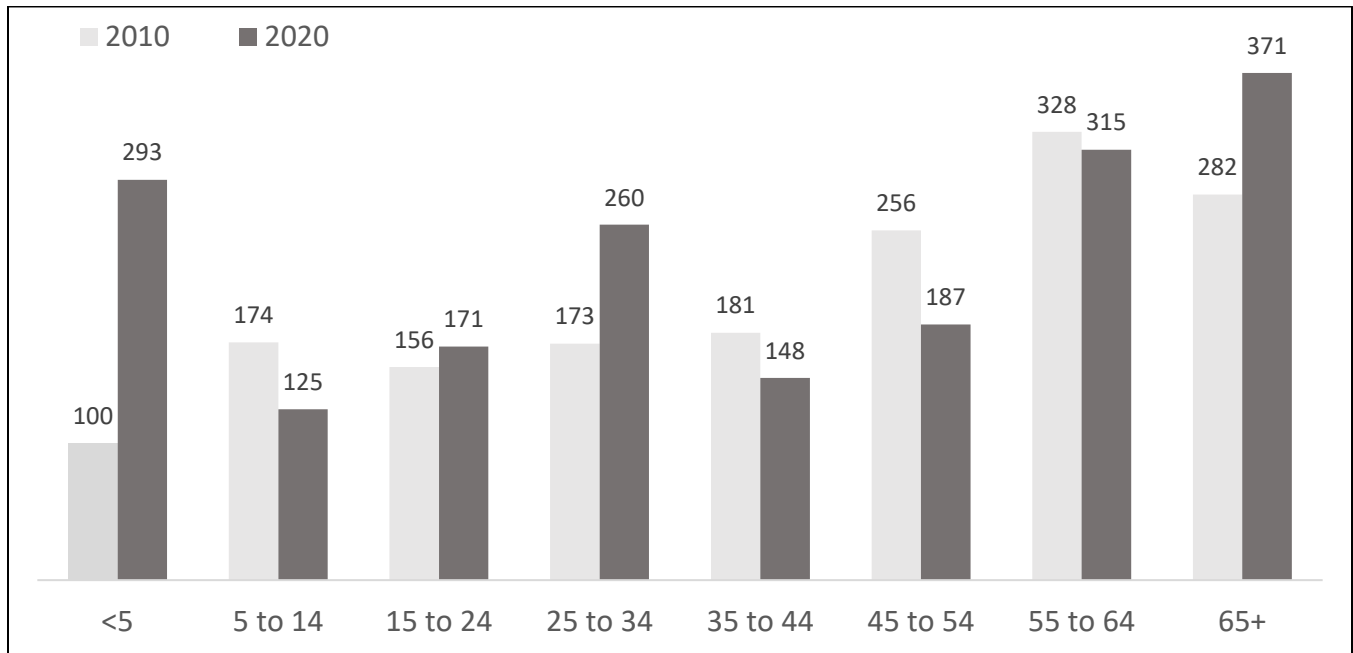
Source: 2010 US Census, Table P12US Census Summary File, 2020 ACS

**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%
Total	220	13%	-1,384	-3%

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

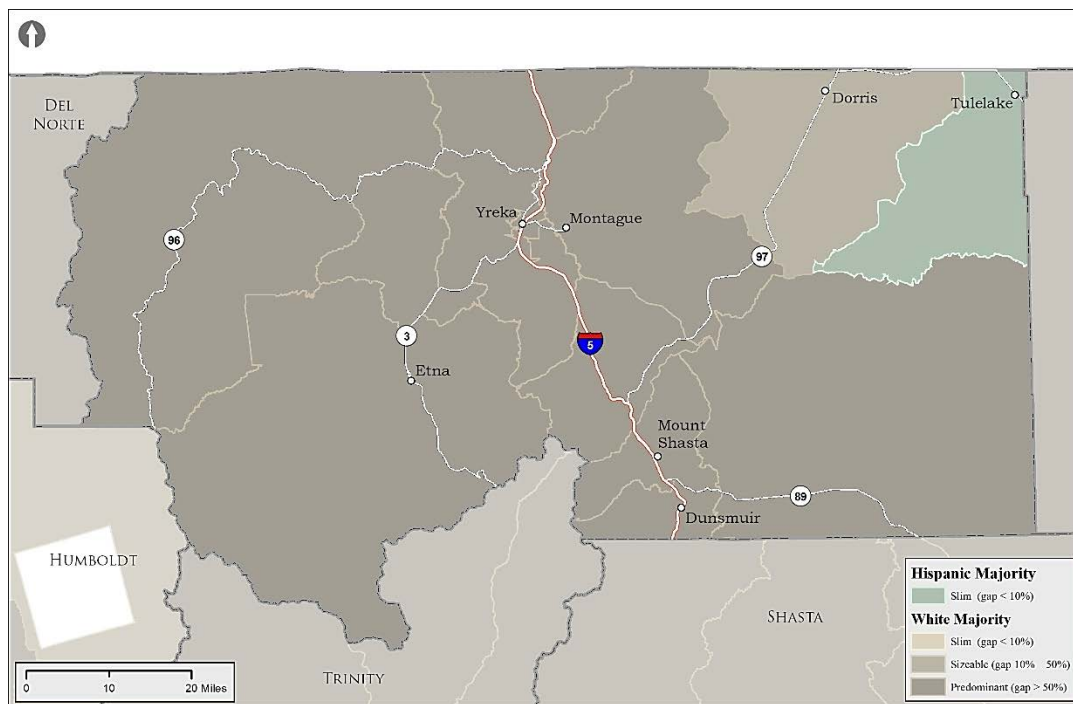


2.4 Population by Race and Ethnicity, including Segregation and Integration Patterns and Trends

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
		%		%			%		%	
Total:	1,650		1,707		3.5%	44,900		44,207		-1.5%
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).¹

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.² 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 to 2021 for the City of Dunsmuir are shown in the Table A-8 below. During this period, the number of households in the City decreased by 13 percent, and the number of families increased by 11 percent.³ 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 Department of Finance estimates the average household

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

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

³ 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.

size in Dunsmuir dropped from 2.16 persons to 2.14 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, 2010 and 2020**

	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

Table A-9 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.

Household Size by Tenure for Occupied Housing Units, 2010-2021

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

Source: US Census 2010, US Census ACS Table B25009

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 Dunsmuir, however. Severe overcrowding occurred in the region at a rate of 6.2 percent, on the other hand..

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

Occupants Per Room	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%
Total	455	58%	329	100%	12,509	100%	6,731	100%

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.⁴

⁴ [\\$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%
Total	892	100.0%	777	100.0%
Median Income	\$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%
Total	777	100.0%	19,195	100.0%
Median Income	\$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	\$83,800	\$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%
Est. Total Persons Below Poverty Level	299*	16.1%	7,294**	16.9%
Families with Related Children <18 years				
Est. Female-Headed Single-Parent Family	21†	28.4%	466††	44.2%
Est. Two-Parent Families	2†	2.0%	150††	5.6%
Families Below Poverty Level	36†	16.4%	734	17.0%

* 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	%	
Household Populations					
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	%	
Group Quarters (Non-Household Population)					
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.⁵ 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	%
Single-Family				
Detached	700	63%	688	63%
Attached	29	3%	30	3%
Mobile Homes	13	1%	12	1%
Multifamily				
2–4 Units	117	11%	112	10%
5+ Units	251	23%	248	23%
Total Units	1,110	100%	1,090	100%

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

⁵ 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%
Total	743	100%

Source: <https://www.city-data.com/housing/houses-Dunsmuir-California.html> accessed September 12, 2023

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%
Total	1,110	100%

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**

	Number	%
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**

	Number	%
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**

Employment Status	Working Age Residents with a Disability (16- to 64-year-olds)
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
Total Households	777			19,195		
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%
Total Single-Parent Households	86	100%	11.1%	2,736	100%	14%

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		
Large Owner Households	26	57.8%	9	32.1%	541	52.4%
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%
Large Renter Households	19	42.2%	19	67.9%	492	47.6%
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%
Total Large Households	45	100%	28	100%	1,033	100%

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	
Total	311	321
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 2021.⁶

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.

⁶ 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

5.8 Extremely Low Income Households

Extremely low income (ELI) households are defined as households with an gross income that is 30 percent below the area median income. The 2023, the Siskiyou county area median income was \$83,800 for a four person household and \$58,650 for a one person household. In comparison, the upper income limit for a four person ELI household was \$30,000, and a one person household was \$17,350.

Figure 4

WHO CAN AFFORD TO RENT

Renters need to earn **1.1 times** the minimum wage to afford the average asking rent in Siskiyou County.

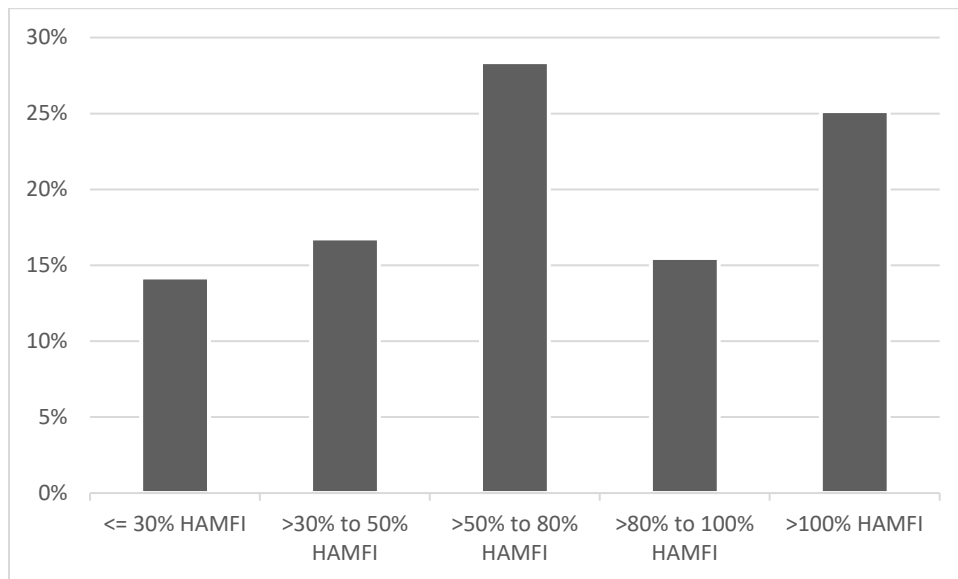


According to the 2023 California Housing Partnership Affordable Housing Needs Report, Siskiyou county renters needed 1.1 times the minimum wage to afford the average asking rent, as shown in Figure 4 above. While some of the jobs listed pay more than the minimum income needed to afford the asking average rent, there are a number of common jobs where workers may not earn enough. The potential inability to afford housing may be compounded by the lack of housing that is affordable. The same California Housing Partnership 2023 study reports there is a shortfall of nearly 900 affordable rental units in Siskiyou county. Combined, these conditions can result in households that are:

- Cost burdened (meaning paying more than 30 percent of their income towards housing) and severely cost burdened (meaning paying 50 percent or more of their income towards housing);
- Experiencing overcrowding, and/or
- Residing in substandard housing.

Although the California Housing Partnership reports data for the region, HUD’s CHAS data indicate that Dunsmuir is experiencing similar conditions as the region, even though they comprise nearly 15 percent of the households in Dunsmuir as depicted in Figure 5, nearly 91 percent of ELI households are cost burden and 80 percent severely cost burdened as shown in Figure 6. indicates that lower income households Dunsmuir are cost burdened with ELI households being disproportionately cost burdened and severely cost burdened relative to other income groups.

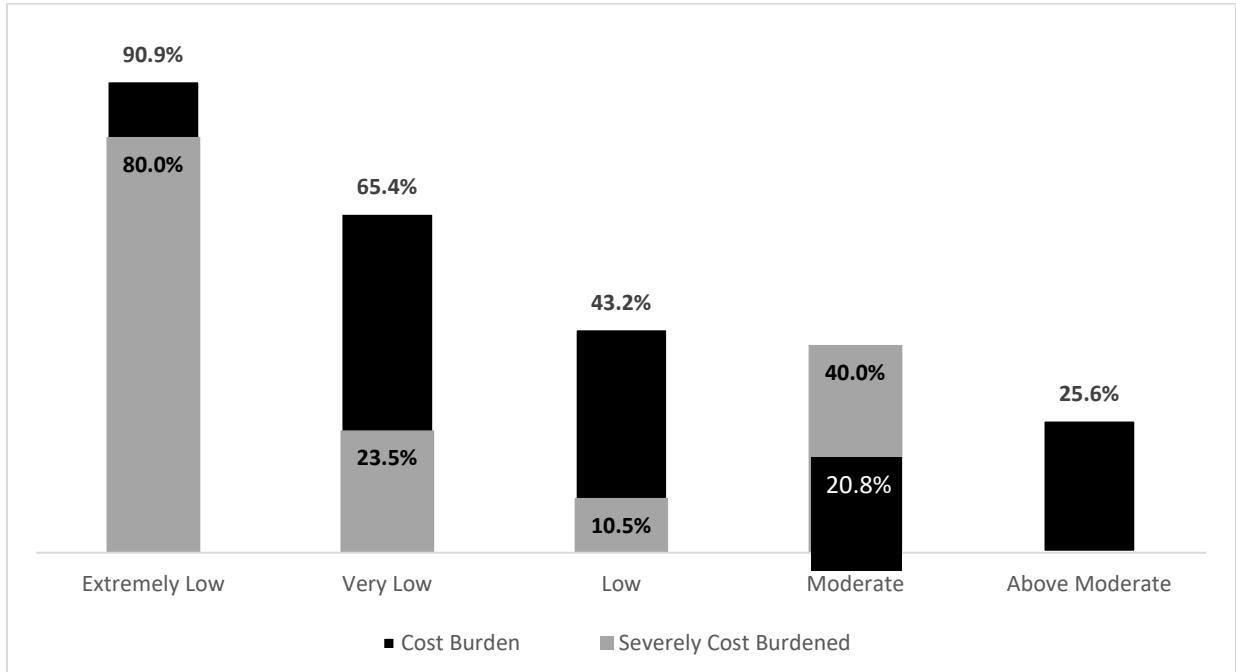
Figure 5: Dunsmuir Households by Income



HAMFI = HUD Area Median Income, which was \$54,400 for Siskiyou county for fiscal year 2020. Source: HUD CHAS from 2016-2020 ACS.

While the CHAS data does not provide individual data points for housing problems which are incomplete kitchen facilities; incomplete plumbing facilities more than 1 person per room; and cost burden greater than 30 percent, the data Table A-35, line 2, indicates Dunsmuir households are residing in housing with condition issues and/or overcrowding. As discussed above in section 3.2 and shown in Table A-13, in 2020 9.5 percent of the renter-occupied units were overcrowded in 2020, although there were no severely overcrowded rented housing units reported for Dunsmuir. As discussed above, due to the age of Dunsmuir’s housing stock indicates some units may be facing condition issues.

Figure 6: Dunsmuir Cost Burdened Households, 2016-2020 HUD



**Table A-35
Dunsmuir Housing Issues**

		Owner	%	Renter	%	Total
1	Total # of ELI Households	40	9%	70	22%	110
2	# of Households with Any Housing Problems	180	40%	175	54%	355
3	# of ELI Households with Cost Burden	30	7%	69	21%	100
4	# ELI Households with Severe Cost Burden	15	50%	65	94%	80
	Total Number of Households	450		325		775

Source: HUD CHAS, 2016-2020 2016-2020 American Community Survey

Although Table A-37 below reports on an earlier ACS cycle, the data show that a disproportionate number of ELI households are renters although there are ELI owners as well. For ELI owners, the expense of home maintenance may be burdensome and unaffordable. In the inability to pay for maintenance may in turn lead to condition issues for owners, and deteriorating condition and more costly repairs over the long term.

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-36
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-37
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.⁷

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

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

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 , 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.

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. 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 cost burdened. For renter households, the rate of severe payment is more than double than owner households at 53 percent.

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.

**Table A-38
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	%
Owner Households	455	190	41.8%	45	23.7%
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%
Upper Income† >100% HAMFI	155	40	25.8%	0	0.0%

Income Range	Total Households	Overpayment (> 30% income on housing)		Severe Overpayment (> 50% income on housing)	
		Number	%	Number	%
Renter Households	330	169	51.2%	90	53.3%
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%
Upper Income† >100% HAMFI	40	0	0.0%	0	0.0%
All Households	785	360	45.9%	135	37.5%
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%
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>

†Income category labels per CHAS Affordability Analysis, Paul Joice, May 20, 2013, 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.⁸ 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

⁸ Department of Finance, E-5_2023_InternetVersion 2023

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 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:⁹

- 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

⁹ Source: HCD’s https://www.hcd.ca.gov/community-development/affh/docs/AFFH_Webinar_Slides.pdf, June 15, 2021.

lack of housing and transportation choices can limit access to opportunity and stifle economic growth by isolating residents from jobs and other essential services.¹⁰

- 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 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.

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

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 6th 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 5th 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.

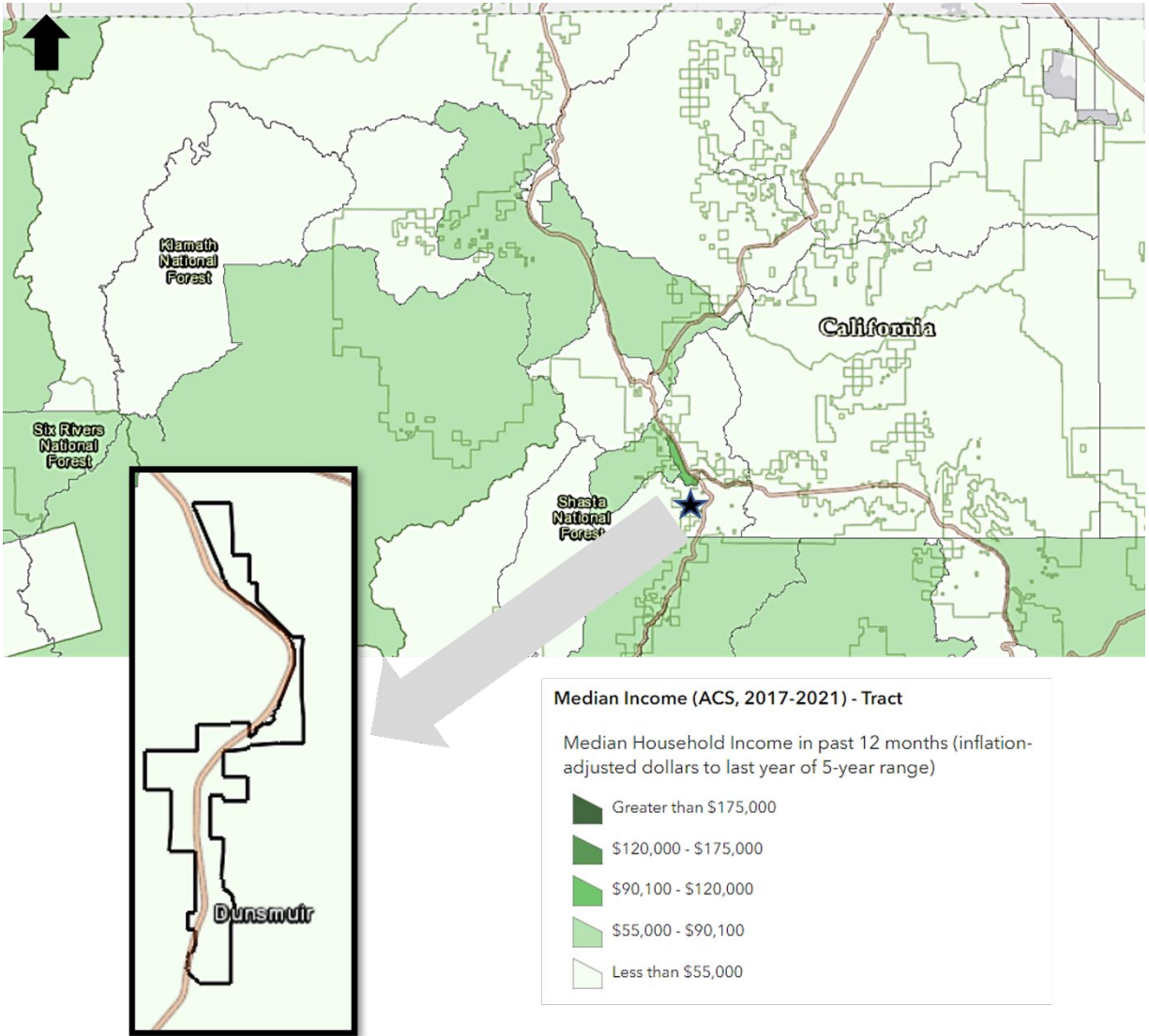
Race and Ethnicity

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 7: 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.

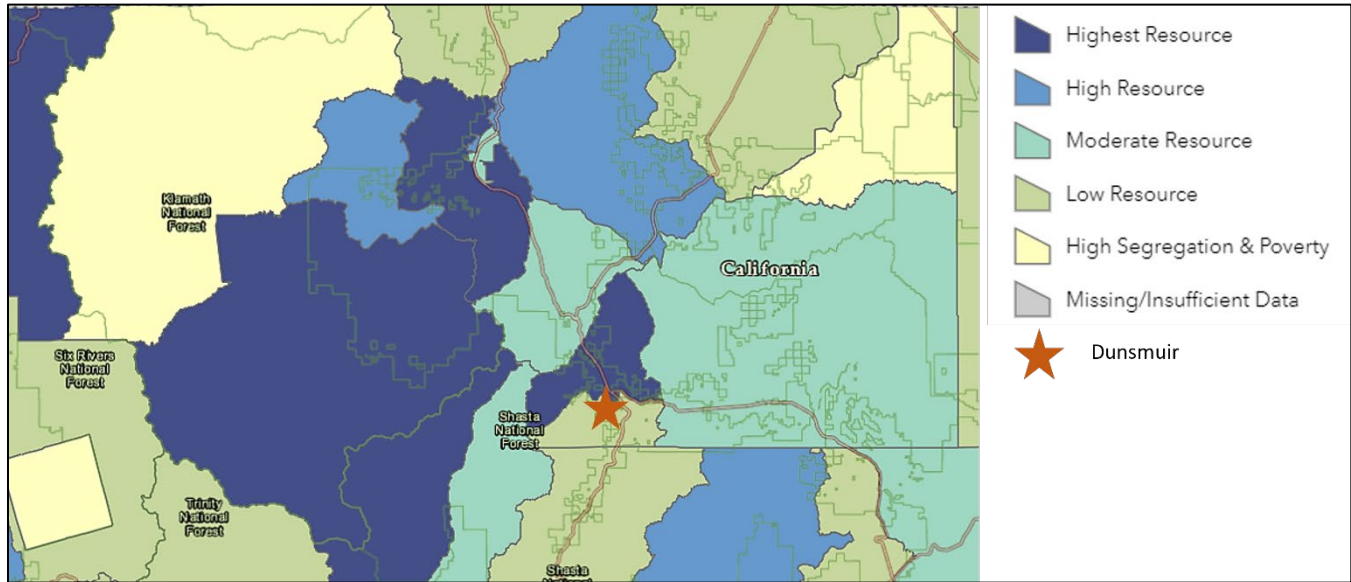
7.1.3 Assessment of Disparities in Access to Opportunity.

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 8: 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.

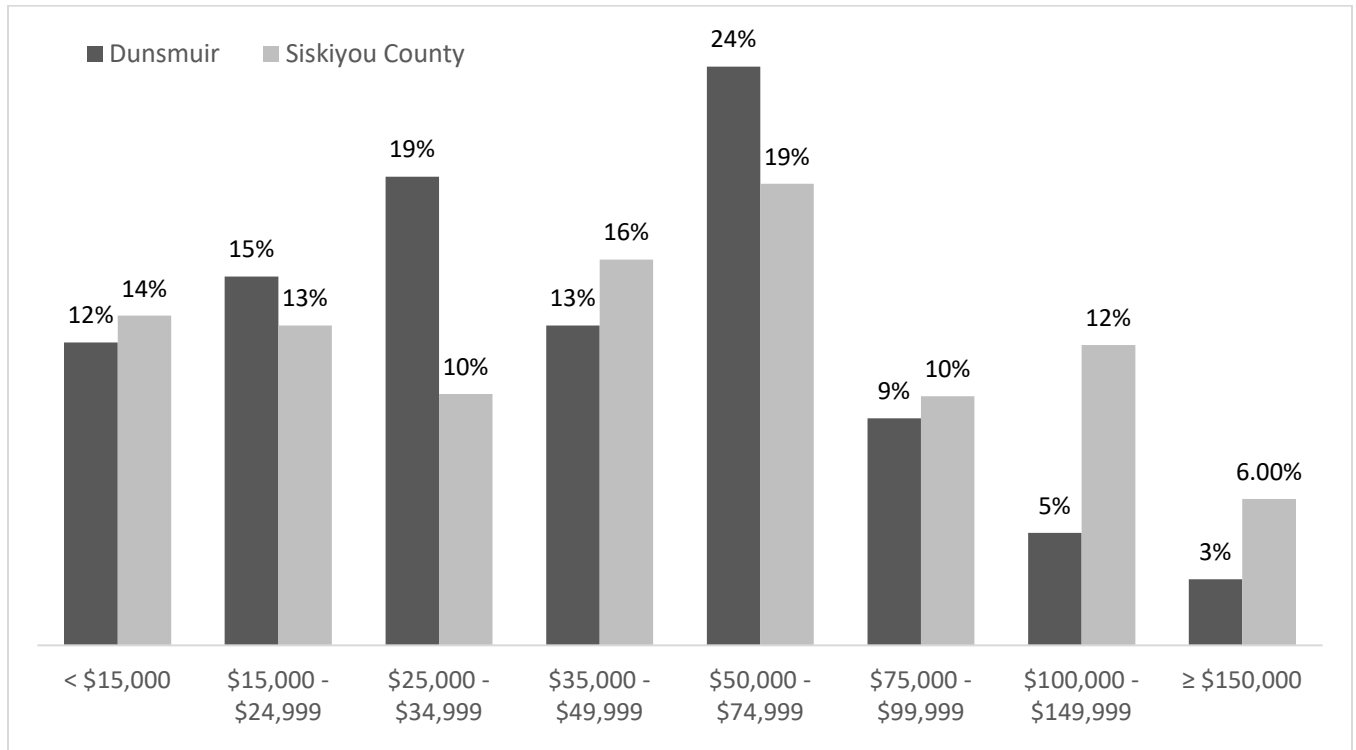
The economy of Dunsmuir, CA employs 744 people. The largest 42 industries in Dunsmuir are health 42care and social assistance (135 people), retail trade (91 people), and accommodation and food services (86 people), and the highest paying industries are construction (\$63,265), public administration (\$52,500), and transportation and warehousing, and utilities (\$33,929).¹¹

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.

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

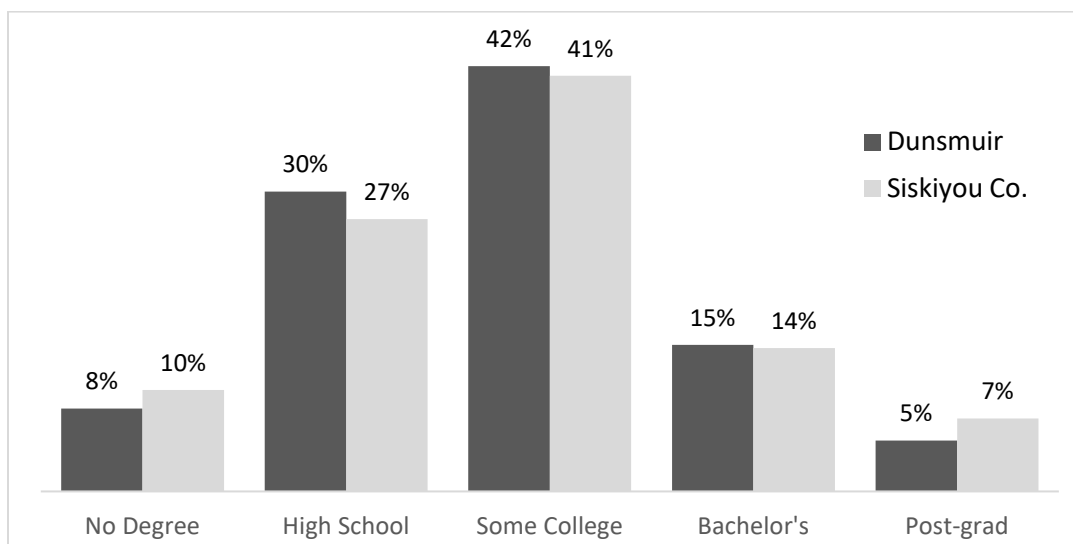
Figure 9: Household Income, 2020



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 8th 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 10: Education Attainment, 2021

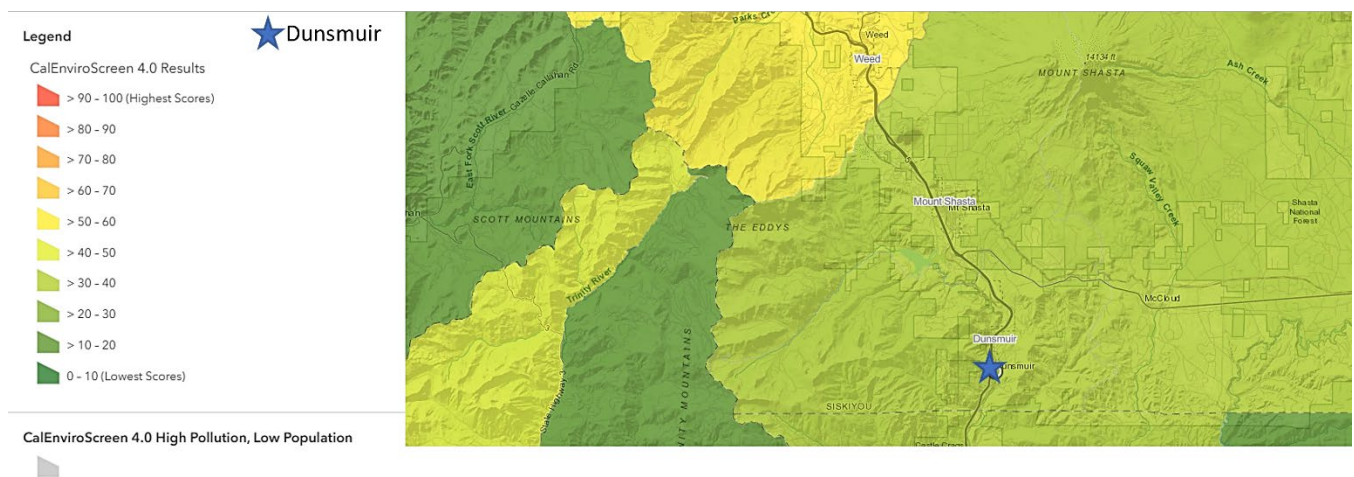


Low Levels of Pollution Burden from Environmental Exposures and Environmental Effects

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 11: CalEnviroScreen 4.0, 2021 Composite

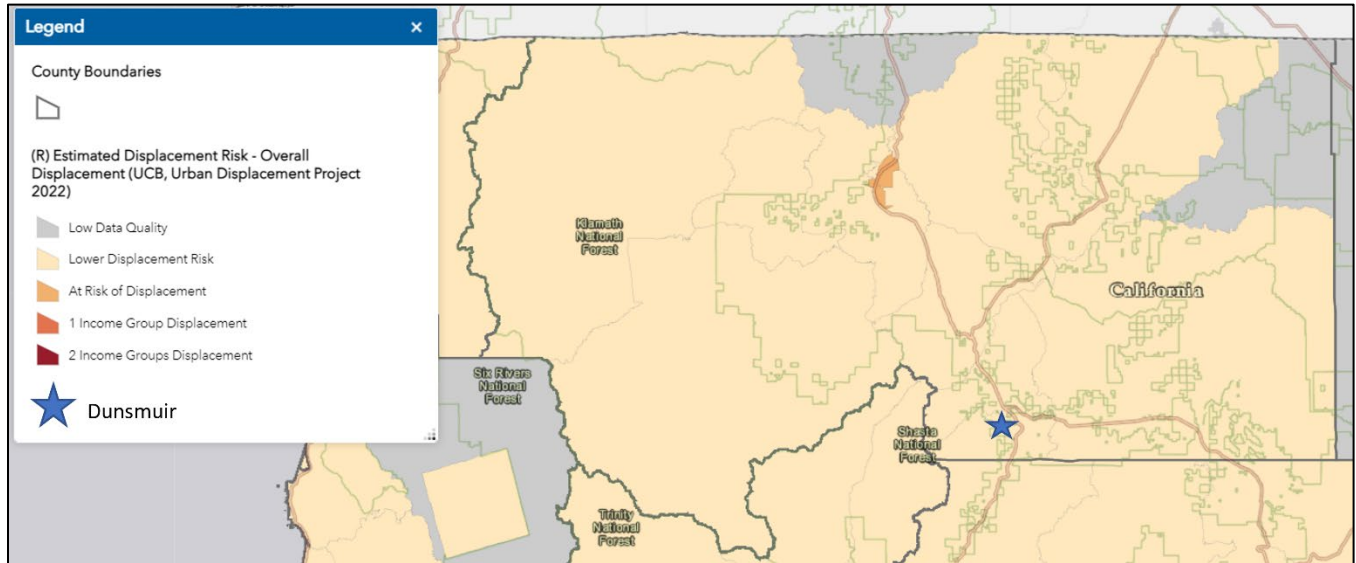


7.1.4 Assessment of Disproportionate Housing Needs, including Displacement.

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.

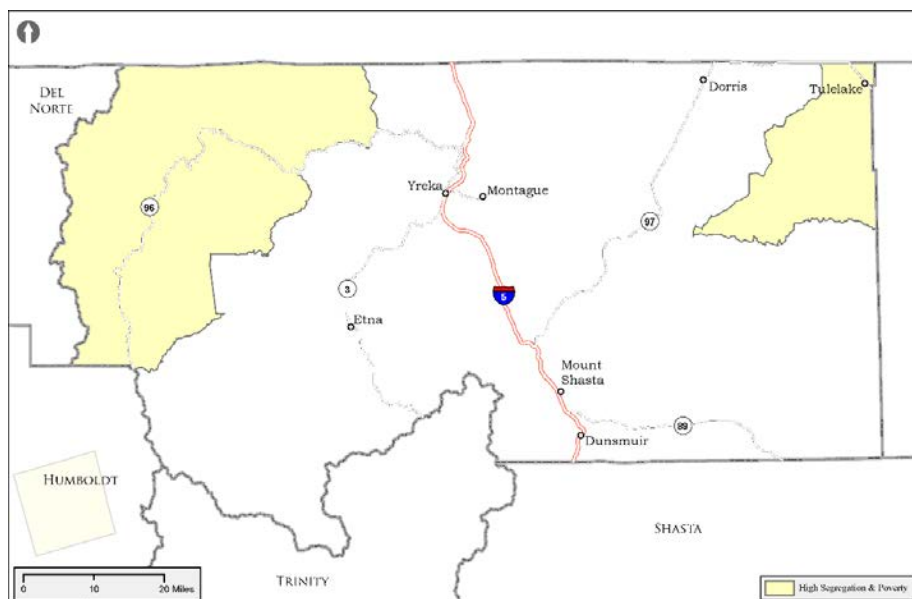
Figure 12: Regional Displacement Risk, 2022



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 13: Areas of High Segregation and Concentrated Poverty, 2023



7.2 Conclusions and Dunsmuir's Action Plan to Affirmatively Further Fair Housing

The region as a whole has disparate access to health care, including mental/behavioral health and substance use services, according to the 2022 Community Health Needs Assessment (CHNA). Disparate access is also indicated by the fact that Siskiyou county is a designated health provider shortage area. Health care needs was expressed as the lack of professional providers, lack of treatment centers, high cost of health care, lack of insurance and the high cost associated with coverage etc. by 2022 CHNA key informants, focus group participants, and survey respondents.

The local and regional data presented above indicate Dunsmuir's affirmatively further fair housing challenges affect the entirety of the City, and are not concentrated in specific neighborhoods. Dunsmuir is a small city and has a small population. According to the 2020 U.S. Census, Dunsmuir has a total population of 1,707 persons who are in 777 households (see Table A-1 and Table A-8 above). According to the 2020 U.S. Census, the Dunsmuir household median income was \$39,821 (Table A-14), which is \$7,582 less than the median of the region of \$47,403, it significantly lower than HUD's 2020 median income for the state of California (FY 2020):¹²

- Total California: \$87,100
- Metro California: \$87,500
- Nonmetro California: \$70,700

Moreover, as presented in Table A-38 above, the 2015-2019 HUD CHAS data indicates approximately 61 percent of Dunsmuir's households have an income that is 80 percent or lower than the HUD Area Median Family Income. Disproportionate housing needs are citywide conditions affecting a majority of residents and are not concentrated in specific Dunsmuir's neighborhoods. Consultations with City representatives and longstanding non-profit providers operating in the region share similar conclusions. The conditions that are contributing to Dunsmuir's fair housing conditions identified in Table A-39, and responding programs. The responding programs focus on place-based strategies, which are defined by HUD:¹³

- Place-based strategies refer to specific investments and programs in historically disinvested neighborhoods to improve the lives of local households and help stabilize economic and community development in the area. Examples include investing in infrastructure or developing a workforce training program.
- Mobility strategies refer to investments and programs that expand housing choices for residents with low income and help to reduce the level of racial and economic segregation in a jurisdiction or region. "Housing mobility strategies may include providing affordable and accessible transportation options to enhance access to education and economic development opportunities."¹⁴

¹² <https://www.huduser.gov/portal/datasets/il/il20/Medians-Methodology-FY20r.pdf>, accessed March 12, 2024.

¹³ HUD, Best Practices in Fair Housing Planning, <https://www.hudexchange.info/programs/fair-housing/best-practices-in-fair-housing-planning/setting-goals-and-tracking-progress/prioritizing-fair-housing-goals/#:~:text=Place%2Dbased%20investments%20refer%20to,community%20development%20in%20the%20area>, accessed March 12, 2024.

¹⁴ AFFH Technical Assistance Memo, HCD, pg. 15.

**Table A-39
AFFH Contributing Conditions and Responding Programs**

AFFH Category	Contributing Conditions	Responding Programs
Fair housing outreach and dissemination of information	<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>Increased distribution of fair housing information by posting at City Hall, posting information on City’s website, etc. Providing materials and content in prevalent spoken languages. Also employing affirmative marketing practices in the preparation of materials.</p>
Disparities in access to opportunity	<p>Lack of economic opportunity.</p> <p>The City has limited financial capacity to invest in infrastructure and community amenities absent outside funding sources.</p>	<p>City-wide place-based strategies:</p> <p>Commit to promoting the City’s existing live/work and home-based businesses (Chapter 17.84 of the Zoning Ordinance) as microeconomic development opportunities.</p> <p>Support high school and College of the Siskiyou building trades development programs, including apprenticeships and workforce development.</p> <p>In order to improve access to infrastructure capital improvement programs, continued participation in regional planning efforts, such as the Active Transportation Plan.</p>
Disproportionate housing need for low income households	<p>Low housing production</p> <p>Market conditions dampen recruitment of residential building contractors</p>	<p>City-wide Mobility Strategies:</p> <p>Partnering with non-profit housing organizations to provide self-help housing development, including homeowner repair, and incentivizing 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.</p>

AFFH Category	Contributing Conditions	Responding Programs
		Adoption and promotion of Siskiyou county’s pre-approved ADU plans, offering expedited permit processing and reduced City permit fees. Down-payment assistance.

**Table A-40
City of Dunsmuir’s AFFH Housing Action Plan**

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
Strategy A: Fair Housing Outreach and Dissemination of Fair Housing Information (medium priority)			
Contributing Factors:		Geographic Target:	
Lack of housing information on City website		Citywide	
Lack of variety in the media forms and venues where fair housing information can be found			
<p>Action Plan Program A:</p> <p>Improve community awareness and knowledge about fair housing.</p>	<p>The City will make information on reasonable accommodation and 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 awareness of reasonable accommodation procedures for building or zoning regulations by two inquiries 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>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 in the 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
Strategy B, C, and D: Improve access and the supply of affordable ownership and long term rental housing (high priority)			
Contributing Factors:		Geographic Target:	
<ul style="list-style-type: none"> • Low median incomes • High vacancy rate of existing housing stock 		<ul style="list-style-type: none"> • Cost burdened households • Low production of housing <p>Citywide</p>	
<p>Strategy B:</p> <p>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>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>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>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"> • 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>Strategy 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"> • New construction or conversion for J/ADUs <ul style="list-style-type: none"> ○ Adopt and promote Siskiyou county's pre-approved ADU plans. ○ Offer participating property owners/developers expedited permit processing and reduced City permit fees. ○ Apply for funding that allows awarded funds to be used for J/ADU construction and conversion, e.g., CalHOME. • First time homebuyer • Weatherization of existing housing units • Regularly compiling and distributing information about manufactured homes as a housing type option. <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>Apply for appropriate funding annually.</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 inspection and 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 the 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>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.</p>	<p>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.</p>	<p>Facilitate the construction of homes for three households by 2031.</p>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
<p>Strategy 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) To improve local data, the City shall conduct a survey and catalogue the number and types of housing units being used for STR and second homes and determine the number and housing type of units, e.g., second units, duplexes, and multifamily units. The City shall survey registered STRs, and 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
Strategy E: Improve opportunity by supporting economic development (high priority)			
Contributing Factors: Lack of economic development		Geographic Target: Citywide	
<p>Strategy E:</p> <p>Local economic development for business and workforce development to improve economic opportunities.</p>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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</p> <p>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.</p>	<p>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.</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>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.</p>	<p>1), 2), & 3) The City will provide letters of support for economic development grant applications that are consistent with this program.</p> <p>4) Increase inquires by four resident inquires annually.</p> <p>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.</p>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
		<p>4) Initiate within two years of adoption of the 2023-2031 Housing Element</p> <p>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.</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, Accessory Dwelling Units (J/ADUs), Junior ADUs (JADUs), Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Single Family, J/ADUs & JADU's, Duplexes, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Single Family, J/ADUs & JADU's, 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%
Minimum Parking Spaces Per Unit:			
Single family: 2 spaces/unit			
Duplexes: 1.5 spaces/unit + 1 guest space for every 3 units			
Multifamily: Units < 700 sf in size:			
1.25 spaces/unit + 1 guest space for every 3 units			
Units between 700 - 1,200 sf in size:			
1.5 spaces/unit for + 1 guest space per 3 units			
Units > 1,200 sf in size:			
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**

	Residential Mixed Use (MU-1)	Neighborhood Mixed Use (MU-2)	Central Mixed Use (MU-3)
Housing Types Principally Permitted	Single Family, <u>J/ADUs & 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 & 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 & 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: Units < 700 sf in size: 1.25 spaces/unit + 1 guest space for every 3 units Units between 700 - 1,200 sf in size: 1.5 spaces/unit for + 1 guest space per 3 units Units > 1,200 sf in size: 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 & <u>JADU's</u>, Duplexes, Multifamily, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing</p>	Single Family, <u>J</u> /ADUs & <u>JADU's</u>
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: Units < 700 sf in size: 1.25 spaces/unit + 1 guest space for every 3 units</p> <p>Units between 700 - 1,200 sf in size: 1.5 spaces/unit for + 1 guest space per 3 units</p> <p>Units > 1,200 sf in size: 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 ~~to~~ 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.

[Dunsmuir's Zoning Ordinance does not stipulate a minimum unit size for any type of dwelling unit. Nor does the Zoning Ordinance propose to establish a story limit. Dunsmuir's R-1 and R-2 zones specify a maximum height of](#)

30 feet. The maximum allowable height limit in the R-3, MU-1, and MU-2 zones is 35 feet. The MU-3 zone has 50 foot height limit for multifamily structures. The 35 foot height limit of the R-3, MU-1, and MU-2 zones can readily accommodate a three story structure because the California Building Code’s interior space ceiling height for occupiable spaces is no less 7 feet 6 inches.¹

To facilitate the development of J/ADUs, duplexes, and multifamily units by encouraging the consolidation of small lots, Program HE.2.2.5 commits the City to establishing written policy and procedures to grant fee reductions and waivers for parcel mergers when development of J/ADU, duplexes, and multifamily housing is proposed. At the same time, existing lots that are nonconforming for lot size are eligible for residential development pursuant to Section 17.84.060 of the Dunsmuir Zoning Ordinance. This section expressly allows for any parcel of land of record at the time the Zoning Ordinance is adopted to be used as a building site even when it has less area or width than the minimums required by the applicable zoning district regulations provided there are no adjoining parcels under the same ownership. This means an existing lot that is substandard to the zone may still be developed as allowed the zone without an requirement for discretionary review. To exercise this provision an applicant submits a site plan in accordance with Section 17.88.020 (Site Plan). Upon review of the site plan and the finding that the application otherwise complies with all other provisions of the Zoning Ordinance, the city administrator or their designee may approve the site plan. If the city administrator or their designee denies the application or imposes conditions unacceptable to the applicant, the applicant may file the request with the planning commission who may approve the use if it finds the application otherwise complies with all other provisions of this title.

Program HE.2.2.4 commits the City to amending its Zoning Ordinance to permit Dwelling Groups by right in the R-3, MU-1, and MU-2 zones. Dwelling groups as defined are a type of missing middle housing configuration: “three or more detached single-family dwellings occupying a parcel of land, in one ownership and having a yard court in common, but not including manufactured home parks, hotels, motels, and transient occupancy uses” (section 17.08.850 Dunsmuir Zoning Ordinance). Adding dwelling groups as a by-right housing type in the R-3, MU-1, and MU-2 zones will increase the variety of housing types and configurations allowed in Dunsmuir’s zones that permit multifamily.

As indicted in the tables above, the proposed parking requirement for units that are less 700 square feet in size is 1.25 spaces per unit and one guest space per every three units. Units of this size are likely to be studios, one-bedroom, or single-room occupancy units. For these smaller units one-bedroom the proposed parking standards would be considered to a constraint to housing production due to their associated construction cost; this ratio exceeds HCD’s recommended ratio of one space per unit for efficiency units, studio apartments, one-bedroom units, and single room occupancy units. Reducing the parking requirement for these units would reduce this housing cost. Program 2.3.2 commits the City to adopting Zoning Ordinance amendments that require a single parking space for each efficiency unit, studio apartment, one-bedroom unit in multifamily housing developments, and each single room occupancy unit to reduce the number of required parking spaces consistent with this analysis.

Overall Dunsmuir’s development standards are fairly typical for small rural community centers. In March 2023 conversations with representatives of Great Northern Corporation and Siskiyou Habitat For Humanity, and Rick Knight, local realtor, none identified the existing zoning regulations as a barrier to residential development. The impediments they pointed to where pervasive low incomes, the high cost of materials, lack of building contractors in the region, and increased costs associated with implementing new building code requirements (e.g., solar and

¹ 2022 California Building Code, Title 24, Part 2 (Volumes 1 & 2) with Jan 2023 Errata, https://codes.iccsafe.org/content/CABC2022P2/chapter-12-interior-environment#CABC2022P2_Ch12_Sec1208, accessed February 2, 2024.

sprinklers). The new zoning regulations [in combination with the regulatory and procedural improvements described in Programs HE.2.2.4, HE.2.2.5, and HE.2.3.2](#) 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.

While Dunsmuir adopted a local J/ADU implementing ordinance in 2023, it appears that several provisions are inconsistent with State law. The Architecture Conditions in 17.116.030(E.4) applies citywide is not objective due to the language of “Accessory dwelling units shall be substantially compatible with the principal dwelling and the neighborhood.” Further the second Architecture Condition seems to exceed the statutory limits for local regulation for J/ADUs by imposing a citywide window placement standard for J/ADUs located within the within the required setbacks of the primary residence. A city may only impose architecture review standards (that are objective) on J/ADUs that is located on real property located in the California Register of Historic Resources. Other apparent inconsistencies noted are:

- Because an ADU can be created out of space of existing residence, the setback requirement that ADUs attached to the primary residence shall be the same setbacks as the minimum side, front, and rear setback requirements as the primary residence appears to be inconsistent with State law (Reference 17.116.030(E.5).
- The Condition that manufactured homes used as an ADU be “substantially compatible with the principal unit” is not objective, and appears to exceed the statutory limits for local regulation of ADUs (Reference 17.116.030(E.6).
- Owner-occupant requirement (17.116.030(C) needs to be updated due to passage of AB 976 (2023). Passage of AB 976 means cities and counties cannot impose owner-occupancy conditions on ADU projects permitted after Jan. 1, 2025. Local agencies are still required to impose owner-occupancy requirements on Junior ADUs (JADU),

Conflicting local J/ADU ordinances are superseded by State law, pursuant to subdivision (g) of Government Code Section 65852.2. Program HE.2.3.3 commits the City to amending the Zoning Ordinance to address the existing inconsistencies with State law.

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.freddie.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: as both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their land use regulations, in particular the zoning regulations, and procedures when such accommodations may be necessary to afford persons with a disability an equal opportunity to use and enjoy a dwelling. Also, the Anti-Discrimination in Land Use Law Act prohibits actions by localities that deny an individual or group of individuals residence, land ownership, tenancy, or any other land use due to discrimination. Discrimination based on a protected characteristic, method of financing of any residential development, or that the any of the development is intended for occupancy by persons of very low, low, moderate, or middle income. See Appendix A, section 7.0 for an assessment of affirmatively furthering fair housing.

Additionally, state law requires cities allow group homes that provide services for six or fewer clients and are subject to State licensing in any area zoned for residential use. Further cities cannot require these licensed group homes to obtain conditional use permits or variances that are not required of other residential uses in the same zone. The Dunsmuir Zoning Ordinance refers to these types of group homes as "Residential Care Homes". Group homes, even those that serve more than six clients, that provide services that are not subject to State licensing are to be allowed where single family units are permitted and subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to other residential development in the same zone.

The Dunsmuir Zoning Ordinance does not distinguish these types of group homes from other residential uses. Group homes that provide services for more than six clients and are subject to State licensing are identified as “Residential Care Facilities” in the Dunsmuir Zoning Ordinance. It is noted that section 17.08.1970 of the Dunsmuir Zoning Ordinance expressly exempts residential care facilities that do not provide licensable services, regardless of the number of clients served, from the use permit requirement.

~~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: Below is a review of Dunsmuir’s existing regulations for group homes, (Table B-5), and procedures for reasonable accommodation (). Table B-4 is a checklist for the City of Dorris analyzing potential constraints on housing for group homes applying standards of SB 520 (2002) and HCD’s Group Home Technical Advisory of December 2022.~~

Table B-5
~~Constraints on Housing for Persons with Disabilities~~ Review of Regulations for Group Homes

Potential Constraints and Analysis	
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.
ZONING AND LAND USE	
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.
Does the City’s 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.
Are residential parking standards for persons with disabilities group homes different from	Group homes that provide services to six or fewer clients and are subject to State licensing, and group homes providing

Potential Constraints and Analysis	
<p>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?</p>	<p><u>services that are not subject State licensing are to be regulated in the same manner as other residential types in the same zone. This equal treatment extends to parking as evidenced by the parking requirements table in Chapter 17.76.140.</u></p> <p>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.</p>
<p>Does the locality restrict the siting of group homes? <u>Does the City’s Zoning Ordinance have spacing requirements for group homes?</u></p>	<p>The new Zoning Ordinance allows group homes with less than six or fewer clients in all Residential and Mixed-Use zone districts. <u>With implementation of Program HE.4.2.2.2, For group homes that provide services to with seven or more than six clients will be principally permitted in the R-3, MU-1, MU-2, and MU-3, and conditionally permitted in the R-1 and R-2 zones where {depending on the size of the facility and other proposed services}, siting could be a factor in consideration of a conditional use permit.</u></p>
<p>What zones allow group homes other than those allowed by state law? Are group homes for over six persons allowed?</p>	<p>In the The new Zoning Ordinance <u>permits</u> group homes <u>that do not provide licensable services in all residential zones. Program HE.4.2.2.2, commits the City to amending the Zoning Ordinance to permit Residential Care Facilities, which are defined in the Zoning Ordinance as providing licensable services to more than six clients, by right in the R-3, MU-1, and MU-3 zones. RCFs would be permitted with a use permit in the R-1 and R-2 zones, however, use permit findings are to be objective and provide for approval certainty. with over six clients are permitted as a conditional use in all Residential and Mixed-Use zone districts.</u></p>
<p>Does the City have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?</p>	<p>The new Zoning Ordinance makes no distinction between households comprised of related or unrelated persons. <u>Nor does the Zoning Ordinance impose occupancy limits or standards that are separate from the requirements of the building code; the only occupancy standards are those contained in the State building code.</u></p>
<p>Does the land use element regulate the siting of special housing in relationship to one another?</p>	<p>No. The Land Use Element does not require a minimum distance between two or more special needs housing units.</p>
PERMITS AND PROCESSING	
<p>How does the City process a request to retrofit homes for accessibility?</p>	<p>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.</p>
<p>Does the City allow group homes <u>the provide services for with fewer than six or fewer persons clients and are subject to state</u></p>	<p>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-</p>

Potential Constraints and Analysis	
<u>licensing</u> by right in <u>zones that permit</u> single-family <u>zones</u> <u>development</u> ?	Use zone districts <u>as indicated in Tables B-2, B-3, and B-4 above.</u>
Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?	Facilities-Group homes serving more than six persons-clients <u>and are subject to state licensing</u> are considered-referred to as “Residential Care Facilities” (RCF) <u>in the Dunsmuir Zoning Ordinance. RCF-which</u> are <u>currently allowed-as-a</u> conditionally permitted uses in all Residential and Mixed-Use zone districts. <u>Program HE.4.2.2.2, commits the City to amending the Zoning Ordinance to permit RCF by right in the R-3, MU-1, and MU-3 zones. Aside from-RCFs would be permitted with the-a Use Ppermit requirement in the R-1 and R-2 zones, however, use permit findings are to be objective and provide for approval certainty. -There are</u> no unique development or performance standards apply to that-this 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 <u>by-before</u> the City Planning Commission.
<u>For group homes requiring a use permit, does</u> 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.
BUILDING CODES	
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.

**Table B-6
Review of Dunsmuir’s Procedures and Regulations for Reasonable Accommodation**

<u>Does the City of Dunsmuir have a process for persons with disabilities to make requests for reasonable accommodation to access City services?</u>	<u>Yes; the City has a process and makes information available on its agendas and at the main counter of City Hall concerning the process for making reasonable accommodation (RA) requests.</u>
<u>Has the City made efforts to remove constraints on housing for persons with disabilities?</u>	<u>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.</u>
<u>Does the City make information available about requesting reasonable accommodations?</u>	<u>As noted above, the City places information relating to requests for RA at the main counter at City Hall and on meeting agendas.</u>

<p><u>Does the City of Dunsmuir have a reasonable accommodation procedures for persons with disabilities to request reasonable accommodation from City’s land use, zoning, and building regulations, policies, practices, and procedures?</u></p>	<p><u>Yes, the City’s adopted procedures are Chapter 17.124 of the Dunsmuir Zoning Ordinance. While located in the zoning code, pursuant to 17.124.010, the City’s RA requests procedures expressly extend to building regulations too.</u></p>
<p><u>What are the procedures for persons with disabilities to request reasonable accommodation?</u></p>	<p><u>The City has RA requests forms available at City Hall. RA applicants are to provide standard contact information, a description of the requested accommodation and the regulation(s), policy, or procedure for which accommodation is sought; and the reason that the requested accommodation may be necessary for the applicant to enjoy the dwelling. The information that RA applicants are to provide is consistent with the requirements of federal and state law. The reviewing authority has 30 days to issue a written decision, or to request further information if necessary to reach a determination on the RA request. The City’s written procedures limit requests for new information to that that is consistent with fair housing laws. Consistent with federal and state law, the City does not charge applicants a fee for filing an RA request, or for assisting an RA applicant who requests assistance with completing a request.</u></p>
<p><u>Who is the reviewing authorizing of reasonable accommodation requests and what are the findings?</u></p>	<p><u>The city manager or their designee is the designated reviewing authority of RA requests, unless a discretionary permit is also required. In the latter case, the reviewing authority of discretionary permit will also take action on the RA request concurrently.</u></p> <p><u>Section 17.124.070 contains the City’s findings for reasonable accommodation requests. This section also establishes that decisions shall be consistent with fair housing laws and based on the following, which are consistent with State and federal laws:</u></p> <ul style="list-style-type: none"> <u>A. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws;</u> <u>B. Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws;</u> <u>C. Whether the requested accommodation would impose an undue financial or administrative burden on the city; and</u> <u>D. Whether the requested accommodation would require a fundamental alteration in the nature of the city's land use and zoning or building program.</u> <p><u>The City’s adopted RA appeal procedures provide the RA applicant 30 days to appeal the reviewing authority’s decision.</u></p>

<u>Are residential parking standards for persons with disabilities different from other parking standards?</u>	<u>With respect to accessible parking, Section 17.76.070.A of the Zoning Ordinance incorporates Section 1129B of Title 24, California Code of Regulations by reference (hereafter "Section 1129B"). Section 1129B regulates parking lots or parking structures where parking is provided for the public as clients, guests or employees, shall provide accessible parking. Regulations include ratio of accessible spaces to total number of spaces, parking space size, etc. Section 17.76.070.B provides flexibility for all accessible parking by allowing it to be located within a yard setback area.</u>
<u>Has the City adopted the Uniform Building Code?</u>	<u>Yes, and there are no local amendments do not affect disabled access.</u>
<u>Has the City adopted any universal design element into the code?</u>	<u>The City encourages the incorporation of universal design in new construction.</u>
<u>Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?</u>	<u>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), a request can be made as addressed above.</u>

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 ~~s~~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.”² 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 ¼-0.50 mile) ~~such as a grocery store, a bus stop and a library.~~

**Table B-7
Emergency Shelter Land Inventory**

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

² Section 17.36.010, “Purpose and applicability”, Dunsmuir Zoning Ordinance, adopted June 2023.

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 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”.³ 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.⁴ 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.

³ https://www2.census.gov/geo/pdfs/reference/ua/Census_UA_2020FAQs.pdf, page 4, accessed November 8, 2023.

⁴ <https://www.federalregister.gov/documents/2022/12/29/2022-28286/2020-census-qualifying-urban-areas-and-final-criteria-clarifications>, accessed November 8, 2023

- 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.⁵

(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)
- (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

⁵ https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/general_services/page/5581/stage_20230406_schedules.pdf, accessed November 8, 2023

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, aAccording 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 Local Permit Processing Procedures

Architectural/Design Review: The Dunsmuir Zoning Ordinance does not subject residential development to architectural or design review or permitting requirements, except in the City's designated Historic District where land use regulations are implemented by the application of a delineated "Historic District" overlay zone. Approximately two blocks along both sides Dunsmuir Avenue are Dunsmuir's delineated Historic District according to the Dunsmuir's adopted Zoning Map. The Zoning Map also shows that the Historic District is planned and zoned Service Commercial. A review of the applicable regulations in Chapter 17.44 of the Zoning Ordinance shows that the Service Commercial zone does not permit new residential uses. Therefore, the City's Historic District will not constrain residential development.

Use Permit: The previous Housing Element found that the additional analysis and discretionary review process and considered did not appear to be a constraint on residential development. Because obtaining approval of a use permit for residential development in the commercial districts requires more time, energy and cost than a permit approved by staff, this process is considered a constraint to the development of housing, however. Requirements for a use permit can deter market rate and non-profit housing developers due to the added time, costs, and potential for risk as there is some degree of uncertainty for the outcome. As a result, market-rate housing

developers and investors “often require higher returns depending on the perceived risk.”⁶ Developers’ and investors’ expectations for higher returns are added to the project’s overall costs. Ultimately these costs are passed along to the consumer, whether the consumer is a renter or a home buyer. For affordable housing projects there are a limited number of federal and state funding sources that can be used to subsidize pre-development costs, e.g., Community Development Block Grant (CDBG). But these funding sources are often oversubscribed and are highly competitive. Many funding sources require projects to be “shovel ready”, meaning any necessary entitlements are secured by the developer. Due to the increased time and cost described above, it may be necessary for the non-profit housing developer to secure additional funding, stacking multiple sources of funding to construct the project.

A use permit for residential development entails the property owner submitting an application and site plan for review, along with the appropriate processing fee. In accordance with the Permit Streamlining Act (PSA) and the California Environmental Quality Act (CEQA), all applications for discretionary housing projects are reviewed for completeness and applicability of CEQA within thirty (30) days of submittal to the City. These applications are reviewed by staff for consistency with the City’s General Plan and Zoning Ordinance, including setbacks, building height, lot coverage, density, and parking requirements. Staff then conducts an environmental review pursuant to CEQA (typically a mitigated negative declaration or negative declaration), schedules a public hearing before the Planning Commission, and notifies property owners within 300 feet of the project. The City’s Zoning Code do not include an architectural/design review requirement as discussed above, nor are other criteria applied except normal setbacks, building height, lot coverage, density, and parking requirements of the applicable zone. The Planning Commission primarily considers potential environmental impacts, as well as public improvements that may be necessary to support the project. The entire process from submittal to public hearing and project approval is typically about 60 to 90 days

unless the project does not qualify for an exemption from CEQA review. Only one public hearing is necessary for most projects requiring a use permit. Conditions of approval vary from project-to-project, but most likely they will contain provisions for landscaping, type of fencing, driveway locations, compatible lighting, and recreational facilities.

All use permit requests are subject to CEQA, and this process is performed concurrently with processing the use permit. Depending on the details of the project and its location, a document such as a Notice of Exemption, a negative declaration or a mitigated negative declaration, or at times an environmental impact report (EIR), will be prepared and circulated for agency and public review. In the case of a negative declaration or mitigated negative declaration, it may take 180 days for this report to be prepared and circulated for review and comment. If an EIR, this may take 365 days.

In deciding whether to grant a use permit, legal precedent and statute require the Planning Commission to make the following findings:

- A. Find the project qualifies for a CEQA exemption; or adopt a negative declaration or mitigated negative declaration only if the planning commission finds there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration or mitigated negative declaration.
- B. The use is consistent with the General Plan;

⁶ <https://turnercenter.berkeley.edu/development-calculator-dashboard/#localgovernmentfactors>, Turner Center for Housing Innovation, accessed May 28, 2022

- C. The use is consistent with the zoning ordinance
- D. That the establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be materially detrimental to the health, safety, peace, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be materially detrimental to property or improvements in the neighborhood or to the general welfare of the City.

Although finding D is typical, residing in the zoning regulations of many localities, it is rather broad and does not provide specific guidance to an applicant as to what conditions must be met to receive a use permit. This lack of specificity might create a potential constraint to residential uses that require a use permit. Zoning regulations are based on protecting health, safety and welfare, and it is under “welfare” where most of zoning’s subjective issues like aesthetics and compatibility are captured.⁷ The Housing Accountability Act (Government Code Section 65589.5 et seq.) specifically does not allow housing projects that comply with local objective standards to be denied or reduced in size based on issues of public welfare except in very limited circumstances. The California Legislature purposely changed the law to limit local control with the purpose of allowing more housing construction in the California. The best defenses are a professional planning staff that is working knowledge of State housing law and who can advise applicants and hearing bodies appropriately, and incorporate policy language and standards that are objective to increase approval certainty.

The Planning Commission can still designate conditions of approval as necessary to ensure the use will meet the required findings while being compliant with the requirements of the Housing Accountability Act. It is important to note that the City of Dunsmuir does not make a practice of applying the use permit process to disallow residential uses. Rather, the City seeks to provide a process whereby residential uses that are not allowed by right can be facilitated in a manner which will result in projects that are compatible with surrounding uses. The entire process from submittal to public hearing and project approval is typically about 60 to 90 days for projects that qualify for a CEQA exemption. The use permit process and findings are the same for all uses requiring a use permit. On the City’s website, <https://www.ci.dunsmuir.ca.us/s/City-of-Dunsmuir-Use-Permit-Application-Guidelines.pdf>, the public can find City-prepared guidelines that outline the use permit process and application requirements, and include FAQs.

By-Right Residential Development: The Zoning Ordinance does not establish separate procedures or requirements that are in addition to the building permit for residential development that is permitted by-right. Where a site plan is required, section 17.92.020 itemizes the submittal requirements for single family residential and multifamily site plans. The enumerated submittal requirements comprise the fundamental components for the City Planner to complete a site plan review. The City is updating the City’s website to include materials and guidance on the permitting process for by-right residential development. To facilitate the site plan review process, the City Planner is available for input to applicants who are developing applications. As indicated in Table B-10 below, the site plan review process typically takes two to four weeks.

2.72.8 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

⁷ City of Ventura, Appeal of the Planning Commission’s approval of the Haley Point Project (PROJ 14778), <https://www.cityofventura.ca.gov/DocumentCenter/View/28219/12A-Staff-Report>, accessed December 27, 2023.

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-8
Development Impact Fees**

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

Source: City of Dunsmuir 2015, 2023⁸

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.

**Table B-9
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

⁸ https://library.municode.com/ca/dunsmuir/codes/code_of_ordinances?nodeId=TIT13PUSE_CH13.04WASY_13.04.090SECOME accessed September 7, 2023

Fee Type	Fee
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Source: City of Dunsmuir 2023

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

Table B-10
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.

2.82.9 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-11
Planning Processing Times

Type of Approval or Permit	Typical Processing Time
Ministerial Review	2-4 weeks
Conditional Use Permit (CUP)	6-8 weeks <u>60 to 90 days</u>
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

Type of Approval or Permit	Typical Processing Time
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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.

2.92.10 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-12
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

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-13
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-14
Affordable Multi-Family Construction Costs, Siskiyou and Shasta Counties 2021**

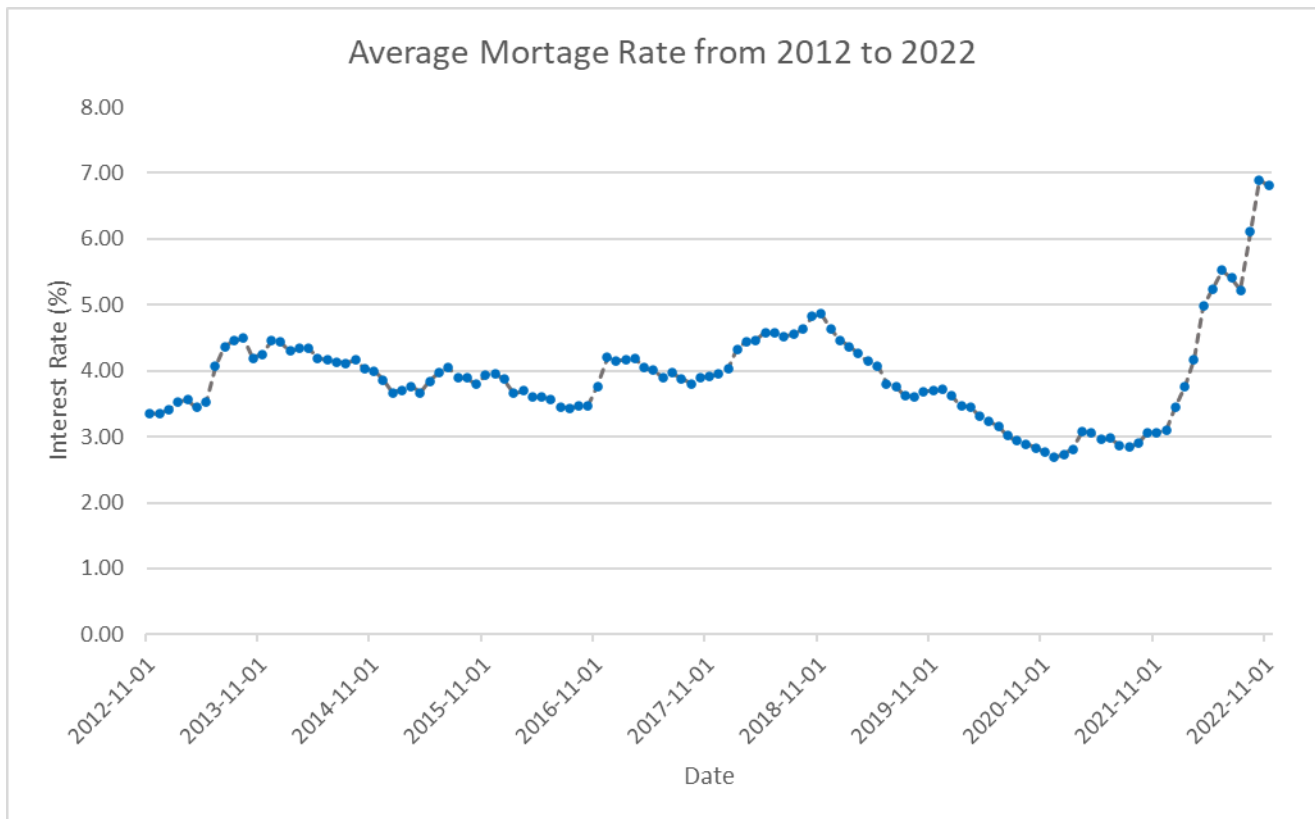
Project	Address	Total Units	Total Sq. Ft.	Construction Costs	Construction Cost Per Unit	Construction Cost Per Sq. Ft.
Siskiyou Crossroads	510 N. Foothill Dr., Yreka	49	36,317	\$12,820,045	\$216,634	\$353
Burney Commons	Bainbridge Dr., Burney	29	28,428	\$8,642,000	\$298,000	\$304
Lowden Lane Senior Apts.	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
				Average	\$288,759	\$292

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 1⁹



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

⁹ 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-15
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 Infrastructure¹⁰

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, 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.

¹⁰ 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).

The Initial Study and Negative Declaration adopted for the City's comprehensive Zoning Ordinance update found the City's existing wastewater and water systems to be adequate to accommodate existing development and future development at the permitted densities, intensities, and land uses.

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 6th 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 2023¹¹

¹¹ <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-16
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 Analysis of Sites for RHNA and, Sites for Emergency Shelters, and Opportunity Sites 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 – ~~Environmental Constraints~~Summary of Lands Available and Suitable for Residential Development

Section 3.0 – ~~Site Identified for Dunsmuir’s 6th Cycle Regional Housing Needs Allocation Analysis of the adequacy of sites identified to accommodate emergency shelters pursuant to AB 2339 (2022).~~

Section 4.0 – ~~Sites identified to accommodate emergency shelters pursuant to AB 2339 (2022).~~Site Identified for the 6th Cycle Regional Housing Needs Allocation

Section 5.0 – Summary of Opportunity Sites

1.0 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 5th 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 5th RHNA cycle a total of four (4) housing units were developed from 2014-2022.¹ Three (3) of the new of the homes units were affordable to in the above moderate-income householdscategory. Additionally, and one (1) low income unit was constructed that was non-deed restricted was a low income unit.

2.0 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 2018.² 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 1998.³

The site located in the alley east of North Dunsmuir Blvd. in Dunsmuir was identified for cleanup, overseen by the Central Valley RWQCB.⁴ 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 2018, leading to initial removal by the City of Dunsmuir. Subsequent sampling revealed the petroleum to fall within the diesel range. A series of investigations, agreements, and disputes occurred between the city, Central Valley 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.⁵ The report concluded that the site met most Low-Threat Closure Policy criteria, except in groundwater where further

¹ <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.

² https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T10000012166

³ https://geotracker.waterboards.ca.gov/profile_report?global_id=T10000016356&mytab=esidata&subcmd=edfsummarytable#esidata

⁴ https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/7279992222/Mtg%20Summary%2001302020.pdf

⁵ https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/2601224601/FY23-24%20CRLtr%20Former%20Frankies%20Fuel.pdf

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.⁶

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.⁷ 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.⁸ 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.

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.

⁶ https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/2601224601/FY23-24%20CRLtr%20Former%20Frankies%20Fuel.pdf

⁷ https://firesafesiskiyou.com/wp-content/uploads/2019/04/Dunsmuir_CWPP_Final-signed-sign-pg-inserted.pdf

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

- **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.⁹ 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.¹⁰ 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 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

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

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

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 6th 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.¹¹ 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.

Typical Access and Lot Configuration: City of Dunsmuir is approximately 1.64 square miles in size, and is located at the north end of the Upper Sacramento River Canyon in northern California near the southern border of Siskiyou

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

County. Dunsmuir is situated in a steep and relatively narrow canyon, the City parallels the Sacramento River, the Union Pacific Railroad, and Interstate 5 (I-5) with the Cascade Mountains generally to the east and the Klamath Mountains to the west. The lands that surround Dunsmuir to the north, east, and west are predominately privately held large tracks that are under management for commercial timber production. Low-density residential and limited commercial development is located adjacent to the City to the south. Dunsmuir is laid out on a grid plan, with most streets running at right angles to each other. City blocks tend to be small and walkable, although some blocks are longer on a north-south axis to better accommodate the natural topographic setting and features. Because Dunsmuir is laid out on a grid plan, most lots have frontage directly on city streets and therefore do not have restricted ingress/egress to the roadway network, nor are lots unusually shaped.

Infrastructure: As discussed in section 3.5 of Appendix B, an Initial Study and Negative Declaration (IS-ND) were prepared and adopted for the City's comprehensive Zoning Ordinance completed in July 2023. The IS-ND found the proposed Zoning Ordinance updates would not generate new wastewater or water demands in excess of the City's existing service capacity, and the City's existing wastewater and water systems are adequate to accommodate existing development and future development at the permitted densities, intensities, and land uses. This finding is consistent with the 2021 Municipal Services Review, which found the City did not have service constraints related to these essential services.¹²

3.0 Site Identified for **the Dunsmuir's 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 a 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 site was rezoned June 15, 2023 as part of Ordinance 575, an ordinance amending Title 17, Zoning, of the Dunsmuir Municipal Code. Therefore, the site has not been used in previous housing element cycles.

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.

¹² City of Dunsmuir Municipal Services Review and Sphere of Influence Update, Siskiyou LAFCo, April 2021.

Two properties are designated to meet Dunsmuir 's 6th cycle RHNA of two housing units affordable to lower income household, including extremely low income households: Assessor's Parcel Numbers (APN) 057-051-010 and 057-051-020 and are shown in Figure C-1.

Figure C-1 – 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 ~~sq~~-square-foot parcel (APN 058-091-110) and a 17,860 ~~sq~~-square-foot parcel (APN 058-091-120) that already allows ~~Multi-Family~~-multifamily 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.

Although the APNs that comprise the RHNA site individually are 0.25 and 0.41 acres, together they total 0.66 acres. Program 2.2.5 encourages consolidation of small lots by committing the City to establishing written policy and procedures to grant fee waivers for parcels mergers for multifamily development. The site is readily accessible from Dunsmuir and Sacramento avenues, both public streets. Developing access from Dunsmuir Avenue may be less costly as there is little elevation difference between the site and the level of street, whereas, at the Sacramento Avenue frontage there is a differential but it is less than 10 feet. Overall, the site has public street frontage enabling locating ingress/egress points to the City's street network. Site consolidation would reduce other development costs associated with separate internal driveways, maneuvering areas, and the installation of utilities and their associated easements. Consolidation would reduce these costs by allowing development of a single network of internal infrastructure to serve the development on a larger site. In turn, consolidation also has the potential to reduce the amount of land that must be set aside for the internal infrastructure, along with zoning setbacks.

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 6th 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.

4.0 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.¹³

In 2023, 507 persons (sheltered and unsheltered) were counted in the whole of Siskiyou County as experiencing homelessness, of which 231 individuals were unsheltered.¹⁴ 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.^{15,16} The undercounting studies have generally focused on very large, urbanized areas such as New York city and the city of Los Angeles.

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:
 - Increasing the 2022 value from 148 to 193 individuals
 - Increasing the 2023 values from 231 to 301 individuals
- Step 2. Averaged the adjusted PIT count values: resulting in an estimate of 247 persons

¹³ 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

¹⁴ 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

¹⁵ 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

¹⁶ 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

- 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-1
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-2
Emergency Shelter Site Assessment**

APN	Acres	Zoning	General Plan	Max. Density (units/acre)	Realistic Capacity (units)	Sewer (S)/ Water (W)	Constraints
Mixed Use							
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.

5.0 Summary of 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-3 are the inventory of sites for new residential development. All sites ~~They~~ are vacant ~~and~~ unless noted otherwise. Moreover, the opportunity sites, ~~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-3
Lands Available and Suitable for Residential Development Dunsmuir's Opportunity Sites

APN	Acres	Zoning	General Plan	Max. Density (units/acre)	Realistic Capacity (units)	Sewer (S)/ Water (W)	Constraints	<u>Affordability</u>	<u>Used In Previous Housing Element: Yes/No</u>
Mixed Use									
058-111-030	0.06	MU-1*	M-U	40	2	S/W	no	<u>Lower Income</u>	<u>No</u>
058-141-330	0.04	MU-1*	M-U	40	1	S/W	no	<u>Lower Income</u>	<u>No</u>
059-173-150	0.05	MU-1*	M-U	40	1	S/W	no	<u>Lower Income</u>	<u>No</u>
059-173-170	0.13	MU-1*	M-U	40	5	S/W	no	<u>Lower Income</u>	<u>No</u>
058-082-100	0.22	MU-3*	M-U	40	8	S/W	no	<u>Lower Income</u>	<u>No</u>
058-091-110	0.25	MU-3*	M-U	40	10	S/W	no	<u>Lower Income</u>	<u>No</u>
058-091-120	0.41	MU-3*	M-U	40	16	S/W	no	<u>Lower Income</u>	<u>No</u>
058-151-310	0.09	MU-3*	M-U	40	3	S/W	Flood	<u>Lower Income</u>	<u>No</u>
058-151-320	0.05	MU-3*	M-U	40	1	S/W	Flood	<u>Lower Income</u>	<u>No</u>
Subtotal	1.30				47				
Multifamily									
058-041-210	0.21	R-3	HDR	40	8	S/W	no	<u>Lower Income</u>	<u>Yes</u>
058-041-220	0.06	R-3	HDR	40	2	S/W	no	<u>Lower Income</u>	<u>Yes</u>
058-101-090	0.20	R-3	HDR	40	7	S/W	no	<u>Lower Income</u>	<u>Yes</u>
058-101-170	0.06	R-3	HDR	40	2	S/W	no	<u>Lower Income</u>	<u>Yes</u>
058-192-160	0.08	R-3	HDR	40	3	S/W	no	<u>Lower Income</u>	<u>Yes</u>
058-173-060	0.06	R-2	MDR	12	1	S/W	no	<u>Moderate Income</u>	<u>Yes</u>
058-183-010	0.11	R-2	MDR	12	1	S/W	Flood	<u>Moderate Income</u>	<u>Yes</u>
058-183-230	0.19	R-2	MDR	12	2	S/W	Flood	<u>Moderate Income</u>	<u>Yes</u>
058-193-060	1.41	R-2	MDR	12	2	S/W	Flood	<u>Moderate Income</u>	<u>Yes</u>

APN	Acres	Zoning	General Plan	Max. Density (units/acre)	Realistic Capacity (units)	Sewer (S)/ Water (W)	Constraints	Affordability	Used In Previous Housing Element: Yes/No
058-202-390	0.18	R-2	MDR	12	2	S/W	Flood	Moderate Income	Yes
058-202-410	0.06	R-2	MDR	12	1	S/W	Flood	Moderate Income	Yes
058-212-100	0.16	R-2	MDR	12	1	S/W	no	Moderate Income	Yes
Subtotal	2.78				32				
Single-family									
058-061-080	0.14	R-1	LDR	6	1	S/W	Flood, slope	ABMI	Yes
058-061-140	0.29	R-1	LDR	6	1	--	No	ABMI	Yes
058-061-170	0.07	R-1	LDR	6	1	unknown	No	ABMI	Yes
058-061-200	0.10	R-1	LDR	6	1	--	No	ABMI	Yes
058-061-250	0.18	R-1	LDR	6	1	--	No	ABMI	Yes
058-062-010	0.11	R-1	LDR	6	1	S/W	No	ABMI	Yes
058-071-050	0.48	R-1	LDR	6	1	--	No	ABMI	Yes
058-213-080	0.18	R-1	LDR	6	1	S/W	Flood	ABMI	Yes
058-213-090	0.16	R-1	LDR	6	1	S/W	Flood	ABMI	Yes
058-233-020	0.36	R-1	LDR	6	1	S	No	ABMI	Yes
058-233-040	0.12	R-1	LDR	6	1	S	No	ABMI	Yes
058-233-190	0.18	R-1	LDR	6	1	S	No	ABMI	Yes
058-235-120	0.23	R-1	LDR	6	1	unknown	No	ABMI	Yes
058-235-130	0.23	R-1	LDR	6	1	S	No	ABMI	Yes
058-235-210	0.14	R-1	LDR	6	1	S/W	Flood, slope	ABMI	Yes
058-235-290	0.18	R-1	LDR	6	1	S/W	Flood, slope	ABMI	Yes
058-252-020	0.17	R-1	LDR	6	1	S	No	ABMI	Yes
058-252-120	0.23	R-1	LDR	6	1	S/W	No	ABMI	Yes
059-020-010	0.36	R-1	LDR	6	1	--	Wetland, slope	ABMI	Yes
059-050-010	7.12	R-1	LDR	6	1	--	No	ABMI	Yes

APN	Acres	Zoning	General Plan	Max. Density (units/acre)	Realistic Capacity (units)	Sewer (S)/ Water (W)	Constraints	<u>Affordability</u>	<u>Used In Previous Housing Element: Yes/No</u>
059-050-190	0.26	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-050-230	0.27	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-050-350	0.35	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-050-360	0.23	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-050-370	0.31	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-050-380	0.27	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-050-410	0.26	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-050-420	0.50	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-050-440	0.35	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-050-450	0.26	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-050-470	0.32	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-050-480	0.41	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-050-520	0.20	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-050-530	0.71	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-050-540	0.34	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-050-550	0.28	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-050-570	0.29	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-050-590	0.31	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-050-600	0.31	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-070-250	0.17	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-070-300	10.98	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-070-330	8.00	R-1	LDR	6	1	--	No	<u>ABMI</u>	<u>Yes</u>
059-080-040	7.39	R-1	LDR	6	1	--	No	<u>ABMI</u>	<u>Yes</u>
059-111-010	0.69	R-1	LDR	6	1	--	No	<u>ABMI</u>	<u>Yes</u>
059-111-020	0.56	R-1	LDR	6	1	--	No	<u>ABMI</u>	<u>Yes</u>
059-111-030	0.11	R-1	LDR	6	1	--	No	<u>ABMI</u>	<u>Yes</u>
059-111-040	0.12	R-1	LDR	6	1	--	No	<u>ABMI</u>	<u>Yes</u>
059-112-110	0.07	R-1	LDR	6	1	unknown	No	<u>ABMI</u>	<u>Yes</u>
059-112-120	0.14	R-1	LDR	6	1	--	No	<u>ABMI</u>	<u>Yes</u>

APN	Acres	Zoning	General Plan	Max. Density (units/acre)	Realistic Capacity (units)	Sewer (S)/ Water (W)	Constraints	Affordability	Used In Previous Housing Element: Yes/No
059-113-010	0.31	R-1	LDR	6	1	--	No	ABMI	Yes
059-113-020	0.32	R-1	LDR	6	1	--	No	ABMI	Yes
059-114-010	0.08	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-114-020	0.08	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-114-030	0.04	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-114-040	0.08	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-121-010	0.57	R-1	LDR	6	1	--	No	ABMI	Yes
059-121-020	0.11	R-1	LDR	6	1	--	No	ABMI	Yes
059-122-020	0.46	R-1	LDR	6	1	--	No	ABMI	Yes
059-122-030	0.06	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-122-040	0.11	R-1	LDR	6	1	--	No	ABMI	Yes
059-122-050	0.06	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-123-010	0.57	R-1	LDR	6	1	--	No	ABMI	Yes
059-123-020	0.54	R-1	LDR	6	1	--	No	ABMI	Yes
059-123-030	0.11	R-1	LDR	6	1	--	No	ABMI	Yes
059-123-040	0.11	R-1	LDR	6	1	--	No	ABMI	Yes
059-123-050	0.05	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-123-060	0.05	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-131-040	0.11	R-1	LDR	6	1	S/W	No	ABMI	Yes
059-131-050	0.09	R-1	LDR	6	1	S/W	No	ABMI	Yes
059-132-060	0.18	R-1	LDR	6	1	--	Wetland, slope	ABMI	Yes
059-133-060	0.23	R-1	LDR	6	1	S/W	No	ABMI	Yes
059-133-150	0.74	R-1	LDR	6	1	--	Wetland, slope	ABMI	Yes
059-135-050	0.11	R-1	LDR	6	1	S/W	Wetland, slope	ABMI	Yes
059-135-080	0.06	R-1	LDR	6	1	unknown	Wetland, slope	ABMI	Yes

APN	Acres	Zoning	General Plan	Max. Density (units/acre)	Realistic Capacity (units)	Sewer (S)/ Water (W)	Constraints	Affordability	Used In Previous Housing Element: Yes/No
059-135-110	0.11	R-1	LDR	6	1	S/W	Wetland, slope	ABMI	Yes
059-135-120	0.07	R-1	LDR	6	1	unknown	Wetland, slope	ABMI	Yes
059-136-060	0.06	R-1	LDR	6	1	S/W	Wetland	ABMI	Yes
059-136-070	0.06	R-1	LDR	6	1	unknown	Wetland	ABMI	Yes
059-137-010	0.11	R-1	LDR	6	1	S/W	Wetland, slope	ABMI	Yes
059-138-040	0.06	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-138-050	0.08	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-142-010	0.21	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-152-020	0.13	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-152-030	0.14	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-152-040	0.08	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-152-050	0.13	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-152-060	0.16	R-1	LDR	6	1	S	No	ABMI	Yes
059-152-070	0.09	R-1	LDR	6	1	S	No	ABMI	Yes
059-153-030	0.05	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-153-060	0.29	R-1	LDR	6	1	S	No	ABMI	Yes
059-153-070	0.06	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-153-200	0.08	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-153-210	0.29	R-1	LDR	6	1	S	No	ABMI	Yes
059-153-220	0.05	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-153-300	0.16	R-1	LDR	6	1	S/W	No	ABMI	Yes
059-153-320	0.18	R-1	LDR	6	1	S/W	No	ABMI	Yes
059-155-010	0.19	R-1	LDR	6	1	S	No	ABMI	Yes
059-155-030	0.17	R-1	LDR	6	1	S/W	No	ABMI	Yes
059-155-080	0.15	R-1	LDR	6	1	S/W	No	ABMI	Yes
059-155-110	0.09	R-1	LDR	6	1	S	No	ABMI	Yes
059-156-020	0.16	R-1	LDR	6	1	S/W	No	ABMI	Yes

APN	Acres	Zoning	General Plan	Max. Density (units/acre)	Realistic Capacity (units)	Sewer (S)/ Water (W)	Constraints	Affordability	Used In Previous Housing Element: Yes/No
059-156-110	0.06	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-211-020	0.17	R-1	LDR	6	1	S/W	No	ABMI	Yes
059-211-110	0.14	R-1	LDR	6	1	S/W	No	ABMI	Yes
059-211-120	0.14	R-1	LDR	6	1	S/W	No	ABMI	Yes
059-212-090	0.57	R-1	LDR	6	1	S/W	No	ABMI	Yes
059-221-070	0.04	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-221-180	0.39	R-1	LDR	6	1	S/W	Wetland, slope	ABMI	Yes
059-226-080	0.07	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-243-110	0.09	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-243-130	0.12	R-1	LDR	6	1	S/W	No	ABMI	Yes
059-262-140	0.63	R-1	LDR	6	1	W	No	ABMI	Yes
059-262-290	0.61	R-1	LDR	6	1	--	No	ABMI	Yes
059-271-030	0.19	R-1	LDR	6	1	S/W	No	ABMI	Yes
059-271-070	0.17	R-1	LDR	6	1	S/W	No	ABMI	Yes
059-273-140	0.14	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-275-280	0.32	R-1	LDR	6	1	W	No	ABMI	Yes
059-275-290	0.23	R-1	LDR	6	1	W	No	ABMI	Yes
059-275-300	0.44	R-1	LDR	6	1	W	Flood, slope	ABMI	Yes
059-281-020	0.28	R-1	LDR	6	1	S	No	ABMI	Yes
059-281-040	0.28	R-1	LDR	6	1	S	No	ABMI	Yes
059-281-060	0.27	R-1	LDR	6	1	S	No	ABMI	Yes
059-281-070	0.14	R-1	LDR	6	1	S	No	ABMI	Yes
059-281-080	0.28	R-1	LDR	6	1	S	No	ABMI	Yes
059-291-020	0.46	R-1	LDR	6	1	unknown	Flood, slope	ABMI	Yes
059-291-090	0.28	R-1	LDR	6	1	S/W	No	ABMI	Yes
059-301-010	0.14	R-1	LDR	6	1	unknown	No	ABMI	Yes
059-301-040	0.15	R-1	LDR	6	1	S/W	No	ABMI	Yes
059-311-030	66.38	R-1	LDR	6	1	--	No	ABMI	Yes

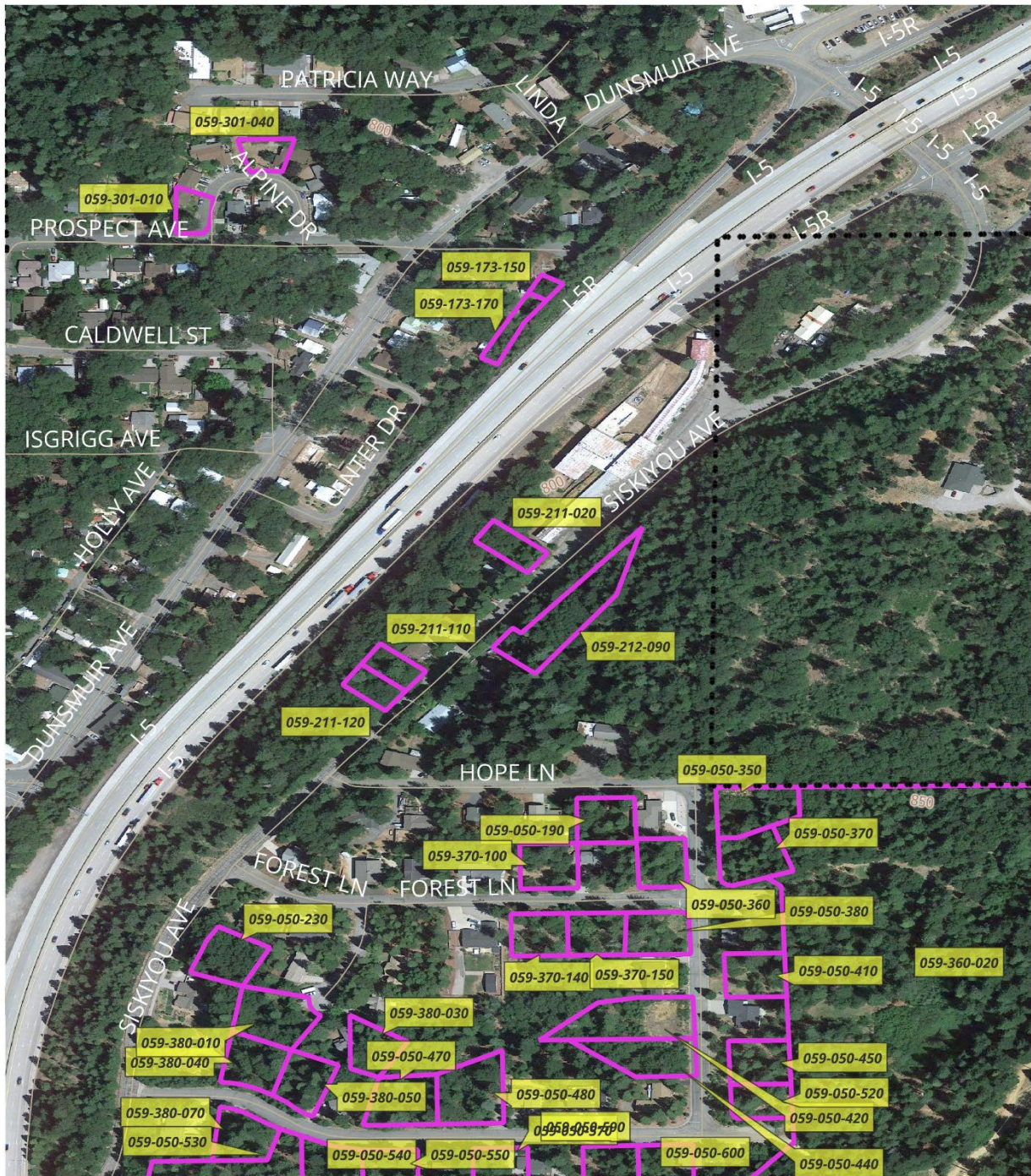
APN	Acres	Zoning	General Plan	Max. Density (units/acre)	Realistic Capacity (units)	Sewer (S)/ Water (W)	Constraints	Affordability	Used In Previous Housing Element: Yes/No
059-360-020	36.18	R-1	LDR	6	1	S	Wetland, slope	<u>ABMI</u>	<u>Yes</u>
059-370-100	0.26	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-370-140	0.24	R-1	LDR	6	1	S/W	No	<u>ABMI</u>	<u>Yes</u>
059-370-150	0.24	R-1	LDR	6	1	unknown	No	<u>ABMI</u>	<u>Yes</u>
059-380-010	0.37	R-1	LDR	6	1	unknown	No	<u>ABMI</u>	<u>Yes</u>
059-380-030	0.22	R-1	LDR	6	1	unknown	No	<u>ABMI</u>	<u>Yes</u>
059-380-040	0.28	R-1	LDR	6	1	unknown	No	<u>ABMI</u>	<u>Yes</u>
059-380-050	0.25	R-1	LDR	6	1	unknown	No	<u>ABMI</u>	<u>Yes</u>
059-380-070	0.27	R-1	LDR	6	1	unknown	No	<u>ABMI</u>	<u>Yes</u>
Subtotal	165.66				138				
TOTAL	169.74				231				

Source: Planwest Partners, 2023

ABMI = Above Moderate Income

* Site rezoned June 15, 2023 pursuant to Ordinance 575, an ordinance amending Title 17, Zoning, of the Dunsmuir Municipal Code.

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



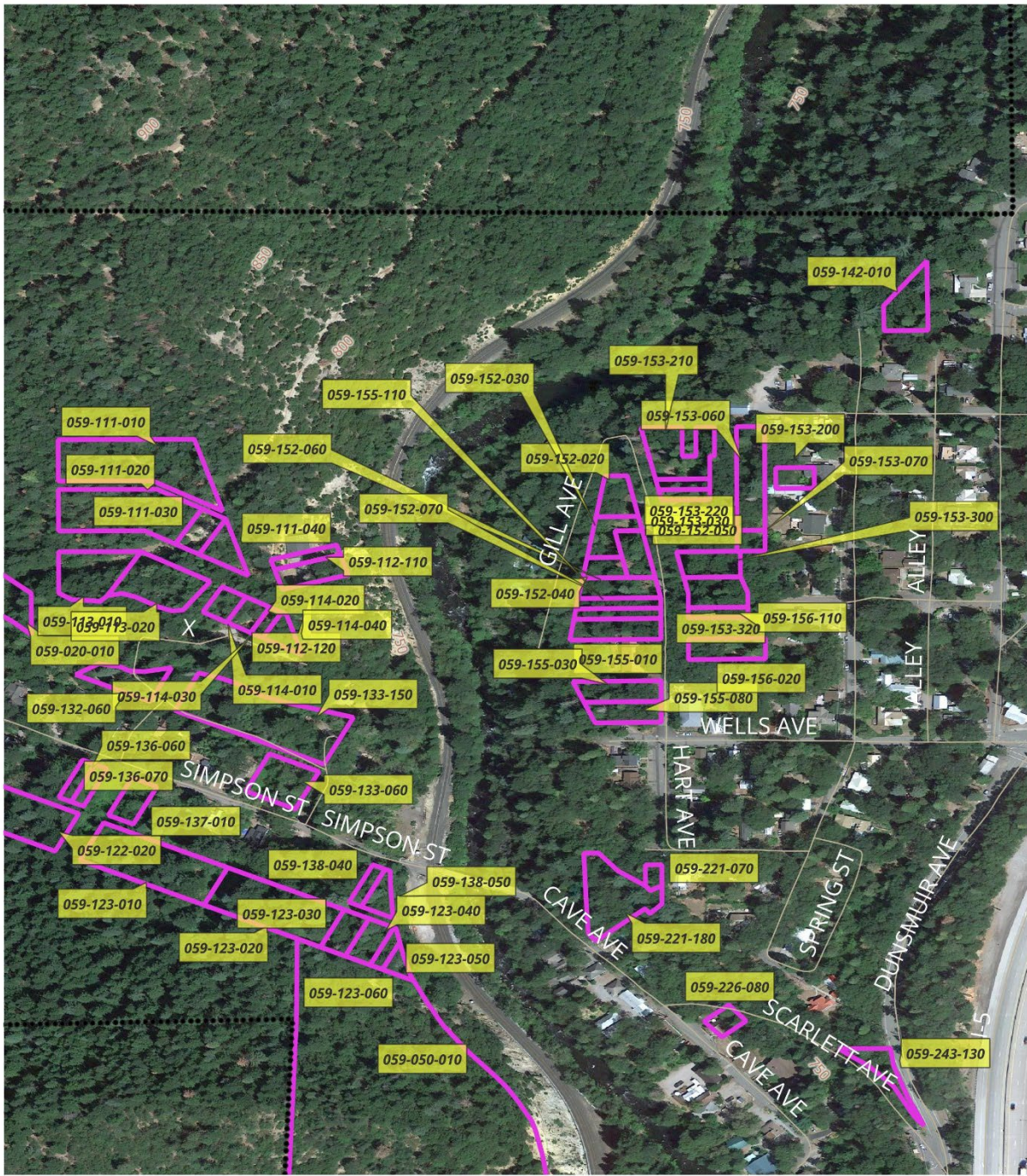
- City Boundary
- Dunsmuir residential land inventory 9-8-23

0 75 150 m



Source: Planwest Partners, 2023

Figure C-3 – Map of Residential Lands – North West Dunsmuir

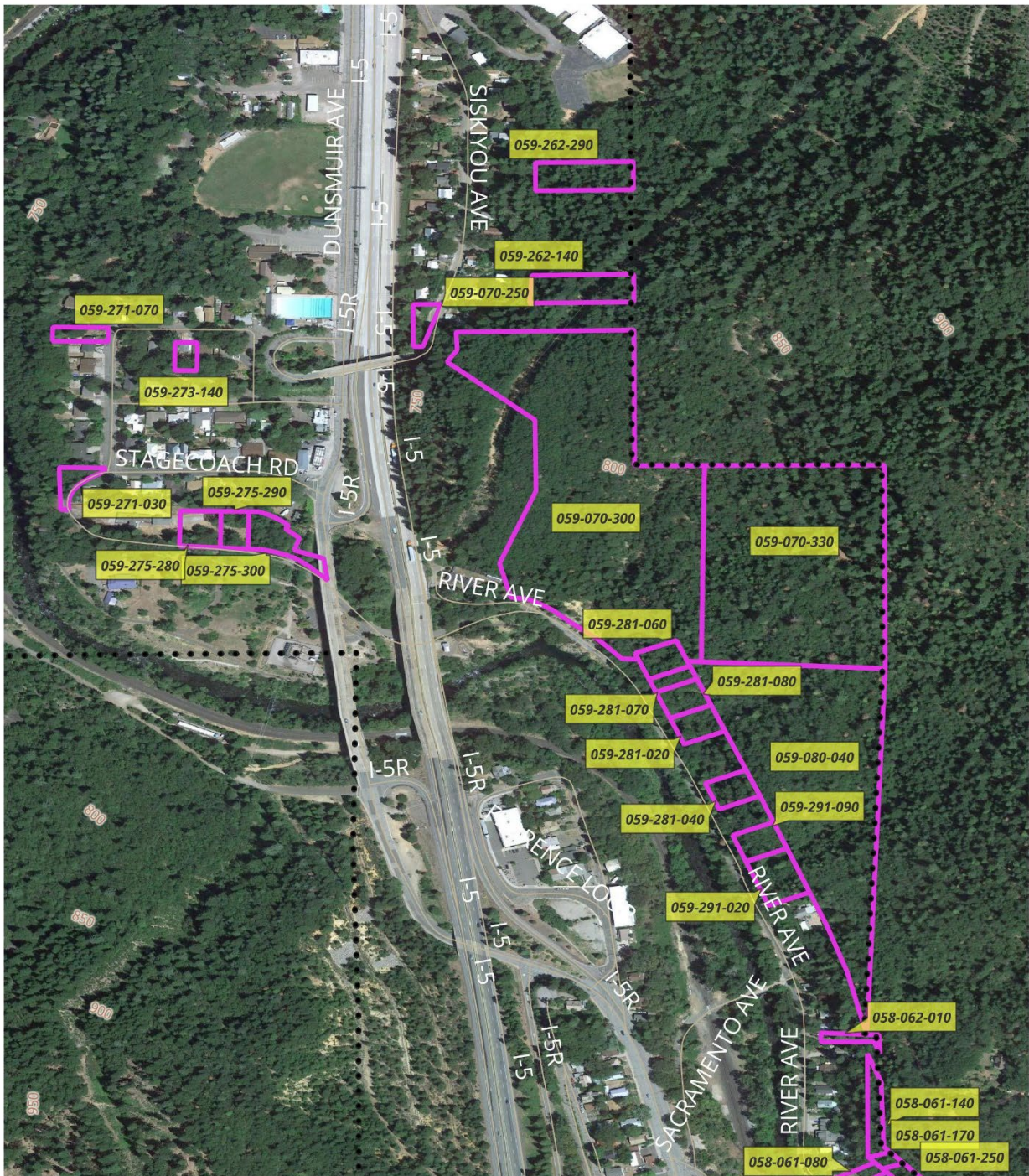


- City Boundary
- Dunsmuir residential land inventory 9-8-23

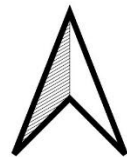


Source: Planwest Partners, 2023

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

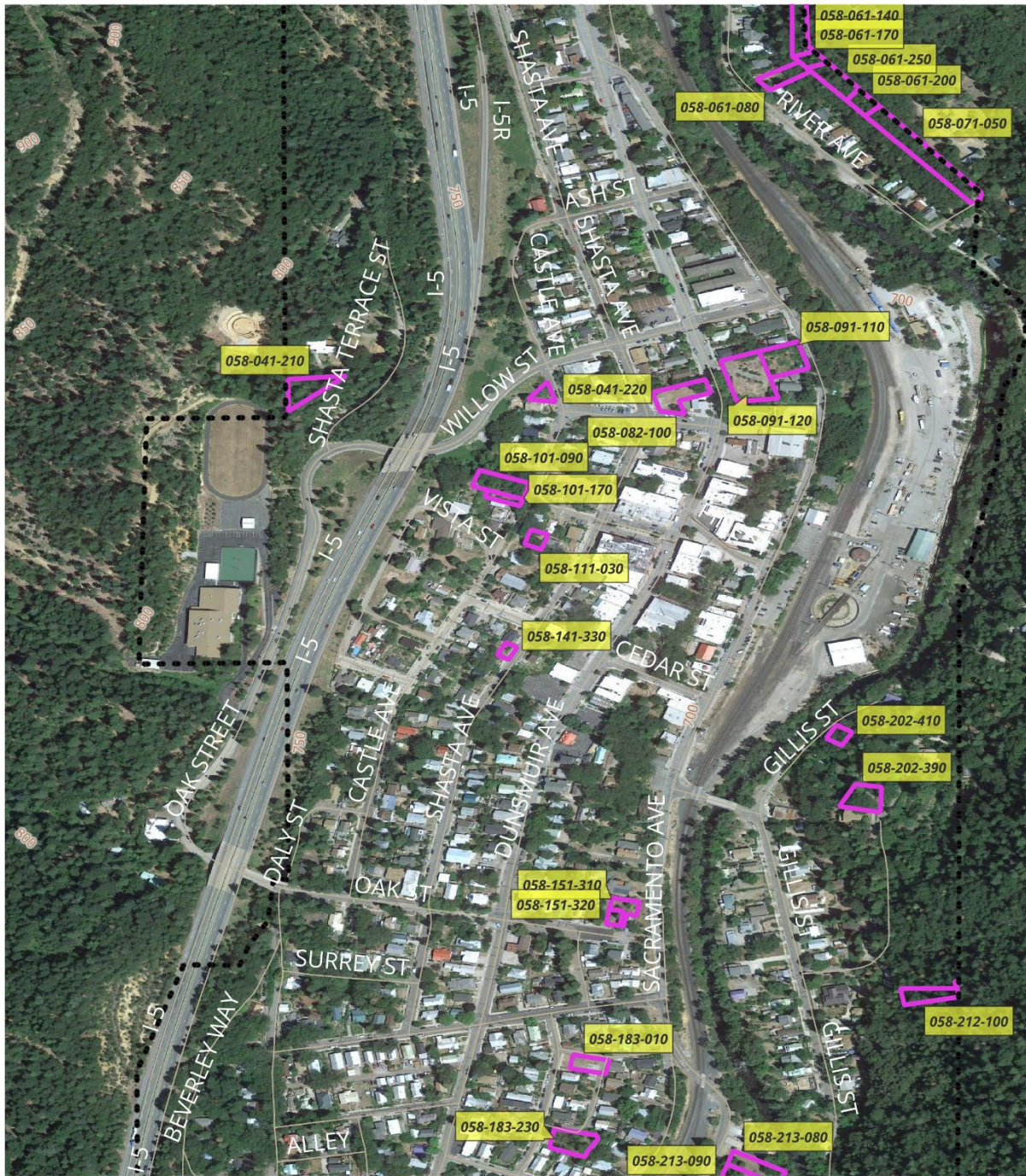


- City Boundary
- Dunsmuir residential land inventory 9-8-23

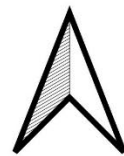


Source: Planwest Partners, 2023

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

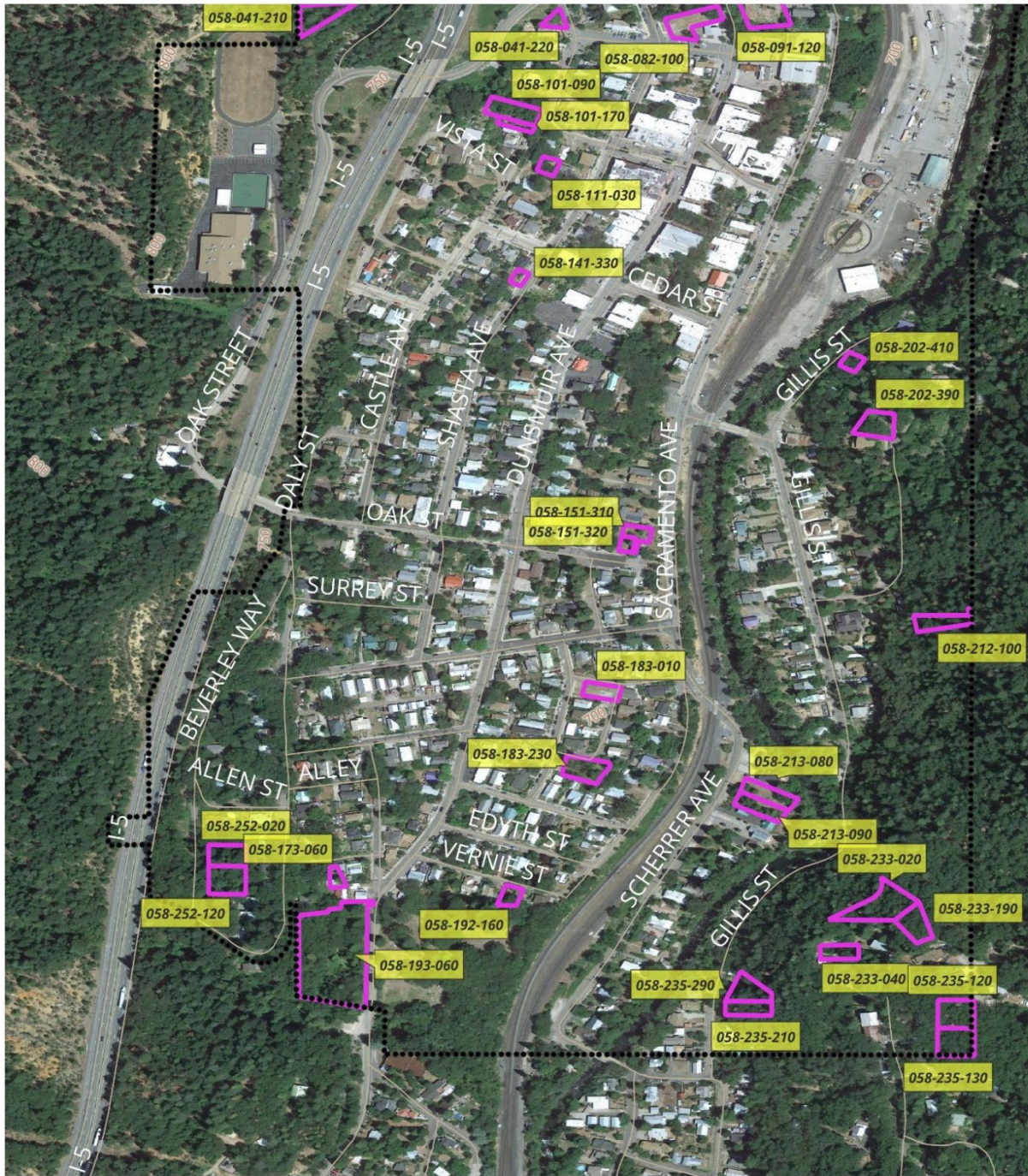


- City Boundary
- Dunsmuir residential land inventory 9-8-23



Source: Planwest Partners, 2023

Figure C-6 – 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 6th 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.

Appendix D - Funding Resources

Appendix D focuses on governmental funding programs that support housing development. While this Appendix does not attempt to identify funding available from private organizations, the City is interested in supporting housing projects seeking funding through other channels. There are numerous active federal and state funding programs. Each program has administrative regulations that specify who may be eligible to apply for program funding. Some programs allow housing developers to apply directly, and only allow governmental agencies, i.e., a city or a housing authority, to apply for funding. Many of the programs stipulate only “shovel ready” projects are eligible. State and federal funding that may be used to off-set acquisition and pre-development costs are limited. Almost unilaterally programs are highly competitive and oversubscribed. Almost all programs for housing construction are income qualified and require enforceable covenants to assure affordability.

Some of the programs that are administered by the California Department of Housing and Community Development (HCD) are noted as being currently archived. An archived program means the program does not currently have funding allocated by the Legislature. Archived programs may have projects that are in asset management and compliance phases. Archived may become active if the Legislature allocates funding to the program.

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

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG) Program	The Department of Housing and Urban Development (HUD) awards Community Development Block Grants annually to entitlement jurisdictions and states for general activities, including housing, and economic development activities. HUD also offers various other programs that can be utilized by the City and nonprofit and for-profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees. The annual appropriation for CDBG is split between states and local jurisdictions called “entitlement communities.”	Acquisition Rehabilitation Homebuyer Assistance Economic Development Assistance Homeless Assistance Public Services Infrastructure Replacement
HOME Investment Partnerships Program	The Home Investment Partnerships Program (HOME) was created under the Cranston Gonzalez National Affordable Housing Act enacted in November 1990. HOME funds are awarded annually as formula grants to participating jurisdictions. HUD establishes Home Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program’s flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	Acquisition Rehabilitation Homebuyer Assistance Rental Assistance
Housing Choice Voucher (HCV) Rental Assistance (Section 8)	Provides rental assistance payments to owners of market-rate properties on behalf of very-low-income tenants.	Rental Assistance. Public housing agencies (PHA) administer HCVs. While the City cannot directly administer HCVs, the City can continue to work with local the PHAs, e.g., Shasta County Housing Authority and the Karuk Tribe Housing Authority, on the HCV administration and support their efforts. Further, the City can partner with these agencies to ensure there are adequate units available, and facilitate housing developments that will utilize project-based rental assistance.

Program Name	Description	Eligible Activities
Section 811	Provides grants to nonprofit developers of supportive housing for disabled persons. The grants may be used to construct or rehabilitate group homes, independent living facilities, and intermediate care facilities. The grants may also have a rental assistance component.	Acquisition Rehabilitation New Construction Rental Assistance
Section 203(k)	Provides fixed-rate, low-interest loans to organizations wishing to acquire and rehabilitate property.	Land Acquisition Rehabilitation Refinancing of Existing Debt
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	New Construction
Low Income Housing Tax Credits (LIHTC)	In 1986, Congress created the federal Low Income Housing Tax Credits to encourage private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Because high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both, and state credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10 percent for nonprofit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The targeted units must be reserved for the target population for 55 years.	New Construction
Mortgage Credit Certificate Program	Offers income tax credits to first-time homebuyers. The County distributes the credits.	Homebuyer Assistance
Supportive Housing Program (SHP)	Offers grants to agencies who offer supportive housing and services to the homeless.	Transitional Housing, housing for persons with disabilities, supportive housing, and support services
Community Reinvestment Act	The Community Reinvestment Act (CRA), enacted by Congress in 1977, is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods,	New Construction Rehabilitation Acquisition Support Services Supportive Housing Homebuyer Assistance

Program Name	Description	Eligible Activities
	consistent with safe and sound banking operations. The CRA requires that each insured depository institution’s record in helping meet the credit needs of its entire community be evaluated periodically. That record is taken into account in considering an institution’s application for deposit facilities, including mergers and acquisitions.	
State Programs: Administered by the California Department of Housing and Community Development (HCD)		
Emergency Solutions Grant	Awards grants to nonprofits for the provision of shelter support services.	Support Services
Multi-Family Housing Program (MHP)	Provides loans for new construction, rehabilitation, and preservation of affordable rental housing. Payments on the loans are deferred for a specified period of time.	New Construction Rehabilitation Preservation
CalHOME	Provides grants to local governments and nonprofit agencies for homebuyer assistance, rehabilitation, and new construction. The agency also finances acquisition, rehabilitation, and replacement of manufactured homes.	Homebuyer Assistance Rehabilitation New Construction
California Self-Help Housing Program	Provides grants for the administration of mutual self-help housing projects.	Homebuyer Assistance New Construction Administrative Costs. This program is currently archived.
Emergency Housing and Assistance Program	Provides grants to support emergency housing.	Shelters and transitional housing. This program is currently archived
Affordable Housing and Sustainable Communities Program	Provides funding to support infill development projects with the goal of reducing greenhouse gas emissions.	New Construction Rehabilitation
Veterans Housing and Homeless Prevention Program	Provides funding to buy, construct, rehabilitate or preserve affordable multi-family housing for veterans and their families.	Acquisition Construction Rehabilitation Preservation
SB 2 – Building Jobs and Homes Act	Provides planning grant funding to jurisdictions for plans and process improvements that will help to accelerate housing production.	Technical Assistance Planning Document Updates
Local Early Action Planning (LEAP) Grants	The Local Action Planning Grants (LEAP), provides over-the-counter grants complemented with technical assistance to local governments for the preparation and adoption of planning documents, and process improvements that: 1) Accelerate housing production	Housing element updates Updates to zoning, plans or procedures to increase/accelerate housing production Pre-approved architectural and site plans Establishing State-defined Pro-housing policies

Program Name	Description	Eligible Activities
	Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.	See complete list in program materials
No Place Like Home	Through a County application process, provides loans to acquire, develop, preserve, or rehabilitate permanent supportive housing facilities.	Permanent Supportive Housing
Infrastructure Infill Grant	Provides gap financing for infrastructure improvements necessary to support the development of affordable infill housing.	Infrastructure Improvements. Developers of qualifying housing projects and local governments may both apply for this funding program.
Local Housing Trust Fund Program	Provides matching grants to funds provided by Local Housing Trust Funds.	Site Acquisition Site Development Homebuyer Assistance Transitional Housing Emergency Shelter Multi-Family Housing Local Housing Trust Fund program funds may be used to leverage a funding of local or regional housing trust fund.
Transit Oriented Development Program	Supports the development of affordable multi-family rental housing near transit stations through low-interest loans.	New construction rehabilitation and infrastructure improvements. This program is currently archived.
CA Covid-19 Rent Relief Program	Provides local governments in California with emergency rental assistance funds.	For local governments and tribes within California seeking Emergency Rental Assistance Funds.
Excess Sites Local Government Matching Grants Program	Provides grant funding to support and accelerate selected affordable housing projects on excess state sites.	This program is specifically earmarked for State lands designated as excess pursuant to Executive Order (EO) N-06-19 for Affordable Housing Development. At this time there are no excess State sites designated in the City of Yreka or sites under consideration, therefore the City would not be eligible for funding.
Foreclosure Intervention Housing Preservation Program	Provides funds to preserve affordable housing and promote resident or nonprofit organization ownership of residential real property at risk for foreclosure or in the process of foreclosure.	The purpose of this program is to preserve affordable housing and promote resident or nonprofit organization ownership of residential real property. Funds are to be made available as loans or grants to eligible borrowers to acquire

Program Name	Description	Eligible Activities
		and rehabilitate properties at risk of foreclosure or in the foreclosure process.
Golden State Acquisition Fund	Provides developers with loans for acquisition or preservation of affordable housing.	<ul style="list-style-type: none"> • Vacant Land • Existing Properties for Rental or homeownership
HOME American Rescue Plan	Provides assistance to individuals or households that may be at risk for or experiencing homelessness, and other vulnerable populations.	<ul style="list-style-type: none"> • Production or Preservation of Affordable Rental Housing • Purchase and Development of Non-Congregate Shelter • Tenant-Based Rental Assistance • Supportive Services, Homelessness Prevention Services, and Housing Counseling • Nonprofit Operating and Capacity Building Assistance
Homekey	Provides grants for acquiring and rehabilitating a variety of housing types to help rapidly expand housing for persons experiencing or at risk of homelessness.	<ul style="list-style-type: none"> • Buildings that could be converted to permanent or interim housing • Master leasing of properties for non-congregate housing • Conversion of units from nonresidential to residential • New construction of dwelling units • The purchase of affordability covenants and restrictions for units • Relocation costs for individuals who are being displaced as a result of the Homekey Project • Capitalized operating subsidies for units funded under the Homekey Round 2 NOFA for FY 21-22
Housing for Healthy California	Provides funds for the creation and support of new and existing permanent supportive housing for people experiencing chronic homelessness or are homeless and high-cost health users.	Acquisition and/or new construction

Program Name	Description	Eligible Activities
Housing Navigators Program	Provides funds to counties for the support of housing navigators meant to help young adults aged 18-21 years secure and maintain housing, prioritizing young adults in the foster care system.	<ul style="list-style-type: none"> • Assist young adults to secure/maintain housing • Provide housing case management • Prevent young adults from homelessness • Improve coordination of services and linkages to key resources in the community
Joe Serna, Jr. Farmworker Housing Grant Program	Provides funds for new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, prioritizing lower income households.	<ul style="list-style-type: none"> • Land acquisition, site development, construction, rehabilitation, design services • Operating and replacement reserves, repayment of predevelopment loans • Provision of access for the elderly or disabled • Relocation, homeowner counseling
Mobilehome Park Rehabilitation and Resident ownership Program	Provides low-interest loans for financing the preservation of affordable mobilehome parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.	<ul style="list-style-type: none"> • Purchase/conversion of mobilehome park • Rehabilitation or relocation of a purchased park • Purchase by a low-income resident of a share or space in a converted park • Pay for the cost to repair low-income residents' mobilehomes
Permanent Local Housing Allocation	Provides grant funding to local governments for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities.	<ul style="list-style-type: none"> • Increase supply of housing • Increase assistance to affordable housing • Assist persons at risk for homelessness • Facilitate housing affordability • Promote projects and programs related to regional housing needs allocation • Ensure geographic equity in the distribution of funds
Pet Assistance and Support Program	Provides grant funding for homeless shelters for pet shelter, food, and basic veterinary services for pets owned by persons experiencing homelessness.	<ul style="list-style-type: none"> • Provision of shelter • Pet food and supplies • Basic veterinary services
Portfolio Reinvestment Program	Provides funds to rehabilitate and extend the long-term affordability of HCD-funded housing projects.	<ul style="list-style-type: none"> • Permanent loans for rehabilitation • Forgivable loans for capitalized operating subsidy reserves

Program Name	Description	Eligible Activities
Regional Early Action Planning Grants	Provides support for transformative planning and implementation of activities meant to accelerate infill and affordable developments.	<ul style="list-style-type: none"> • Acceleration of infill housing development • Realizing multimodal communities • Shifting travel behavior by reducing driving • Increasing transit ridership
Accelerator	Provides gap funding for the replacement of tax credit equity in shovel-ready projects in order to reduce the backlog of projects in the CDLAC funding pipeline and accelerate the development of housing to those in need	Multifamily Housing
State Programs: Administered by California Housing Finance Agency (CalHFA)		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CalHFA loans to homebuyers who receive local secondary financing.	Homebuyer Assistance
Self-Help Builder Assistance Program	Provides lower interest rate CalHFA loans to owner-builders who participate in mutual self-help housing projects. Also provides site acquisition, development financing, and construction financing for self-help projects.	<ul style="list-style-type: none"> • Homebuyer Assistance Site Acquisition • Site Development • Home Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CalHFA first loans to give eligible homebuyers 100% financing.	Homebuyer Assistance
Extra Credit Teacher Program	Provides \$7,500 silent second loan with forgivable interest in conjunction with lower-interest-rate CalHFA first loans to assist eligible teachers in buying homes.	Homebuyer Assistance
Housing Enabled by Local Partnerships	Provides 3% interest rate loans, with repayment terms up to 10 years, to local government entities for locally determined affordable housing priorities.	Wide Range of Eligible Activities
Predevelopment Loan Program	The California Department of Housing and Community Development (HCD) administers the program, which provides funds to pay the initial costs of developing affordable housing developments. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.	Pre-development
Multifamily Housing Program	HCD conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be	Rental Acquisition Rental Rehabilitation

Program Name	Description	Eligible Activities
	terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.	
Transitional Housing Program for Emancipated Foster/Probation Youth (THP-Plus)	This program provides funds for housing and services for persons who need support services for transition-age youth.	Supportive Housing Foster Care
Special Needs Housing Program	Allows local governments to use Mental Health Services Act (MHSA) funds to finance the development of permanent supportive rental housing.	New Construction Supportive Housing
Home Mortgage Purchase Program	CalHFA sells bonds to raise funds for providing below-market-rate loans to qualifying first-time homebuyers.	Homebuyer Assistance
ADU Grant Program	Provides funding to reimburse pre-development and non-recurring closing costs associated with the construction of the ADU for income-qualified applicants. Predevelopment costs include site prep, architectural designs, permits, soil tests, impact fees, property survey, and energy reports.	New construction of an Accessory Dwelling Unit, or conversion of an existing accessory structure to an Accessory Dwelling Unit.
Local Program and Private Sources		
Federal Home Loan Bank System	Facilitates affordable housing programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service in California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very-low- income households must occupy at least 20% of the units for the useful life of the housing or the mortgage term.	Acquisition New Construction Rehabilitation
Tax Exempt Housing Revenue Bond	Housing mortgage revenue bonds can be provided, which require the developer to lease a fixed percentage of the units to low-income families at specific rental rates.	New Construction Rehabilitation Acquisition
Federal National Mortgage Association (Fannie Mae)	Fannie Mae offers a variety of mortgages, including traditional fixed-rate, low down-payment for underserved low-income areas, and mortgages that fund the purchase and rehabilitation of a home.	Homebuyer Assistance Rehabilitation

Program Name	Description	Eligible Activities
California Community Reinvestment Corporation	Nonprofit mortgage banking consortium designed to provide long- term debt financing for affordable multi-family rental housing. Nonprofit and for-profit developers contact member banks.	New Construction Rehabilitation Acquisition
Freddie Mac HomeOne and Renovation Mortgages	Provides down-payment assistance to first-time homebuyers and second mortgages that include a rehabilitation loan.	Homebuyer Assistance Rehabilitation

Appendix E – Glossary

The following glossary defines various acronyms and terminology used in the Housing Element, including definitions of terms used by the U.S. Census Bureau.

AB. Assembly Bill. Oftentimes the year that the bill was passed follows in parenthesis, e.g., AB 5 (2021).

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

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

Accessory Dwelling Unit (ADUs). Accessory dwelling units are also commonly referred to as secondary units, granny flats, or cottages, are small secondary small dwelling units located next to or attached to a single-family home.

Affirmatively Furthering Fair Housing (AFFH). Affirmatively Furthering Fair Housing, also known as Assembly Bill 686, is defined as “taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.”

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

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

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

American Community Survey (ACS). The American Community Survey is a demographics survey program conducted by the U.S. Census Bureau. It regularly gathers information previously contained only in the long form of the decennial census, including ancestry, citizenship, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. The ACS gathers information annually in the 50 U.S. states, the District of Columbia, and Puerto Rico.

Area Median Income (AMI). This is the median, or middle point, of the incomes of every household in a given area. This means that half of the households in the area earn above the AMI and half of the households earn below it. AMI is a metric that is used to benchmark incomes levels. The income benchmark are calculated and

adjusted based on family/household size.¹ Therefore, a single individual will have a lower income threshold than a family of four. Most federal and state housing programs qualify participant eligibility based on household income levels. To accomplish this, many State housing programs utilize the same benchmark of income data released by HCD. The State's AMI may be used also to calculate affordable housing costs for applicable housing assistance programs. State law requires HCD to annually update the AMI limits based on HUD revisions to the Public Housing and Section 8 Income Limits, which HUD also updates annually or nearly so. In accordance with statutory provisions, HCD makes revisions to HUD'S Public Housing Section 8 Income Limits. One of those revisions is, "if necessary, increase a county's area median income to equal California's non-metropolitan median income".² The non-metropolitan median income is determined by HUD, and in 2022 it was \$80,300 for California. HCD applied HUD's on-metropolitan income to Siskiyou county for 2022, resulting in an AMI benchmark of \$80,300 for a family of four.

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

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

Below Market Rate (BMR) or Below Market Price (BMP) Housing. A BMR or BMP home or rental is a unit that is priced to be affordable to households that are low to moderate income. The price is usually lower than similar units being sold on the open market. It is typically used in reference to housing units that are directly or indirectly subsidized or have other restrictions to make the units affordable to very low, low or moderate-income households.

By-Right. The City's review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Any subdivision of the sites shall be subject to all laws, including, but not limited to, the City's ordinance implementing the Subdivision Map Act. A City ordinance may provide that "use by right" does not exempt the use from design review. However, that design review shall not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. [Reference Government Code section 65583.2 (i)]

California Environmental Quality Act (CEQA). A state law requiring state and local agencies to assess the environmental impacts of public or private projects they undertake or permit. Agencies must mitigate adverse impacts of the project to the extent feasible. If a proposed activity has the potential for a significant adverse environmental impact, an Environmental Impact Report (EIR) must be prepared and certified as legally adequate by the public agency before taking action on the proposed project.

¹ See HCD's briefing materials for the State Income Limits for 2022: <https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf>

² Ibid.

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

Comprehensive Housing Affordability Strategy (CHAS). Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data, demonstrate the extent of housing problems and housing needs, particularly for low income households. A CHAS plan is prepared by state or local agencies as a prerequisite for receiving assistance under certain HUD programs. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

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

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

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

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

estimates based on the sample of households. These values may differ considerably from the same indicators based on the short form data, particularly for small areas.

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

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

Disability. As used in Appendix A, Needs Assessment, the 2020 American Community Survey (ACS) and Puerto Rico Community Survey 2020 Subject Definitions, are used. Disability is defined as the product of interactions among individuals' bodies; their physical, emotional, and mental health; and the physical and social environment in which they live, work, or play. Disability exists where this interaction results in limitations of activities and restrictions to full participation at school, at work, at home, or in the community. Disability is a dynamic concept that changes over time as one's health improves or declines, as technology advances, and as social structures adapt. ACS questionnaires cover six disability types:

- Hearing difficulty: deaf or having serious difficulty hearing (DEAR).
- Vision difficulty: blind or having serious difficulty seeing, even when wearing glasses (DEYE).
- Cognitive difficulty: Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions (DREM).
- Ambulatory difficulty: Having serious difficulty walking or climbing stairs (DPHY).
- Self-care difficulty: Having difficulty bathing or dressing (DDRS).
- Independent living difficulty: Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping (DOUT).

Respondents who report anyone of the six disability types are considered to have a disability. Further details can be found in these documents: How Disability Data are Collected from The American Community Survey (census.gov) and American Community Survey and Puerto Rico Community Survey 2020 Subject Definitions (census.gov).

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

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

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

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

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

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

Emergency Shelter. Housing with minimal supportive services for persons experiencing homelessness that is limited to occupancy of six months or less. No individual or household may be denied emergency housing because of inability to pay. Emergency shelter includes other interim interventions, including but not limited to, a navigation center, bridge housing, and respite or recuperative care. [Government Code Sections 65582(d) and 65583(a), and Health and Safety Code Section 50801]

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

Extremely Low Income (ELI) Households. Extremely low income is a subset of very low income households, and is defined as 30 percent (or less) of the county area median income.

Fair Market Rent (FMR). Fair Market Rents are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Housing Choice Voucher Program and other HUD programs and are published annually by HUD. In the Section 8 Rental Assistance Program the Fair Market Rent is the basis for determining the maximum monthly subsidy for an assisted family. In general, the Fair Market Rent for an area is the amount that would be needed the gross rent (shelter rent plus utilities) of privately-owned, decent, and safe rental housing of a modest (non-luxury) nature with suitable amenities.

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

Family Income. In decennial census data, family income includes the incomes of all household members 15 years old and over related to the householder. Although the family income statistics from each census cover the preceding calendar year, the characteristics of individuals and the composition of families refer to the time of enumeration (April 1 of the respective census years). Thus, the income of the family does not include amounts received by individuals who were members of the family during all or part of the calendar year prior to the census if these individuals no longer resided with the family at the time of census enumeration. Similarly, income amounts reported by individuals who did not reside with the family during the calendar year prior to the census but who were members of the family at the time of enumeration are included. However, the composition of most families was the same during the preceding calendar year as at the time of enumeration.

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

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

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

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

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

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

Hispanic or Latino. In decennial census data, Hispanics or Latinos are those who classify themselves in one of the specific Hispanic or Latino categories listed on the census questionnaire — “Mexican,” “Puerto Rican,” or “Cuban” — as well as those who indicate that they are “other Spanish, Hispanic, or Latino.” People who do not identify with one of the specific origins listed on the questionnaire but indicate that they are “other Spanish, Hispanic, or Latino” are those whose origins are from Spain, the Spanish-speaking countries of Central or South America, the Dominican Republic, or people identifying themselves generally as Spanish, Spanish-American, Hispanic, Hispano, Latino, and so on. People who are Hispanic or Latino may be of any race. There are two important changes to the Hispanic origin question for Census 2000. First, the sequence of the race and Hispanic origin questions for Census 2000 differs from that in 1990; in 1990, the race question preceded the Hispanic origin question. Second, there was an instruction preceding the Hispanic origin question in 2000 indicating that respondents should answer both the Hispanic origin and the race questions. This instruction was added to give emphasis to the distinct concepts of the Hispanic origin and race questions and to emphasize the need for both pieces of information.

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

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

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

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

Housing Choice Voucher Program. Housing Choice Voucher Program (formerly known as Section 8) is a subsidy program funded by the federal government and overseen by the California Department of Housing and Community Development to provide low rents and/or housing payment contributions for very low and low income households. Housing choice vouchers are administered locally by Public Housing Agencies (PHAs). A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. The program is administered by the U.S.

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

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

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

Infill Development. Development of vacant or underutilized land (usually individual lots or leftover properties) within areas that are already largely developed.

Integration. A condition within the program participants geographic areas of analysis, as guided by the California Department of Housing and Community Development's AFFH Data Viewer, in which there is not 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.

Junior Accessory Dwelling Unit. A junior accessory dwelling unit (JADU) means a housing unit that is no more than 500 square feet in size and contained entirely within an existing single-family structure. A JADU may include separate sanitation facilities, or may share sanitation facilities with the existing structure. (Reference: Gov. Code § 65852.22(g)(1).)

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

Low Income (LI) Households. Low income households are defined as households with incomes between 50 percent and 80 percent of the county median income.

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

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

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

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

McKinney-Vento Act. The primary federal response targeted to assisting homeless individuals and families. The scope of the Act includes. Outreach, emergency food and shelter, transitional and permanent housing, primary health care services, mental health, alcohol and drug abuse treatment, education, job training, and childcare. There are nine titles under the McKinney-Vento Act that are administered by several different federal agencies, including the U.S. Department of Housing and Urban Development (HUD). McKinney-Vento Act Programs administered by HUD include. Emergency Shelter Grant Program Supportive Housing Program, Section 8 Moderate Rehabilitation for Single-Room Occupancy Dwellings, Supplemental Assistance to Facilities to Assist the Homeless, and Single Family Property Disposition Initiative. (U.S. House Bill 2163).

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

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

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

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

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

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

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

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

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

Mt. Shasta Municipal Code (MSMC). Pursuant to the California Government Code, the adopted Mt. Shasta Municipal Code prepared by the City Clerk and City Attorney of the City of Mt. Shasta, and as published by the City of Mt. Shasta.

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

Objective Standard. The meaning of “objective standard” is defined in the Housing Accountability Act, Government Code Section 65589.5 subparagraph (f): Objective standards are those that involve no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official

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

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

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

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

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

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

Regional Housing Needs Assessment (RHNA). A determination by a council of governments (COG) (or by the California Department of Housing and Community Development (HCD) of the existing and projected need for housing within a region. The RHNA numerically allocates the future housing need by household income group for each locality within the region. This housing allocation must be reflected in the locality’s housing element of the general plan.

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

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

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

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

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

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

SB. Senate Bill. Oftentimes the year that the bill was passed follows in parathesis, e.g., SB 10 (2021)

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

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

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

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

Supportive Housing. Supportive housing is a residential use of property, and is "housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community." [Government Code Section 65582(g)]

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

Target Population. Persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

The California Department of Housing and Community Development (HCD). This department within the California Business, Consumer Services, and Housing Agency “helps to provide stable, safe homes affordable to veterans, seniors, young families, farm workers, people with disabilities, and individuals and families experiencing homelessness”. HCD is responsible for reviewing and approving all Housing Elements in the state.

Transitional Housing. Transitional housing is a residential use of property, and is further defined as “buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.” [Government Code Section 65582(j)]

VA-Guaranteed. VA guaranteed loans are made by private lenders to eligible veterans for the purchase of a home which must be for their own personal occupancy. To get a loan, a veteran must apply to a lender. If the loan is approved, VA will guarantee a portion of it to the lender. This guaranty protects the lender against loss up to the amount guaranteed and allows a veteran to obtain favorable financing terms.

Very Low Income (VLI) Households. Very low income households are defined as households with incomes less than 50 percent of the median income.

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

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

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

U.S. Census Terms

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

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

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

Ethnic Origin. People of Hispanic origin were identified by a question that asked for self-identification of the persons' origin or descent. Respondents were asked to select their origin (and the origin of other household members) from a “flash card” listing ethnic origins. People of Hispanic origin in particular, were those who indicated that their origin was Mexican, Puerto Rican, Cuban, Central or South American, or some other Hispanic origin. It should be noted that people of Hispanic origin may be of any race.

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

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

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

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

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

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

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

Household type and relationship. Households are classified by type according to the sex of the householder and the presence of relatives. Examples include: married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.

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

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

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

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

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

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

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

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

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

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

Poverty. Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

Poverty rate. The percentage of people (or families) who are below poverty.

Race. The race of individuals was identified by a question that asked for self-identification of the person's race. Respondents were asked to select their race from a "flashcard" listing racial groups.

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

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

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

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

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

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

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

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

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

Vacant Housing Unit. A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and

final usable floors are in place. Vacant units are excluded from the housing inventory if they are open to the elements; that is, the roof, walls, windows, and/or doors no longer protect the interior from the elements. Also excluded are vacant units with a sign that they are condemned or they are to be demolished.

White. In decennial census data, the White category includes persons having origins in any of the original peoples of Europe, the Middle East, or North Africa. It includes people who indicate their race as “White” or report entries such as Irish, German, Italian, Lebanese, Near Easterner, Arab, or Polish. The “alone” designation, as used with decennial census data, indicates that the person reported only one race.

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