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**HOUSING ELEMENT FOR THE  
CITY OF TULELAKE  
2014-2019**

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**JANUARY 2015**

**CITY OF TULELAKE**  
591 Main Street  
Tulelake, CA 96134

**ADOPTED BY THE TULELAKE CITY COUNCIL**

**ON APRIL 7, 2015**

**BY RESOLUTION NO. 15-07**

**City of Tulelake**  
**2014-2019 Housing Element**

**Abstract**

This document, entitled the *2014-2019 City of Tulelake Housing Element*, is adopted by the City of Tulelake as the General Plan Housing Element for the planning period of 2014-2019. This Housing Element updates and supersedes all previous Housing Element policies and programs.

The goals, policies and programs effective for the 2014-2019 planning period are contained in the section entitled Goals, Policies and Programs.

Because an important part of the process of updating a Housing Element is a review of the successes and challenges in implementing programs in the previous Housing Element, an evaluation of housing program implementation is included as Appendix A. This evaluation includes statements as to the effectiveness of each particular program and a finding as to whether the program should be continued, modified or deleted in the Housing Element Update.

Another important component of the Housing Element update process is review of the City's current demographic profile and housing issues. This review is included in this Housing Element as Appendix B.

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## **GOALS, POLICIES AND PROGRAMS**

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# GOALS, POLICIES, AND PROGRAMS

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## INTRODUCTION

The Housing Element of the General Plan is a comprehensive statement by the City of Tulelake of its current and future housing needs for all income levels, and outlines proposed actions to facilitate the provision of housing to meet those needs. The policies contained in this Housing Element are an expression of the statewide housing priority to allow for the "attainment of decent housing and a suitable living environment for every Californian," as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific goals and policies relative to the provision of housing and to adopt an action plan toward this end. In addition, the Housing Element identifies and analyzes housing needs, resources, and constraints to meeting those needs.

The City of Tulelake Housing Element is based on four strategic goals:

- 1) Provide for a variety of housing types and cost for all segments of the population;
- 2) Ensure that the City's development standards and/or processing requirements are not a constraint to the development of affordable housing;
- 3) Ensure persons are provided a choice of housing locations within the community regardless of age, race, color, national origin, religion, gender, family status, or disability; and
- 4) Ensure that the quality, safety, and livability of housing in the City of Tulelake is continually maintained or upgraded, and include measures to improve energy conservation and the replacement of dilapidated units that cannot be improved.

In accordance with state law, the Housing Element is to be consistent and compatible with other General Plan elements. Additionally, the Housing Element is to provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Sections 65580 through 65589) mandates the contents of the Housing Element. By law, the Housing Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement, and development of housing; and
- A program that sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

The housing program 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; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

Even though the focus of the Housing Element will be on lower- and moderate-income households, the element must also 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. Thus, the Housing Element's focus is to balance the desires of residents, maintain neighborhood character, manage traffic, and minimize visual and other impacts of new development, while addressing the needs of low- and moderate-income households and special needs groups.

## **PUBLIC PARTICIPATION PROCESS**

State law requires jurisdictions to make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element. The Housing Element was developed through the combined efforts of City staff and the City Council. Public input was solicited during a public workshop in September 2014. Notices were posted at the post office and City Hall. For the benefit of the community, the workshop notice was translated into Spanish and invitations were distributed to the local family resource center, migrant worker camp, local agricultural farms, church organizations, and the local supermarket.

Attendance was limited, two local community members encouraged affordable housing development. The City is committed to encourage affordable housing development through Programs 1.3, 1.4, 1.7, 1.16. During review of the draft element, the City also held a public hearing with the City Council. The public notice was provided in English a bilingual representative was present. Further, in an effort to allow all economic segments of the community to comment on the Draft Housing Element, the City placed copies for review at Tulelake City Hall. Unfortunately, public response was extremely limited. Nevertheless, it has been the intent of the City to incorporate or otherwise respond to all public comments and concerns in the body of the document where appropriate.

Special interests groups that were notified during the Housing Element update process included the following:

- Tulelake/Newell Family Resource Center
- Tulelake Shady Lanes Mobile Home Park
- Tulelake Travel Park
- Tulelake Basin Joint Unified School District
- Newell Potato Co-Op
- Lassen Canyon Nurseries
- Pacific West Nurseries, LLC
- Tulelake Potato Distributors
- Jock's Super Market
- Madrone Senior Services
- Far Northern Regional Developmental Disabilities Center
- Northern Valley Catholic Social Services
- Siskiyou County Public Health and Community Development
- Siskiyou County Economic Development Council
- Siskiyou County Domestic Violence & Crisis Center
- Siskiyou Habitat for Humanity
- Siskiyou County Special Education Office
- Siskiyou Opportunity Center



- Siskiyou County Board of Realtors
- Modoc Tribe
- Shasta Nation

## **GENERAL PLAN CONSISTENCY**

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code, Section 65583[c][6][B]). This requires an evaluation of two primary characteristics: (1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element; and (2) an identification of actions to ensure consistency between the Housing Element and relevant parts of other General Plan elements. Relevant general plan issues are addressed below in **Appendix B, Housing Needs Assessment**.

## **REVIEW OF PREVIOUS HOUSING ELEMENT**

An important aspect of the Housing Element is an evaluation 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 the City of Tulelake. The evaluation also provides the basis for recommended modifications to programs and the establishment of new objectives in the Housing Element. **Appendix A, Housing Programs Implementation Summary**, contains an analysis of the City’s programs for the prior planning period.

## GOALS, POLICIES, AND PROGRAMS: 2014-2019

This section of the 2014 Housing Element presents the City of Tulelake's updated goals, policies, and programs relative to the development, improvement, and maintenance of housing in the City during the 2014–2019 planning period. These goals, policies, and programs supersede the previous programs (i.e., those evaluated in Appendix A).

In general, housing goals express the desired future conditions for which specific actions are directed. The City's goals are ideals that have been determined as desirable and deserving of community time and resources. Policy statements are more specific and have a shorter range. Programs are action statements that are more specific still and provide well-defined guidelines for decision-making and implementation.

**GOAL 1:** Assist in increasing the affordability of housing in Tulelake, including meeting the regional housing demand, providing for a range of housing selection by location, type, income level, and tenure.

**Program 1.1:** To ensure that the Zoning Ordinance works in conjunction with General Plan policies to achieve housing and other City objectives and meets all the requirements of state law, the City will apply for grant funding to review and modify its Zoning Ordinance. Revisions will be made, as appropriate, to set development standards for single and multi-family housing, promote reasonable flexibility in densities and land uses, and to clarify available incentives for affordable housing production.

**Responsible Department:** City Council

**Financing:** General Fund

**Objectives:** To provide basic development standards for housing, protect the existing housing stock, and at the same time ensure that zoning does not unnecessarily restrict housing opportunities and ensure the Zoning Ordinance is consistent with the General Plan and state law.

**Time Frame:** The City applied for grant funding to review and amend the Zoning Ordinance in December 2011 and was rejected. No grant funds were located since then. The City will establish a small review committee to attempt amending the zoning by December 2015.

**Program 1.2:** Update the zoning of the City, creating an improved Zoning Map and clarifying development standards for multi-family zone districts in areas where such uses are compatible, in quantities adequate to meet programmed housing needs beyond the 2015-2020 planning period.

**Responsible Department:** City Council

**Financing:** General Fund **Objectives:** To provide adequate zoning for a variety of residential uses in quantities to meet long-term needs, and to display such zoning on a map easily interpreted by City staff, local citizens, and those interested in developing new housing.

**Time Frame:** Prior to 2016

**Program 1.3:** The City will continue to monitor the supply of vacant lands to ensure there is a sufficient supply of multi-family and single-family zoned land to meet the City's regional housing needs allocation (RHNA), as well as sufficient land available for all types of housing opportunities.

**Responsible Department:** City Council

**Financing:** General Fund

**Objectives:** To ensure a reasonable supply of vacant land is available for all types of housing.

**Time Frame:** Annually, 2014–2019

**Program 1.4:** To assist with the development of housing affordable to lower-income households (i.e., group homes for seniors, senior apartment complexes, mobile home parks, second dwellings, and apartments), the City will offer on a case-by-case basis incentives or regulatory concessions, such as reduced setbacks and parking requirements, and will consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing.

**Responsible Department:** City Council, City Clerk

**Financing:** General Fund

**Objectives:** To increase interest in providing affordable housing locally.

**Time Frame:** As projects are processed through the Planning Department

**Program 1.5:** The City will conduct an annual review and revision of the City's fee structure to ensure that fees are adequate without causing an undue burden. If any constraints are identified, the City will establish mitigating actions, including concessions or incentives such as deferring or reducing housing impact fees for developments that include affordable units.

**Responsible Department:** City Council

**Financing:** General Fund

**Objectives:** To keep development fees affordable, especially on affordable housing.

**Time Frame:** Annually review fees

**Program 1.6:** The City shall amend its Zoning Ordinance and allow multi-family development, including duplexes and triplexes by right in the C-1 zone when the neighborhood is predominantly residential in nature.

**Responsible Department:** City Council

**Financing:** General Fund

**Objectives:** To provide additional opportunities for development of affordable multi-family housing.

**Time Frame:** Amend the Zoning Ordinance by November 2015

**Program 1.7:** The City shall maintain adequate sewer services to provide the needs of existing residents and to serve the demand for new housing and economic development. Improvements to this system shall be made as funding becomes available to meet development demand.

**Responsible Department:** City Council

**Financing:** State Water Resources Control Board Grant #C-06-4930-10

**Objectives:** To have adequate sewage treatment services available to accommodate potential future growth.

**Time Frame:** 2015–2017

**Program 1.8:** The City shall maintain adequate water services to provide the needs of existing residents and to serve the demand for new housing and economic development. Improvements to this system shall be made as needed to keep ahead of development demand. The City will seek funding to complete a study to reevaluate the capacity of the existing water system. If the capacity is deemed to be inadequate to serve future population growth, improvements shall be programmed as needed.

**Responsible Department:** City Council

**Financing:** General Fund/federal and state grants/loans

**Objectives:** To identify any limitation in the water system to serve future City growth needs and develop a program to modify the system as needed to meet such growth.

**Time Frame:** 2015–2017, complete study of the existing water capacity by 2017

**Program 1.9:** The City shall modify its Zoning Ordinance to specifically allow emergency shelters by right in the M-1, Industrial zone district. The M-1 zone district has sufficient capacity with approximately 2 acres on 9 contiguous parcels of vacant land with adjacent sewer and water infrastructure to meet this potential need. These sites are in close proximity to transit and services.

The City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as:

- Lighting;
- On-site management;
- Maximum number of beds or persons to be served nightly by the facility;

- Off-street parking based on demonstrated need; and
- Security during hours that the emergency shelter is in operation.

In an effort to clarify the Zoning Ordinance and facilitate transitional housing, the City will amend the Zoning Ordinance to include a definition consistent with Section 50675.2 of the Health and Safety Code. In addition, transitional housing types will be allowed as a permitted use subject only to the same restrictions on residential uses contained in the same type of structure.

**Responsible Department:** City Council

**Financing:** General Fund

**Objectives:** To clearly identify these uses within the Zoning Ordinance and to allow them in a variety of zone districts, thereby reducing constraints to their development.

**Time Frame:** Amend the Zoning Ordinance by March 2017

**Program 1.10:** To comply with Sections 17021.5 and 17021.6 of the Health and Safety Code, the City will amend the Zoning Ordinance to allow for farmworker housing in all single family residential districts by right, and in the commercial districts with a use permit. The City will also explore the possibility of utilizing the Joe Serna Grant program as a means to buy existing housing and convert the housing into farmworker housing.

Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure, per section 17021.5 of the Health and Safety Code, with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. Use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy.

In addition, the zoning code will be amended per section 17021.5 of the Health and Safety Code, to explicitly define housing providing accommodations for six or fewer employees as a permitted single-family use and will not require a CUP, variance or other zoning clearance that is not required of a family dwelling of the same type in the same zone.

(Note: Farmworker housing is defined in Sections 17021.5 and 17021.6 of the Health and Safety Code as any employee housing 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 shall be deemed an agricultural land use designation. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way

from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural employees who do not work on the property where the employee housing is located.)

**Responsible Department:** City Council

**Financing:** General Fund

**Objectives:** Allow for farmworker housing consistent with Sections 17021.5 and 17021.6 of the Health and Safety Code.

**Time Frame:** Amend the Zoning Ordinance by March 2017

**Program 1.11:** The City will ensure that residential development projects are consistent with the goals and policies of its General Plan and that there is internal consistency between the Housing Element and the rest of the General Plan. To ensure consistency, the City will implement an annual monitoring program to report to the City Council on progress toward meeting its goals. Monitoring will include a review of the progress toward achieving Housing Element objectives by the City and other responsible agencies and departments, meeting timing and funding commitments for implementing actions, as well as the number of housing units provided or other measurable indicators achieved for each measure that has been put into place.

**Responsible Department:** City Council

**Financing:** General Fund

**Objectives:** To correct any portion of the General Plan that is found to be inconsistent with the Housing Element, thereby eliminating any possible constraint to the development of affordable housing or constraint to meeting Tulelake's share of the regional housing need.

**Time Frame:** Annually, beginning March 2015

**Program 1.12:** The City will amend the Zoning Ordinance to specifically define group care facilities and allow group care facilities with six or fewer persons by right in all residential zones and will allow group care facilities of six or more persons in the Limited Commercial (C-1) and General Commercial (C-2) zones with a conditional use permit.

Additionally, to further comply with Senate Bill (SB) 520, the City will amend the Zoning Ordinance to define the definition of family as "one or more persons living together in a dwelling unit."

**Responsible Department:** City Council

**Financing:** General Fund

**Objectives:** Support the development of group care facilities.

**Time Frame:** Amend the Zoning Ordinance by March 2017

**Program 1.13:** In order to facilitate housing for extremely low-income persons, the City will amend the Zoning Ordinance to clarify the definition of single-room occupancy units, as well as describe specific development standards for these units in the General Commercial (C-2) zoning district.

In addition, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development or rehabilitation of single-room occupancy units and/or other units affordable to extremely low income households, such as supportive and multi-family units.

**Responsible Department:** City Council

**Financing:** General Fund

**Objectives:** To support the development of housing for extremely low-income households and allow for the development of SROs.

**Time Frame:** Amend the Zoning Ordinance by March 2017

**Program 1.14:** The City will amend the Zoning Ordinance to include the definition of supportive and transitional housing as defined in Health and Safety Code Section 50675. In addition, supportive and transitional housing types will be allowed as a permitted residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone.

**Responsible Department:** City Council

**Financing:** General Fund

**Objectives:** To support the development of supportive housing.

**Time Frame:** Amend the Zoning Ordinance by March 2017

**Program 1.15:** To ensure that there is a sufficient supply of multi-family and single-family zoned land to meet the City's regional housing needs allocation (RHNA), as developers/owners approach the City interested in infill lot consolidation development for affordable housing, the City will offer incentives and concessions such as offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews.

**Responsible Department:** City Council

**Financing:** General Fund

**Objectives:** To encourage infill lot development.

**Time Frame:** Ongoing, as projects are processed through the Planning Department

**GOAL 2:** **Preservation of the existing housing stock, ensuring that the quality, safety, and livability of existing housing are maintained, including implementation of measures for the conservation of energy and the replacement of dilapidated housing.**

**Program 2.1:** The City will continue to pursue Community Development Block Grant funds to preserve the existing housing stock through the continued implementation of a housing rehabilitation program. Additionally, as beneficiaries make loan payments, the City will use repayment funds to the housing revolving fund that is targeted toward housing rehabilitation. In addition housing rehabilitation loans are available to those with developmental disabilities as well.

**Responsible Department:** City Council

**Financing:** CDBG funds/housing revolving loan fund

**Objectives:** Improve the safety and livability of existing housing stock

**Time Frame:** Apply annually, as NOFAs are released

**Program 2.2:** 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 the development of a City newsletter. Additionally, as funding is awarded the City will provide a news release regarding the receipt of CDBG funds and the progress made with the rehabilitation program.

**Responsible Department:** City Council, City Clerk

**Financing:** CDBG funds/housing revolving loan fund



**Objectives:** To keep the public aware of programs that may help improve their living environments and finances.

**Time Frame:** Post newsletter at least once annually and as funding is awarded

**Program 2.3:** The City will require all units rehabilitated under the rehabilitation program funded with CDBG funds to be in compliance with California's Title 24 energy standards, including retrofit improvements such as dual-pane windows, ceiling and floor insulation, caulking and weatherstripping to reduce energy costs.

**Responsible Department:** City Council

**Financing:** CDBG funds/housing revolving loan fund

**Objectives:** To lower energy costs for homeowners.

**Time Frame:** Upon approval of rehabilitation loans

**Program 2.4:** Provide code enforcement as a means to maintain safe and decent housing, responding to complaints or obvious potential code violations. The removal of dilapidated housing will be encouraged when owners qualify for CDBG funds to provide replacement housing.

**Responsible Department:** City Council

**Financing:** CDBG grants/revolving rehabilitation fund

**Objectives:** To correct code violations which may be affecting safety and decent living conditions, and to remove unsafe dilapidated structures.

**Time Frame:** Continuous upon complaint or other evidence a hazard may exist

**Program 2.5:** Stay current on housing-related programs that may be available to the City.

**Responsible Department:** City Council/City Clerk

**Financing:** General Fund

**Objectives:** To stay current on any available programs or assistance to benefit Tulelake residents, upgrading the livability and safety of housing.

**Time Frame:** Annually

**Program 2.6:** The City shall maintain a list of all dwellings within the City that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list shall include, at least, the number of units, the type of government program, and the date on which the units may convert to market-rate dwellings.

The City will require all property owners to provide at least two years' notice prior to the conversion of any units for lower-income households to market-rate units in any of the following circumstances:

- the units were constructed with the aid of government funding
- the units were required by the City's Affordable Housing Program
- the project was granted a density bonus
- the project received other incentives

Such notice shall be given at least to the following:

- The City
- Housing Community and Development
- Residents of at-risk units
- Any others deemed appropriate

**Responsible Department:** City Council/City Clerk

**Financing:** State and federal grants

**Objectives:** To preserve at-risk units.

**Time Frame:** Ongoing

**GOAL 3:** **Provide for the accessibility of decent housing within the community regardless of age, race, sex, marital status, ethnic background, source of income, handicap, or disability.**

**Program 3.1:** The City Clerk is designated as the contact for referral of fair housing complaints to the California Department of Fair Housing and Employment. The City will support housing equal opportunity programs by providing informational fair housing brochures and posters available in public places, including City Hall, Police Department, public library, post office, local shopping, businesses, and churches.

**Responsible Department:** City Clerk

**Financing:** General Fund

**Objectives:** To give assistance to potential victims of discrimination and advise the California Department of Fair Housing and Employment of possible violations of the state fair housing and employment laws.

**Time Frame:** Continuous, 2014–2019

**Program 3.2:** To ensure the City complies with all requirements of Senate Bill (SB) 520, the City will formalize a process for reasonable accommodation for persons with disabilities (and their designated representatives) to ensure the process facilitates the development, maintenance, and improvement of housing for persons with disabilities, including minimizing public hearings and reviewing and revising decision-making criteria to ensure consistency with fair housing regulations. The

City will make information available to the public about its formal reasonable accommodation process based on the guidelines from the California Department of Housing and Community Development (HCD). This information will be available through postings and pamphlets at City Hall and at other public places throughout the City.

**Responsible Department:** Building Department and City Clerk

**Financing:** General Fund

**Objectives:** To develop a formalized process for reasonable accommodation for persons with disabilities.

**Time Frame:** Enforce a formalized process for reasonable accommodation immediately.

## QUANTIFIED OBJECTIVES

**Table 1** summarizes the City of Tulelake's quantified objectives for the 2014–2019 planning period. These objectives represent a reasonable expectation of the maximum number of new housing units that will be developed and conserved and the households that will be assisted over the next planning period based on policies and programs in this document.

**Table 1**  
**Quantified Objectives, 2014–2019**

	Income Category					TOTAL
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
New Construction		3	2	2	6	13
Preservation*	19			-	-	19
Rehabilitated Units	1	1	1	1	0	4

*\*Although there are 19 units at risk of converting to market rate within the next ten years, none will convert within this planning period. The owners have not indicated that they will convert with the main reason being that the market value is so close to the low income value of the low income housing and will not benefit the owner to convert.*

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**APPENDIX A**

**HOUSING PROGRAMS IMPLEMENTATION**

**SUMMARY**

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## APPENDIX A – HOUSING PROGRAMS IMPLEMENTATION SUMMARY

Table A-1 provides a summary of the City's progress with regard to implementing programs contained in the 2009–2014 Housing Element, the effectiveness of these programs, and whether the programs will be continued in the 2014–2019 Housing Element.

**Table A-1  
Implementation of 2009–2014 Housing Element Programs**

<b>Program</b>	<b>Progress/Effectiveness</b>	<b>Appropriateness</b>
<p><b>Program</b> 1-1: The current Zoning Ordinance was adopted in 1950 with minor amendments in 1958, 1964 and 1971. It is an ordinance of very few standards, does not appear to include zoning for the entire community, has inconsistencies within, is vague in some areas and does not contain some provisions required by State law. Due to limited development activity, problems have not surfaced as a result of these deficiencies. However, should funds become available, it is highly desirable to upgrade the Zoning Ordinance to correct these deficiencies.</p> <p><b>Timing:</b> Prior to 2013</p> <p><b>Responsibility:</b> City Council</p>	<p><b>Progress:</b> Incomplete. There has been a lack of adequate money available with which to update the Zoning Ordinance. The City did apply for grants to implement legislative changes into the Zoning Ordinance.</p> <p><b>Effectiveness:</b> This program has been moderately effective and should continue. The City will need to work without grants to make changes into the Zoning Ordinance.</p>	<p><b>Continue:</b> This program has been modified but will be continued to ensure Zoning Ordinance and General Plan consistency. (See Program 1.1)</p>
<p><b>Program</b> 1-2: Update the zoning of the City, creating a Zoning Map and providing both single family and multi-family zone districts in areas where such uses are compatible, in quantities adequate to meet programmed housing needs beyond the 2009-2014 planning period.</p> <p><b>Timing:</b> Prior to 2008</p> <p><b>Responsibility:</b> City Council</p>	<p><b>Progress:</b> Incomplete. There has been a lack of adequate money available with which to update the Zoning Ordinance.</p> <p><b>Effectiveness:</b> This program has been moderately effective and should continue. The City did apply for grants to implement legislative changes into the Zoning Ordinance but will need to move forward without grant funding.</p>	<p><b>Continue:</b> This is a worthwhile program to be maintained in the updated Housing Element. However, the implementing language of the program has been modified. (See Program 1.2)</p>

Program	Progress/Effectiveness	Appropriateness
<p><b>Program</b> 1-3: The City will monitor the supply of vacant lands to ensure there are always sufficient lands available for all types of housing opportunities. While this is not a critical current issue, should development pressures increase prior to the next 5-year Housing Element update, this monitoring may be necessary.</p> <p><b>Timing:</b> 2014-2019</p> <p><b>Responsibility:</b> City Council</p>	<p><b>Progress:</b> Incomplete. There has been very little interest in developing vacant land in the City.</p> <p><b>Effectiveness:</b> This program has been moderately effective and should continue. The City will continue to encourage development within the City when it receives inquiries from developers.</p>	<p><b>Continue:</b> This program has been modified and will be continued. (See Program 1.3)</p>
<p><b>Program</b> 1-4: As developers inquire locally about residential project potentials, they will be advised of the need for affordable housing, especially for seniors and low income families. This may include group homes for seniors, senior apartment complexes, mobile home parks, second dwellings and apartments of sufficient size for families.</p> <p><b>Timing:</b> Continuous</p> <p><b>Responsibility:</b> City Council, City Clerk</p>	<p><b>Progress:</b> Incomplete. There have not been opportunities for the City to implement this measure. The City has experienced very little growth within the planning period. However, the City will continue to meet with housing consultants and encourage the development of affordable housing.</p> <p><b>Effectiveness:</b> This program has been moderately effective.</p>	<p><b>Continue:</b> This program has been modified and will be continued. (See Program 1.4)</p>
<p><b>Program</b> 1-5: Encourage the development of affordable housing by maintaining low fee requirements. Currently the City has few development fees. Should such fees become necessary in the future, or if there is a need to increase fees, whenever possible, maintain lower fees for projects proposing affordable housing.</p> <p><b>Timing:</b></p>	<p><b>Progress:</b> 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><b>Effectiveness:</b> This program has been moderately effective since there has been little interest in development.</p>	<p><b>Continue:</b> This program has been modified and will be continued. (See Program 1.5)</p>

Program	Progress/Effectiveness	Appropriateness
2005 <b>Responsibility:</b> City Council		
<b>Program</b> 1-6: The City shall add provisions to their Zoning Ordinance which establish a process and standards for constructing "second dwellings" as provided in the State Government Code Section 65852.2 and manufactured homes as provided in Section 65852.2a. With a limitation on the availability of vacant lots, the second dwelling and manufactured home can provide added opportunities for affordable housing. Additionally, provisions affecting group homes and residential care facilities for 6 or fewer persons shall be added to conform to the related requirements of the Government Code. <b>Timing:</b> 2017 <b>Responsibility:</b> City Council	<b>Progress:</b> Incomplete. There has been a lack of adequate money available with which to update the Zoning Ordinance. Recent changes in legislation necessitate further revisions be made.  <b>Effectiveness:</b> This program has been moderately effective and should continue. The City will apply for grants to implement legislative changes into the Zoning Ordinance.	<b>Continue:</b> This program will be continued. (See Program 1.6)
<b>Program</b> 1-7: The City shall amend its zoning ordinance and allow multi-family development by right in the C-1 zone when the neighborhood is predominantly residential in nature. <b>Timing:</b> 2017 <b>Responsibility:</b> City Council	<b>Progress:</b> Incomplete. There has been a lack of adequate money available with which to update the Zoning Ordinance. Developers have shown little interest in multi-family development in the past ten years.  <b>Effectiveness:</b> This program has been moderately effective and should continue. The City will apply for grants to implement legislative changes into the Zoning Ordinance.	<b>Continue:</b> The City will continue this program in the 2015–2020 Housing Element. (See Program 1.7)
<b>Program</b> 1-8: The City shall maintain adequate sewer services to provide the needs of existing residents, and to serve the demand for new hous-	<b>Progress:</b> Incomplete. The City has obtained a SWRCB grant and engineering is nearing completion. Construction will begin in 2015.	<b>Continue:</b> This is a worthwhile program to be maintained in the updated Housing Element. This program has been modified and will



Program	Progress/Effectiveness	Appropriateness
<p>ing and economic development. Improvements to this system shall be made as needed to keep ahead of development demand. Improvement/expansion to the sewage treatment plant shall take a priority upon completion of the current study.</p> <p><b>Timing:</b> 2005-2008</p> <p><b>Responsibility:</b> City Council</p>	<p><b>Effectiveness:</b> This program has been effective and should continue. The City will have this completed by 2017.</p>	<p>be continued. (See Program 1.8)</p>
<p><b>Program</b> 1-9: The City shall maintain adequate water services to provide the needs of existing residents, and to serve the demand for new housing and economic development. Improvements to this system shall be made as needed to keep ahead of development demand. A study should be developed to determine the capacity of the existing water system. If the capacity is deemed to be inadequate to serve future population growth, improvements shall be programmed as needed.</p> <p><b>Timing:</b> 2005-2008</p> <p><b>Responsibility:</b> City Manager</p>	<p><b>Progress:</b> The City is applying to CDBG for infrastructure grant funds to replace the City's aging infrastructure.</p> <p><b>Effectiveness:</b> This program has been moderately effective and should continue. The City will continue to apply for grants to perform an analysis of the system and to improve the water system.</p>	<p><b>Continue:</b> This program has been modified and will be continued. (See Program 1.9)</p>
<p><b>Program</b> 1-J: The City shall modify its Zoning Ordinance to specifically allow emergency shelters and transient housing by right in the R-3, C-1 and C-2 zone districts.</p> <p><b>Timing:</b> 2017</p> <p><b>Responsibility:</b></p>	<p><b>Progress:</b> Incomplete. There has been a lack of adequate money or grants available with which to update the Zoning Ordinance.</p> <p><b>Effectiveness:</b> This program has been moderately effective and should continue. Recent changes in legislation necessitate further revisions be made. The City will apply</p>	<p><b>Continue:</b> This is a worthwhile program to be maintained in the updated Housing Element. This program has been modified and will be continued. (See Program 1.10)</p>

Program	Progress/Effectiveness	Appropriateness
City Council	for grants to implement legislative changes into the Zoning Ordinance.	
<p><b>Program</b> 1-11 thru 1-16: To encourage new development in Tulelake the City shall maintain those features of the Zoning Ordinance which provide few standards for development of all types of affordable housing, including possible conversion of vacant single family dwellings into farm worker, transient, transition and group home housing. Additionally, the City will explore the possibility of utilizing the Joe Serna Grant program as a means to buy existing housing and convert the housing into farmworker housing.</p> <p><b>Timing:</b> 2014-2019</p> <p><b>Responsibility:</b> City Manager</p>	<p><b>Progress:</b> Incomplete. The City continues to have few standards for development of affordable housing; however, developers have shown little interest. The City will continue to encourage development of affordable housing whenever inquiries by developers are made.</p> <p><b>Effectiveness:</b> This program was moderately effective and should continue. The City will apply for grants to implement legislative changes into the Zoning Ordinance.</p>	<p><b>Continue:</b> These are worthwhile programs to be maintained in the updated Housing Element. These programs has been modified and will be continued. (See Program 1.11 1.15)</p>
<p><b>Program</b> 1.12: The General Plan shall be reviewed initially to determine if it is consistent with the Housing Element, and thereafter every 5 years in concert with the scheduled update of the Housing Element. If inconsistencies are found, the General Plan shall be updated bringing both documents into consistency.</p> <p><b>Timing</b> 2015, 2017 and every 5 years thereafter.</p> <p><b>Responsibility:</b> City Manager</p>	<p><b>Progress:</b> Incomplete. There has been a lack of adequate money or grants available with which to update the General Plan.</p> <p><b>Effectiveness:</b> This program was moderately effective and should continue.</p>	<p><b>Continue:</b> T This program has been modified and will be continued. (See Program 1.12)</p>
<p><b>Program</b> 2-A: Existing housing shall be preserved through the continued implementation of a housing rehabilitation program with Community Development Block Grants funds and the eventual</p>	<p><b>Progress:</b> Implemented. Two mobile home unit was replaced with CDBG grants. The City has a revolving loan fund, there are currently monies available in the RLA.</p>	<p><b>Continue:</b> This program has been modified and will be continued. (See Program 2.1)</p>

Program	Progress/Effectiveness	Appropriateness
<p>housing revolving fund that will be created as loans are paid. As the City is eligible, apply for additional CDBG funds for continuation of the program.</p> <p><b>Timing:</b> Apply for new grant upon completion of current program.</p> <p><b>Responsibility:</b> City Council</p>	<p><b>Effectiveness:</b> This program was moderately effective and should continue.</p>	
<p><b>Program</b> 2.2: Rehabilitation, energy conservation and weatherization program information for existing housing will be disseminated by publicizing these programs with handouts available at public locations and through the development of a City newsletter. Additionally, the City will provide a news release at least once annually to the local newspaper noting the receipt of the CDBG funds and progress in rehabilitation.</p> <p><b>Timing:</b> Posting continuous, newsletter at least once annually.</p> <p><b>Responsibility:</b> City Council, City Clerk</p>	<p><b>Progress:</b> Implemented. The City has assisted through the CDBG program the replacement of two mobile home unit and the weatherization of 7 dwellings.</p> <p><b>Effectiveness:</b> This program was moderately effective and should continue.</p>	<p><b>Continue:</b> This program has been modified and will be continued. (See Program 2.2)</p>
<p><b>Program</b> 2-C: Rehabilitated units with CDBG funds will be required to include retrofit improvements such as dual pane windows, ceiling and floor insulation, caulking and weather stripping to reduce energy costs.</p> <p><b>Timing:</b> Upon approval of rehabilitation loans.</p> <p><b>Responsibility:</b></p>	<p><b>Progress:</b> 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.</p> <p><b>Effectiveness:</b> This program has been moderately effective in that one household benefited from program implementation</p>	<p><b>Continue:</b> This program has been modified and will be continued. (See Program 2.3)</p>

Program	Progress/Effectiveness	Appropriateness
City Council	during the prior planning period.	
<p><b>Program</b> 2.4: Provide code enforcement as a means to maintain safe and decent housing, utilizing the Siskiyou County Building Department, responding to complaints or obvious potential code violations. The removal of dilapidated housing will be encouraged, and where possible CDBG funds used to provide replacement housing.</p> <p><b>Timing:</b> Continuous upon complaint or other evidence a hazard may exist.</p> <p><b>Responsibility:</b> City Council</p>	<p><b>Progress:</b> Implemented. The City provides code enforcement. Further, the City administers CDBG funds to rehabilitate housing.</p> <p><b>Effectiveness:</b> The program has been moderately effective.</p>	<p><b>Continue:</b> This program has been modified and will be continued. (See Program 2.4)</p>
<p><b>Program</b> 2-E: Maintain contact with Great Northern Corporation on a regular basis as a means to be kept current on housing related programs that may be available to the City, and receive any assistance they may have to offer to implement the Housing Element.</p> <p><b>Timing:</b> Continuous</p> <p><b>Responsibility:</b> City Council/City Clerk</p>	<p><b>Progress:</b> Implemented. The City has applied for CDBG funds to rehabilitate homes. These funds have allowed the City to assist in the replacement of one mobile home during the last planning period. The City has been forced to terminate their relationship with Great Northern Corporation, which typically provides information to the public.</p> <p><b>Effectiveness:</b> This program has been moderately effective in that one mobile home unit was replaced using CDBG funds during the prior planning period.</p>	<p><b>Continue:</b> This program has been modified and will be continued. (See Program 2-5)</p>
<p><b>Program</b> 2.6: To maintain a list of all subsidized dwellings</p>	<p><b>Progress</b> The city has maintained that list</p>	<p><b>Continue:</b> This program will continue</p>
<p><b>Program</b> 3.1: To help those who may be victims of discrimination, posters from the California Department of Fair Employment and Housing will be placed in a variety of public places includ-</p>	<p><b>Progress:</b> Implemented. Posters on fair housing have been posted at City Hall.</p> <p><b>Effectiveness:</b> This program has been effective in that the posters have been placed in</p>	<p><b>Continue:</b> This program has been modified and will be continued. (See Program 3-1.)</p>

Program	Progress/Effectiveness	Appropriateness
<p>ing, the City Hall, Police Department, public library, Post Office, local shopping, businesses, and churches.</p> <p><b>Timing:</b> 2004</p> <p><b>Responsibility:</b> City Clerk</p>	<p>appropriate locations.</p>	
<p><b>Program</b> 3.1: The City Clerk is designated as the contact for referral of fair housing complaints to the State Department of Fair Housing and Employment.</p> <p><b>Timing:</b> Continuous</p> <p><b>Responsibility:</b> City Clerk</p>	<p><b>Progress:</b> Implemented. The City Clerk continues to be the contact person for referral of fair housing complaints. There have been few complaints.</p> <p><b>Effectiveness:</b> The program has been moderately effective and should continue.</p>	<p><b>Combined:</b> see above</p>
<p><b>Program</b> 3.2: To provide reasonable accommodation to the handicapped and disabled, upon applying for building permits, applicants will be given an information sheet, adopted as City policy, which describes the accommodations noted in above Programs plus other accommodations already existing in City Codes. City staff will become readily aware of the assistance that is offered to the handicapped and disabled, effectively helping them through the permit process in an efficient manner.</p> <p><b>Timing:</b> Continuous, at time of building permit applications.</p> <p><b>Responsibility:</b> City Council/City Clerk</p>	<p><b>Progress:</b> Implemented. However, there has been so little development in the City that all building permits and inspections receive timely attention.</p> <p><b>Effectiveness:</b> This is a worthwhile program to be maintained in the Housing Element.</p>	<p><b>Combined:</b> This program has been modified and will be continued. (See Program 3.2).</p>

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**APPENDIX B**  
**HOUSING NEEDS ASSESSMENT**

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## **APPENDIX B – HOUSING NEEDS ASSESSMENT**

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The Housing Needs Assessment provides a demographic profile of the City of Tulelake by analyzing the following types of information: population trends; housing characteristics; household characteristics; special housing needs; housing costs and affordability; constraints to development; and related resources and anticipated opportunities.

The United States Census, which is completed every ten years, is an important source of information for Housing Needs Assessments. It provides the most reliable and in-depth data for demographic characteristics of a locality. Statistical estimates generated by the California Department of Finance (DOF) are another source of valuable data and, since the estimates consists largely of annual projections based on the previous federal census, it is usually much more current than U.S. Census information. However, DOF does not provide the depth of information that can be found in the U.S. Census Bureau reports. Whenever possible, DOF data and other local sources were used in this Housing Needs Assessment in order to provide the most current profile of the community. The data presented in the Housing Needs Assessment is used not only to guide the development of housing goals and policies, but is also integrated into the body of the Housing Element to present and evaluate the status of housing and housing-related issues in the City of Tulelake. Definitions of the various U.S. Census Bureau terms used throughout this document have been included in **Appendix D, Glossary of Terms**, for clarification.

This Housing Needs Assessment is organized into three main sections. The first section 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. This first section outlines the characteristics of the community and identifies those characteristics that may have particular impacts on housing needs in the community.

The second section identifies possible governmental and non-governmental constraints to housing development in Tulelake. The City has planning, zoning, and building standards that guide and affect residential development patterns and influence housing availability and affordability. Environmental and housing market conditions also affect the location, availability, affordability, and types of housing that is constructed. Non-governmental influences include such factors as: the availability and cost of financing, land, and materials for building homes; natural conditions that affect the cost of preparing and developing land for housing; and the business decisions of individuals and organizations in home building, finance, real estate, and rental housing markets that impact housing cost and availability.

The third section of this Housing Needs Assessment identifies the resources and opportunities for affordable housing in the City, which includes an inventory of adequate sites for affordable housing, potential funding resources for housing programs, and a description of the current housing programs that are available to facilitate the provision of affordable housing to the residents of Tulelake.

### **SUMMARY OF FINDINGS**

#### **Population and Household Characteristics**

The City of Tulelake is a small town with a population of only 1,000 in the year 2013. The City's population decreased by an average of approximately 3.0 percent annually between 2000 and 2013. The City's population is expected to hold relatively steady or decrease slightly for the

duration of the current planning period. According to the 2010 Census, white residents comprise half of the City's population (51.6 percent), followed by a large population of Hispanic or Latino (45.3 percent).

The City's median income is approximately \$28,088 making it one of the lowest income communities in the State of California. The City's poverty rate is approximately 43.1 percent and approximately 5.7 percent of those in poverty reside in female-headed households. The unemployment rate is estimated to be approximately 12.5 percent making it one of the highest rates in the State.

### **Special Needs Housing**

The retirement age group (55 to 64) and the 65 and over age group has remained steady during the planning period. The estimated 107 seniors in the City in 2000 were living at or above the poverty level. The majority of seniors in Tulelake own their homes (33 percent). Thirty (30) percent of the population has physical disabilities. Single-parent households make up approximately 36 percent of all households and approximately 18 percent of those are female-headed households. Of all single-parent households, a significantly higher percentage of female-headed households are in poverty (11.6 percent) than male-headed households (6.1 percent). Ownership rates appear to have increased since 1990 for larger families (5 or more), which have an ownership rate of 59.6 percent.

### **Housing Characteristics**

Tulelake's housing stock is aging and is becoming increasingly in need of rehabilitation. According to the U.S. Census Bureau, the majority of Tulelake's housing stock was constructed prior to 1970. Therefore, there is considerable need for rehabilitation in the City with several units being dilapidated to the point of requiring replacement.

Construction trends over the past ten years suggest slow growth in the City. The minimal increase in the City's housing stock was represented by the addition of one mobile home units. No multi-family housing has been added to the housing stock in recent years.

### **Housing Constraints**

#### Governmental Constraints

Development standards in the City do not constrain the development of affordable housing. Further, processing times are reasonable (i.e., approximately two weeks and up to two months when discretionary review is needed).

#### Non-Governmental Constraints

Vacant land prices are approximately \$17,000 per lot for land zoned for single-family uses and approximately \$30,000 for a double lot. Construction costs for a good-quality construction single-family home of 1,200 square feet are estimated to be between \$160,000 and \$200,000. The primary non-governmental constraint to the development of new housing is the lack of employment opportunities.



## REGIONAL CONTEXT

The City of Tulelake is located in northeastern Siskiyou County, 10 miles south of the Oregon state line along Highway 139 near Tule Lake and Lower Klamath Lake. The City is situated in the Tule Lake Basin, a high desert basin known for its agricultural and wildlife resources. The elevation of the City is approximately 4,066 feet. Land in the City is relatively flat. Tulelake was originally formed in the 1930s, largely to support the local agricultural industry. The City was incorporated on March 1, 1937.

## POPULATION TRENDS

### Population Growth

The population of the City of Tulelake in 2010 was estimated by the DOF to be 964 persons. The population increased slightly from 1,010 in 1990 to 1,020 in 2000 (1.0 percent). The DOF estimated that the City's population declined by 1.1 percent, or by 53 persons, between 2000 and 2009. Although negative growth is unusual for the State of California as a whole, it is fairly common for many communities in rural Siskiyou County where the loss of forestry-related and agriculture-related jobs over the past few decades has driven segments of the population elsewhere in search of employment. **Table B-1** shows general population growth rates for communities in Siskiyou County from 1990 to 2009.

**Table B-1**  
**Regional Population Change, 2000–2013**

	2000	2013	Growth Rate 2000-2013
Tulelake	1,020	1,000	-0.3%
Dorris	886	886	-0.3%
Etna	781	731	-0.2%
Yreka	7,290	7,771	0%
Ft. Jones	660	749	1.5%
Montague	1,456	1,428	-0.3%
Weed	2,978	2,964	0%
Mt. Shasta	3,621	3,360	-0.3%
Dunsmuir	1,923	1,630	-0.3%
Unincorporated	23,686	24,234	-0.1%

### Population Projections

The Department of Finance provides population projections for all counties through 2050. **Table B-2** below shows the expected population growth for both the incorporated and unincorporated portions of Siskiyou County between 2000 and 2050. DOF has not made specific projections for the City of Tulelake. Based on DOF projections, the county is expected to experience an overall annual growth rate of approximately 0.8 percent. However, based on the City's recent history of negative growth in Tulelake, it is unlikely that, even if the population of the City stabilizes and rebounds, the growth rate will approach that projected for the county as a whole. It is reasonable to expect that the population of Tulelake in the year 2014 will not be much greater than it was in 2009; that is, it is unlikely that the 2014 population will exceed 980.

**Table B-2  
Population Projections, 2000–2050**

	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>	<b>2040</b>	<b>2050</b>
Siskiyou County	44,634	47,109	51,283	55,727	60,656	66,588

*Source: California Department of Finance P-3 Report, July 2007*

**Age Characteristics**

The distribution of Tulelake's population by age group is shown in **Table B-3**. As individuals age, their lifestyles, household composition, living preferences, and income levels tend to change as well. For example, young adults (18 to 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 look for rental units to meet their housing needs. In contrast, middle-aged residents (35 to 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 look for smaller homes on properties that are easier to maintain or for residential communities that cater specifically to their lifestyles, needs, and preferences.

The age distribution of the City's population did not change significantly between 1990 and 2000. The number of residents between the ages of 5 and 17 increased by 2.2 percent (25 persons) and the 18 and 64 age group increased by 0.9 percent (15 persons), while the 65 and over group decreased by 3.4 percent (33 persons). Changes are most likely due to the maturation of age class and not the result of a significant influx or loss of population.

**Table B-3  
Population by Age, 2013**

<b>Age Group</b>	<b>2013</b>	
	<b>Persons</b>	<b>Percentage</b>
< 5	101	10.1%
5 to 17	204	20.4%
18 to 64	580	58.0%
65 and over	115	11.5%
Total	1,000	100%

**Race/Ethnicity Characteristics**

**Table B-4** illustrates population growth in the City by racial and ethnic category. Race and ethnicity may affect housing needs due to differing housing preferences and requirements associated with the household characteristics of each group. The City has a diverse population; approximately 52 percent of all residents in the City identified themselves as white at the time of the 2000 Census, while the second largest group, Hispanic or Latino, comprised just over 45 percent of the population. The largest population growth was in the Hispanic or Latino population.

**Table B-4  
Population by Race/Ethnicity, 2000-2013**

Race	2000		2013	
	Persons	Percentage	Persons	Percentage
White	526	51.6%	635	63.50%
Hispanic or Latino <sup>1</sup>	462	45.3%	547	54.71%
Black or African American	0	0.0%	3	0.35%
American Indian/Alaska Native	32	3.1%	20	2.02%
Asian	0	0.0%	10	0.14%
Pacific Islander	0	0.0%	0	0.0%
Some other race	0	0.0%	266	26.66%
Two or More Races	0	0.0%	0	7.33%
Total	1,020	100%	1,000	100%

Notes: 1) Hispanic included as part of White total. As a result, percentages do not add up to 100%.

## HOUSING CHARACTERISTICS

### Housing Composition

The composition of housing in the City consists mostly of single-family homes. **Table B-5** displays the estimated number of each type of housing unit for 2013 as reported by the California Department of Finance. Over the period of 2010 to 2013 there was no change in the number of units according to the 5<sup>th</sup> HE Data Package Siskiyou.

**Table B-5  
Housing Unit Types, 2013**

	2013		2008		2010	
	Number	Percentage	Number	Percentage	Number	Percentage
<i>Single-Family</i>						
Detached	289	67.5%	316	68.5%	316	68.3%
Attached	2	0.5%	2	0.5%	2	0.4%
Mobile Homes	77	17.9%	80	17.1%	82	17.7%
<i>Multi-Family</i>						
2-4 Units	42	9.8%	44	9.5%	44	9.5%
5+ Units	18	4.2%	19	4.1%	19	4.1%
Total Units	428	100%	461	100%	463	100%

Source: 5<sup>th</sup> HE Data Package Siskiyou

### 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 B-6** indicates that 277 units in the City were constructed prior to 1970. Therefore, based upon age alone, it would appear that approximately 65.4 percent of homes in the City may require rehabilitation or replacement, depending on the level of maintenance.

**Table B-6  
Age of Housing, 2009**

Year Built	Units	Percentage of Total
Built 1939 or earlier	34	7.4%
Built 1940 to 1949	113	24.5%
Built 1950 to 1959	99	21.4%
Built 1960 to 1969	56	12.1%
Built 1970 to 1979	62	13.4%
Built 1980 to 1989	67	14.5%
Built 1990 to 1998	18	3.9%
Built 1999 to 2009	12	2.6%
<b>Total</b>	<b>461</b>	<b>100%</b>

*Source: 2000 U.S. Census, summary file 3; Department of Finance, E-5, 2009.*

This estimate is considered fairly accurate considering the results of the city's most recent housing conditions survey, which was conducted by Great Northern Corporation in 1999 (**Table B-7**). Of the 275 units reviewed during that survey, 11.3 percent (31 units) were found to be in sound condition and 85.8 percent (236 units) were classified as requiring varying degrees of rehabilitation. The remaining 2.9 percent, or 8 units, were classified as dilapidated and possibly in need of replacement. It is worth noting, however, that the survey did not include mobile home parks and was performed as a windshield survey. The inclusion of mobile home parks and a closer inspection of surveyed units would likely result in an increase in the number of units determined to warrant rehabilitation or replacement.

**Table B-7  
1999 Housing Condition Survey Results**

Condition	Number of Units	Percentage
Sound	31	11.3%
Minor	78	28.3%
Moderate	133	48.3%
Substantial	25	9.0%
Dilapidated	8	2.9%
<b>Total Units</b>	<b>275</b>	<b>100%</b>

The Department of Finance reports a high vacancy rate of 21.8 percent, which amounts to approximately 60 units. However, this rate does not reflect what occurs during the months of May through November when there is an influx of seasonal workers. Utilization of Community

Development Block Grant (CDBG) rehabilitation funds, especially on some of the older vacant residences, would help to provide safe, affordable housing.

Based on the 1999 windshield survey, the most recent survey conducted, it also appeared that many of the residences had not been weatherized to current energy conservation standards, which would contribute to additional personal expenses for house heating. This condition is most obvious when single-pane glass is evident in windows. The information in **Table B-8** reveals a significant change in heating fuel from wood to fuel oil/kerosene between 1990 and 2000. This data also holds true for a recent 2014 windshield survey. Nearly 20 percent of the households using wood as the primary source changed to another heating option. Most homeowners changed to the popular "monitor" heating systems, which use kerosene.

Working through Great Northern Corporation (GNC), Tulelake residents can apply for one-time assistance in paying their power bill. Additionally, if their energy costs exceed 10 percent of their income, especially for disabled and elderly persons, residents can apply for weatherization assistance. Since GNC provides this service countywide, that assistance may take as long as a year or more from application to construction. GNC adjusts their priorities based on critical need. Additionally, Pacific Power provides some offset with their 15 percent discount Care Program for seniors and low-income persons for those who qualify. For example, one- or two-person households with a total monthly income of \$1,350 or less would qualify for the discount. As family size increases, so does the qualifying income.

**Table B-8  
Housing Heating Fuel**

Type of Heating Fuel	1990	Percentage	2000	Percentage
Utility Gas	3	0.8%	6	1.7%
Bottled, Tank, or Propane Gas	41	11.0%	13	3.7%
Electricity	121	32.1%	122	34.7%
Fuel Oil, Kerosene	98	26.0%	175	49.7%
Wood	107	28.4%	35	9.9%
Other Fuel	0	0.0%	1	0.3%

Source: 1990 and 2000 U.S. Census, summary file 3 and confirmed with a windshield survey in 2014

**Occupancy and Tenure**

**Tables B-9** and **B-10** illustrate the tenure and occupancy of housing in the City. Occupancy information is available from the 5<sup>th</sup> Cycle Housing Element Data Package. According to this information, the majority of households are owner-occupied (71.5 percent).

**Table B-9  
Occupancy Status, 2000–2010**

	2013	
	Units	Percentage
Total Occupied Housing Units	347	77.9%
Total Vacant Units	90	22.0%

	2013	
	Units	Percentage
Total Housing Units	437	100%

5<sup>th</sup> HE Data Package, Siskiyou

**Table B-10**  
**Occupied Housing Units by Tenure, 1990–2000**

	2000		2013		Percentage Change 2000–2013
	Units	Percentage	Units	Percentage	
Owner-Occupied	201	56.1%	173	49.9%	(6.2)%
Renter-Occupied	157	43.9%	174	50.1%	6.1%
Total	358	100%	347	100%	

5<sup>th</sup> HE Data Package, Siskiyou

### Housing Unit Size

**Table B-11** illustrates the size of housing units in the City in 1990 and 2000 by the number of bedrooms. During this time, the number of three-bedroom and five-bedroom units decreased by approximately 1.5 percent and 6.9 percent, respectively. The number of two-bedroom units increased by 3.1 percent. The number of one- and four- bedroom units remained the same.

**Table B-11**  
**Housing Units by Size, 1990–2000**

Bedrooms	1990		2000	
	Units	Percentage	Units	Percentage
No bedroom	0	0.0%	0	0.0%
1 bedroom	10	2.3%	10	2.8%
2 bedrooms	33	7.7%	38	10.8%
3 bedrooms	53	12.3%	38	10.8%
4 bedrooms	96	22.4%	96	27.3%
5 or more bedrooms	237	55.2%	170	48.3%
Total	429	100%	352	100%

Source: 1990 and 2000 U.S. Census, summary file 3

## HOUSEHOLD CHARACTERISTICS

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 of housing, and provides an indication of the number of special-needs households such as large families and female-headed households.

### Household Growth

**Table B-12** shows household growth trends (by occupied housing units) from 2000 to 2010 for the City of Tulelake. During this period, the number of households in the City grew by approximately 1.1 percent, or 4 units.

**Table B-12**  
**Household Growth Trends, 2000–2010**

	<b>2000</b>	<b>2010</b>	<b>Percent Change</b>
Households	358	362	1.1%

*Source: Department of Finance, Table E-5, 2010*

### Household Size

In 2010, the Department of Finance estimated the average household size in the City of Tulelake to be 2.66 persons per household. Household size by tenure is shown in **Table B-13**. In 1990 and 2000, most owner-occupied households were inhabited by two persons and renter-occupied by one person. Further, between the years 1990 and 2000, large family households (i.e., those with five or more persons) increased by approximately 3.7 percent among owner-occupied units and by approximately 1 percent among renter-occupied units.

**Table B-13**  
**Household Size by Tenure, 1990–2000**

Household Size	1990		2000	
	Households	Percentage	Households	Percentage
Owner-Occupied Households	235	100%	201	100%
1 person	70	29.7%	54	26.9%
2 persons	84	35.7%	72	35.8%
3 persons	28	11.9%	33	16.4%
4 persons	31	13.1%	16	8.0%
5 persons	16	6.8%	11	5.5%
6 persons	5	2.1%	10	5.0%
7 or more persons	1	0.4%	5	2.5%
Renter-Occupied Households	143	100%	157	100%
1 person	33	23.1%	36	22.9%
2 persons	28	19.5%	31	19.7%
3 persons	30	20.9%	21	13.4%
4 persons	24	16.8%	24	15.3%
5 persons	15	10.5%	28	17.8%
6 persons	4	2.8%	11	7.0%
7 or more persons	9	6.3%	6	3.8%

*Source: 1990 and 2000 U.S. Census, summary file 1*

### Overcrowded Housing

The U.S. 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 B-14** illustrates the number and percentage of units in the City according to occupants per room. Approximately 69 housing units can be considered either overcrowded or severely overcrowded.

**Table B-14  
Overcrowded Housing, 2013**

	<b>Units</b>
<b>Owner-Occupied</b>	
0.50 or less occupants per room	134
0.51 to 1.00 occupants per room	69
1.01 to 1.50 occupants per room	24
1.51 to 2.00 occupants per room	0
2.01 or more occupants per room	0
<b>Renter-Occupied</b>	
0.50 or less occupants per room	83
0.51 to 1.00 occupants per room	46
1.01 to 1.50 occupants per room	15
1.51 to 2.00 occupants per room	4
2.01 or more occupants per room	11

*5<sup>th</sup> HE Data Package, Siskiyou*

## **ECONOMIC CHARACTERISTICS**

### **Household Income**

**Table B-15** lists the income distributions for households in the City of Tulelake in 1990 and 2000. It also shows the median household income of the City, which grew by approximately 37.5 percent from \$17,277 to \$23,750 during this period. The numbers in **Table B-15** suggest that the proportion of extremely low-income households has decreased, while the proportion of households earning more than the median income has increased.



**Table B-15**  
**Household Income, 1990-2000**

Annual Income	1990		2000	
	Households	Percentage	Households	Percentage
Less than \$10,000	110	29.1%	78	21.8%
\$10,000 to \$14,999	53	14.1%	47	13.1%
\$15,000 to \$19,999	54	14.3%	33	9.2%
\$20,000 to \$24,999	42	11.1%	29	8.1%
\$25,000 to \$29,999	17	4.5%	17	4.7%
\$30,000 to \$34,999	22	5.8%	20	5.6%
\$35,000 to \$39,999	25	6.6%	38	10.6%
\$40,000 to \$44,999	19	5.0%	30	8.4%
\$45,000 to \$49,999	3	0.8%	10	2.8%
\$50,000 to \$59,999	11	2.9%	23	6.4%
\$60,000 to \$74,999	10	2.6%	25	7.0%
\$75,000 to \$99,999	8	2.1%	3	0.8%
\$100,000 to \$124,999	3	0.8%	4	1.1%
\$125,000 to \$149,999	0	0.0%	1	0.3%
\$150,000 or more	0	0.0%	0	0.0%
<b>Total</b>	<b>377</b>	<b>100%</b>	<b>358</b>	<b>100%</b>
<b>Median Income</b>	<b>\$17,277</b>		<b>\$23,750</b>	

Source: 1990 and 2000 U.S. Census, summary file 3

**Table B-16** expands on the information presented in **Table B-15** by reporting the income distribution in 2000 by tenure. As shown in **Table B-15**, the median household income in 2000 was \$23,750. However, as shown in **Table B-16**, owner-occupied households earned considerably more (56.7 percent) than renter-occupied households (i.e., \$35,341 and \$16,339, respectively).

**Table B-16**  
**Household Income by Tenure, 2000**

Income	Households	Percentage
Owner-Occupied Households	203	100%
Less than \$10,000	20	9.9%
\$10,000 to \$14,999	22	10.8%
\$15,000 to \$19,999	17	8.4%
\$20,000 to \$24,999	13	6.4%
\$25,000 to \$34,999	28	13.8%
\$35,000 to \$49,999	54	26.6%
\$50,000 to \$74,999	40	19.7%
\$75,000 to \$99,999	4	2.0%
\$100,000 or more	5	2.5%
<b>Median Income – Owners</b>	<b>\$35,341</b>	

Income	Households	Percentage
Renter-Occupied Households	149	100%
Less than \$10,000	42	28.2%
\$10,000 to \$14,999	25	16.8%
\$15,000 to \$19,999	20	13.4%
\$20,000 to \$24,999	20	13.4%
\$25,000 to \$34,999	14	9.4%
\$35,000 to \$49,999	22	14.8%
\$50,000 to \$74,999	6	4.0%
\$75,000 to \$99,999	0	0.0%
\$100,000 or more	0	0.0%
Median Income – Renters	\$16,339	

Source: 2000 U.S. Census, summary file 3

**Table B-17** illustrates the number of households in each income group based on the 2000 Census. Approximately 41.5 percent of the City's households have incomes at or below the low-income limit, with approximately 5.1 percent of all households in the extremely low-income category (7 owner-occupied and 11 renter-occupied). An additional 9.4 percent of households have earnings in the moderate-income category, while the remaining 49.1 percent have earnings in the above moderate-income category.

**Table B-17**  
**Households by Income Group, 2000**

Income Group	Income	Households	Percentage
Extremely Low (Below 30% of Median Income)	< \$6,594	18	5.1%
Very Low (30–50% of Median Income)	\$6,594 to \$10,990	44	12.5%
Low (50–80% of Median Income)	\$10,990 to \$17,583	84	23.0%
Moderate (80–120% of Median Income)	\$17,583 to \$26,375	33	9.4%
Above Moderate (Over 120% of Median Income)	\$26,375+	173	49.1%
Total Households		352	100%

Source: 2000 U.S. Census, summary file 3

Notes: Estimates of household distribution are based on 2000 income distribution data shown in Table B-15.

### Poverty

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 U.S. Department of Housing and Urban Development (HUD) for its Housing Choice Voucher (Section 8) program. (It is important to note that the 2000 median household income

reported in **Table B-16** is not the same as the median family income established by the State in 2010 and reported in **Table B-18**.)

**Table B-18**  
**2010 State Income Limits, Siskiyou County**

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$11,850	\$13,550	\$15,250	\$16,900	\$18,300	\$19,650	\$21,000	\$22,350
Very Low	\$19,750	\$22,550	\$25,350	\$28,150	\$30,450	\$32,700	\$34,950	\$37,200
Lower	\$31,550	\$36,050	\$40,550	\$45,050	\$48,700	\$52,300	\$55,900	\$59,500
Median	\$39,400	\$45,050	\$50,650	\$56,300	\$60,800	\$65,300	\$69,800	\$74,400
Moderate	\$47,300	\$54,050	\$60,800	\$67,550	\$72,950	\$78,350	\$83,750	\$89,150

*Source: California Department of Housing and Community Development, 2010*

**Table B-19** shows the poverty rates for various age groups, as well as for single-parent households, in the City of Tulelake. The poverty rate is the percentage of people in a given group that live below the poverty level out of the total population. The City's overall poverty rate is approximately 15.0 percent.

The poverty rate is substantially higher for individuals in female-headed single-parent households than it is for individuals in male-headed single-parent households. The percentage of total people in poverty illustrates the proportion of each subpopulation out of the total living below the poverty level.

**Table B-19**  
**Population Below Poverty Level, 2000**

	Below Poverty Level	Percentage of Total in Poverty	Poverty Rate
Children < 18 years	162	46.7%	15.9%
Adults (18-64)	185	53.3%	18.1%
Seniors (65+)	0	0.0%	0.0%
Total Persons Below Poverty Level	347	100%	34.0%
Male-Headed Single-Parent Households	9	7.6%	0.9%
Female-Headed Single-Parent Households	21	17.8%	2.1%
Two-Parent Households	88	74.6%	8.6%
Total Households Below Poverty Level	118	100%	11.6%

*Source: 2000 U.S. Census, summary file 3*

## Employment

Employment-related data is assembled and reported by the California Employment Development Department (EDD). However, EDD does not publish current labor statistics for all cities in California. No specific statistical information was available for the City of Tulelake; however, Siskiyou County's unemployment rate can be assumed to reflect the unemployment situation in the City. The county's unemployment rate in April 2010 was approximately 17 percent, which was higher than that of the State of California at 12.3 percent. For comparison, unemployment rates for other cities in Siskiyou County for which EDD does report range from 10.2

to 25.9 percent. **Table B-20** illustrates labor force information for Siskiyou County and the State of California.

**Table B-20  
Labor Force, 2010**

	<b>Siskiyou County</b>	<b>California</b>
Labor Force	20,190	16,019,440
Employment	16,750	2,237,700
Unemployment	3,440	2,327,400
Unemployment Rate	17.0%	12.3%

*Source: California Employment Development Department, June 2010*

The region's ten fastest growing occupations are listed in **Table B-21**. While this information is not specific to the City of Tulelake, it is nevertheless applicable because residents of Tulelake work both within and outside of the City and in Oregon. According to the California Department of Housing and Community Development (HCD), the 2009 median household income for a family of four in Siskiyou County is \$55,800, which equals \$26.83 per hour for a family with a single wage earner. Of the ten fastest growing occupations, only three provide a median hourly wage that is on par with, or better than, the county's median hourly wage (i.e., management analysts, pharmacists, and dental hygienists).

**Table B-21  
Ten Fastest Growing Occupations, 2006–2016**

	<b>Median Hourly Wage</b>	<b>Estimated Employment</b>		<b>Percentage Change</b>
		<b>2006</b>	<b>2016</b>	
Pharmacy Technicians	\$17.47	160	220	37.5%
Home Health Aides	\$9.90	250	340	36.0%
Personal & Home Care Aides	\$11.12	1,050	1,400	33.3%
Management Analysts	\$26.15	390	490	25.6%
Pharmacists	\$62.50	120	150	25.0%
Butchers & Meat Cutters	\$19.59	120	150	25.0%
Medical Assistants	\$14.28	250	300	20.0%
Dental Hygienists	\$32.33	210	250	19.0%
Social & Human Service Assistants	\$12.03	160	190	18.8%
Food Preparation & Food Servers	\$8.68	1,240	1,470	18.5%

*Source: California Employment Development Department, 2008*

## **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 of Tulelake, regardless of circumstance, have the opportunity to find decent and affordable housing.

State Housing Element law identifies the following as "special needs" groups: seniors; persons with disabilities; female-headed households; large households; farmworkers; and homeless persons. This section provides a discussion of housing needs for each particular group.

## 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 2000 Census, 119 persons in the City are 65 years and older. These 119 persons account for approximately 10.4 percent of the City's total population; however, as shown in **Table B-22**, the majority of seniors own their homes (38.0 percent).

**Table B-22**  
**Senior Population, 1990–2000**

	1990	2000
Number of Persons 65 Years and Over	117	119
Seniors as a Percentage of Total Population	11.5%	10.4%
Households with Persons 65 Years and Over	31.5%	21.3%
Owner-Occupied	39.6%	38.0%
Renter-Occupied	16.1%	6.7%
Senior Households as a Percentage of All Households	30.9%	44.7%

Source: 2000 U.S. Census, summary file 1 and summary file 3

There are no senior care facilities in Tulelake, itself. Five facilities are located in the City of Klamath Falls, Oregon, approximately 29 miles to the north. **Table B-23** identifies the licensed senior care facilities in the vicinity of the City, as well as the capacity of each facility.

**Table B-23**  
**Senior Care Facilities**

Facility Name	Address	Capacity
Comfort Care	1735 Kane Street, Klamath Falls, OR	16
Crystal Terrace Retirement Community	1000 Town Center Dr., Klamath Falls, OR	43
Eldorado Heights Assisted Living Community	2130 Eldorado Blvd., Klamath Falls, OR	70
Pelican Pointe Assisted Living Community	615 Washburn Way, Klamath Falls, OR	75
Clairmont Residential Care Center	2555 Main Street, Klamath Falls, OR	48

Source: [www.theseniorcareguide.com](http://www.theseniorcareguide.com), April 2010

## Persons with Disabilities

**Table B-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 (16 to 64). Most of the disabilities in this group are either physical (30.6 percent) or employment-related (32 percent).

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. According to the 2000 Census, 341 Tulelake residents, or approximately 20.4 percent of the population, have some type of disability. Of these persons, 29 percent are age 65 years or older.

**Table B-24  
Persons with Disabilities by Age Group, 2000**

	<b>Number</b>	<b>Percentage</b>
Total 5-15 years	9	2.6%
Sensory	3	33.3%
Physical	4	33.3%
Mental	2	22.2%
Self-care	0	0.0%
Go-outside-home	0	0.0%
Employment	0	0.0%
Total 16-64 years	232	22.9%
Sensory	12	5.2%
Physical	71	30.6%
Mental	24	2.6%
Self-care	13	5.6%
Go-outside-home	38	16.4%
Employment	74	32.0%
Total 65 and older	100	9.9%
Sensory	26	26.0%
Physical	40	40.0%
Mental	13	13.0%
Self-care	6	6.0%
Go-outside-home	15	15.0%
Employment	0	0.0%
Total Persons with Disabilities	341	33.8%

*Source: 1990 and 2000 U.S. Census, summary file 3*

Living arrangements for disabled persons 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.

The Tulelake/Newell Family Resource Center is located in the Tulelake Youth and Community Center on the Tulelake High School grounds. The center, a division of T.E.A.C.H. Inc., began providing services in Tulelake and the surrounding area in April 1997. Since its inception, it has provided a variety of services such as adult and child mental health services, health and nutrition promotion programs, services for seniors, and resources and referrals (including housing).

The Tulelake/Newell Family Resource Center is one of 10 family resource centers administering a Mental Health Services Act (MHSA) program under Siskiyou County Behavioral Health Services. The services under this program include personal services, utility and heating fuel services, emergency medication fund, and employment services.

## Developmental Disabilities

Senate Bill (SB) 812 requires that the County include an analysis of the special housing needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, "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 mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

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. Reference **Table B-25**.

The California Department of Developmental Services (DDS) 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 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: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the 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 B-25**  
**Persons with Developmental Disabilities**

### DDS Data on People with Developmental Disabilities by Zip Code

Source: Department of Developmental Services

ZIP	County	Status	Age	Residence	Population
96134	Siskiyou	2-Active Client	10 to 13 yrs	Home Prnt/Grdn	2
96134	Siskiyou	2-Active Client	14 to 17 yrs	Home Prnt/Grdn	3
96134	Siskiyou	2-Active Client	22 to 31 yrs	Indep Living	2
96134	Siskiyou	2-Active Client	3 to 5 yrs	Home Prnt/Grdn	3

### 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 child care, 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.

**Table B-26** illustrates the number of households that are headed by single parents. Single-parent households comprise approximately 17.9 percent of all households in the City, of which 10.6 percent are female-headed households and 7.3 percent are male-headed households. Further, poverty affects 17.8 percent (21 females) of the female-headed single-parent households and 7.6 percent (9 males) of the male-headed single-parent households.

**Table B-26**  
**Single-Parent Households, 2000**

	Households	Percentage of Single-Parent Households	Percentage of Total Households
Female-Headed Single-Parent Households	38	59.4%	10.6%
Male-Headed Single-Parent Households	26	40.6%	7.3%
Total Single-Parent Households	64	100%	17.9%

Source: 2000 U.S. Census, summary file 3

### 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 don't 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 B-27**. Between 1990 and 2000, the number of large owner-occupied households increased by approximately 11 percent, while the number of large renter-occupied households decreased by approximately 4.9 percent.

**Table B-27**  
**Household Size by Tenure, 1990–2000**

Household Size	1990		2000	
	Households (378)	Percentage	Households (358)	Percentage
Large Owner Households	15	5.6%	34	16.7%
5 persons	12	3.2%	30	8.5%
6 persons	3	0.8%	4	1.1%
7 or more persons	0	0.0%	0	0.0%
Large Renter Households	26	20.3%	23	15.4%



Household Size	1990		2000	
	Households (378)	Percentage	Households (358)	Percentage
5 persons	19	27.3%	16	9.3%
6 persons	2	20.5%	5	2.9%
7 or more persons	5	15.9%	2	1.2%
Total Large Households	41	10.9%	57	16.2%

Source: 1990 and 2000 U.S. Census, summary file 3.

### Homeless Persons and Families

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.

#### 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 in which they can stay 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 return to their homes shortly after the event, in 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 accommodations are typically sparse.

Through the Siskiyou County Human Services Department, the California Work Opportunity and Responsibility to Kids (CalWORKs) program provides assistance to those eligible for Temporary Assistance for Needy Families (TANF). This program provides eligible individuals approximately \$65 per day for 16 days for emergency housing needs. Families are eligible for this assistance one time only. In addition, once more permanent shelter is found, the program will provide the last month's rent (if necessary) and security deposit on an apartment.

#### 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.

### Temporary Shelters

Temporary shelters are needed to address a variety of situations in which individuals and/or families find themselves homeless. While a portion of the homeless population 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 hotels and motels, are one of the most appropriate types of temporary housing for extremely low-income persons.

In the case of Tulelake, the City's Zoning Ordinance does not specifically define single-room occupancy units, nor does it explicitly allow similar uses (e.g., rooming and boarding houses) in any district. Therefore, in order to facilitate the development of SROs and increase housing options for extremely low-income persons, the City will amend its Zoning Ordinance to include the definition of single-room occupancy units, as well as describe specific development standards for these units (see **Program 1.14**).

### Homeless Population

According to the prior Housing Element, the City has not had a large homeless presence in the past. A recent inquiry with the City of Tulelake Police Department indicates that this is likely still the case. According to the Police Department, the City typically has 8 or fewer permanent homeless "residents," with possibly another 10 or 12 transients passing through on Highway 139. However, as soon as summer transitions to fall and the nights grow cold, the transient populations disappear in search of warmer climates.

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 Tulelake does not have a homeless shelter, but homeless shelters are available at the City of Yreka (the county seat) approximately 92 miles to the southwest, and in the City of Klamath Falls approximately 29 miles to the north. At present, these facilities appear to provide adequate housing for the region's homeless population.

Given the lack of a permanent homeless population, no emergency shelter has been developed in the City. Still, in order to comply with state law and facilitate the development of shelters should one be proposed, the City will amend its Zoning Ordinance to allow them by right in the Industrial (M-1) zone district (see **Program 1.10**).

Services for homeless individuals and families in Siskiyou County are primarily available in the City of Yreka. However, given the City of Tulelake's proximity to the Oregon border and its distance from other cities in Siskiyou County, the most easily accessible services can be found in the City of Klamath Falls to the north. **Table B-28** illustrates a number of programs in the area that provide homeless assistance.

**Table B-28  
Homelessness Services**

<b>Agency Name</b>	<b>Address</b>	<b>Services</b>
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
<b>Service Codes</b>		
1. Adult Counseling	10. Emergency Housing for Men	
2. Anger Management Classes	11. Emergency, Transportation (i.e., bus ticket)	
3. Food or Clothing Referral	12. Job Training	
4. Counseling, Education & Prevention	13. Treatment & Housing of Mentally Ill	
5. Crisis Intervention	14. Independent Living Skills Training	
6. Drug & Alcohol Treatment	15. Food Stamps, CalWorks, General Relief	
7. Veteran's Assistance	16. Day Treatment	
8. Emergency Assistance for Battered Women	17. Workshops	
9. Emergency Housing for Women & Children		

**Farmworkers**

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farmworkers work in the fields, orchards, and processing plants, and provide support activities for the agricultural industry on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor.

The 2000 Census (SF3, Table P50) reported 34 persons employed in farming, forestry, and fishing occupations that reside in the City of Tulelake, although a local agency opines there is a higher, unreported number of farmworkers. The Tulelake area is located on a former lake bed, resulting in farmland which is very fertile and produces a variety of agricultural crops such as potatoes, horseradish, grains, mints, and strawberry plants. An Affordable Housing Market Study prepared by the Great Northern Corporation reported a strong migratory farmworker population, accounting for a 44.8 percent difference in the farmworker population between the high and low growing seasons. The permanent farmworker population reported in this study in 2002 was 233 persons, growing by 287 persons during the summer peak to a total of 520 farmworkers. It can be assumed by this study that a substantial population consists of farmworkers in the Tulelake area and surrounding towns of Merrill and Malin.

Based on local interviews with the City and the Tulelake/Newell Family Resource Center about the local farmworker population, it was determined that many of the farmworkers reside at the Newell Migrant Center (approximately 4.5 miles southeast of Tulelake in Newell, Modoc County). This state-funded farmworker housing complex is open from May 1 through October 31 of each year and is able to accommodate 40–45 families (180 individuals). As of August 2010, the camp had 16 families (71 individuals) renting two-bedroom houses. Management indicated that the center reaches 100 percent occupancy during the last month of each season (October), with the influx of additional workers who come for the strawberry crops.<sup>1</sup> Interviews indicated that some of the camp's residents are not true mobile migrants and after October, these farmworkers seek alternative housing, such as single family houses, apartments, mobile homes and single room occupancy units at a local hotel (Park Hotel). Other farmworkers have multifamily living situations. When the agricultural season begins in May, many families choose to move back to the migrant camp, when it is open, to take advantage of the rental rates of \$5.00 per day or the \$150 per month fee, which includes electricity, water, bedding, and cooking facilities (Oregon Child Development Coalition, Klamath County Community Assessment – Migrant Seasonal Head Start Program 2009, Klamath County). In addition, the YMCA operates a day care center for children ages 5 years and under for the tenants of the camp.

Housing for farmworkers is required by state law to explicitly define housing providing accommodations for six or fewer employees as a permitted single-family use and will not require a CUP, variance or other zoning clearance that is not required of a family dwelling of the same type in the same zone. Under the Tulelake code, farmworker housing is currently permitted in the R-3, C-1, and C-2 zones as single-family, two-family, group dwellings, multiple dwellings, hotels, apartment hotels, boarding houses. The City has included **Programs 1.11, 1.14 and 1.15** to facilitate housing for both seasonal and permanent farmworkers.

There currently are two existing multi-family projects primarily renting to farmworkers totaling 13 units in Tulelake. One of these projects is located in the R-1 zone district, the other in the C-1 zone.

## HOUSING COSTS AND AFFORDABILITY

### Single-Family Home Costs

The residential real estate market in the state experienced significant price inflation during the early 2000s, resulting from low mortgage rates, decreasing home sales inventory, and a steadily growing labor market. What was referred to as the "housing bubble" hit its peak around 2005 and burst in 2006. As a result, home prices have fallen dramatically throughout the state.

**Table B-29** lists the prices of homes sold in the City of Tulelake from January 2009 through December 2009. The table provides the qualifying annual income for a family of four to be able to afford the corresponding average home sale price. The qualifying annual income is based on a 30-year fixed-rate mortgage with an annual percentage rate (APR) of 5.5 percent and a down payment of 10 percent. The qualifying income for the average sales price of a two-bedroom home would require an approximate income of \$21,422. Based on 2000 Census data, this income is considered to be in the low-income category. Recent listings indicate a moderate number of homes affordably priced for extremely low-, very low-, and low-income households.

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<sup>1</sup> Temoc Azamar, Manager, phone conversation, August 2010, 530-640-1594.

The households in these categories make up approximately 17.5 percent of all households in the City.

**Table B-29  
Home Sales, 2012-2015**

Units Sold	Average Square Feet	Average Sale Price
22	1,030	\$50,500

Source: [www.zillow.com](http://www.zillow.com), 3/25/15

### Rental Housing Costs

Vacant rental units in the City are available; however, affordable units are not. When units become available, they are often filled quickly and for an extended period of time. Further, these units are typically advertised by word of mouth rather than in the newspaper, which makes finding a rental all the more challenging. In consulting with the director of the Tulalake/Newell Family Resource Center, which regularly assists families and individual persons to find affordable housing, a total of seven units were available at that particular time.<sup>2</sup> These units were being advertised for \$300–\$450 for one- and two-bedroom units. There were no three- or four-bedroom units available. The center's director noted the challenge the center faces with placing families in affordable housing in the Tulalake area and the unavailability of apartments for single individuals. In August, the Tulepark Apartments had no units available and a waiting list<sup>3</sup>. The migrant camp, located in Newell, did have some two-bedroom houses available for \$150.00 per month for farmworkers through October.

At the time of the 2000 Census, the median gross rent in the City of Tulalake was \$500. Using the HUD affordability standard of rent plus utilities being equal to or less than 30 percent of gross income, the 2000 median rent would be affordable to households earning \$18,240 per year. However, given that almost ten years have passed since the 2000 Census, a review of HUD's current fair market rents for Siskiyou County, as well as affordable rents based on state income limits, is worthwhile. HUD has established the 2010 fair market rent at \$769 for a two-bedroom unit in Siskiyou County and \$1,094 for a three-bedroom unit. **Table B-30** shows the approximate affordable rent for a family of four in each income group. These figures are based on the assumption that a household cannot spend more than 30 percent of its income on housing costs without becoming cost-burdened.

**Table B-30  
Affordable Rents, 2009**

Income Category	Income Range*	Affordable Monthly Rent
Extremely Low	< \$16,900	< \$422
Very Low	\$16,901 to \$28,150	\$423 to \$703
Low	\$28,151 to \$45,050	\$704 to \$1,126
Moderate	\$45,051 to \$67,550	\$1,127 to \$1,688

<sup>2</sup> Sara Thomas, Director, Tulalake/Newell Family Resource Center, phone conversation

<sup>3</sup> Wade Will, Manager, Tulepark Apartments, phone conversation. In December 2010, there were four apartments available.

Income Category	Income Range*	Affordable Monthly Rent
Above Moderate	> \$ 67,551	> \$1,689

Source: HCD State Income Limits, 2010

### Mobile Housing Costs

The Department of Finance's 2009 Estimate of Population and Housing shows a total of 80 mobile homes in the City of Tulelake, which represents 17.5 percent of the total housing stock. There are three older mobile home parks with 80 spaces in the City. One trailer was listed for rent in the Tulelake Trailer Park for \$450.<sup>4</sup> In addition, 60 RV spaces are available at Stateline RV Park, outside of the city limits, which are sometimes used for temporary housing.

### Overpayment

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 amount are considered cost-burdened, and households that pay more than 35 percent are considered severely cost-burdened. Measuring the amount of people paying more than this percentage helps define an area's affordability problem. **Table B-31** illustrates the extent of overpayment in the City. Approximately 2.2 percent of owner households are cost-burdened and 6.6 percent are severely cost-burdened, for a total of 8.8 percent of owner-occupied households overpaying. Renter-occupied households experienced a somewhat higher rate of overpayment than owner-occupied households, with 6.7 percent cost-burdened and 38.9 percent severely cost-burdened, for a total of 45.6 percent of renter-occupied households overpaying. Combined, 80 households suffer cost burdens, representing approximately 22.7 percent of all households in the City.

### Table B-31 following page

The Department of Housing and Urban Development's Comprehensive Housing Affordability Strategies (CHAS) database is used to measure housing affordability and excessive shelter costs. According to CHAS, approximately 40 owner-occupied lower-income households and 48 renter-occupied lower-income households (88 total) in the City are paying 30 percent or more of their income on housing costs. This is the equivalent of approximately 40.9 percent of the lower-income households in the City. Of these 78 lower-income households, approximately 5 of the owner-occupied households and 35 of the renter-occupied households qualify as extremely low income.

Table B-31 Overpayment

	A	AY	AZ	BA	BB	BC	BD	BE
3	57,900	Tulelake						
4	Household	Extreme Low	Very Low	Low	Moderate	Above Moderate	Total	Lower income
5	Ownership Households	39	30	81	51	26	228	150
6	Overpaying owner households	31	19	35	21	1	108	86
7	Percentage of overpaying owners	80.0%	62.7%	43.8%	41.5%	3.8%	47.5%	57.0%
8	Renter Households	62	28	29	13	4	136	119
9	Overpaying renter households	62	22	9	3	0	96	93
10	Percentage of overpaying renters	100.0%	79.0%	30.9%	22.6%	0.0%	70.5%	78.3%
11	Total Households	101	59	109	65	30	364	269
12	Overpaying households	93	42	44	24	1	204	179
13	Percentage of overpaying households	92.2%	70.6%	40.4%	37.7%	3.3%	56.1%	66.4%

B-25

# HOUSING CONSTRAINTS

## Governmental and Non-Governmental Constraints

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 for a variety of housing. Non-governmental constraints include land availability, land cost, construction costs, and availability of financing.

## Governmental Constraints

### Land Use Controls

The City of Tulelake guides development in the City with use of the Zoning Ordinance. The current Zoning Ordinance was adopted in 1950, with minor amendments in 1958, 1964, and 1971. An objective critique of the ordinance generally reveals that it is an ordinance with very few development standards, does not appear to include zoning for the entire community, contains various inconsistencies, is vague in some areas, and does not contain some provisions required by state law. Due to limited development activity in the City, problems have not surfaced as a result of these deficiencies in the Zoning Ordinance. However, should funds become available in the future, the City needs to upgrade the Zoning Ordinance to correct deficiencies and otherwise ensure compliance with applicable state law (see **Program 1.1**).

### Residential Development Standards in Residential Zones

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. In Tulelake, zoning restrictions are almost nonexistent as noted in **Table B-32** below. The restrictions are few due to the age of the Zoning Ordinance. The ordinance is very basic, establishing five zoning districts with lists of permitted uses, but the ordinance specifies few development standards.

The City's Municipal Code allows multiple-family (R-2 and R-3) development in designated R-1 blocks (Section 17.24.030). No standards for maximum units per acre are specified for the R-2 and R-3 zone districts. As noted on page B-43, a density of 3 units per parcel was assumed for the R-2 zone and 4 units per parcel (the assumed density of 20 units per acre) for the R-3 district. Single-family homes and hotels are listed as permitted uses in the C-1 zone. Much of the C-1 zone contains existing single- and multi-family uses and mobile home parks. Single-family, two-family, multi-family and group dwellings, court apartments, hotels or apartment hotels, boarding houses, tourist courts, or "public camps" are all permitted uses in the C-2 zone (Section 17.32.020). Presently, the C-2 zone is predominantly developed with single-family dwellings. This zone allows multi-family development by right; however, there are no existing multi-family uses within the C-2 district.

The Zoning Ordinance does not include specific provisions to allow mobile home parks, other than the "similar use" finding. The C-1 and C-2 zone district includes a clause that states: "Other uses which in the judgment of the Council, as evidenced by a resolution in writing, are similar to and compatible with other listed uses." This flexibility gives the Council broad latitude in reviewing any type of housing development not specifically listed and potentially approving the



project at one public meeting. This clause could accommodate multi-family development in the C-1 zone should the City Council consider it appropriate. Since most residential projects are permitted as a use by right in the zones noted, the only required processing is a building permit. The City has permitted mobile home and mobile home parks in the R-3 and C-1 zone districts.

**Table B-32  
Residential Zone Districts and Development Standards**

	<b>One Family (R-1)</b>	<b>Multiple- Family (R-2 and R-3)</b>	<b>Limited Commercial Zone (C-1)</b>	<b>Commercial Zone (C-2)</b>
Max. Units Per Acre	–	–	–	–
Minimum Lot Size	None	None	None	None
Minimum Lot Width	None	None	None	None
Front Yard Setback <sup>1</sup>	None	None	None	None
Side Yard Setback	None	None	None	None
Rear Yard Setback	None	None	None	None
Max. Building Height	None	None	None	None
Minimum Parking Spaces Per Unit	1 space/unit	1 space/unit	1 space/unit	1 space/ unit
Max. Lot Coverage	None	None	None	None

<sup>1</sup> There is a 5-foot side yard setback for accessory structures, and they are not to be located in the required front yard.

Parking standards in all residential districts require a minimum of one parking space per unit. These requirements are minimal and are not considered to present a constraint to development.

On- and Off-Site Improvements

The City has basically no specified subdivision standards. The last subdivision (Ridgeview Estates) was developed in 1983–1985 and does have curb, gutter, and paved streets. It may have been a Federal Housing Administration-financed project that required these minimum improvements. If more specific development standards are determined to be needed, the City could adopt typical standards (e.g., many local communities adopt standards formulated by the City of Redding, as adapted for more rural settings). The following criteria may be considered as basic minimum standards necessary to protect public health and safety.

- Local Streets:
  - Right-of-way: 55–60 feet
  - Pavement width: 40 feet
- Major Streets:
  - Right-of-way: 76–80 feet
  - Pavement width: 64 feet
- Sidewalks: Provided when near schools, park, or public area
- Sewers:
  - Minimum pipe: 6 inches
  - Manholes: 500-foot maximum spacing
- Storm drains: Based on 10-year storm event
- Water mains and fire hydrants: As determined by the director of public works

While all development-related improvements add to the cost of housing, the City's standards (to the limited extent that it has specific development standards) do not substantially or unnecessarily constrain the development of affordable housing. The greatest constraints to the development of affordable housing continue to be the regional economy, the scarcity of jobs, and the distance from major transportation routes.

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

Land costs are fairly low in Tulelake at about \$3,800 per dwelling unit for development-ready land suitable for multi-family housing (see the analysis of land costs below). Given these low land costs, an increase in the base residential density (before a density bonus for affordable housing) above 20 units per acre would not significantly reduce residential development costs or significantly increase the feasibility of affordable housing production. The City therefore believes the R-3, C-1, and C-2 zones provide adequate density and development standards to facilitate the production of housing affordable to very low- and low-income households.

#### Provision for a Variety of Housing

The Housing Element needs to identify adequate sites that are available for the development of housing types for all economic segments of the population. Part of this task 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, multi-family dwellings, senior housing, supportive housing, and single-room occupancy units.

Most housing types are allowed by right under the Municipal Code. **Table B-33** below summarizes the housing types permitted, conditionally permitted, or excluded under the City's Zoning Ordinance.

Following is a discussion of those particular 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.

#### Constraints to Second Dwelling Units

"Second unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated.

Assembly Bill (AB) 1866 (Chapter 1062, Statutes of 2002), also known as the "second unit law", amended the California Government Code to facilitate the development of second units. This amendment requires localities to allow second units ministerially without discretionary review or hearings. To be considered a ministerial review, the process used to approve second units must "apply predictable, objective, fixed, quantifiable, and clear standards." Applications for second units should not be subject to onerous conditions of approval or a public hearing process with public comment. The second unit law established maximum standards for second units on lots zoned for residential use that contain existing single-family dwellings. No other standards can be applied to the approval of second units than those listed in Section 65852.2(b) of the Government Code, except a city may require that the primary structure be owner-occupied. The City may apply the following standards:

- The unit is not intended for sale and may be rented;

- The lot is zoned for single-family or multi-family use;
- The lot contains an existing single-family dwelling;
- The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling;
- The increased floor area of an attached second unit shall not exceed 30 percent of the existing living area;
- The total area of floor space for a detached second unit shall not exceed 1,200 square feet; and
- Requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located.

There are several second units that exist within the City and there is ample room on many of the larger lots to accommodate a second dwelling. In accordance with the Government Code, the City proposes to amend its Zoning Ordinance to allow second units ministerially in all residential zone districts (see **Program 1.6**).

**Table B-33  
Residential Uses Permitted by Zoning**

<b>Residential Uses</b>	<b>R-1</b>	<b>R-2*</b>	<b>R-3*</b>	<b>C-1</b>	<b>C-2</b>	<b>M-1</b>
Single-Family Dwellings	P	P	P	P	P	P
Duplex (Two-Family Dwellings) <sup>1</sup>	E	P*	P*	E	P	P
Triplexes	E	E	P*	E	E	E
Multiple-family Dwellings	E	P*	P*	E	P	P
Mobile Home Parks	E	E	E	E	E	E
Group Care Home	E	E	E	E	E	E
Senior Housing	E	E	E	E	E	E
Second Units	E	E	E	E	E	E
Single-Room Occupancy Units	E	E	E	E	E	E
Transitional Housing	E	E	E	E	P <sup>2</sup>	P
Emergency Shelters	E	E	E	E	E	E
Farm Labor Housing	E	E	E	E	P <sup>2</sup>	E

Source: City of Tulelake Zoning Ordinance 1977

Notes: P = Permitted C = May be allowed with a conditional use permit E = Excluded

This table is provided for informational purposes only and is subject to change.

1. Two-family dwellings means a building designed exclusively for occupancy by two families, living independently of each other.
  2. "Tourist court or public camp" defined as a group of attached or detached buildings containing individual sleeping or living units, designed for or used temporarily by automobile tourists or transients, with garage attached or parking space conveniently located to each unit, including auto courts, motels or motor lodges. In addition, the C-2 zone district allows "court apartments" which are defined as one, two, or three multiple dwellings arranged around two or three sides of a court which opens into a street.
- \* The City's Municipal Code allows R-2 and R-3 development in designated R-1 blocks as noted in Section 17.24.030 of the Municipal Code.

### Mobile Homes/Manufactured Housing/Multi-Family Housing

Pursuant to the provisions of Government Code Section 65852.3, mobile and manufactured homes are considered to be single-family residences and are to be permitted in zoning districts where a single-family dwelling is allowed. The Zoning Ordinance does not include specific provisions to allow mobile home parks, other than the "similar use" finding. There is a provision in the C-2 zone, which does allow "tourist court or public camps." A few small apartment complexes and mobile home parks exist in the City on 4<sup>th</sup> Street. Although the Zoning Ordinance

does not have specific provisions, the City has permitted mobile and manufactured homes in residential districts as single-family dwellings. Multi-family housing is permitted in the R-2, R-3, and C-2 zone districts. Additionally, as noted previously, there are vacant lots of sufficient size to accommodate more units (see **Table B-39**). Regardless, the Zoning Ordinance will be updated to specifically authorize this use (see **Program 1.6**).

#### Constraints to Housing for Persons with Disabilities

As part of a governmental constraints analysis, housing elements need to analyze constraints on the development, maintenance, and improvement of housing for persons with disabilities. This analysis includes a review of zoning and land use policies and practices to ensure compliance with fair housing law. A provision for group homes for six or more persons, and a broad definition of family is needed in the Zoning Ordinance in order to provide occupancy standards specific to unrelated adults, as well as comply with fair housing law. It is important that citing or separation requirements for licensed residential care facilities do not impact the development and cost of housing for persons with disabilities. The City has included **Program 3.2** to formalize a process for reasonable accommodations for persons with disabilities.

In accordance with state law, the City must allow 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 Zoning Ordinance does not include a definition for group care homes that is based on Health and Safety Code Section 1500 et seq. The City will amend the Zoning Ordinance to allow group care facilities of six or more persons in the General Commercial (C-2) zone with a conditional use permit (see **Program 1.13**).

The occupancy standards of the Zoning Ordinance comply with fair housing law in that they do not restrict occupancy based on relationship. However, to further comply with Senate Bill (SB) 520, the City proposes to amend Section 17.08.220 of the Zoning Ordinance to define the definition of family as: "One or more persons living together in a dwelling unit, with common access to, and common use, of all living, kitchen, and eating areas within the dwelling unit".

The City does not have any special requirements for residential care facilities, such as minimum distances between facilities. However, as facilities are proposed, they are subject to review for overconcentration to ensure consistency with state law. Of course, given that residential care facilities have yet to locate in the City, this subject has not been an issue.

**Table B-34** is a checklist for the City of Tulelake concerning potential constraints on housing for persons with disabilities pursuant to SB 520:

**Table B-34  
Constraints on Housing for Persons with Disabilities**

<b>OVERARCHING AND GENERAL</b>	
Does the City of Tulelake have a process for persons with disabilities to make requests for reasonable accommodation?	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 requests.
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?	As noted above, the City places information relating to requests for reasonable accommodations at the main counter at City Hall and on meeting agendas.
<b>ZONING AND LAND USE</b>	
Has the City reviewed all of its zoning laws, policies, and practices for compliance with fair housing law?	The City has reviewed its land use policies, zoning regulations, and practices and has not identified any area where it is not in compliance with fair housing law. However, an update of the Zoning Ordinance has been recognized as warranted to clarify compliance.
Are residential parking standards for persons with disabilities different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	Currently, there are no special parking standards for persons with disabilities. The City has adopted a formal accommodation procedure through Program 3.2.
Does the locality restrict the siting of group homes?	The Zoning Ordinance does not state whether the group dwellings are for six and less or six and more. The City will amend its Zoning Ordinance to allow group homes with less than six clients in all residential zone districts. (Program 1.13) For group homes with more than six clients (depending on the size of the facility and other proposed services), siting could be a factor in consideration of a conditional use permit.
What zones allow group homes other than those allowed by state law? Are group homes over six persons allowed?	Group homes with over six clients are not permitted as a listed use in any zone. The City will amend the Zoning Ordinance to specifically allow group care facilities of six or more persons in the Limited Commercial (C-1) and General Commercial (C-2) zones with a conditional use permit.

<p>Does the City have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?</p>	<p>Not specific occupancy standards. The issue might be considered if there was need to define whether a residence for more than six unrelated people was a group home, a multi-family structure, or some other type of residence other than a single-family residence.</p> <p>A broad definition of family is needed in the Zoning Ordinance in order to provide occupancy standards specific to unrelated adults, as well as comply with fair housing law. The definition will be amended to: "Family means one or more persons living together in a dwelling unit, with common access to, and common use, of all living, kitchen, and eating areas within the dwelling unit".</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.</p>
<p><b>PERMITS AND PROCESSING</b></p>	
<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 with fewer than six persons by right in single-family zones?</p>	<p>The Zoning Ordinance does not specifically state that licensed group homes are allowed. However, state law preempts the Zoning Ordinance. The City will amend its Zoning Ordinance to clarify the definition of group homes (see <b>Program 1.13</b>).</p>
<p>Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?</p>	<p>Facilities serving more than six would fall under the classification of boarding houses, which are allowed by right in the C-2 commercial zone. However, the City will amend the Zoning Ordinance to specifically allow group care facilities of six or more persons in the Limited Commercial (C-1) and General Commercial (C-2) zones with a conditional use permit.</p>
<p>What kind of community input does the City allow for approval of group homes?</p>	<p>No public input is solicited for licensed group homes serving six or fewer since they are treated as single-family dwellings. For facilities serving more than six (i.e., assisted housing), the conditional use permit process would require a public hearing by the City Council. The City intends to amend its Zoning Ordinance to clarify the definition of group homes (see <b>Program 1.13</b>).</p>
<p>Does the City have particular conditions for group homes that will be providing services on site?</p>	<p>The Zoning Ordinance does not specifically state that licensed group homes are allowed. However, State law preempts the Zoning Ordinance. The City will amend its zoning ordinance to clarify the definition of group homes (see <b>Program 1.13</b>).</p>

<b>BUILDING CODES</b>	
Has the City adopted the Uniform Building Code?	Yes, but local amendments do not affect disabled access.
Has the City adopted any universal design element into the code?	The City encourages the incorporation of universal design in new construction.
Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	Yes. Building permit applications and other building code matters can be accommodated at the front counter of City Hall. If additional assistance is needed (e.g., sign language), a request can be made as addressed above.

### Senior Housing

Given the number of persons aged 65 years and older 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 zoning ordinance allows group homes of more than six persons in the C-1 zone as hospitals or sanitariums by right, and "other uses in the judgment of the City Council, as evidenced by a resolution in writing, are similar to and no more objectionable than any of those enumerated within the zone." As noted above, the C-1 zone district contains existing single- and multi-family uses and mobile homes parks. However, the City will amend the Zoning Ordinance to specifically allow group care facilities of six or more persons in the Limited Commercial (C-1) and General Commercial (C-2) zones with a conditional use permit. Additionally, provisions affecting group homes and residential care facilities for six or fewer persons shall be added to conform to the related requirements of the Government Code (see **Program 1.13**).

### Supportive Housing

Supportive housing is defined by Section 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. Although the City's Zoning Ordinance does not explicitly define supportive housing, the C-2 zone specifically allows by right group dwellings, apartments, hotels, and boarding houses, and like the C-1 zone, "other uses in the judgment of the City Council, as evidenced by a resolution in writing, are similar to and no more objectionable than any of those enumerated within the zone." The City will amend the Zoning Ordinance to specifically define supportive housing types and to consider them a residential use (see **Program 1.15**).

### Emergency Shelters and Transitional Housing

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. The City conducted a staff-level review of its zoning

districts and vacant land in order to comply with state law and determined that the Industrial (M-1) district would be the most appropriate for the siting of emergency shelters because there would more likely be some services available, such as a grocery store and coin-operated laundries, although they are limited in Tulelake. Approximately 32 acres on 43 vacant parcels of currently zoned M-1 sites are available with sewer and water to meet this potential need (see **Program 1.10**).

SB 2 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.

Although the City's Zoning Ordinance does not currently provide a definition for transitional housing, nor does it identify zones in which this type of use is permitted, a type of transitional housing may be permitted in the C-2 zone as a use by right principally as a group dwelling. As noted, there are parcels in that zone that could accommodate either a new use (by removal of a single-family dwelling), or more likely the modification of an existing residential use. The Zoning Ordinance does not specifically address the six or fewer provision of the Government Code, which considers a wide variety of group homes of this size to be a residential use, permitted by right in all residential zones. Since Tulelake is a small community, should such a use be desired, it would likely fit this size category. However, in an effort to clarify the Zoning Ordinance and facilitate transitional housing, the City will amend the Zoning Ordinance to include a definition consistent with Section 50675.2 of the Health and Safety Code and to consider them a residential use (see **Program 1.10**).

#### 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 Zoning Ordinance does not specifically define single-room occupancy units, but does define similar uses, boarding houses, and rooming houses. The development standards for these are the same as other uses in the respective zones and do not constrain the development of single-room occupancy use. Several hotels in and near the City rent rooms/studio on a daily basis (e.g., Park Hotel) and could be defined as single-room occupancy. However, to ensure the facilitation of SROs, the City will amend its Zoning Ordinance to specifically define single-room occupancy units and allow them in the C-2 zone (see **Program 1.14**).

#### Housing for Farmworkers

The City of Tulelake Zoning Ordinance does not explicitly provide for farmworker housing in any district. However, uses similar to those permitted in each residential zone may be allowed with a use permit. To comply with Sections 17021.5 and 17021.6 of the Health and Safety Code, **Program 1.11** states the City will amend the Zoning Ordinance to allow for farmworker housing in all residential zones by-right and in commercial zones with a conditional use permit.



Further, no additional discretionary approvals will be required for any kind of employee housing that is intended to house six or fewer people, including farmworkers. If the proposed unit looks like a single-family house (i.e., two-car garage, driveway, front yard, etc.), the process is a ministerial approval.

Development and Processing Fees

Building permit fees are determined by the price of construction (see **Table B-35**). There are few additional on- or off-site requirements for construction of housing in Tulelake. The City has a part-time building inspector who provides inspection services when needed. Consequently, building permits are processed promptly, usually within two weeks. There is never any backlog of permits since only a few are received every year. Building permits are a priority with the City and typically are issued in a few days.

Other than building permit fees, other fees in the City are minimal. Fees include a sewer connection fee of \$500 per unit and a water connection fee of \$500 per unit. This is assumed for both single family and multi-family development. Normally, there is also a school impact fee in most school districts, but due to limited growth, Tulelake has no such fee. Also, The City does not charge fees for a planning application should one be necessary. **Table B-36** below provides an example of the costs added to a residential project on permit and other fees.

For a typical single-family dwelling on public water and sewer, the fees are approximately \$1,000 per unit, building fees approximately \$761. For multi-family development (based on a 12-unit dwelling) the fees would be approximately \$12,949, not including construction, permit and plan check fees. These fees are lower than other cities in the region and do not constrain the development of affordable housing. 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.

**Table B-35  
Development Impact Fees  
City of Tulelake**

Facility	Fee per Dwelling Unit	
	Single-Family <sup>1</sup>	Multi-Family <sup>2</sup>
Planning	0	0
Building	\$761	\$2,949
Water Connection Fee	\$500	\$5,000
Sewer Connection Fee	\$500	\$5,000
School Impact Fee	\$0*	\$0*
<b>Total</b>	<b>\$1,761</b>	<b>\$12,949 or \$1,079/unit</b>

Source: City of Tulelake, 2010

Notes: Fees are estimates for informational purposes only and are subject to change.

<sup>1</sup>Assumes a single family unit of 1,200 square feet valued at \$115,200.

<sup>2</sup> Assumes a 12 unit apartment of 750 square feet, with each unit valued at \$59,521.

\* No fee is charged due to the limited growth.

**Table B-36  
Building Permit Fee Schedule**

<b>Value</b>	<b>Fee</b>
\$1 to \$500	\$16.50
\$501 to \$2,000	\$16.50 for the first \$500, plus \$2.20 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000	\$49.50 for the first \$2,000, plus \$9.90 for each additional \$1,000 or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000	\$277.00 for first \$25,000, plus \$7.15 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$455.95 for the first \$50,000, plus \$4.95 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$703.45 for the first \$100,000, plus \$3.85 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$2,243.45 for the first \$500,000, plus \$3.30 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$3,893.45 for the first \$1,000,000, plus \$2.20 for each additional \$1,000 or fraction thereof.

Source: City of Tulelake, 2010

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

**Table B-36A  
Proportion of Fee in Overall Development Cost for a  
Typical Residential Development**

<b>Cost for a Typical Unit</b>	<b>Single-Family</b>	<b>Multi-Family</b>
Total estimated fees per unit	\$2,177	\$1,079
Typical estimated cost of development per unit	\$115,700	\$59,521
Estimated proportion of fee cost to overall development cost	1.9%	1.9%

Note: Assumes a 12 unit complex of 750 square feet units on a developed lot at \$59,521.

Permit Processing Times

The time involved in processing development applications can become a constraint to affordable housing development. However, because Tulelake is a small community that receives few applications and almost no complicated applications, the processing of a residential application occurs expeditiously. Those residential projects permitted by right can be processed in a couple of weeks. This normally includes modifications to single-family dwellings and new single-family dwellings. It could include multi-family dwellings as well, since they are permitted by right in the R-2 and R-3 zone districts. Applications are first submitted to the City and

then processed by the City building inspector, who checks for compliance with zoning and the Building Code. Discretionary permits in Tulelake are very uncommon. If an applicant proposes a development that requires discretionary review, such as one that requires a use permit, the processing time is estimated to be two months regardless of project type. **Table B-37** lists estimated review times for each type of permit or approval process in the City. These review periods do not present constraints to development, as some review is needed to ensure the maintenance of health and safety standards.

**Table B-37  
Planning Processing Times**

Type of Approval or Permit	Typical Processing Time
Ministerial Review	2-4 weeks
Conditional Use Permit (CUP)	6-8 weeks
Zone Change	3 months
General Plan Amendment	3 months
Site Plan Review	2-3 days
Parcel Maps	2-3 months
Initial Study (CEQA)	2-3 months
Environmental Impact Report (CEQA)	8-10 months

*Source: City of Tulelake, 2010*

Building Codes and Enforcement

The City utilizes the 2015 California Building Code for its code requirements and deviates from it only in the case of snow load (i.e., the City has a higher standard for roofing due to local conditions). 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 Tulelake.

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.

Most complaints come from renters who make complaints against their landlord. The inspection may reveal building or health code violations that are then written up with a timeline for correction and follow-up inspections. If there are no code violations, but other non-code situations occur, the renter is given a question-and-answer sheet prepared by the California Department of Consumer Affairs, which helps to define the renter's rights and options in the matter.

**Non-Governmental Constraints**

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. Historically, land costs in Tulelake have been low; however, at the time of the inquiry to local realtors, no lots were listed for sale. A 0.30 parcel in the R-1 zone district sold for \$35,000 at the time of the June 2010 survey, and there was one listing for a single

lot at \$17,000 ([www.klamathfallsbasinrealty.com](http://www.klamathfallsbasinrealty.com)). At the time of the survey, no multi-family properties were available in Tulelake, and none sold during the prior year. However, the vacant land inventory denotes land available for multi-family development.

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. An Internet source of construction cost data ([www.building-cost.net](http://www.building-cost.net)), provided by the Craftsman Book Company, estimates the per square foot cost of a single-story four-cornered home in the City to be approximately \$96 per square foot. This cost estimate is based on a 1,200-square foot house of standard-quality construction. The total construction costs excluding land costs are estimated at \$115,700. If labor or material costs increased substantially, the cost of construction in the City could rise to a level that impacts the price of new construction and rehabilitation.

Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably-priced housing in the City. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render as infeasible a housing project that could have been developed at lower interest rates. When interest rates decline, sales increase. The reverse has been true when interest rates increase. 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. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing 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-38** illustrates interest rates as of April 2010. 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 that 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-38  
Interest Rates**

	Interest	APR
Conforming		
30-year fixed	5.000%	5.191%
15-year fixed	4.250%	4.573%
5-year adjustable rate mortgage (ARM)	3.750%	3.519%
Jumbo		
30-year fixed	5.125%	5.264%
5-year ARM	4.000%	3.561%

Source: [www.wellsfargo.com](http://www.wellsfargo.com), April 2010

Notes: A conforming loan is for no more than \$729,750. A jumbo loan is greater than \$729,750.

### Adequate Infrastructure

The City maintains and operates its own water facilities. The City is served by ground water sources consisting of three wells. The water is conveyed via a booster pump to two elevated tanks, with a combined storage capacity of 175,000 gallons, not including well storage. The City acquired a third well in 2008 that doubled its water capacity and will replace its booster pump house in spring 2011. With these improvements, the City projects it has sufficient capacity to meet any future growth for the next 20 years. New connections to the City's water system are required to pay a one-time connection fee of \$500 for single family residential. There is no set fee by the City for multi-family residential, but a fee of \$500 per unit has been assumed.

The City provides collection, treatment and disposal of wastewater within the City limits. The City of Tulelake's sewage treatment is adequate to serve the current demand. Currently the City is in the process of having their sewage treatment facility and some of the collection system upgraded and improved. The improved system will be able to serve an estimated population increase of 228 by 2028. This will allow a potential reserve for adequately serving a population of over 1,200. New connections to the City's water system are required to pay a one-time connection fee of \$500 for single family residential. There is no set fee by the City for multi-family residential, but a fee of \$500 per unit has been assumed.

Senate Bill 1087 requires cities to immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households. However, in this case, the City is the provider of water and sewer.

## **HOUSING RESOURCES AND OPPORTUNITIES**

### **At-Risk Housing Analysis**

California Government Code Section 65583(a)(9), et seq. requires that Housing Elements include an analysis of the assisted low-income housing units in the City 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. If units are at risk of market-rate conversion, the analysis must contain the following components:

- A comprehensive inventory of all subsidized rental housing units;
- A cost comparison of replacing or preserving any units, which will become at risk of market-rate conversion within ten years;
- Identification of nonprofit entities qualified to acquire and manage rental housing;
- Identification of possible sources and potential funds for preserving housing units; and
- An inventory of existing and proposed City programs for preserving at-risk units.

Each of the properties in the City's inventory of affordable housing is assigned a level of risk of conversion. There are three levels of risk: at risk, lower risk, and low risk. Properties are at risk when they are within five years of the end date of the most valuable subsidy or rent restriction. For example, if a property has a Section 515 contract that will expire within the next five years, it is considered to be at risk of market-rate conversion. Properties are considered at lower risk of market-rate conversion if their most valuable subsidy or rent restriction is scheduled to terminate

within six to ten years, or if the property is owned by a nonprofit organization. Properties are considered to be at low risk of market-rate conversion when their subsidies and/or rent restrictions would not expire for more than ten years in the future.

As noted in **Table B-39**, the Section 8 program contracts from the U.S. Department of Housing and Urban Development for the Tulepark Apartments will expire on May 31, 2015. As a result, 19 units are currently at risk of market-rate conversion in the City of Tulelake. **Program 2.6** has been included to monitor and preserve such at-risk units.

**Table B-39  
Assisted Multi-Family Units**

Name	Expiration Date	Total Units	Income Restricted	Units by Type		Funding Agency/Program
				Senior	Family	
Tulepark Apartments 465 F Street (two bedrooms for maximum of 4 persons)	05/31/2015	19	19	-	19	LIHTC, HUD Section 8

Source: California Housing Partnership, December 2010 and phone conversation with Wade Will, Manager.

### Cost Analysis

Because 19 units are at risk of market-rate conversion in five years, it is necessary to review some of the methods that are available to the City for the preservation of affordable units during the current planning period. These methods include: rehabilitation, replacement, and tenant-based rental assistance. Through a review of the costs associated with each of these methods, it can be determined whether rehabilitation, replacement (i.e., new construction), or tenant-based rental assistance is the most economical approach to preserving those units that are at risk.

### Rehabilitation

The primary factors used to determine the cost of preserving affordable housing include acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables such as condition of the units, size, location, existing financing, and availability of financing (government and market). The following are estimated per unit preservation costs in the City based on a proposed project by the Community Housing Improvement Program (CHIP) in the region. The approximate cost per unit was \$18,782 for acquisition and soft costs, and \$40,421 for physical rehabilitation. Therefore, the total cost to preserve a low-income housing unit by rehabilitation in the City is approximately \$59,203. For comparison, a resale seven-unit apartment complex for sale on 2<sup>nd</sup> Street in Tulelake was listed for \$227,000 in July 2010, which amounts to a cost of \$32,428 per unit.

### New Construction

New construction implies replacement construction of the same number of units and similar amenities as the affordable housing development that is removed from the affordable housing stock. Cost estimates have been prepared using local information and data, as well as estimates of building costs provided by [www.build-cost.net](http://www.build-cost.net). The cost of new construction can vary

considerably depending on factors such as location, number of units, size of units, materials, on- and off-site improvements, and the type of construction (e.g., average, good, best). The following costs describe new construction for an apartment using average quality construction in an affordable housing complex in the City of Tulelake. The cost per unit for the acquisition of land was approximately \$10,655 per unit, with construction costs of approximately \$23,260 per unit. The cost per unit for financing at 5.75 percent with a fixed-rate 30-year loan is \$48,866, for a total cost of \$59,521 per unit.

### **Tenant-Based Rental Assistance**

Tenant-based rental assistance primarily depends on the income of the family, rental costs, and the number of years the assistance is provided. A typical family requiring rental assistance and earning \$19,000 (i.e., 80 percent of the median household income as reported by the 2000 Census) could afford approximately \$475 per month for shelter costs. The difference between \$475 and \$769, which is the fair market rent for a two-bedroom apartment in Siskiyou County as published by HUD in 2010, would result in the need for monthly rental assistance of approximately \$294 a month, or \$3,528 per year per unit. For the sake of comparing tenant-based assistance with rehabilitation and reconstruction costs, typical affordable housing developments carry an affordability term of 20 years, which would bring the total cost of tenant-based rental assistance to \$70,560 per family.

### **Comparison of Costs**

Based on the comparison of rehabilitation, replacement, and tenant-based rental assistance costs discussed above, rehabilitation is the most cost-effective approach for the preservation of affordable units in the City. For example, the total cost of replacing the 19 units that are at risk of market-rate conversion (within the next ten years) with comparable units would be approximately \$1,130,899 while the estimated cost of providing tenant-based rental assistance would be \$1,340,640. While still expensive, the cost to rehabilitate the existing units is lower at approximately \$1,124,857.

### **Preservation Resources**

Efforts by the City to retain low-income housing in the future must be able to draw upon two basic types of resources: organizational resources and financial resources. Further, qualified nonprofit entities need to be made aware of the future possibilities of units becoming at risk. Demonstrated management capacity and, in some cases, development abilities should be assessed. Groups with whom the City has an ongoing association are the logical entities for future participation, as are nonprofits who have sought the right of first refusal status with the California Department of Housing and Community Development. Those nonprofit organizations and government agencies that have been active in the preservation of affordable housing in Siskiyou County are shown in **Table B-40**.

**Table B-40  
Housing Organizations and Agencies**

<b>Organizations and Agencies</b>	
Christian Church Homes of Northern California 303 Hegenberger Road, Suite 101 Oakland, CA 94621-1419 William F. Pickel – bpickel@cchnc.org 510-632-6714	Eskaton Properties, Inc. 5105 Manzanita Avenue Carmichael, CA 95608 Raymond Gee – ray@eskaton.com 916-334-0810
Rural Communities Housing Development Corp. 237 E. Gobbi Street Ukiah, CA 95482 Tom MonPere – tmonpere@rchdc.org 707-463-1975	Northern Valley Catholic Social Services 1020 Market Street Redding, CA 96001 Martha McCoy – Martha_mc@hotmail.com 530-241-6457

Source: California Department of Housing and Community Development, December 2010  
 (<http://www.hcd.ca.gov/hpd/hrc/tech/presrv/hpd00-01.xls>)

In addition, several property owners have expressed a willingness to subsidize tenant rents through the Section 8 program. The City has encouraged the development of affordable housing; however, there has been little interest from developers. The City has included **Program 2.6** to promote the preservation of low-income and subsidized housing.

**Programs for Preservation and Construction of Affordable Housing**

Following is a summary of the current affordable housing programs of which the City is aware. If applicable, these programs could be used to help meet the City's goal of remedying its affordable housing needs. Further, a list of funding sources that could be used by the City to meet its goals for affordable housing is provided in **Appendix C**.

- **Project Development:** The City, with related funding assistance, could provide technical assistance and administrative support for housing developments that would expand affordable housing options for residents.
- **Nonprofit Support:** The City should continue its cooperative relationships with qualified nonprofit groups that may play a role in assisting in the preservation and expansion of affordable housing in the community.
- **Policy and Ordinance Review:** Current policies and ordinances should be continually reviewed to ascertain the realistic impact on retaining or expanding affordable housing in the City. When necessary, changes or additions to the City's guiding policies and ordinances should be adopted.
- **Housing Referral Service:** The City should develop a listing of programs and a methodology for disseminating pertinent information about the types of subsidized housing and the various providers of housing-related services.
- **Inclusionary Zoning:** The City could consider the adoption of an inclusionary zoning ordinance requiring a stated amount of lower-income units in all new single- and multi-family developments. Percentages of set-aside units, in-lieu contribution of fees, targeted income groups, and periods for restrictions on rent levels would need to be identified.



## Rehabilitation Program

The City's rehabilitation loan program is currently funded by a revolving loan account (RLA). The City has applied for Community Development Block Grant (CDBG) funds in the past, which are used to make rehabilitation loans. As repayments of these loans are received, the money is put back into the program account to fund new loans. Loans are made to qualifying households in target income groups (TIGs) and can be used for structural rehabilitation, room additions to relieve overcrowding, and/or total reconstructions. In 2010, there was roughly \$163,000 in available funding through this program, but the actual amount of funds available to loan fluctuates and depends on the rate of repayment from existing loans.<sup>5</sup> Interest rates for owner-occupied units are usually set at three percent, but can be as low as zero percent for very low-income households, and the life of the loan can be up to thirty years. One household in Tulelake has been assisted in the past five years in the form of replacement of a mobile home.<sup>6</sup> In order to serve more low-income households, the program could be expanded to include landlords who rent to lower-income households.

## 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, the Department of Housing and Community Development has a Housing Assistance Program that administers the Section 8 program in those counties.

Siskiyou County has no local public housing authority. As such, HCD receives an allocation of Housing Choice Voucher rent assistance (Section 8) funds from the U.S. Department of Housing and Urban Development and contracts with Great Northern Corporation (a local nonprofit organization) to administer the Section 8 program at the county level. The voucher 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.

As of 2010, Great Northern Corporation administered a total of 209 vouchers throughout Siskiyou County with 2 vouchers being used in the City of Tulelake. An additional 302 applicants in Siskiyou County are on the Housing Choice Voucher waiting list.

## REGIONAL HOUSING NEEDS

Pursuant to State Government Code Section 65584, the California Department of Housing and Community Development (HCD) has developed Regional Housing Need Allocation (RHNA) projections for Siskiyou County. The RHNA "plan" identifies a need for 720 new residential units in all of Siskiyou County (i.e., including incorporated cities) over a 7.5-year period (January 1, 2007, to June 30, 2014). The need for 720 units is shared and distributed among each of the communities in the county, with each community's share determined by its proportion of the county's overall household population. Thus, the City of Tulelake's share of regional housing needs is 15 units, or 2 units per year over a 7.5-year period. In an attempt to provide housing for all income groups in the City, these 15 units are further divided among the various income groups identified and defined in **Table B-41**.

<sup>5</sup> Michael Weckler, Program Manager, Economic Development, Great Northern Corporation, 530-938-4115

<sup>6</sup> Larry Luce, Housing Department, Great Northern Corporation, 530-938-4115

Regional housing need allocations are considered a minimum need. Many jurisdictions have existing unmet housing needs due to overpayment or overcrowding issues that indicate housing needs and may exceed regional allocations.

As noted, according to the most recent allocations, the City of Tulelake is in need of at least 13 new housing units. A large portion of the allocation (approximately 41.5 percent) is for above moderate-income households.

**Table B-41  
Regional Housing Needs, 2015**

Income Category	Regional Housing Needs	Percentage of Total	Progress	Remaining
Extremely Low (< 30% Median Income)	1	7.7%		1
Very Low (30-50% Median Income)	2	15.38%	0	2
Low (50-80% Median Income)	2	15.38%	0	2
Moderate (80-120% Median Income)	2	15.38%	0	2
Above Moderate (>120% Median Income)	6	46.16%	0	6
<b>Total</b>	<b>13</b>	<b>100%</b>	<b>0</b>	<b>13</b>

Source 5<sup>th</sup> HE Data Package, Siskiyou

## VACANT LAND INVENTORY

**Table B-42** lists the vacant land in the City of Tulelake that is considered generally available and suitable to be used to help meet the City's share of the regional housing needs. As noted in **Table B-42**, there are a total of 2.84 acres of Commercial (C-1), 0.38 acres of Multi-Family Residential (R-3), and 1.31 acres of One-Family Residential (R-1). The only assisted housing project in the City (Tulepark Apartments) is located on three such lots, two of which are in the same block and the third across the street. There are no contiguous vacant lots in the R-3 and C-1 zones. However, with a limited demand for housing in Tulelake, it is believed that parcels of 6,000 to 8,000 square feet could readily accommodate the expected demand through the provision of additional tri-plex or four-plex development on noncontiguous lots.

By comparing the net densities achieved by development projects with the maximum allowable densities for the properties on which they are located, likely buildout densities of vacant land within the City can be projected. However, it is important to note that there has not been a residential subdivision or an apartment building constructed in the City within the past 27 years with which to forecast future buildout. The Ridgeview Estates Subdivision was developed in 1983-1985, with 49 houses on approximately 8 acres. Therefore, projected densities are based on the development trend of single-family homes in the City over the past five years, as well as the density achieved by the City's only apartment complex (Tulepark) which was developed at a

density of 33 units per acre (19 units on 0.56 acres). As such, a net density of 60 percent of the maximum was assumed for most of the vacant single-family zoned parcels, and a net density of 75 percent of the maximum was assumed for the vacant multi-family zoned parcels. Further, in order to estimate the number of units that could be developed on commercially zoned land, a net density of 80 percent was assumed.

In determining the realistic capacity, the City considered the development standards of adjacent cities, such as Dorris and MacDoel, and took into consideration their minimum lot size, front setback, maximum height standards for comparison with their City. The City will consider these development standards in formulating their own standards as noted in **Programs 1.1** and **1.2**.

**Table B-42**  
**Potential Residential Units by Zone District**

<b>Zone</b>	<b>Vacant Acres</b>	<b>Maximum Potential Per Acre Density</b>	<b>Realistic Units Per Acre Density</b>	<b>Estimated Unit Capacity</b>
R-1	1.31	4	4	4
R-3	0.38	15	12	8
C-1	2.84	15	12	34
<b>Totals</b>	<b>4.53</b>	<b>N/A</b>	<b>N/A</b>	<b>46</b>

The City's Housing Element assumes it can accommodate its extremely low-, very low- and low-income RHNA allocations on available vacant sites in the R-2, R-3, M-H, C-1, and C-2 zoning districts. The City does not designate the maximum density allowed for each district, but would generally allow for up to 15 units per acre, (the City's default density) in the R-3 zone. For the purpose of this analysis, a density of 3 units per parcel was assumed for the R-2 zone and 4 units per parcel (the assumed density of 15 units per acre) for the R-3 district, as most lots are 6,600 to 8,250 square feet. The two vacant multi-family parcels (APNs 060-162-020 and 060-171-100) noted in **Table B-43** (0.19 acres each) are of sufficient size to accommodate a four-plex with 1,200-square-foot units and a two-car garage each. As noted above, there are a total of 0.38 acres in the R-3 zone district with the potential to result in 8 units; 2.84 acres in the C-1 zone district with a potential to result in 34 units; and 1.31 acres in the R-1 zone district with the potential to result in 4 units. While the City has included 2.84 acres of commercially zoned land they are not relying on any of these sites to meet the regional housing need. The City can meet its share of the regional housing need utilizing the sites zoned solely for residential development. The commercially zoned sites are included to show additional capacity and it is likely that most of these sites will develop as residential. Because the two vacant multifamily sites are less than one half acre, **Program 1.16** has been proposed to help facilitate the development of these infill sites.

Since a large section of the commercial zone is already developed with single-family homes, an apartment building, and mobile-home park use, the commercial zone is considered to be appropriate to further accommodate a portion of the City's RHNA projections. As stated in **Program 1.7** the City will amend its Zoning Ordinance to allow multi-family development, including duplexes and triplexes, by right in the C-1 zone district when the neighborhood is predominantly developed with residential uses.

It is generally expected that the parcels listed in **Table B-43** can be readily developed. There are no known physical or environmental constraints that would limit development. All of the parcels

are flat and front on existing streets containing sewer and water. Public sewer and water service is readily available within 100 feet. (Refer to **Appendix E** for the location of the sites identified in **Table B-43**.)

**Table B-43  
Vacant Land Inventory**

Assessor's Parcel	Acres	Zoning	Maximum Density*	Realistic Capacity	GP Designation	Sewer	Water	Site Constraints
050-042-020	0.61	R-1	2 units	1 unit	Residential	Yes	Yes	None
050-042-040	0.30	R-1	2 units	1 unit	Residential	Yes	Yes	None
050-151-030	0.25	R-1	2 units	1 unit	Residential	Yes	Yes	None
050-152-100	0.15	R-1	2 units	1 unit	Residential	Yes	Yes	None
050-162-020	0.19	R-3	4 units	4 units	Residential	Yes	Yes	None
050-171-100	0.19	R-3	4 units	4 units	Residential	Yes	Yes	None
050-061-080	0.19	C-1	4 units	3 units	CBD**	Yes	Yes	None
050-053-070	0.15	C-1	3 units	3 units	CBD**	Yes	Yes	None
050-061-120	0.20	C-1	4 units	3 units	CBD**	Yes	Yes	None
050-071-110	0.15	C-1	3 units	3 units	CBD**	Yes	Yes	None
050-071-120	0.10	C-1	2 units	2 units	CBD**	Yes	Yes	None
050-072-070	0.19	C-1	4 units	3 units	CBD**	Yes	Yes	None
050-072-100	0.19	C-1	4 units	3 units	CBD**	Yes	Yes	None
050-101-170	0.14	C-1	2 units	2 units	CBD**	Yes	Yes	None
050-102-070	0.18	C-1	3 units	2 units	CBD**	Yes	Yes	None
050-102-090	0.17	C-1	3 units	2 units	CBD**	Yes	Yes	None
050-102-170	0.34	C-1	5 units	5 units	CDB**	Yes	Yes	None
050-131-130	0.15	C-1	3 units	3 units	CDB**	Yes	Yes	None
050-132-090	0.19	C-1	4 units	3 units	CDB**	Yes	Yes	None
050-161-050	0.31	C-1	5 units	5 units	CDB**	Yes	Yes	None
050-162-090	0.19	C-1	4 units	3 units	CDB**	Yes	Yes	None

\* The City does not designate the maximum density allowed for each district, but would generally allow for up to 15 units per acre, which is basically the City's default density in the R-3 zone.

\*\* Commercial Business District

The prior Housing Element assumed that C-2 zoned parcels that are not vacant and predominantly developed as single-family residential could be converted "by right" for apartment development, thereby accommodating a duplex, tri-plex, or four-plex on each lot. A related total of 128 units were included in the vacant land summary. That assumption now appears to have been overly speculative as it is uncertain whether these developed parcels would ever be converted. That assumption has been removed from the current vacant land inventory. Nevertheless, even without that assumption, there is sufficient land in Tulelake to meet the City's RHNA allocation.

In a recent assessment of infrastructure related to housing development, the City of Tulelake projected current water facilities are sufficient to accommodate projected growth in the City through the current planning period and beyond. The wastewater infrastructure adequately serves the needs of the City, but will require some modification during the planning period to accommodate new development. With the proposed modifications, the City could serve an

additional 20 housing units. In 2010, the City applied to the State Water Resources Control Board Proposition 40 Small Community Wastewater Grant (SCWG) Program, which provides assistance for the planning, design, and construction of publicly-owned wastewater treatment and collection facilities. In addition, the City is preparing an application for Proposition 84 Integrated Regional Water Management Plan (IRWMP) Grant Program funding and State Revolving Loan Fund Grant Program. The City is actively seeking funding to improve its sewer capacity and meet development needs during the planning period.

Due to the availability of an ample amount of vacant land already zoned to accommodate residential uses, it is unnecessary for the City to propose the rezoning of additional vacant land for residential uses to generate more sites for the development of housing. The sites identified in **Table B-43** can support the development of housing well in excess of the City's 2007–2014 RHNA projections. It can be conclusively stated that the City has adequate appropriately-zoned sites, with supporting public services and facilities, to accommodate its housing needs over the planning period.

## **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 Tulelake 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 natural gas for dryers, stovetops, and ranges;
- 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 2.2: 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 the development of a City newsletter. Additionally, as funding is awarded the City will provide a news

release regarding the receipt of CDBG funds and the progress made with the rehabilitation program.

- Program 2.3: The City will require all units rehabilitated under the rehabilitation program funded with CDBG funds to be in compliance 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.

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**APPENDIX C**  
**AFFORDABLE HOUSING FUNDING**  
**RESOURCES**

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## APPENDIX C – FUNDING RESOURCES

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

**Table C-1  
Funding Resources**

Funding Program	Description	Guidelines	Funds Available Per Applicant
Rental Programs			
Governor's Homeless Initiative	Interagency funds (HCD, CAIHFA, DMH) for supportive housing for persons with severe mental illness who are chronically homeless.	<p><u>Eligible Project Sponsors</u></p> <p>Sponsors and borrowing entities may be organized on a for-profit or not-for-profit basis. Any individual, public agency or private entity capable of entering into a contract is eligible to apply, provided that they or their principals have successfully developed at least one affordable housing project. Sponsors of projects where at least 70 percent of the units consist of Target Population Units or Special Needs Population units are exempt from the requirement for previous development experience under limited conditions. See Section 7303 (d).</p> <p>Sponsors must also demonstrate a minimum of 24 months experience in the ownership or operation of at least one Supportive Housing or Special Needs Population project with five or more units, and provide the commitment of County Mental Health Department funds described in Section D. See Section 7343.</p> <p>Sponsors must have site control in the name of the Sponsor or an entity controlled by the sponsor as defined in Uniform Multifamily Regulations (UMR) Section 8303.</p>	<p>The maximum loan per project is \$7,000,000.</p> <p>The maximum MHP loan amount is a function of the number of restricted units in a project, their size, location, affordability level, whether the project is receiving nine percent tax credits, and the number and type of units restricted to the Target Population. For projects not receiving nine percent units, the per unit limits are the same as for other MHP NOFAs, except that the base amount for Target Population units is \$60,000 instead of \$30,000. For projects receiving nine percent credits, the per-unit limits are as the same for other MHP NOFAs (with a \$30,000 base amount), but the total maximum loan amount will be calculated by applying these limits to Target Population Units only. Tables specific to this NOFA showing the</p>

Funding Program	Description	Guidelines	Funds Available Per Applicant
			per-unit loan limits and targeted income limits and rents will be available on the HCD's website.
Multifamily Housing Program (MHP) General	Low-interest loans for development of affordable rental housing.	<p><u>Eligible Project Sponsors</u> Any Individual, public agency, or private entity capable of entering into a contract is eligible to apply. The entity that submits information for the award of the experience points must be the named sponsor on the application.</p> <p><u>Eligible Uses of Funds</u> MHP funds will be provided as permanent financing only, and may be used to take out construction loans used to cover normal project development costs.</p> <p><u>Eligible Projects</u> Projects must qualify as rental housing developments, as defined by UMR Section 8301 and meet the requirements of Section 7302 (5 or more dwelling units)</p>	The maximum loan per project is \$10,000,000. The maximum loan amount per "restricted" unit is a function of unit size, location, and affordability level per Section 7307.
Multifamily Housing Program Supportive Housing (MHP-SH)	Loans for rental housing with supportive services for the disabled who are homeless or at risk of homelessness.	<p><u>Eligible Project Sponsors</u> Any Individual, public agency, or private entity capable of entering into a contract is eligible to apply.</p> <p><u>Eligible Uses of Funds</u> MHP funds will be provided as permanent financing only, and may be used to take out construction loans used to cover normal project development costs.</p> <p><u>Eligible Projects</u> Projects must qualify as rental housing developments, as defined in UMR Section 8301, and meet the requirements of Sections 7302 and 7342. For example, projects must contain five or more dwelling units. Projects funded under this NOFA must contain Supportive Housing units, as defined in Paragraph B, equal to the</p>	The maximum loan per project is \$8,000,000. The maximum loan amount per Supportive Housing unit is a function of unit size, location, and affordability level. The current MHP unit loan calculation methodology includes a base loan amount of \$30,000 plus an amount (calculated to compensate for lost debt service payment capacity) that increases proportionate to decreases in the rent restriction level. Per Unit Max:

Funding Program	Description	Guidelines	Funds Available Per Applicant
		<p>greater of five units or 35 percent of the total project units. Supportive Housing units must be restricted to households with incomes not exceeding the greater of 30 percent Area Median Income.</p>	<p>\$50,000 per qualifying Supportive Housing unit.            \$65,000 per qualifying Supportive Housing unit, occupied by a household which is Homeless, in projects with at least 35 percent of the total project units reserved for the Homeless if the project is not utilizing 9 percent tax credits.</p>
<p>Multifamily Housing Program Homeless Youth</p>	<p>Housing with supportive services for homeless youth</p>	<p><u>Eligible Project Sponsors</u>            Any Individual, public agency, or private entity capable of entering into a contract is eligible to apply.</p> <p><u>Eligible Uses of Funds</u>            MHP funds will be provided as permanent financing only, and may be used to take out construction loans used to cover normal project development costs.</p> <p><u>Eligible Projects</u>            Projects must qualify as rental housing developments, as defined in UMR Section 8301, and meet the requirements of Sections 7302 and 7342. For example, projects must contain five or more dwelling units.</p> <p>Applicants may apply for funding for: (1) projects containing Homeless Youth Units only or (2) projects containing Homeless Youth Units and other units (mixed projects). Under this NOFA, maximum loan amounts will be based on the number of Homeless Youth Units, and 9 percent tax credit projects are eligible.</p> <p>"Homeless Youth Units" means housing units linked to supportive services, where both:</p> <p>1. Occupancy is restricted to households that, upon move-in, include a "homeless youth", as defined in Paragraph D below; and</p>	<p>The maximum loan per project is \$5,000,000. The maximum loan amount per Homeless Youth Unit is a function of unit size, location, and affordability level.</p> <p>Per Unit Max: In Northern California, \$65,000 for units in projects not receiving 9 percent tax credits, and \$50,000 for units in projects receiving 9 percent tax credits.</p>

Funding Program	Description	Guidelines	Funds Available Per Applicant
		<p>2. The limits on household income, duration of occupancy and rent set forth in Paragraph E apply.</p> <p>Households eligible to occupy assisted units must include a "homeless youth," which is defined in Government Code Section 11139.3(e)(2)</p>	
Homeownership Programs			
Residential Development Loan Program (RDLP)	<p>This is a project-specific funding that provides a 3% interest loan with a max of 5 years to local government agencies for site acquisition, predevelopment, and construction expenses attributed to affordable new infill, owner-occupied housing developments.</p> <p>The program will also directly link RDPL-financed developments to CalHFA's CA Homebuyer Downpayment Assistance Program to provide subordinate loans to eligible first-time homebuyers.</p>	<p>RDLP, eligible "infill" development sites must be defined by one or more of the following:</p> <ul style="list-style-type: none"> <li>• Located in a Redevelopment Area established pursuant to California Redevelopment Law</li> <li>• Located in an "infill opportunity zone" as defined in Section 65088.1 of the California Government Code</li> <li>• Located in a "transit oriented development specific plan area" meeting the criteria of Section 65451 of the California Government Code</li> <li>• Located in a "transit village" defined in Section 65460.4 of the California Government Code</li> <li>• Located on vacant or underutilized parcels totaling up to five acres and surrounded on at least three sides (or approximately 75% of the project's perimeter) by existing urban development, or projects located on parcels over five acres but no larger than ten acres and surrounded on four sides by urban development. "Existing urban development" includes existing residential, commercial, and industrial uses, parcels with approved final maps or other approved development entitlements, and permanent open space or agricultural areas</li> <li>• Located in areas specifically identified within a current Consolidated Plan as CDBG or HOME areas, or as urban infill sites specifically designated for the development of home ownership units</li> <li>• Identified by the applicant as an "infill" priority for home</li> </ul>	\$5 Million

Funding Program	Description	Guidelines	Funds Available Per Applicant
		ownership developments through other formal local planning processes and documentation	
CalHome	Grants to local public agencies and nonprofits to fund first-time home-buyer mortgage assistance and owner-occupied housing rehabilitation.	<p><u>Eligible Applicants:</u> Any California local public agency or nonprofit corporation that is authorized to engage in or assist in the development of housing or operation of housing programs for persons and households of low- or very low- income, is eligible to apply. Only one application from a local public agency will be accepted for each jurisdiction.</p> <p>Applicants shall have been operating as a housing program administrator during the two years prior to the date of application.</p> <p>The Department has decided that this policy goal should be implemented in this NOFA.</p> <p>Competitive points will be given in the scoring for applicants that use their mortgage assistance loans exclusively for purchase transactions where the units purchased are developed at 15 units per acre or higher.</p> <p>The Department has decided that this policy goal should be implemented in the NOFA.</p> <p>Competitive points will be given in the scoring for applicants that use their mortgage assistance loans exclusively for transactions where the units purchased have been Energy-Star rated.</p> <p>It was decided that this policy goal should be implemented in this NOFA.</p> <p>Competitive points will be given in the scoring of this application for applicants that use their mortgage assistance loans exclusively for home purchase transactions where the units purchased are developed or improved by meeting the following universal design standards:</p> <ul style="list-style-type: none"> <li>• Provide at least one no-step entrance with beveled</li> </ul>	<p>\$600,000 for smaller cities; \$1 Million for larger cities.</p> <p>The maximum aggregate application amount for all activities (programs) shall not exceed six hundred thousand dollars (\$600,000). An exception will be made for a city or county expected to have a higher demand for assistance as evidenced by a population in excess of 400,000 (within the city or the unincorporated portion of the applicant county), in which case the maximum aggregate amount for all activities shall not exceed one million dollars (\$1,000,000). The application lists eligible cities and the counties with unincorporated portions with populations exceeding 400,000. A county may operate its programs in the small cities within the county only with the documented approval of the cities. In this case, the sum of the populations of these small cities and the unincorporated portion of the county will be used to determine eligibility for an award in excess of \$600,000.</p> <p>The minimum application amount for any one activity shall not be</p>

Funding Program	Description	Guidelines	Funds Available Per Applicant
		<p>threshold. This may be at the front, side or back of the unit.</p> <ul style="list-style-type: none"> <li>• Make doorways throughout the unit at least 32 inches wide and hallways at least 36 inches clear width.</li> <li>• Reinforce walls around the toilet, bathtub and shower stall in order that grab bars may be added at a later time, if needed.</li> <li>• Install light switches and electrical controls no higher than 48 inches and electrical plugs no lower than 15 inches above the floor.</li> <li>• Install lever handles on all doors and plumbing fixtures.</li> </ul>	less than one hundred thousand dollars (\$100,000).
CalHome	Loans to local public agencies and nonprofits to fund homeownership development projects. Funds become grants as qualifying households occupy units.		
Building Equity and Growth in Neighborhoods (BEGIN)	Grants to cities and counties that adopt measures to encourage affordable housing, to make second mortgage loans to low and moderate income homebuyers.	<p><u>Eligible Applicants</u></p> <p>To be eligible to apply to HCD for an award of BEGIN Program funds, the applicant shall be a city, county, or city and county within the State of California, which will offer specific forms of regulatory relief, regulatory barrier removal, or other development incentives to an identified BEGIN homeownership project.</p> <p>They may apply for funds for more than one project, but each project requires a separate application.</p> <p>The amount of grant funds to be requested is dependent on the number of units proposed for qualified low- and moderate-income first-time homebuyers in the subject BEGIN project. The minimum number of BEGIN units required in any application is four.</p>	The maximum BEGIN loan amount per unit is \$30,000 (thirty-thousand dollars), or 20 percent of the home sales price, <i>whichever is less</i> . The applicant may choose to provide a lesser amount per unit in BEGIN loan funds than the statutory maximum. The application amount will be equal to the average amount of the proposed BEGIN subsidy (in the form of mortgage assistance) to be given to the eligible homebuyers, multiplied by the number of BEGIN units.

Funding Program	Description	Guidelines	Funds Available Per Applicant
CalHome Self-Help Housing Technical Assistance Allocation	Grants to organizations to assist low and moderate income households who build their own homes.	<p><u>Eligible Applicants</u></p> <p>An applicant must be a local public entity, nonprofit corporation or a limited-equity housing cooperative engaged in developing, conducting, administering or coordinating programs which will aid eligible households construct residential units for their own use. No more than twenty percent (20%) of available funding may be awarded to any one applicant. If you are a limited-equity housing cooperative, please contact the Department for additional forms that will be required as part of your application for funding.</p>	Technical Assistance Grants may be awarded to eligible applicants for owner-building in an amount that shall not exceed \$300,000.
Other Programs			
Emergency Housing and Assistance Program capital Development (EHAPCD)	<p>Deferred payment loans for capital development of emergency shelters and transitional housing for the homeless (no operating subsidy authorized).</p> <p>The contract shall include provision for the payment of state prevailing wage. Where funds provided through this Agreement are used for construction work, or in support of construction work.</p>	<p><u>Eligible Applicants</u></p> <p>The Department will award EHAPCD forgivable deferred loans to eligible local government agencies or nonprofit corporations, which provide, or contract with community organizations to provide, qualifying emergency shelter, transitional housing and/or safe haven to homeless persons. A limited partnership is not an eligible organization under EHAP statutes. The department will deny any EHAPCD application in the name of an entity other than an agency of local government or a nonprofit corporation, and will not approve the subsequent assignment of an EHAPCD award to an entity other than an agency of local government or a nonprofit.</p>	Applicants may submit only one (1) application per site. The minimum loan request per application is \$20,001 and the maximum is \$1,000,000. Applicants may submit multiple applications, but the maximum loan amount per Applicant per county remains at \$1,000,000 per funding round. Applications from the same Applicant in excess of \$1,000,000 per county are ineligible.
Affordable Housing Innovation Fund	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing		

Funding Program	Description	Guidelines	Funds Available Per Applicant
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc.) to facilitate infill housing development.		
Transit Oriented Development Program (TOD)	Funding for housing and related infrastructure near transit stations		\$12 Million
Housing Urban-Suburban-and-Rural Parks	Grants for housing related parks.		
US Department of Housing and Urban Development Brownfield Economic Development Initiative Grant (HUD)	BEDI is designed to help local governments redevelop brownfields, defined in this NOFA as abandoned, idled, or underutilized real property, including industrial and commercial facilities, where expansion or redevelopment is complicated by the presence or potential presence of environmental contamination.	<p><u>Eligible Applicants</u>  Any public entity eligible to apply for Section 108 loan guarantee assistance in accordance with 24 CFR 570.702  Funding Opportunity Number: FR-5142-N-01  CFDA Number: 14.246  Competition ID: BEDI-01</p>	The maximum amount of a BEDI award under this competition is \$2 million per project. An application in excess of \$2 million will be reduced to the extent HUD determines that such a reduction is appropriate and the project remains feasible.
The California Solar Initiative	The California Solar Initiative offers cash incentives on solar systems of up to		



Funding Program	Description	Guidelines	Funds Available Per Applicant
(CPUC)	<p>\$2.50 a watt. These incentives, combined with federal tax incentives, can cover up to 50 percent of the total cost of a solar system.</p> <p>Affordable Housing may be able to get up to 75 percent of the total cost covered.</p>		
Predevelopment Loan Program (HCD)	<p>PDLP Loans are for the purposes including but not limited to, the costs, or the costs associated with, land purchase or option to buy land; options or deposits to buy or preserve existing government-assisted rental housing for the purpose of preserving the affordability of the units; closing costs; holding costs which can include, but are not limited to, taxes, insurance, and interest; professional services such as architectural, engineering, or legal services; permit or application fees; and bonding, site preparation, related water, sewer development, or material expenses.</p>	Local Governments	

Funding Program	Description	Guidelines	Funds Available Per Applicant
Infill Incentive Grant Program Proposition 1C	The Infill Incentive Grant Program was established by SB 86 of 2007, with funding from Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006. The program provides grants for infrastructure improvements necessary to facilitate new infill housing development. Approximately \$240 million is available for award by June, 2008 through a competitive application process.		

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**APPENDIX D**  
**GLOSSARY OF TERMS**

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## APPENDIX D - GLOSSARY OF TERMS

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The following definitions are for commonly used terms in a Housing Element:

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

**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.

**Affordability:** Annual cost of housing includes mortgage, principle 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.

**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) Unit:** A BMR unit is a housing unit that sells or rents for less than the going market rate. It is typically used in reference to housing units that are directly or indirectly subsidized or have other restrictions in order to make them affordable to very low, low or moderate-income households.

**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" 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.

**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:** A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

**Downpayment 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:** A facility designed to provide free temporary housing on a night-by-night basis to homeless families and individuals.

**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 Limit:** The upper limit for the extremely low-income category, set at 30 percent of the HUD area median family income. This is not an official program eligibility income limit, except when associated with a specific family size (e.g., "single person", "family of two", "family of three", etc.).

**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.

**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.

**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.

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

**Low-Income Limit:** Low-income households are defined as households with incomes between 50 percent and 80 percent of the area median household 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 child care. 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 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 semipermanent 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.

**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.

**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.

**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 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.

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

**Second Units:** Also referred to as "granny" or "in-law apartments." Second units provide a second housing unit on the same lot as a single-family dwelling unit.

**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.

**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:** Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

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

**Transitional Housing:** Housing for people recovering from substance abuse issues or transitioning from homelessness. Transitional housing provides longer term accommodations to homeless families and individuals than emergency shelter housing. Transitional Housing provides a stable living environment for the period of time necessary to learn new skills, find employment, and/or develop a financial base with which to re-enter the housing market.

**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 Limit:** Very low-income households are defined as households with incomes less than 50 percent of the area median household 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 under taken 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 do families. A household can contain only one family for 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 has incomes above the median and the other 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.




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**APPENDIX E**  
**VACANT LAND INVENTORY MAP**

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DATE: 08/15/2018 10:41:00 AM PROJECT: TULELAKE HOUSING ELEMENT HOUSING ELEMENT - 08/15/2018 10:41:00 AM

### Legend

 Tulelake City Limits

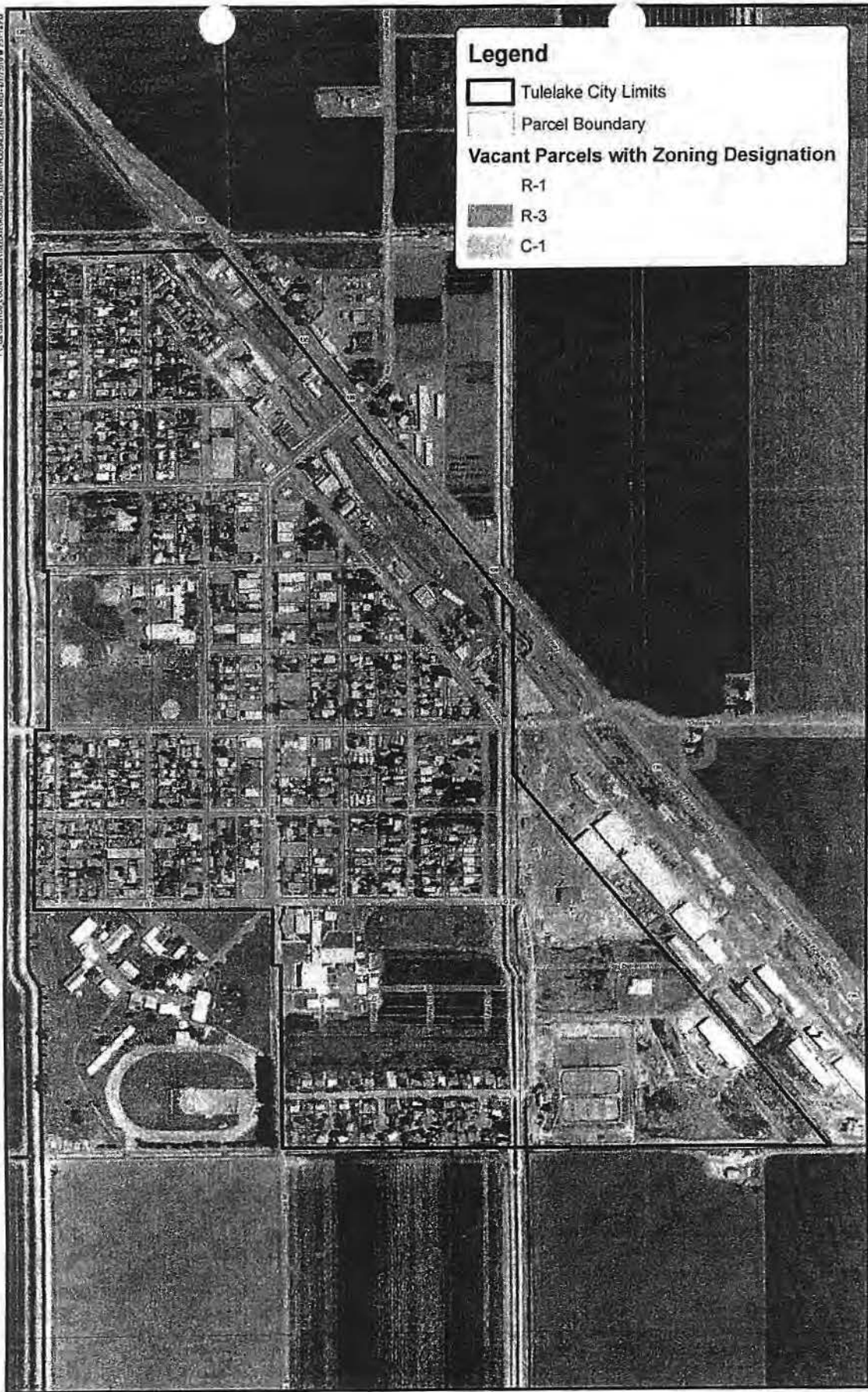
 Parcel Boundary

### Vacant Parcels with Zoning Designation

R-1

 R-3

 C-1



**DRAFT**