

# MEMORANDUM

**DATE:** May 20, 2024

**TO:** Jeff Mitchem, City Administrator; Pamela Eastlick, City Clerk

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

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

On April 4, 2024, Planwest Partners submitted Etna’s adopted Housing Element to the California Department of Housing and Community Development (HCD) for a mandatory 60-day certification review. The purpose of this review is for HCD to assess whether the adopted housing element substantially complies with State housing law. When HCD finds that an adopted housing element substantially comply with State housing law by HCD, it is certified.

At the request of HCD staff, on May 16, 2024, Planwest Partners and Rico Tinsman, the Contract City Planner, had a meeting with HCD staff. During the meeting HCD provided preliminary findings on Etna’s adopted housing element. In response to HCD’s May 16 input, Chapter 2, and Appendices A, B, and C have been revised. The below table summarizes the revisions made to the adopted housing element.

<b>Corrected Housing Element Chapter or Appendix</b>	<b>Notes–Comments</b>
Chapter 2, pg. 2-10	In Program HE.7.1.2, Corrected incorrect references to Tables A-38 and A-39 of Appendix A
Appendix A, pg. A-31	Added estimate by City Official on the number housing units that need substantial rehabilitation and replacement.
Appendix B, pg. B-7 to B-8	Appendix B narrative references Program HE.2.2.1 in Chapter 2 (pg. 2-6); corrected program numbers and timelines to match between the two sections of the housing element.
Appendix C, pg. C-6	Corrected incorrect reference to Montague when it should be Etna.
Appendix C, pgs. C-7 to C-8	Added discussion of junior accessory dwelling units and accessory dwelling units (J/ADUs) as added means to provide affordable housing based on City’s recent permit history and Chapter 2 programs to encourage J/ADUs.
Appendix C, pg. C-13	Revised Table C-4 (pg. C-13) to move APNs 056-281-270 and 056-281-300 from the lower income opportunity sites category to the moderate income opportunity sites category because both are less than 0.50 acres in size.

It is noted that although the adopted Housing Element was revised to address HCD’s preliminary findings and comments, these revisions are non-substantive and are consistent with City Council Resolution 2024-002. Resolution 2024-002 provides for minor changes to the adopted Housing

Element to address any non-substantive changes suggested or requested by HCD, and these changes do not require further review by the City Council.

The adopted Housing Element that has been revised to address HCD's comments follows this memo. The text of Chapter 2, Appendices A, B, and C that has been revised are shown with track changes: Revisions are shown in ~~strikeout~~ and underline. NOTE: You will notice **BLUE**, **RED** and **GREEN** strikethrough/underline text. **BLUE** and **RED** indicates deletion/addition of text; **GREEN** indicates movement of text from one location to another location within the document.

The revised Housing Element can be read and downloaded by clicking the link below or on Etna's website: <https://etnaca.com/>

HCD will issue their letter on May 31, 2024. Should HCD not certify the housing element, the City will be able to again address HCD's findings by revising the housing element further as needed to ensure it complies with State housing law.

If you would like to be notified by email of the upcoming housing element updates, please email Jenny Bennett, Assistant City Clerk, [j.bennett@etnaca.com](mailto:j.bennett@etnaca.com) and include "Housing Element Update" in the subject line.



6<sup>TH</sup> CYCLE (2023-2031)

# ADOPTED HOUSING ELEMENT

MARCH 25, 2024

Prepared By:



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# Chapter 1 – Introduction

## 1.0 Overview

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

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

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

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

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

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

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

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

## 2.0 Regulatory Context

Since Etna’s 5<sup>th</sup> cycle Housing Element was adopted in 2016, a significant number of housing laws have been enacted. These new housing laws mandate new analyses or programs in each Housing Element and apply to the 2023-2031 Etna Housing Element update. Wherever available, City staff has consulted the HCD guidance memos to prepare this Housing Element. These housing and Housing Element new laws include, but are not limited to:

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

calculations, infrastructure requirements, suitability of non-vacant sites, size of site and density requirements, location requirements, sites identified in the previous Housing Element and rezone program requirements, among others.

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

### 3.0 Public Participation

Public participation is an important part of developing the City's Housing Element. The information obtained through public meetings, surveys, and stakeholder interviews provide insight to the true needs of the community. While the City's RHNA may be low, the actual need of the community may be much greater. Through the public participation process the City can identify what issues and obstacles people may be experiencing when trying to find housing. As part of the Housing Element update process, the City implemented the State's public participation requirements in Housing Element Law, set forth in Government Code Section 65583(c)(7), that jurisdictions "...shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element."

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



**Public Workshop at City Council Meeting on December 12, 2022:** This meeting was noticed on the City’s website, email notification to interested parties was sent out, and flyers were distributed online with print copies posted at City Hall. The meeting presentation introduced the Housing Element and update process, provided an overview of the essential components of housing elements, reviewed the City’s regional housing needs allocation (RHNA), identified recent legislation, discussed current City demographics, and gathered public input on housing needs and opportunities. Meeting participants were asked to identify challenges and/or opportunities for housing, and to identify housing priorities in the City. Verbal comments received during this meeting indicate significant increases in rent, cost to build, and fire insurance policies. Commenters also noted an increase in short term rentals and questioned the accuracy of the census population numbers.

**Community Survey:** An anonymous community survey was released to solicit input on housing needs and concerns. The survey was available from December 2022 until March 5, 2023 online in both English and Spanish using the platform SurveyMonkey™ (which is optimized for mobile devices). Paper copies of the survey were also available at City Hall. The City published regular reminders on their website and at City Hall to encourage community participation. Fifty-two (52) surveys were completed by Etna residents. All economic segments of the community, including lower income households, participated in the community survey with 13% indicating their household income was under \$30,000.



The complete results are on the following webpage: <https://www.siskiyou-housing.com/etna/> and Table 1-1 below provides a summary of the survey results.



**Table 1-1**

Question Type	Response (Majority and/or Top 3)
Q1 Live in Etna	100% live in City
Q2 Zip Code	96027
Q3 Live and Work	41% Live and work in the City 35% Work outside the City 22% Retired or do not currently work
Q4 Where do you work	77% Work in Yreka 18% Work in Fort Jones 5% Other location
Q5 Home Renter or Owner	77% Owner
Q6 Monthly Rent or Mortgage Payment	28% \$501- \$1,000 26% Do not pay either 15% \$1,501 - \$2,000
Q7 Length in current Residence	40% More than 10 years 38% 1-5 years 13% less than 1 year
Q8 Household size	27% 1 person 48% 2 people 10% 3 people
Q9 Housing Type	88% Single family residence
Q10 # of dwelling units on property	86% 1 dwelling unit
Q11 Satisfied w/ current housing	93% Yes
Q12 Home ownership barriers	12% Do not have funds for down payment 19% People cannot find home in price range 9% Income is not enough to qualify for mortgage
Q13 Places with 1 mile	88% Health care services 83% Park 83% None of the options
Q14 Type of housing needed:	72% Single family residence detached 61% Affordable apartment rentals 52% Duplexes, condos, attached multi-family 47% Accessory dwelling units
Q15 Housing needs for specific groups	75% Workforce housing 62% Seniors 43% Persons with disabilities
Q16 New Housing Barriers	67% permitting process takes too long/expensive 52% People can't afford to build

Question Type	Response (Majority and/or Top 3)
	48% development regulations too restrictive
<b>Q17</b> Agree/ Disagree: Existing Housing stock/ conditions	63% lacks adequate rental housing 56% lacks adequate affordable housing
<b>Q18</b> Challenges to rental housing	29% Not enough affordable units 12% No units sized to fit household needs 67% not applicable
<b>Q19</b> Age	29% 51-60 years 25% 61-70 years 21% 41-50 years
<b>Q20</b> Choose all that apply	Homeowner/ senior/ parent
<b>Q21</b> Total household income	13% below \$30,000 12% \$40,000 -\$49,999 25% over \$100,000
<b>Q22</b> Additional thoughts	See summary below
<b>Q23</b> How did you hear about survey?	58% City’s social media 29% City website 14% Other (Facebook, neighborhood watch, library)

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

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

Desire for new development to align with community character
Lack of adequate, available, & affordable housing
Need for rental housing that is affordable
Need for senior housing
Want to see attractive housing for families

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

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

**Stakeholders:**

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

- Great Northern Services
- NorCal Continuum of Care
- Golden Umbrella
- PSA 2 Area Agency on Aging
- Shasta-Cascade Small Business Development Center
- Madrone Senior Services
- Siskiyou Community Resource Collaborative
- Siskiyou County Economic Development Council
- Siskiyou County Public Health and Community Development
- Siskiyou County Special Education Office
- Siskiyou Habitat for Humanity
- Siskiyou Home Health Services
- Siskiyou Opportunity Center
- Siskiyou County Association of Realtors

## 4.0 General Plan Consistency

This Housing Element is a stand-alone document intended to replace the City's previous Housing Element adopted in 2016. It is intended to become an integral part of the City's existing General Plan. The California Government Code requires internal consistency among the various elements of a general plan. Section 65300.5 of the Government Code states that the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of policies for the city.

Section 65302 of the Government Code requires the city to include analysis and policies regarding flood hazard and flood management information in general plan safety and conservation element updates. The Federal Emergency Management Agency (FEMA) has mapped the Etna planning area. The City does not consider flood hazards a constraint to residential development. Sites identified in the land inventory do not have flood plain constraints. The City will ensure future safety and conservation element updates are consistent with housing element policies.

The City has reviewed the other adopted elements of the general plan and has determined that this element is consistent. The City will maintain this consistency as future general plan amendments are processed by evaluating proposed amendments for consistency with all elements of the general plan.

## 5.0 Analysis of the Previous Housing Element

An important aspect of the Housing Element is an evaluation of achievements of the implementation of programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and the extent to which these programs continue to be relevant in addressing current and future housing needs in Etna. The evaluation also provides the basis for recommended modifications to programs and the establishment of new

objectives in the Housing Element. Chapter 3 – Review of Previous Programs contains the City’s objectives and programs for the past planning period (2014-2019).

## 6.0 Looking Ahead

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

## 7.0 Key Definitions and Acronyms

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

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

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

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

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

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

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

**Area Median Income (AMI).** This is the median, or middle point, of the incomes of every household in a given area. This means that half of the households in the area earn above the AMI and half of the households earn below it. AMI is a metric that is used to benchmark incomes levels. The income benchmark are calculated and adjusted based on family/household size.<sup>1</sup> Therefore, a single individual will have a lower income threshold than a family of four. Most federal and state housing programs qualify participant eligibility based on household income levels. To accomplish this, many State housing programs utilize the same benchmark of income data released by HCD. The State’s AMI may be used also to calculate affordable housing costs for applicable housing assistance programs. State law requires HCD to annually update the AMI limits based on HUD revisions to the Public Housing

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

and Section 8 Income Limits, which HUD also updates annually or nearly so. In accordance with statutory provisions, HCD makes revisions to HUD'S Public Housing Section 8 Income Limits. One of those revisions is, "if necessary, increase a county's area median income to equal California's non-metropolitan median income".<sup>2</sup> The non-metropolitan median income is determined by HUD, and in 2022 it was \$80,300 for California. HCD applied HUD's on-metropolitan income to Siskiyou county for 2022, resulting in an AMI benchmark of \$80,300 for a family of four.

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

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

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

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

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

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

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

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

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

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

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<sup>2</sup> Ibid.

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

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

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

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

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

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

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

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

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

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

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

# Chapter 2 – Goals, Policies, and Housing Programs

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

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

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

## Required Program Components

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

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

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

The Goals of the Housing Element and the number of Policies and Programs within each Goal are as follows:

[GOAL HE.1: Provide Adequate Sites](#)

[GOAL HE.2: Ensure the Availability of a Variety of Housing Types](#)


[GOAL HE.3: Conserve, Rehabilitate, and Enhance the Condition of the Existing Housing Stock and Residential Neighborhoods.](#)

[GOAL HE.4: Facilitate the Provision of Housing Suited to Persons with Special Needs](#)

[GOAL HE.5: Encourage and Support the Development of Affordable Housing](#)

[GOAL HE.6: Encourage Sustainable Housing Development and Energy Conservation](#)


[GOAL HE.7: Promote Equal and Fair Housing Opportunities for All People](#)

Use of the California icon  below denotes Etna’s policies and programs that fulfill a specific State housing law requirement. Table 2-1 below, lists the 17 programs that are intended to meet a State housing law mandate and is for quick reference. While there are programs that do not have the California icon, these programs are intended to meet one or more of the required program components discussed above. Also, some programs are included in response to public input received during meetings.

<b>Table 2-1 Programs to Meet a Specific State Law Requirement</b>		
Policy HE 1.2	HE.2.3.1	HE.4.2.4
HE.1.3.1	HE.3.2.1	HE.4.2.5
HE.1.3.2	HE.4.2.1	HE.4.2.6
HE.1.3.3	HE.4.2.2	HE.7.1.1
HE.2.1.1	HE.4.2.3	HE.7.1.2
HE.2.2.2		

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

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

Contributing factors are prioritized in Section 7.0 of Appendix A. Etna’s Action Plan that will address the identified contributing factors to overcome identified patterns of segregation and affirmatively further fair housing is also found in Section 7.0 of Appendix A. Etna’s housing programs to affirmatively further housing are not confined to Appendix A alone as Chapter 2 also includes programs that affirmatively address fair housing issues. Programs that further fair housing are identified by fair housing icon: 



## Goal HE.1 – Provide Adequate Sites

Assist in increasing the affordability of housing in Etna, the City shall provide adequate sites to accommodate the City’s housing needs and regional housing needs, provide a wide range of housing section by location, type, income level, and tenure by always ensuring there is an adequate supply of land for residential development.

### Policy HE.1.1

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

**Table 2-2  
City of Etna Quantified Objectives, 2023-2031**

	<b>Extremely Low Income</b>	<b>Very Low Income</b>	<b>Low Income</b>	<b>Moderate Income</b>	<b>Above Moderate Income</b>	<b>Total</b>
New Construction	1	1	1	0	0	3
Rehabilitation	1	1	1	0	0	3
Conservation*	1	1	1	1	0	4
Preservation**	0	0	0	0	0	0
<b>Totals</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>10</b>

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

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

### Policy HE.1.2

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

### Policy HE.1.3

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

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

To ensure at all times during the planning period the City has an adequate inventory to accommodate its designated regional housing need allocation, the City will evaluate and make written findings for entitlement and building permit applications seeking to develop designated inventory sites for decreases in density and affordability of housing units consistent with No Net Loss Law, Government Code Section 65863 et seq. If project

approval will result in an inventory deficit, steps will be taken to replace the lost inventory sites by rezoning qualified properties in other areas as needed to meet the City’s remaining RHNA for lower-income households in accordance with Government Code Section 65863 et seq.

**Administration:** City Council

**Funding:** Application fee, General Fund

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

### Program HE.1.3.2 Monitor Availability of Sites

- 1) Coinciding with the annual General Plan Progress Report, update and review the inventory of vacant residential land in the city and amend zoning and land use designations, as necessary, to ensure an adequate supply of vacant land to accommodate Etna’s share of regional housing needs, a variety of housing types for all income levels. If a deficiency is projected to occur, the City shall take steps to change the General Plan and zoning as needed to increase the amount of available land. As a part of this process, continue to review the effectiveness of the Zoning Ordinance and make revisions if it is found that provisions of the ordinance are creating unusual constraints on the affordability and availability of housing. The City shall make the inventory available to the public, especially the development community, for their information and use.
- 2) The City will continue to monitor the need for multifamily development (i.e., R 3, High Density Residential) on an annual basis. The City Council and the public will receive a report of the analysis outcome and any necessary actions as part of the General Plan Annual Progress reports. “Needed action” to address the need for multifamily development shall include allowing multifamily development in the commercial districts without a use permit. (was Program HE.1.1.1)

**Administration:** City Council

**Funding:** General Fund

**Timing:** 1) and 2): On an annual basis congruent with the General Plan Annual Progress Report, required pursuant to Government Code Section 65400, for the duration of the 2023-2031 housing element planning period.

### Program HE.1.3.3 Procedures for Water and Sewer Connections (was Program HE.1.1.5)

- 1) In compliance with State law, i.e., subparagraph (a) of Government Code Section 65589.7, the City shall deliver the adopt housing element to all public agencies that provide water and sewer service in the City of Etna.
- 2) The City shall grant priority for the provision of water and sewer services to proposed developments that include housing units affordable to lower income households, in compliance with State law, i.e., subparagraph (a) of Government Code Section 65589.7.
- 3) In compliance with State law, i.e., subparagraph (b) of Government Code Section 65589.7, the City shall establish written policies and procedures that grant priority for water and sewer to proposed development that includes housing affordable to lower-income households.

**Administration:** City Council

**Funding:** General Fund

**Timing:** 1) Within thirty (30) days of adoption of the 2023-2031 Housing Element; 2) Immediately and at all times for the duration of the 2023-2031 Housing Element; 3) within one year from adoption of the Housing Element.

### **Program HE.1.3.4 Monitor Public Infrastructure and Development in Sphere of Influence (was Program HE.1.1.5, HE.5.1.1, and HE.5.1.2)**

Continue to maintain adequate sewer and water services, as well as plan for the expansion of these services, as may be necessary to continue adequate services for residents and to accommodate a population changes. The Development proposed with the City's sphere of influence, the City shall coordinate with Siskiyou County to ensure proposed development is consistent with the City's General Plan and adopted long-term goals, policies and objectives for housing and related development.

The City will petition owners of property proposing residential subdivisions in the City's sphere of influence, as well as the Siskiyou County Planning Commission, Board of Supervisors and Local Agency Formation Commission, to annex these properties into the City prior to development.

**Administration:** City Council

**Funding:** federal and state grants/loans, general fund

**Timing:** For the duration of the 2023-2031 Housing Element's planning period.

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

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

### **Policy HE.2.1**

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

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

The City will improve community awareness and support for the City's housing programs citywide by publicly sharing information on the City's website about zoning ordinances, development standards, fees, exactions, surplus public lands, fair housing resources, reasonable accommodation procedures, and housing affordability requirements, and will use affirmative marketing best practices to prepare and publish housing information.

The City shall also encourage development of Accessory Dwelling Units (ADUs) and Junior ADUs by applying for State funding that could allow awarded funds to be used for ADU development such as CalHOME and by publishing information about ADUs and JADUs on its website. This program will be implemented consistent with the requirements of AB 1483 (2019).

The City will perform proactive public outreach using a variety of methods that may include in-person or virtual participation and may occur outside City offices and regular business hours, e.g., community events, farmer's markets; real estate industry workshops, and direct contact with developers and property owners to improve the dissemination of information about the City's housing programs including affordable housing programs.

**Administration:** Planning Department, City Manager

**Funding:** General Fund

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

## Policy HE.2.2

The City shall ensure that the City's land use regulations are consistent with State law, and that planning and building entitlement and permit processes and procedures do not unnecessarily constrain the production of housing. The City shall continue its practice of prioritizing multifamily development entitlement applications. The City shall strive also to ensure that City fees are not a constraint to the development of affordable housing.

In addition to the other uses permitted in the High Density Residential (R-3) zone, the City will facilitate development of housing on properties zoned R-3 by allowing multiple attached and/or detached duplexes and triplexes as principally permitted uses up to the maximum density allowed by the zone (20 units per acre).

### Program HE.2.2.1 Multifamily Development in R-3 Zone (was Program 2.1.2)

The City shall amend Chapters 17.16.050 and 17.16.070 of the High Density Residential – R-3 zone to remove the conditional use permit requirement for multifamily development, and to expressly permit multifamily development as a by-right permitted use. The amendments to Chapters 17.16.050 and 17.16.070 shall continue to permit housing development configured as duplexes and triplexes as by-right permitted housing types.

**Administration:** Planning Department, City Manager

**Funding:** LEAP, General Fund

**Timing:** Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element. Adoption by December 31, 2024

### Program HE.2.2.2 Monitor Existing Fees and Possible Fee Reductions for Affordable Housing (was Program HE.1.1.3)

The City shall review building and development connection fees and permit fees, and modify, as feasible, those standards and fees deemed to be unnecessary, excessive, or that create unusual constraints on affordability and housing availability. At the time of adoption of any new mitigation fees, the City shall consider the housing needs of low- and moderate- income households. Provisions shall be included for potential fee reductions or other cost reductions for projects where 25 percent or more of the housing would be dedicated to low- and moderate-income persons when a covenant is signed assuring continued use by low- and moderate-income households.

**Administration:** City Council

**Funding:** General Fund

**Timing:**

- A) Beginning in 2025, and biennially thereafter.
- B) Prior to adoption of new ordinances and resolutions for residential development standards and fees.

### Program HE.2.2.3 Update Conditional Use Permit Findings (was Program HE.3.1.2)

The City shall amend subsection (A) of 17.36.040 of Chapter 17.36 to strike the word "morals" from the findings as this wording is considered to be ambiguous and as such could be discriminatory.

**Administration:** City Council

**Funding:** LEAP, and General Fund

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

### **Program HE.2.2.4 Small Lot Consolidation**

To facilitate the development of multifamily housing, the City will incentivize the consolidation of small lots by establishing written policy and procedures to grant fee waivers for parcel mergers when multifamily housing is proposed.

**Administration:** Planning Department and City Council

**Funding:** General Fund

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

## **Policy HE.2.3**

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

### **Program HE.2.3.1 Establish and Promote Local Density Bonus Procedures**

1) The City shall provide density bonuses to homebuilders proposing to include qualifying dwelling units and/or other qualifying project amenities within residential developments consistent with Government Code Section 65915 et seq.

2) The City will prepare and publish materials on the City's website informing property owners and housing developers of the City's density bonus program for qualified housing developments consistent with Government Code 65940.1. (was Program HE.1.1.2)

3a) The City shall amend the Etna Municipal Code, Title 18, to adopt density bonus implementing procedures that are consistent with State Density Bonus Law, Government Code Section 65915 et seq. The City will prepare and publish on its website information identifying the density bonus application requirements (Government Code Sections 65915, subparagraph (3)). Consistent with subdivision (n) of Government Code Section 65915, the City's Zoning Ordinance amendments for density bonus may consider allowing the City to grant a density bonus greater than prescribed in State Density Bonus Law (SDBL) for a development that meets the requirements of SDBL.

3b) During the Housing Element planning period, the City shall monitor State law for amendments to Government Codes Sections 65915 et seq., to ensure ongoing compliance with State law. If State law is amended such that revisions to the City of Etna's Zoning Code are necessary for legal compliance, the City will initiate amendments to Title 18 of the Etna Municipal Code.

**Administration:** City Council, City Administrator

**Funding:** LEAP and General Fund

**Timing:** 1) As qualifying prospective projects are submitted; 2) within 30 days of adoption of amendments to the Title 17, of the Etna Municipal Code; 3a) initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element; and 3b) As part of the City's annual housing element progress report, the City shall report to the City Council any amendments to Government Codes Section 65915.

**Program HE.2.3.2 Reduce Parking Requirements for One-Bedroom Units in Multifamily Developments (was Program HE.2.1.4)**

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

**Administration:** City Council, City Administrator

**Funding:** LEAP, and General Fund

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

**Program HE.2.3.3 ADU Ordinance Update**

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

**Administration:** Planning Department and City Council

**Funding:** LEAP and General Fund

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

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

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

Ensure that the quality, safety, and livability of housing in Etna is continually maintained or upgraded, including measures to improve energy conservation, and that dilapidated units which cannot be improved are replaced.

**Policy HE.3.1**

The City shall support housing rehabilitation and encourage housing maintenance in order to avoid future need for significant rehabilitation or replacement. Conserve existing housing wherever possible, and ensure existing occupants are provided notice and minimize displacement.

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

- 1) The City shall continue to encourage the construction of new housing and/or the rehabilitation of existing housing for residents with special needs by granting these persons and/or households priority in the City’s CDBG housing rehabilitation program.

- 2) Continue to apply for CDBG funds, and as other appropriate funding becomes available, to assist homeowners with low interest loans and/or grants through the City's Housing Rehabilitation Program. With a goal of assisting 3 households over the next eight\_years, strive to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program. Rehabilitation, energy conservation, and weatherization program information will be periodically updated by staff and disseminated to the public through annual mailings and handouts made available at City Hall. In order to reduce energy consumption in the city, require units to be rehabilitated with CDBG funds to include energy conservation features, such as dual-pane windows, insulation, caulking, and weather stripping. (was Program HE.4.1.1)

**Administration:** City Administrator

**Funding:** CDGB/Revolving Loan Fund

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

### **Program HE.3.1.2 Promote and Encourage Housing Conservation**

- 1) The City shall provide free guidance and technical assistance through the Building Department to homeowners who wish to repair and improve the habitability and weatherization of existing housing. The availability of this service will be advertised as part of the City's proactive public outreach for housing to improve community awareness.
- 2) The City shall support third-party and non-profit organizations, such as Great Northern Corporation, that offer zero- and low-cost rehabilitation or weatherization programs, including but not limited to, facilitating notification of owners of homes in need of rehabilitation or weatherization about programs that could help meet rehabilitation needs.
- 3) The City will support and promote the activities of other governmental agencies and non-profits that promote homeowner maintenance and improvement of self-help skills. The City will advertise the availability of these programs and services using the City's website, mailers with utility bills, and display of printed materials in City offices and the City library.
- 4) The City shall continue to perform proactive code enforcement to improve housing units that are substandard and have habitability issues in order to conserve the inventory of housing, encouraging the removal of dilapidated housing, using funding where possible, to offset the cost of replacement housing. (was Program HE.4.1.1)
- 5) The City will implement affirmatively marketing of its housing programs. An affirmative marketing program will include:
  - Advertising the availability of programs in multiple languages, and advertise in various media outlets, such as newspapers, magazines, radio, or online platforms, that reach a wide and varied audience.
  - Provide information about the program to potential applicants in multiple languages.
  - Offering reasonable accommodations to persons with disabilities to ensure equal opportunity to apply. This measure includes placing information relating to requests for reasonable accommodations at the main counter at City Hall and on meeting agendas.
  - Creating materials that feature images and messages that appeal to a diverse range of potential applicants, including classes protected under fair housing laws.

**Administration:** City Council, City Administrator

**Funding:** General Fund

**Timing:**

- 1) No less than annually
- 2) The City shall contact third-party and non-profit organizations no less than annually about availability of zero- and low-cost rehabilitation or weatherization programs.
- 3) The City shall contact agencies and non-profit organizations no less than annually about planned activities, and coordinate participation.
- 4) Transactionally during the planning period, and as substandard housing conditions are verified by City employees or the Building Department.
- 5) For the duration of the 6<sup>th</sup> cycle housing element planning period.

**Policy HE.3.2**

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

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

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

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

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

**Administration:** City Council

**Funding:** General Fund

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



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

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

### Policy HE.4.1

Continue to promote housing for persons with special needs, including senior households, female-headed households, persons with disabilities, persons with developmental disabilities, farmworkers, and large households. The City shall give high priority to the building permit processing and inspections for individuals with disabilities, including developmental disabilities.

### Policy HE.4.2

The City shall amend Title 18, Etna Municipal Code, to ensure the Zoning Regulations comply with state law and are implemented consistent with state law. Specifically:

- Government Code Section 65583 for emergency shelters.
- Government Code Section 65650-65656 for supportive housing developments. The amendments shall permit supportive housing developments by-right in zones that permit multifamily and mixed uses including nonresidential zones permitting multifamily uses when the statutory requirements are met. Qualifying supportive housing developments shall comply with the objective development standards and policies that apply to other multifamily development within the same zone.
- Government Code Section 65660-65668 for low barrier navigation centers, a type of emergency shelter. The amendments shall permit low barrier navigation centers by-right in the same zones that permit emergency shelters as well as areas zoned for mixed use and nonresidential zones permitting multifamily uses when the statutory requirements are met.
- Employee housing including farmworker housing consistent with Health and Safety Code Sections 17021.5, 17021.6, and 17021.8.

### Program HE.4.2.1 Supportive Housing Developments, Low Barrier Navigation Centers, and Single Room Occupancy Housing

- 1) Consistent with Government Code Section 65650 et seq., the City shall amend the R-2, R-3, M-H, C-1 and C-2 zones to allow by-right supportive housing developments as a by-right use and not subject to a conditional use permit or other discretionary approval if the requirements of Government Code Sections 65651 and 65652 are met.
- 2) Consistent with Government Code 65583(c)(3), the City shall amend the C-1 and C-2 zones to allow low barrier navigation centers as a by-right use and not subject to a conditional use permit or other discretionary approval if the requirements of Government Code Section 65662. For the C-1 zone, the establishment of a low barrier navigation center shall not be qualified on the presence of nonresidential use, and shall be permitted at street level. The Zoning Ordinance amendments to establish definitions, procedures, and standards for low barrier navigation centers be consistent with provisions of Government Code Section 65660 et seq.
- 3) Conditional use permit findings for single room occupancy housing shall be objective and provide for approval certainty for single room occupancy housing in the R-2 and R-3 zones.

**Administration:** City Council

**Funding:** General Fund

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

### Program HE.4.2.2 Emergency Shelters

The City shall continue to permit emergency shelters in the C-2 zone without a conditional use permit or other discretionary permit, subject only to development and management standards that apply to residential or commercial development in the same zone, and that shall not have the effect of precluding emergency shelters. Management standards shall be objective and encourage and facilitate the development of, or conversion to, emergency shelters, and are consistent with Government Code Section 65583(a)(4) et seq. Off-street parking standards shall be consistent with Government Code Section 65583(a)(4)(A). Specifically, the City shall:

- 1) Pursuant to Government Code Section 65583(a)(4)(A), the City shall amend the off-street parking requirements for emergency shelter regulations, section 17.34.280 of the Etna zoning regulations. The parking standard shall be objective, limit the number of required parking spaces to the number of spaces needed to accommodate staff working in the shelter, and shall not exceed those for residential or commercial uses.
- 2) Amend the definition of emergency shelters, section 17.06.785 of the Etna Zoning Ordinance, to comply with Government Code Section 65583(a)(4)(C), and to expressly include other interim housing interventions, including but not limited to a navigation center, bridge housing, and respite or recuperative care.
- 3) The emergency shelter duration of stay standard in section 17.34.280.C of the Etna Zoning Ordinance shall be amended to be consistent with the definition in section 17.06.785 of the Etna Zoning Ordinance.

**Administration:** City Council

**Funding:** General Fund

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

### Program HE.4.2.3 Employee Housing, Including Farmworker Housing

- 1) The City shall amend the Zoning Ordinance to allow employee housing including farmworker housing consistent with Health and Safety Code Section 17021.5. Specifically:
  - A) Consistent Section 17021.5 of the Health and Safety Code, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation, and shall be a by-right use in the R-1-10, R-1-12, R-2, R-3, and M-H zones. Use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy per section 17021.5 of the Health and Safety Code,
  - B) Employee housing of permanent construction consisting of no more than 36 beds in a group quarters, or 12 units or spaces designed for use by a single family or household, shall be allowed by-right in the R-3 and M-H zones, in the same manner and subject only to development standards that apply to residential development in the same zone, and in C-1 and C-2 zones with a use permit.
  - C) 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.

- 2) 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.

**Administration:** City Council

**Funding:** LEAP and General Fund

**Timing:** 1) Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element. 2) Apply annually as NOFAs are released for the duration of the housing element planning period.

#### **Program HE.4.2.4 Amend the Definition of Family**

The City shall either repeal or amend the definition of “family” in Section 17.06.820, Title 17 of the Etna Zoning Regulations, and the amendments shall comply with State law. Should the City elect to amend the definition of family (rather than repealing the definition), the amendments shall not overly scrutinize living arrangements, limit a family to single housekeeping units, require that residents be related by blood, marriage, or adoption, or impose a zoning limit on the number of unrelated people. The City shall consult the Department of Housing and Community Development (HCD) Group Home Technical Advisory published December 2022, or any updates thereto.

**Administration:** Planning Department

**Funding:** General Fund

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

#### **Program HE.4.2.5 Group Homes**

Group homes, even homes that have more than six residents, that do not provide licensable services shall continue to be allowed in R-1-10, R-1-12, R-2, R-3, M-H zones by-right, treated indistinguishably from other residential uses in the same zone, and subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to other residential development within the same zone. The City shall amend Title 18 of the Etna Municipal Code for the following, and in preparing the amendments, the City shall consult the Department of Housing and Community Development (HCD) Group Home Technical Advisory published December 2022, or any updates thereto. The amendments to the Etna Municipal Code shall allow:

- 1) The City shall amend the Zoning Ordinance for group homes that provide licensable services to six or fewer residents to remove the review for overconcentration provision. Group homes that provide licensable services to six or fewer residents shall continue to be allowed in R-1-10, R-1-12, R-2, R-3, M-H zones by-right, and subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to residential development within the same zone
- 2) Conditional use permit findings shall be objective and provide for approval certainty for groups homes that provide licensable services to more than six residents in the R-2, R-3, M-H , C-1, and C-2 zones.

**Administration:** Planning Department

**Funding:** General Fund

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

### **Program HE.4.2.6 Reasonable Accommodation Ordinance Updates**

The City shall amend the reasonable accommodation procedures, Chapter Title 17.50, to conform with federal and state law. Specifically, the amendments shall make the following updates:

- 1) Repeal the findings and decision language in section 17.050.070(A) of “potential impact on surrounding land uses” and the “physical attributes of the property and structure”.
- 2) Finding (7) of 17.050.070 shall be amended to require engagement of the interactive process to determine if another reasonable accommodation may provide an equivalent level of benefit when a reasonable accommodation request would impose an undue financial burden and administrative burden on the City and/or would require a fundamental alteration to the zoning laws, policies, or procedures of the City.
- 3) The written procedures shall allow a provider or developer of housing for individuals with disabilities to also request reasonable accommodation.

**Administration:** City Council and Planning Department

**Funding:** General Fund

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

### **Program HE.4.2.7 Senior Care Facilities**

The City shall amend the Zoning Ordinance to allow senior care facilities by right in the High Density Residential (R-3) and Mobile Home Residential (M-H) districts and with a use permit in the Community Commercial (C-1) and General Commercial (C-2) districts.

**Administration:** City Council and Planning Department

**Funding:** General Fund

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

## **Policy HE.4.3**

The City shall encourage and support organizations and programs, including housing providers, to address the housing needs of special needs groups (seniors, female headed households, single-parent households with children, persons with disabilities, persons with developmental disabilities, farmworkers, individuals and families experiencing homelessness, and persons with extremely low incomes). The City shall seek to assist in meeting these special housing needs through a combination of regulatory amendments and incentives, and identifying and applying for funding with qualified housing developers to develop needed housing in the City.

### **Program HE.4.3.1 Inter-Jurisdiction Coordination and Planning to Address Homelessness (was Program HE.1.2.6)**

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

City will consult with the NorCal Continuum of Care Coordinator on strategies to provide services, shelter, and housing for those experiencing homelessness in the City.

- 2) The City shall assist appropriate public and/or non-profit entities as feasible to develop a shelter, navigation center, or other recognized type of emergency housing for persons experiencing homelessness in the city by pursuing grant opportunities and providing technical assistance in grant applications for State and Federal funding.
- 3) The City shall support agencies and organizations providing services to those experiencing homelessness by annually updating referral information.
- 4) The City will continue to support the efforts of the housing authorities in administering the Housing Choice Voucher program.
- 5) The City will meet with representatives from the Housing Authorities, the NorCal continuum of care, and other nonprofit organizations to provide information on potential sites and housing development proposals that would be appropriate for the use of housing vouchers in conjunction with state or federal new construction or rehabilitation subsidies.
- 6) The City will partner with area social services agencies and non-profit organizations to assess the housing needs for seniors, people with disabilities (including developmental disabilities), extremely low-income residents, and identify funding sources to develop needed services in the City.
- 7) The City shall maintain a list of non-profit organizations interested in the construction of affordable housing in the City and the region, and meet with and assist organizations desiring to maintain affordable housing in the City.

**Administration:** City Administrator

**Funding:** CDBG/Revolving Loan Account

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

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

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

### Policy HE.5.1

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

#### Program HE.5.1.1 Support the Development of Housing for Extremely Low Income Households and Remove Barriers (was Program HE.1.1.4)

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

2. The City will proactively outreach to affordable housing developers in the region to identify development opportunities in the City, including opportunities for self-help housing (housing in which the eventual owner participates in its construction under the supervision of a building contractor).
3. The City shall encourage and support plans that include extremely low, very low, and low income housing in R-2, R-3, and M-H zones when located within a distance a person can reasonably walk to services (e.g., quarter mile) or an existing or new transit stop is within a quarter mile of the development. The phrase “encourage and support” as used herein, may include, but is not limited to:
  - Site identification;
  - Providing local, state, and federal permit assistance;
  - Give priority to processing of affordable housing projects, taking the applications out of submittal sequence if necessary to receive an early hearing date;
  - Allow phasing of infrastructure whenever possible at time of project review;
  - Facilitate the provision of public transportation services to serve residential areas, including services for people with handicaps and the installation of bus stops at safe and convenient locations;
  - Maintenance of relationships with funding and facilitating agencies and organizations; and
  - Any other action on the part of the City that will reduce development costs.

**Administration:** City Council

**Funding:** General Fund, CDBG, HOME

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

### **Program HE.5.1.2 Monitor State and Federal Funding for Housing**

To support the development of housing affordable to low and very low income households, the City will continue to review and pursue potential state and federal funding that can be used in support of affordable housing (e.g., CDBG and HOME) annually, or as funding becomes available; proactively outreach to affordable housing developers in the region to identify development opportunities in the City, including opportunities for self-help housing (housing in which the eventual owner participates in its construction under the supervision of a building contractor); submit funding applications as appropriate, and grant priority to projects that include units affordable to extremely low-income households.

**Administration:** City Council, City Administrator

**Funding:** General Fund

**Timing:** Apply for funding annually, or as funding becomes available, for the duration of the 2023-2031 housing element planning period.

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

The City will improve awareness and support for the City’s workforce and affordable housing programs by preparing, publishing, and distributing an affordable housing information brochure/newsletter that will be a local resource for persons interested in developing low-cost housing, which will be implemented consistent with the requirements of AB 1483 (2019). The City will encourage the participation of agencies and organizations that operate rental and mortgage subsidy and self-help housing programs. To improve the dissemination of the City’s

affordable housing programs, the City will provide information, printed and as web content. The City will perform proactive public outreach using a variety of methods that may include in-person or virtual participation, e.g., development industry events or workshops, and direct contact with developers and property owners to improve the dissemination of information about the City's affordable housing programs. The City will refer persons interested in developing low-cost housing to appropriate government and non-profit organizations for assistance.

**Administration:** City Council, City Administrator

**Funding:** General Fund

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

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

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

### Policy HE.6.1

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

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

Promote the use of energy conservation measures in all housing through the use of public and private weatherization programs. Provide information on currently available weatherization and energy conservation programs to residents. The City will have information available for the public at the front counter of City Hall and will distribute information through an annual mailing. The City will provide referrals and participate in informing households that would potentially benefit from these programs as appropriate. The City shall facilitate the weatherization of an average of 10 homes per year during the 6<sup>th</sup> cycle planning period by providing information

**Administration:** Building Department, City Manager

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

**Timing:** Initiate no later than December 2025.

#### Program HE.6.1.2 Title 24 for Energy Efficiency and Conservation

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

**Administration:** Building Department

**Funding:** Private and government funds

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

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

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

### Policy HE.7.1

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

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

##### Complaints (was Implementation Measures HO-7.1.1, HO-7.1.2, and HO-7.1.3)

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

**Administration:** City Manager

**Funding:** General fund

**Timing:**

A)–C) At all times during the 2023-2031 Housing Element cycle.

D) The City shall provide training at least bi-annually, with the first training held by 12/31/24.



**Program HE.7.1.2 Implementation of the AFFH Action Plan**  

Appendix A analyzes fair housing conditions in the City of Etna, and provides a regional comparison. Tables [A-38](#) and [A-39](#) in Section 7.0 of Appendix A identify the City's fair housing issues and contributing factors, and the contributing factors are prioritized in Table [A-3738](#) of Appendix A.

The City's Affirmatively Furthering Fair Housing action plan is identified as Table [A-3739](#), section 7.0, Appendix A, and hereby incorporated by reference. The City's AFFH Action Plan addresses the identified fair housing issue and contributing factors.

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

**Administration:** City Council

**Funding:** General fund

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

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

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

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

## 2014-2019 Housing Element Programs

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

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

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p><b>Program 1.1.1:</b> As developers inquire locally about potential residential development projects, they will be advised of the need for affordable housing in the City, especially in the form of multifamily housing.</p> <p><b>Timing:</b> 2014-2019 – as inquiries are made for potential housing development</p> <p><b>Responsibility:</b> City Council and City Clerk</p> <p><b>Financing:</b> General Fund</p>	<p><b>Progress:</b> Incomplete. The City received only a single inquiry from a developer during the current planning period. This occurred in late 2017 and the individual was proposing to develop a pair of duplexes for senior living in close proximity to downtown; however, the individual ultimately decided to postpone the project and no application was submitted.</p> <p><b>Effectiveness:</b> While this program did not result in the construction of new affordable housing units, this was due more to the lack of any housing development over the past eight year period. The City will continue to encourage the development of affordable housing through this program.</p>	<p><b>Modify and continue:</b> This program will be continued. The implementing language has been modified and is contained in Programs HE.2.1.1, HE.2.3.1(2), and HE.5.1.3 of the 2023-2031 Housing Element.</p>
<p><b>Program 1.1.2:</b> The City will encourage the development of affordable housing by maintaining low fee requirements. When fee increases are deemed necessary, lower fees will be maintained, whenever possible, for affordable housing projects.</p> <p><b>Timing:</b> 2014-2019 – as inquiries are made for potential housing development</p> <p><b>Responsibility:</b> City Council</p> <p><b>Financing:</b> General Fund</p>	<p><b>Progress:</b> Complete. The City continues to maintain low fee requirements and only raises its fees as needed to ensure adequate cost recovery.</p> <p><b>Effectiveness:</b> This program has been effective and should continue, This program has effective, although there has been little development activity in the City during the 5<sup>th</sup> cycle.</p>	<p><b>Modify and continue:</b> This program will be continued as Program 2.2.3. While the implementing language of the original program has been modified, the Program’s intent for the City to regularly review the fees, including consideration of whether a fee(s) may impose a constraint on housing affordability and availability.</p>
<p><b>Program 1.1.3:</b> Upon submittal of residential development plans, the City will encourage and support those plans which include lower income housing in areas appropriate to the needs and desires of the population it would serve. “Encourage and support” as used herein means:</p>	<p><b>Progress:</b> Incomplete. The City supports the development of affordable housing; however, it is difficult to attract housing developers to Siskiyou County and there has not been any housing proposed in the city during the current planning period other than three single-family dwellings, all of which were approved. Because of this, the</p>	<p><b>Modify and continue:</b> This program will be continued. The implementing language has been modified and is contained in Program HE.3.1.1 and HE.5.1.1.</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<ul style="list-style-type: none"> <li>• Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date;</li> <li>• Consider spreading development fee costs over a 3-5 year payment period to help reduce initial impact, at time of project review;</li> <li>• Provide density bonus or other concessions in accordance with Government Code § 65915;</li> <li>• Allow phasing of infrastructure whenever possible at time of project review; and</li> <li>• Any other action on the part of the City which will help to keep development costs to a minimum.</li> <li>• Contact affordable housing developers and affordable housing advocates in the area about the potential for housing in Etna.</li> </ul> <p><b>Timing:</b> 2014-2019 – Contact housing developers/advocates every two years.</p> <p><b>Responsibility:</b> City Council</p> <p><b>Financing:</b> General Fund</p>	<p>City has not had an opportunity to encourage and support the development of affordable housing during the current planning period as much as it would prefer.</p> <p><b>Effectiveness:</b> While this program did not result in the construction of new affordable housing units, this was due more to the lack of any housing development over the past eight year period. The City will continue to encourage the development of affordable housing through this program.</p>	
<p><b>Program 1.1.4:</b> Pursuant to Government Code §65589.7, the City will develop specific procedures to grant priority sewer and water service to those residential developments that include units affordable to lower income households. Additionally, the City will continue to maintain adequate sewer and water services, as well as plan for the expansion of these services, as may be necessary to accommodate a growing population.</p> <p><b>Timing:</b> January 2017</p> <p><b>Responsibility:</b> Public Works Department</p> <p><b>Financing:</b> General Fund</p>	<p><b>Progress:</b> Incomplete. Because there has been so little development activity in the City over the past eight years, all projects receive priority service. Nevertheless,</p> <p><b>Effectiveness:</b> This program has been moderately effective, and will be continued.</p>	<p><b>Modify and continue:</b> In accordance with Government Code Sec. 65589.7, the City will be developing specific procedures to grant priority sewer and water service to those residential developments that include units affordable to lower-income households: see Program HE1.3.3.</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p><b>Program 1.1.5:</b> To assist in the development of housing affordable for lower-income persons, the City will annually contact nonprofit housing sponsors and support or pursue funding applications.  <b>Timing:</b> Annually  <b>Responsibility:</b> City Council, City Clerk  <b>Financing:</b> General Fund</p>	<p><b>Progress:</b> Incomplete. There have been no opportunities for the City to implement this program. During the 5<sup>th</sup> cycle, the City spoke with a developer, however, a proposal was not submitted. Overall, the City has experienced very little growth during the 5<sup>th</sup> cycle planning period. However, the City will continue to meet with housing sponsors and encourage the development of affordable housing.</p> <p><b>Effectiveness:</b> This program has been moderately effective.</p>	<p><b>Modify and continue:</b> This program will be continued as Program 2.3.2. While the implementing language of the original program has been modified, the Program’s intent, extent of incentives/concession the City may offer, etc. remain the same as Program 1.4 from the previous housing element.</p>
<p><b>Program 1.2.1:</b> In order to help meet the needs of extremely low-income persons and households, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multifamily. The City will contact housing advocates for extremely low income household in the area about the potential for developing housing in Etna.  <b>Timing:</b> Every two years  <b>Responsibility:</b> City Council  <b>Financing:</b> Grant Funding</p>	<p><b>Progress:</b> Incomplete. No single-room occupancy units or other units affordable to extremely low-income households has been proposed during the current planning period.</p> <p><b>Effectiveness:</b> While this program did not result in the construction of new affordable housing units, this was due more to the lack of any housing development over the past eight year period. The City will continue to encourage the development of affordable housing through this program.</p>	<p><b>Modify and continue:</b> Program HE.2.2.2 commits the City to providing density bonuses consistent with State law. The program language for prioritizing funding (when available) and/or regulatory incentives has been continued as part of Program 2.3.1.</p>
<p><b>Program 1.2.2:</b> In order to help meet the needs of large families, the City will offer financial incentives and/or regulatory concessions for the development of multifamily housing that includes affordable four- and five-bedroom units.  <b>Timing:</b> Ongoing  <b>Responsibility:</b> City Council, City Clerk</p>	<p><b>Progress:</b> Incomplete. There have not been any multifamily housing projects proposed during the current planning period with which to offer incentives or regulatory concessions for the development of housing for large family households.</p>	<p><b>Modify and continue:</b> This program will be modified and continued as part of Programs HE.2.1.1, HE.3.1.2, and HE.5.1.3. These programs commit the City to conduct proactive outreach to residents, housing developers, and housing organizations to improve awareness of the City’s housing programs, to prioritize</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p><b>Financing:</b> Grant Funding</p>	<p><b>Effectiveness:</b> While this program did not result in the construction of new affordable housing units, this was due more to the lack of any housing development over the past eight year period. This program will be modified and continued.</p>	<p>incentives for projects that meet the needs of lower income and special needs individuals and households, to work with housing providers and organizations for the target populations. As part of amending the Etna Zoning Ordinance, Program HE.2.2.2 calls on the City to consider allowing a density bonus greater than described in State Density Bonus Law (SDBL) for a development that meets the requirements of SDBL.</p>
<p><b>Program 1.2.3:</b> In order to meet the need of persons with disabilities, including developmental disabilities, continue to allow Group Care Facilities for six or fewer persons in all residential zones including single-family zones in compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08.  <b>Timing:</b> Ongoing  <b>Responsibility:</b> City Council, City Clerk  <b>Financing:</b> General Fund</p>	<p><b>Progress:</b> Complete. The City continues to allow group care facilities for six or fewer persons in all residential zones including single-family zones in compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08.  <b>Effectiveness:</b> This program has been effective. Due to changes in State law this program will be modified and continued.</p>	<p><b>Modify and continue.</b> While the City Zoning Ordinance permits group homes that require state licensing and serve six (6) or fewer persons as a residential use subject to only those restrictions that apply to other residential uses of the same type in the same zone, recently enacted amendments to State law require amendments to the definition of family and group homes, along with providing for supportive housing developments and low barrier navigation centers consistent with State law. See Program HE.4.2.5.</p>
<p><b>Program 1.2.4:</b> The City will contact and work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, and homeless individuals and families. Seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing</p>	<p><b>Progress:</b> Incomplete. The City supports the development of special needs housing and housing for all members of the community. Unfortunately, due to limited staffing and resources, the City has not been able to develop regulatory incentives, new housing construction programs, and supportive services programs for special needs households. The City did, however,</p>	<p><b>Modify and continue:</b> This program will be modified and continued as part of Programs HE2.2.4, HE.4.3.1, HE.2.1.1 and HE.5.1.3. These programs commit the City to conduct proactive outreach to residents, housing developers, and housing organizations to improve awareness of the City’s housing programs, to prioritize</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>construction programs, and supportive services programs. In addition, the City may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.</p> <p><b>Timing:</b> Every two years  <b>Responsibility:</b> City Clerk  <b>Financing:</b> CDBG/Revolving Loan Account</p>	<p>allocate its PLHA funding for the current cycle to development of a shelter in Yreka to better serve Siskiyou County residents. And in 2015, the City adopted Ordinance 216 to provide individuals with disabilities reasonable accommodations in the rules, practices, and procedures to ensure that housing for these persons is not inhibited.</p> <p><b>Effectiveness:</b> While this program did not result in the construction of new affordable housing units, this was due more to the lack of any housing development over the past eight year period. This program will be modified and continued.</p>	<p>incentives for projects that meet the needs of lower income and special needs individuals and households, to work with housing providers and organizations for the target populations.</p>
<p><b>Program 1.3.1:</b> Coinciding with the annual General Plan Progress Report, the City will continue update and review the inventory of vacant residential land in the City and amend zoning and land use designations, as necessary, to ensure an adequate supply of vacant land to accommodate the City’s share of regional housing needs.</p> <p><b>Timing:</b> Annually congruent with General Plan Annual Progress Report  <b>Responsibility:</b> City Council  <b>Financing:</b> General Fund</p>	<p><b>Progress:</b> Implemented. With only three new units developed during the current planning period, there have been few changes to the City's inventory of vacant land since adoption of the Housing Element. The City remains capable of accommodating its share of regional housing needs for the 2014-2022 planning period.</p> <p><b>Effectiveness:</b> This program has been effective and should continue. The City continues to have an adequate supply of land that is appropriate and available for the development of a variety of housing types, and will continue to encourage the development of affordable housing.</p>	<p><b>Modify and continue:</b> This program has been modified and will continue as Programs 1.3.1 and 1.3.2. Program 1.3.1 reflects the requirements of No Net Loss (Government Code Section 65863) for the transactional review of ministerial and entitlements for the development of sites designated by the City to meet its RHNA to assure the City still has adequate margin in its RHNA inventory. Program 1.3.2 commits the City to an annual review of its vacant land inventory to assure it the City can accommodate a variety of housing types for all income levels. Should a deficit be projected to occur Program 1.3.2 commits the City to taking</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
		specific actions to increase the amount of available land.
<p><b>Program 2.1.1:</b> Continue to review the effectiveness of the Zoning Ordinance and make revisions if it is found that provisions of the ordinance are creating unusual constraints on the affordability and availability of housing.</p> <p><b>Timing:</b> Biannually  <b>Responsibility:</b> City Council  <b>Financing:</b> General Fund</p>	<p><b>Progress:</b> In Progress. The Zoning Ordinance was recently reviewed and evaluated by staff with the finding that it does not pose a significant constraint to the development of affordable housing. However, it is recommended that to better facilitate the development of affordable housing, the City should permit more than four multifamily units in the R-3 without a use permit.</p> <p><b>Effectiveness:</b> This program was effective and will continue.</p>	<p><b>Continue:</b> As discussed under Program 2.1.2 below, the City is using SB 2 funds for an engineering analysis of the City’s water system to ensure capacity to serve by-right multifamily development. This program will be modified and will be continued: see Program 1.3.2.</p>
<p><b>Program 2.1.2:</b> The City will remove the conditional use permit required for proposed multifamily developments to determine whether the process hinders the development of affordable housing.</p> <p><b>Timing:</b> July 2017  <b>Responsibility:</b> City Council  <b>Financing:</b> General Fund</p>	<p><b>Progress:</b> In Progress. The City has not yet removed the conditional use permit requirement for multifamily housing. A planning grant was awarded with which to do so, however, concern was expressed about water supply availability to accommodate new multifamily housing during extended drought conditions. To address this and ensure the program can be implemented safely, the City and HCD amended the planning grant to first prepare a water system engineering analysis.</p> <p><b>Effectiveness:</b> While this program has not been completed, the City considers effective and it will be continued.</p>	<p><b>Continue:</b> Program HE.2.2.1 commits the City to amending its High Density Residential–R-3 zone to permit multifamily development.</p>
<p><b>Program 2.1.3:</b> Persons with disabilities, including developmental disabilities, have been identified by the state as a special needs group and thus actions must be</p>	<p><b>Progress:</b> Complete. In 2015, the City adopted Ordinance 216 providing individuals with disabilities reasonable accommodations in the rules,</p>	<p><b>Modify and continue.</b> While the City adopted Ordinance 216, recently enacted amendments to State law require</p>



Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>taken to ensure that housing for these persons is not inhibited due to Etna’s housing policies and practices. The City will evaluate whether there are constraints on the development, maintenance, and improvement of housing intended for persons with disabilities. The analysis will include a monitoring of existing land use controls, permit and processing procedures, and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities. Upon completion of the evaluation, the City will adopt a reasonable accommodation procedure.</p> <p><b>Timing:</b> Review Zoning Ordinance for constraints to housing for disabled persons. Adopt a reasonable accommodation ordinance by July 2017.</p> <p><b>Responsibility:</b> City Council, City Clerk</p> <p><b>Financing:</b> General Fund</p>	<p>practices, and procedures to ensure that housing for these persons is not inhibited. Further, the City has not identified any potential conflicts with fair housing laws or hardships for persons with disabilities in its building or zoning codes.</p> <p><b>Effectiveness:</b> This program was effective as the City adopted reasonable accommodation procedures. The program will be modified and continued, however, in order for the City to amend its Zoning Ordinance to be consistent with recently enacted legislation for affirmatively furthering fair housing and group homes.</p>	<p>amendments to the definition of family and group homes, along with providing for supportive housing developments and low barrier navigation centers consistent with State law. See Program 4.2.5, and Program 4.2.6 commits the City to amending its reasonable accommodation provision such that the findings comport with state and federal law to require engagement of the interactive process before imposing conditions of approval.</p>
<p><b>Program 3.1.1:</b> Continue to inform residents of their rights under fair housing law by posting and maintaining notices at City Hall, the Police Department, and the Etna Branch Library regarding the availability of a fair housing information and referral contact at City Hall. The notice will include the name and phone number of the contact person within the City of Etna (i.e., the City Clerk) and any other information deemed relevant by the City Council. Refer known incidents of discrimination in the sale or rental of housing and lending practices to the Siskiyou County District Attorney and the Office of Fair Housing and Equal Opportunity at the U.S. Department of Housing and Urban Development for action.</p> <p><b>Timing:</b> Ongoing</p>	<p><b>Progress:</b> Implemented. The City Clerk continues to be the designated contact for referral of fair complaints. Notices are posted at City Hall, the Police Department, and the library. There have been no instances of housing discrimination reported to the City during the current planning period.</p> <p><b>Effectiveness:</b> The City has not received any complaints during the current planning period. The City considers this a effective and important program and as such will continue the program</p>	<p><b>Modify and continue:</b> This program has been modified and is part of a larger community awareness program (Program HE.2.1.1), and is incorporated as a component of Programs HE.7.1.1 and HE.7.1.2 as the City has a duty to affirmatively furthering fair housing.</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p><b>Responsibility:</b> City Clerk  <b>Financing:</b> General Fund</p>		
<p><b>Program 3.1.2:</b> Zoning Ordinance Section 17.36.040 Action by the Council discusses the requirements for granting a conditional use permit in the City. The City will revise Section 17.36.040 to remove the word “morals” from the findings requirement as this wording is considered to be ambiguous and as such could be discriminatory.  <b>Timing:</b> Revise Zoning Ordinance by July 2017  <b>Responsibility:</b> City Clerk  <b>Financing:</b> General Fund</p>	<p><b>Progress:</b> Incomplete. The City has not yet removed the word "morals" from Sec. 17.36.040; however, the wording will be removed during the next zoning text amendment. However, it is the City’s practice to not discriminate.   <b>Effectiveness:</b> Although this program was not completed during the 5<sup>th</sup> cycle, this program will be continued.</p>	<p><b>Continue:</b> This program will be continued as Program HE2.2.4.</p>
<p><b>Program 4.1.1:</b> With a goal of assisting five households over the next four years, the City will strive to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program. Rehabilitation, energy conservation and weatherization program information for existing housing will be disseminated by publicizing these programs through handouts available at public locations, as well as through the City newsletter.  <b>Timing:</b> 2015-2019; Posting continuous, newsletter twice per year  <b>Responsibility:</b> City Council  <b>Financing:</b> CDBG/Revolving Loan Account</p>	<p><b>Progress:</b> In Progress. Information regarding the housing rehabilitation program is made available at City Hall and the City periodically includes this information in mailings to residents, however, there have been no homes assisted during the current planning period.   <b>Effectiveness:</b> While the program was not very effective during the planning period of the 5<sup>th</sup> cycle, continuing the program is important for conserving and improving the City’s housing stock.</p>	<p><b>Modify and continue:</b> This program has been modified and is part of a larger community awareness program (Program HE.2.1.1), and is incorporated as a component of Programs HE.7.1.1 and HE.7.1.2 as the City has a duty to affirmatively furthering fair housing.</p>
<p><b>Program 4.1.2:</b> As a means of maintaining safe and decent housing, as well as respond to complaints and obvious code violations, the City will develop and implement a code enforcement program as soon as funding becomes available.</p>	<p><b>Progress:</b> Complete. The City hired a community service officer in 2016 and, in addition to other law enforcement duties, this individual serves as the code enforcement officer for the City.</p>	<p><b>Continue:</b> This program will be continued and has been incorporated into Program HE.3.1.2.</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p><b>Timing:</b> As funding becomes available; continuous upon complaint or other evidence of a hazard  <b>Responsibility:</b> City Council  <b>Financing:</b> CDBG/Revolving Loan Account</p>	<p><b>Effectiveness:</b> This program has been effective and should continue.</p>	
<p><b>Program 4.1.3:</b> The removal of dilapidated housing will be encouraged, using CDBG funds where possible, to off-set the cost of replacement housing.  <b>Timing:</b> Ongoing  <b>Responsibility:</b> City Council  <b>Financing:</b> CDBG/Revolving Loan Account</p>	<p><b>Progress:</b> Incomplete. No dilapidated housing was removed using CDBG funds for the duration of the 5<sup>th</sup> cycle planning period.   <b>Effectiveness:</b> This program has not been effective in that no substandard was removed. Nonetheless, the City considers this to be an important program and should be continued.</p>	<p><b>Modify and continue:</b> This program will continue as Programs HE.3.1.1, HE.5.1.2, and HE.5.1.4.</p>
<p><b>Program 4.1.4:</b> In order to determine current housing rehabilitation and replacement needs, the City shall apply for CDBG funding and complete a housing conditions survey prior to the next Housing Element update.  <b>Timing:</b> Apply for grant funding prior to January 2017 and complete housing conditions survey prior to June 2018  <b>Responsibility:</b> City Council  <b>Financing:</b> CDBG</p>	<p><b>Progress:</b> Incomplete. The City has not yet obtained funding for a housing conditions survey.   <b>Effectiveness:</b> This program has not been effective in that the City has not secured grant funding to support a housing conditions survey.</p>	<p><b>Modify and continue.</b> While housing elements must include a description and analysis of the current housing stock, a housing conditions survey is no longer explicitly required for a legally sufficient housing element. Nonetheless, Programs HE.3.1.1, HE.3.2.1, HE.5.1.2, and HE.5.1.4 commit the City to conserve housing through rehabilitation and replacement, and distributing information about the rehabilitation programs to property owners.</p>
<p><b>Program 4.2.1:</b> The City will encourage owners of historic residential structures to nominate their dwelling for inclusion in the National Register of Historic Places, as well as assist in the application procedures for the inclusion of structures on the National Register. Provide annual City recognition of well-done rehabilitated historic dwellings.  <b>Timing:</b> Ongoing</p>	<p><b>Progress:</b> Incomplete. No owners of historic properties have nominated their structures for inclusion in the National Register of Historic Places during the current planning period.   <b>Effectiveness:</b> The program has not been effective.</p>	<p><b>Discontinue.</b> This program encourages registration of residential structures to the National Register of Historic Places. While a worthwhile program, it is more appropriate for inclusion in the open space element of Etna’s general plan. The general plan requirements for open space elements are contained in</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p><b>Responsibility:</b> City Council  <b>Financing:</b> General Fund</p>		<p>Government Code Section 65560. Subdivision (h)(3) identifies “areas and resources of outstanding historic and cultural value” as resources to be included in the general plan analysis and accompanying goals, policies and implementation measures. Alternatively, a locality’s general plan may include a historic preservation element.</p>
<p><b>Program 4.2.2:</b> The City will encourage the innovative reuse of historical structures through the Conditional Use Permit process, allowing those uses that help to preserve the structure without negatively impacting existing neighborhoods.  <b>Timing:</b> Upon submittal of appropriate applications  <b>Responsibility:</b> City Council  <b>Financing:</b> General Fund/Application fees</p>	<p><b>Progress:</b> Complete. To better facilitate reuse of historic structures in the Central Commercial (C-1) zoning district, the City adopted Ordinance 223 on Feb. 22, 2022, which allows mixed-use developments and residential use by right in the C-1 when the residential use occurs above or below street level.   <b>Effectiveness:</b> This program has been effective.</p>	<p><b>Discontinue.</b> The City adopted the specified amendments to its Zoning Ordinance in 2022 and the program does not need to be continued.</p>
<p><b>Program 5.1.1:</b> In order to ensure consistency with the City’s General Plan and adopted long-term goals, policies and objectives for housing and related development, the City shall coordinate with Siskiyou County to address development being proposed within the City’s sphere of influence.  <b>Timing:</b> Continuous  <b>Responsibility:</b> City Council  <b>Financing:</b> General Fund</p>	<p><b>Progress:</b> Incomplete. There has been no development proposed in the City’s sphere of influence during the current planning period.   <b>Effectiveness:</b> This Program was not implemented during the 5<sup>th</sup> cycle planning period due to the lack of new residential development in Etna’s sphere of influence, but should be continued.</p>	<p><b>Continue.</b> Although Etna and the unincorporated areas in the Etna’s sphere of influence saw little growth during the 5<sup>th</sup> cycle, this Program will be continued to ensure adequate provision of essential services; see Program HE.1.3.4.</p>
<p><b>Program 5.1.2:</b> The City will petition owners of property proposing residential subdivisions in the City’s sphere of influence, as well as the Siskiyou County Planning Commission, Board of Supervisors and Local Agency</p>	<p><b>Progress:</b> Incomplete. There has been no development proposed in the City’s sphere of influence during the current planning period.</p>	<p><b>Continue.</b> Although Etna and the unincorporated areas in the Etna’s sphere of influence saw little growth during the 5<sup>th</sup> cycle, this Program will be continued to</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>Formation Commission, to annex these properties into the City prior to development.  <b>Timing:</b> Continuous  <b>Responsibility:</b> City Council  <b>Financing:</b> General Fund</p>	<p><b>Effectiveness:</b> This Program was not implemented during the 5<sup>th</sup> cycle planning period due to the lack of new residential development in Etna’s sphere of influence, but should be continued.</p>	<p>ensure adequate provision of essential services; see Program HE.1.3.4.</p>

# Appendix A – Assessment of Housing Needs and Fair Housing

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## 1.0 Introduction

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

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

The Housing Needs Assessment focuses on demographic information such as population trends, ethnicity, age, household composition, income, employment, housing characteristics, general housing needs by income, and housing needs for special segments of the population. It outlines the characteristics of the community and identifies those characteristics that may have significant impacts on housing needs in the community. Because the analysis and reporting of demographic and housing data for the needs assessment and constraints overlaps significantly with the required analysis of segregation and integration patterns and trends for the fair housing assessment (AFH), this component of the AFH is embedded throughout appropriate sections of this document. The remaining analysis of the AFH is found in section 10.

## 2.0 Population and Employment Trends

### 2.1 Population Change

The City’s population in 2020 was 678 persons. The population decreased from 781 in 2000 to 737 in 2010, or by 5.6 percent. From 2010 to 2020, the population decreased from 737 to 678, or by 8 percent. Table A-1 shows population growth rates for communities in Siskiyou County from 2000 to 2020. As is shown, Etna’s population declined by 13.2 percent between 2000 and 2020.

Etna’s double-digit population decline from 2000 to 2020 is similar to the declines experienced in the cities of Dunsmuir, Montague, Mt. Shasta, and Tulelake. The population decline in these cities is higher than that of the unincorporated area and the whole of the Siskiyou County.

**Table A-1  
Regional Population Change, 2000-2021**

	Population			Percent Change		
	2000	2010	2020	2000–2010	2010–2020	2000–2020
<b>Etna</b>	<b>781</b>	<b>737</b>	<b>678</b>	<b>-5.63%</b>	<b>-8.01%</b>	<b>-13.2%</b>
Dorris	886	939	860	6.0%	-8.4%	-2.9%
Dunsmuir	1,923	1,650	1,707	-14.2%	3.5%	-11.2%
Ft. Jones	660	839	695	27.1%	-17.2%	5.3%
Montague	1,456	1,443	1,226	-0.9%	-15.0%	-15.8%
Mt. Shasta	3,621	3,394	3,223	-6.3%	-5.0%	-11.0%
Tulelake	1,020	1,010	902	-1.0%	-10.7%	-11.6%
Weed	2,978	2,967	2,862	-0.4%	-3.5%	-3.9%
Yreka	7,290	7,765	7,807	6.5%	0.5%	7.1%

	Population			Percent Change		
	2000	2010	2020	2000–2010	2010–2020	2000–2020
Unincorporated Co.	23,686	24,156	24,116	2.0%	-0.2%	1.8%
All of Siskiyou Co.	44,301	44,900	44,076	1.4%	-1.8%	-0.5%

Source: Siskiyou County 5th Cycle Housing Element Data Packet

## 2.2 Population Growth Projections

Population projections for Etna are not currently available. The Department of Finance provides projections for all counties through 2060 but does not provide projections for individual cities in Siskiyou County. Table A-2 shows the expected population changes for both the incorporated and unincorporated portions of Siskiyou County between 2010 and 2060 as prepared by the California Department of Finance (DOF). Based on DOF projections, the County’s population is expected to decrease by approximately 12.2 percent from 2010 to 2060. The data indicates that it is likely Etna’s population will continue to decline into the future.

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

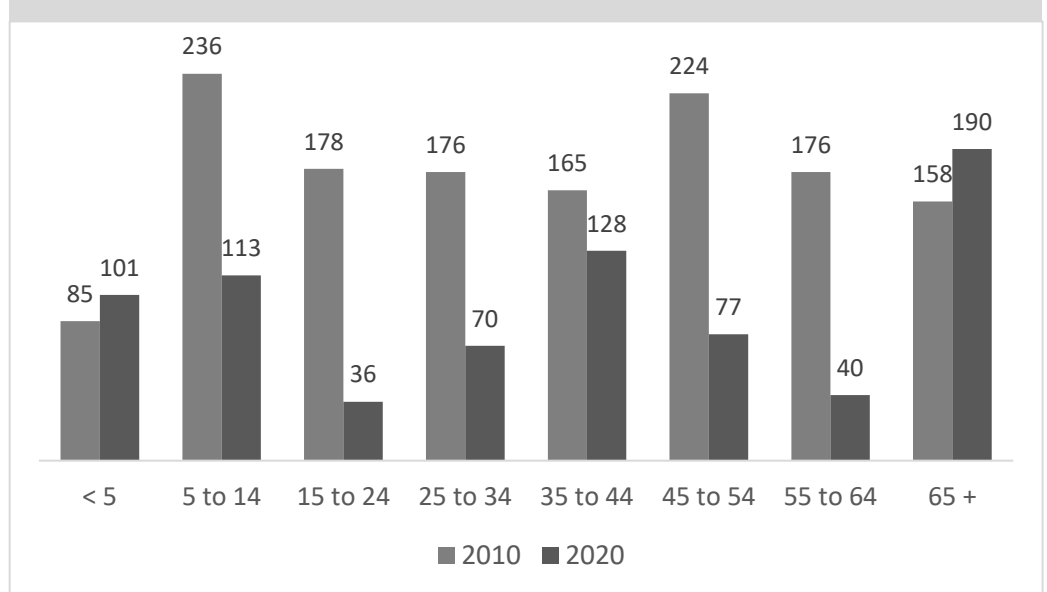
	2010	2020	2030	2040	2050	2060
Siskiyou County	44,855	43,792	42,707	41,434	39,874	39,395

Source: Department of Finance, July 2021

## 2.3 Population by Age

The age of a locality’s population is included because as individuals age, their lifestyles, household composition, living preferences, and income levels tend to change as well. For example, young adults (18-34) typically move more frequently and earn less than older adults. As a result, younger adults generally are not ready, or cannot afford, to purchase homes and look for rental units to meet their housing needs. In contrast, middle-aged adults (35-54) typically have higher earning potential and higher homeownership rates. Individuals who are approaching retirement age or are recently retired (early 60s to mid-70s) tend to have the highest rates of homeownership. After individuals retire, many may look for smaller homes on properties that are easier to maintain, or for residential communities that cater specifically to their lifestyles, needs and preferences. As individuals age, their mobility may change increasing the need for accommodation and housing with accessibility

Figure 1: Etna Population, 2010 and 2020



features. The distribution of Etna’s population by age group is shown in Figure 1 above, and Figure 2 and Table A-3 below indicate that the age distribution within the City’s population changed between 2010 and 2020. The only age groups that increased in number were those under 5 years of age and those 65 and older, the number of individuals in all other age groups decreased from 2010 to 2020. The share of Etna’s population of individuals who are most likely to be part of the work force, the age groups of 25 to 64 year olds, was 53 percent in 2010 and decreased to 42 percent in 2020. In comparison, the population of the region is generally more distributed across the age groups in comparison to Etna’s population. However, as a percentage of the population, Etna had more young children than Siskiyou County in 2020. Etna’s and the region’s share of individuals 65 and older was comparable in 2020.

Figure 2: Etna's Population By Age, 2020



Table A-3  
Population by Age, 2010-2020

Age Group	Etna					Siskiyou County			
	2010		2020		Percent Change	2010		2020	
	Persons	Percent	Persons	Percent		Persons	Percentage	Persons	Percentage
< 5	85	6.1%	101	13.4%	18.8%	2,473	5.5%	2,232	5.1%
5 to 14	236	16.8%	113	15.0%	-52.1%	5,136	11.4%	5,074	11.7%
15 to 24	178	12.7%	36	4.8%	-79.8%	4,935	11.0%	4,414	10.1%
25 to 34	176	12.6%	70	9.3%	-60.2%	4,277	9.5%	4,446	10.2%
35 to 44	165	11.8%	128	17.0%	-22.4%	4,536	10.1%	4,391	10.1%
45 to 54	224	16.0%	77	10.2%	-65.6%	6,910	15.4%	4,751	10.9%
55 to 64	176	12.6%	40	5.3%	-77.3%	7,851	17.5%	7,225	16.6%
65 +	158	11.3%	190	25.2%	20.3%	8,782	19.6%	10,983	25.2%
Total	1,398	100.0%	755	100.0%	-46.1%	44,900	100%	43,516	100%

Source: 2010 and 2020 U.S. Census, DP1

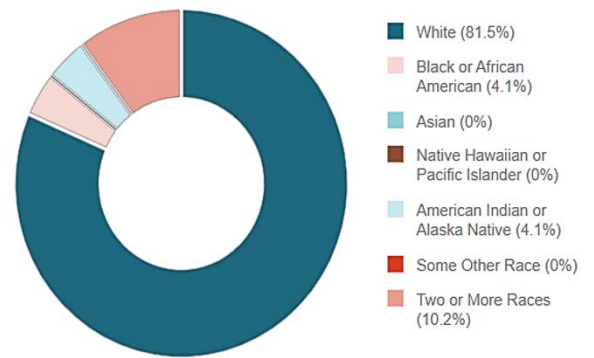
### 2.4 Population by Race and Ethnicity

Table A-4 on the following page shows the racial and ethnic composition of the City of Etna alongside the same data for Siskiyou County. In Etna, persons who identify as White, non-Hispanic--Latino comprise approximately 81.5 percent of the City’s population; persons who are two or more races are the next largest ethnic group comprising approximately 10.2 percent of the City’s population. Persons who are White and are not Hispanic or Latino, are the next largest ethnic group at almost 94 percent of the population, and nearly 6 percent of Whites are Hispanic or Latino. Etna’s racial and ethnic composition in 2020 is shown graphically in Figure A-3.

The number of persons who are White, American Indian and Alaska Native alone, or some other race alone decreased from 2010 to 2020 in the City. The number of persons identifying as Hispanic or Latino increased by approximately 50 percent. The number of persons who are Black or African American alone, American Indian and Alaska Native alone, or Asian alone also increased but by a smaller number of individuals. As a percentage of the population, Siskiyou County’s racial and ethnic composition is slightly different than the City. The County’s largest group is also those who identify as White. Hispanics or Latinos are a larger percentage of the County’s ethnic population in comparison to Etna. The City saw a greater increase in the number of Hispanic or Latino persons in comparison to the Siskiyou County.

Figure 3: Etna Racial Composition

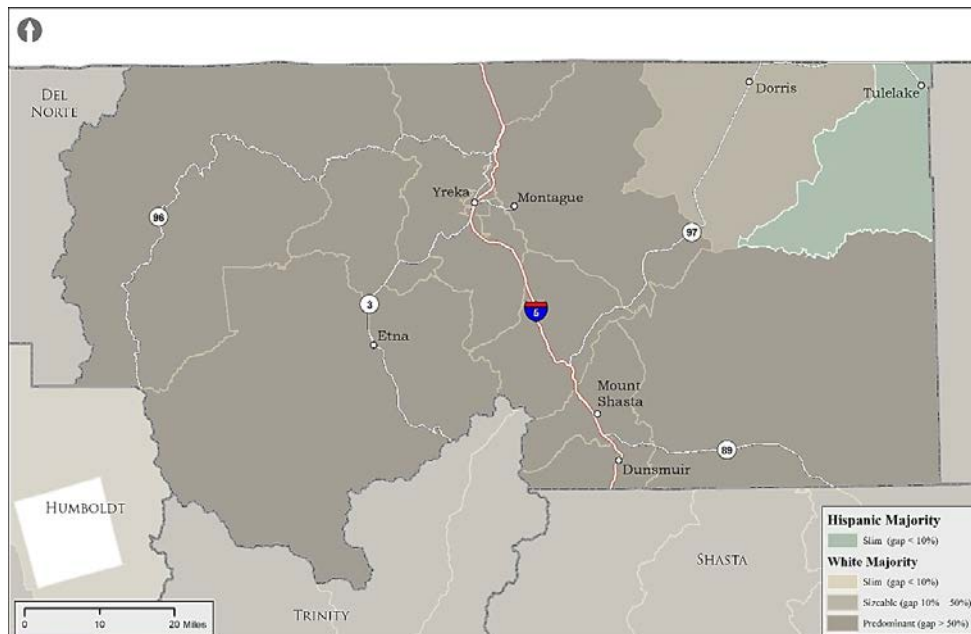
Racial Composition



Source: 2017-2021 ACS, via www.policymap.com

Figure A-4 below shows geographically that Whites are the predominant racial/ethnic group in most of the region including Etna. The geographic distribution is consistent with the U.S. Census data discussed above.

Figure 4: Regional Ethnicity Hispanic and White Majority



**Table A-4  
Population by Race/Ethnicity, 2010-2020**

	Etna					Siskiyou County				
	2010		2020		% Δ	2010		2020		% Δ
	#	%	#	%		#	%	#	%	
<b>Total:</b>	<b>737</b>		<b>678</b>		<b>-8.0%</b>	<b>44,900</b>		<b>44,207</b>		<b>-1.5%</b>
Hispanic or Latino	26	3.5%	39	5.8%	50.0%	4,615	10.3%	5,527	12.5%	19.8%
Not Hispanic or Latino:	711	96.5%	639	94.2%	-10.1%	40,285	89.7%	38,549	87.2%	-4.3%
Population of one race:	645	87.5%	576	85.0%	-10.7%	38,445	85.6%	35,454	80.2%	-7.8%
White alone	614	83.3%	543	80.1%	-11.6%	35,683	79.5%	32,057	72.5%	-10.2%
Black or African American alone	0	0.0%	3	0.4%	300.0%	552	1.2%	471	1.1%	-14.7%
American Indian and Alaska Native alone	25	3.4%	19	2.8%	-24.0%	1,549	3.4%	1,757	4.0%	13.4%
Asian alone	1	0.1%	8	1.2%	700.0%	528	1.2%	866	2.0%	64.0%
Native Hawaiian and Other Pacific Islander alone	1	0.1%	3	0.4%	200.0%	69	0.2%	38	0.1%	-44.9%
Some Other Race alone	4	0.5%	0	0.0%	-100.0%	64	0.1%	265	0.6%	314.1%
Population of two or more races:	66	9.0%	63	9.3%	-4.5%	1,840	4.1%	3,095	7.0%	68.2%

Source: US Census Table P9 "Hispanic or Latino, and Not Hispanic or Latino by Race, 2010 and 2020

## 2.5 Labor Force and Employment

The U.S. Census estimates the City’s 2020 unemployment being 59 persons, or a 18.2 percent unemployment rate. This is higher than the County’s (7.4 percent) and the State’s (6.1 percent) unemployment rate. Mt. Shasta has an unemployment rate that is close to almost 15 percent less than that of Etna. Table A-5 illustrates labor force information, including that approximately 81.4 percent, or 266 persons, of the City’s labor force was employed in 2020. This is lower than the County’s at 92.5 percent (16,597 persons) and the State’s at 93.2 percent (18,646,894 persons). Mt. Shasta has the highest employment in Siskiyou County at 96.6 percent (1,401 persons). Yreka is slightly less than Dorris at 92.8 percent (2,868 persons).

**Table A-5  
Regional Labor Force, 2020**

	<b>Etna</b>	<b>Dunsmuir</b>	<b>Mt. Shasta</b>	<b>Weed</b>	<b>Yreka</b>	<b>Siskiyou County</b>	<b>California</b>
In Labor Force	325	680	1,450	1,056	3,089	17,939	20,016,955
Employed	266	650	1,401	966	2,868	16,597	18,646,894
Unemployed	59	40	49	90	220	1,325	1,229,079
Unemployment Rate	18.2%	5.7%	3.4%	8.5%	7.1%	7.4%	6.1%

Source: US Census ACS 2020 Table DP03 and <http://www.labormarketinfo.edd.ca.gov> > siskisub.xlsx accessed September 11, 2023

According to City staff, as of April 2023, the largest employers in Etna were the Scott Valley School District, Nor Cal Nursery, and Siskiyou County Road Department.<sup>1</sup> For the period of 2019 to 2020, datausa.io provides the below profile of the most common jobs held by Etna residents:

**Table A-6  
Etna Employment Profile**

<b>Largest Employers By Industry</b>	
Education Instruction, & Library Occupations	66 people
Sales and Related Occupations	27 people
Health Diagnosing, and Treating Practitioners, and Other Technical Occupations	25 people

### Fastest Growing Occupations

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

<sup>1</sup> P. Eastlick, Etna City Clerk, personal communication, April 19, 2023.

**Table A-7  
Ten Fastest Growing Occupations, Siskiyou County 2010-2020**

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

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

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

## 2.6 Commuting and Transportation Costs

Related to local and regional employment is the commute distance. Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household’s ability to occupy decent housing without being overburdened by cost. According to the ACS 5-Year Estimates, the average commute time for Etna residents is 25.4 minutes, about six minutes more than the average commute time for Siskiyou residents (19.2 minutes).<sup>2</sup> According to this data, 9.3 percent of Siskiyou County residents worked at home while 5.1 percent of Etna residents work from home.

According to the ACS 5-Year Estimates, 4.1 percent of Etna’s occupied housing units have no vehicles available, a rate that is nearly two percentage points lower than Siskiyou County’s rate of 6.0 percent, of which half are renter occupied households and half are owner occupied.<sup>3</sup> Etna’s rate of occupied housing units with one vehicle is 29.8 percent which is nearly equal (as a percentage) to the County rate of 29.7. Approximately 66 percent of Etna’s occupied households have two or more vehicles, which is slightly higher (as a percentage) than the County rate of 64.2 percent.

The Siskiyou Transit and General Express (STAGE) provides regional bus service that largely follows the Interstate 5 corridor. STAGE has a regular northbound/southbound route that connects the Scotts Valley area, including Etna, with Yreka. STAGE has three stops in Etna. All STAGE buses are ADA compliant. STAGE offers discounted annual passes for income eligible households. The City does not operate a separate intracity bus service.

<sup>2</sup> <https://www.census.gov/acs/www/about/why-we-ask-each-question/commuting/> accessed September 11, 2023, and US Census Table S2504 2021.

<sup>3</sup> <https://www.census.gov/acs/www/about/why-we-ask-each-question/index.php>, accessed September 12, 2023.

Siskiyou County is a large rural county, and Etna is a relatively low density city with a declining population in the region, there are not many transit options beyond those provided by private vehicles and the Siskiyou Transit and General Express (STAGE). The entirety of Etna and Siskiyou County have high transportation costs. HUD developed the transportation cost index that “estimates of transportation expenses for a family that meets the following description: a 3-person single-parent family with income at 50% of the median income for renters for the region” at the Census tract level (HCD AFFH Data Resources and Mapping Tool, accessed March 29, 2023). The lower the index score, the higher the transportation costs. Index scores are affected by the availability of public transit and the density of housing, services, and jobs in a community. The entirety of Etna and Siskiyou County have the lowest transportation index score of 0-20 (where 79-99 is the highest possible score). This means transportation costs for low income Etna residents is high.

### 3.0 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 household size trends, income, overcrowding or under-utilization of housing, and the number of special needs households such as large families and female-headed households.

#### 3.1 Household and Family Trends

Table A-8 shows Etna’s growth trends (by occupied housing units) for households and families from 2010 to 2020.<sup>4</sup> During the first five years of the ten-year period, the number of households grew; during the last five years, the number has declined. Except for 2015, Table A-8 shows the average household size was the same in 2010 and 2020. The pattern for the average family size is similar, although in 2020 the average family size in Etna was slightly larger than the other years. According to the U.S. Census, there were 285 households in the City in 2020. Approximately 63.5 percent of Etna’s housing units were owner occupied, while the remaining 36.5 percent of the housing units were renter occupied.

**Table A-8  
Etna Household Change Trends, 2010-2020**

	Number			Percent Change		
	2010	2015	2020	2010–2015	2015-2020	2010–2020
Households	287	309	285	7.67%	-7.8%	-0.70%
Families	153	186	187	21.57%	0.54%	22.22%
Avg. Household Size	2.60	2.27	2.60			
Avg. Family Size	3.15	2.87	3.33			

Source: 2010, 2015, and 2020 US Census ACS Table DP02

#### 3.2 Household Size

Household size by tenure from 2010 to 2020 is shown in Table A-9. The overall number of renter households was greater in 2020 than in 2010 (an increase of approximately 44 percent), whereas the number of owner households

<sup>4</sup> A family household consists of a householder living in the home with one or more individuals who are related to the householder by birth, marriage, or adoption. A non-family household consists of the householder living alone or the home is occupied exclusively by unrelated people.



decreased (a decrease of nearly 16 percent) over the same period. While the number of two-person owner households increased in 2020, there were no two-person renter households. In 2010, there were no owner households of five persons or more; in 2020 there were 18 owner households with five or more persons. The number of two-person owner households increased but the number of one-person households declined by approximately 51 percent. As for renter-occupied housing units, the number of households of five or more persons decreased, as did the number of two-person renter households. During the same time period, the number of one-person and three-person renter households tripled.

**Table A-9  
Household Size by Tenure, 2010 and 2020**

Household Size	2010		2020		Change	
	Households	Percent	Households	Percent	Households	Percent
<b>Owner-Occupied Households</b>						
1 person	84	39.1%	41	22.7%	-43	-51.2%
2 persons	82	38.1%	99	54.7%	17	20.7%
3 persons	15	7.0%	17	9.4%	2	13.3%
4 persons	34	15.8%	6	3.3%	-28	-82.4%
5 persons	0	0.0%	6	3.3%	6	0.0%
≥ 6 persons	0	0.0%	12	6.6%	12	0.0%
Total	215	100.0%	181	100.0%	-34	-15.8%
<b>Renter-Occupied Households</b>						
1 person	15	20.8%	46	44.2%	31	206.7%
2 persons	22	30.6%	0	0.0%	-22	-100.0%
3 persons	7	9.7%	29	27.9%	22	314.3%
4 persons	0	0.0%	8	7.7%	8	0.0%
5 persons	12	16.7%	10	9.6%	-2	-16.7%
≥ 6 persons	16	22.2%	0	0.0%	-16	-100.0%
Total	72	100%	104	100%	32	44.4%

Source: 2010 and 2020 US Census ACS Table B25009

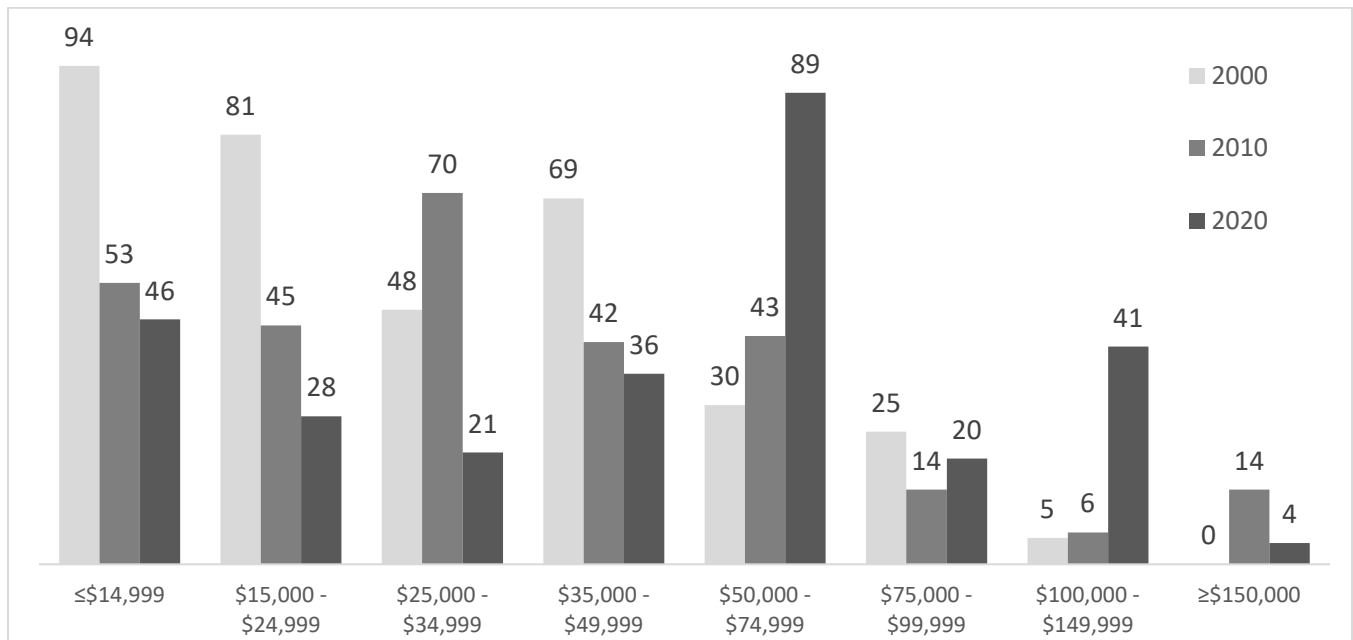
### 3.3 Household Income and Poverty

Table A-10 and Figure 5 below show the change of the median household income for Etna residents from 2000 to 2020. Etna’s incomes have risen. Those earning more than \$50,000 increased the most, jumping from 60 households in 2000 to 134 households in 2020.

**Table A-10  
Etna Household Income, 2000 – 2020**

Annual Income	2000		2010		2020		2010 >>2020
	Households	%	Households	%	Households	%	% change
Less than \$10,000	50	14.2%	28	9.8%	23	8.1%	-54%
\$10,000 to \$14,999	44	12.5%	25	8.7%	23	8.1%	-48%
\$15,000 to \$24,999	81	23.0%	45	15.7%	28	9.8%	-65%
\$25,000 to \$34,999	48	7.4%	70	24.4%	21	7.4%	-56%
\$35,000 to \$49,999	69	19.6%	42	14.6%	36	12.6%	-48%
\$50,000 to \$74,999	30	8.5%	43	15.0%	89	31.2%	197%
\$75,000 to \$99,999	25	7.1%	14	4.9%	20	7.0%	-20%
\$100,000 to \$149,999	5	1.4%	6	2.1%	41	14.4%	720%
\$150,000 or more	0	0.0%	14	4.9%	4	1.4%	100%
Total	352	100%	287	100%	285	100%	-19%
Median Income	\$25,179		\$30,286		\$54,712		
Approximate Value in 2020	\$37,843		\$35,947				

Figure 5: Etna Median Household Income, 2000-2020



In comparison to the County, Etna households have a higher median income by approximately \$7,300. Table A-11 lists the income distributions for households in the City of Etna and the County and shows the median household income of the City was \$54,712 in 2020 in contrast to \$47,403 for the County. The highest percentage of households have an income between \$50,000 and \$74,999 (31.2%). The next highest group at 16.2% were households

with an income less than \$15,000 followed closely by those with a relatively high income between \$100,000 and \$149,999 each year (14.4%). Four households in the City make more than \$150,000 annually.

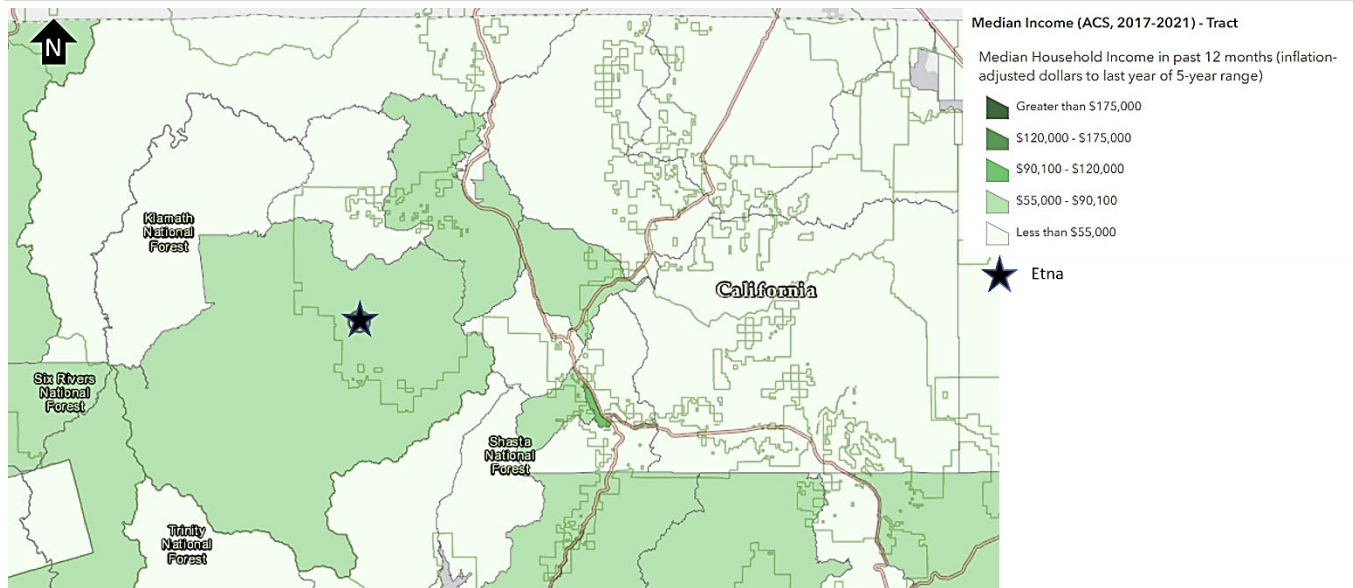
**Table A-11  
Median Household Income, 2020**

Annual Income	Etna		County	
	Households	Percentage	Households	Percentage
< \$15,000	46	16.2%	2,591	13.5%
\$15,000 - \$24,999	28	9.8%	2,515	13.1%
\$25,000 - \$34,999	21	7.4%	1,977	10.3%
\$35,000 - \$49,999	36	12.6%	3,033	15.8%
\$50,000 - \$74,999	89	31.2%	3,628	18.9%
\$75,000 - \$99,999	20	7.0%	1,958	10.2%
\$100,000 - \$149,999	41	14.4%	2,361	12.3%
≥ \$150,000	4	1.4%	1,152	6.0%
<b>Total</b>	<b>285</b>	<b>100.0%</b>	<b>19,195</b>	<b>100.0%</b>
<b>Median Income</b>	<b>\$54,712</b>		<b>\$47,403</b>	

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

These trends are reflected in Figure 6 below which shows Etna to be within a Census Tract with a relatively high average median household income of between \$90,100 and \$120,000.

**Figure 6: Regional Median Income**



The State of California publishes annual income limits for each county that are used to determine eligibility for assisted housing programs within that county. Further, the California Health and Safety Code requires that limits established by the State for the low-, very low-, and extremely low-income categories will be the same as those in the equivalent levels established by the US Department of Housing and Urban Development (HUD) for its Housing Choice Voucher (Section 8) program. The area median income (AMI) for Siskiyou County in 2023 is \$83,800 for a four-person household, as indicated in Table A-12.

**Table A-12  
2023 State Income Limits, Siskiyou County**

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

Source: HCD, May 2023

Another important measure of income is the U.S. Department of Housing and Urban Development’s (HUD’s) periodic "custom tabulations" of data from the U.S. Census Bureau that are largely not available through standard Census products. This data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), measures housing needs in jurisdictions, particularly for low-income households.

The CHAS data is used by local governments to plan how to spend HUD funds and may also be used by HUD to distribute grant funds. Table A-13 below illustrates the number of households in each income group based on the 2015-2019 American Community Survey as presented by HUD’s CHAS data. Approximately 47 percent of the City’s households have incomes at or below the low-income limit (80 percent of or less of AMI), with approximately 10.9 percent of all households in the extremely low-income category, less than 30% of AMI. Twenty percent of households have earnings in the moderate-income category, and the remaining 32.7 percent have earnings in the above moderate-income category.

**Table A-13  
Households by Income Group by Tenure, 2015-2019 ACS**

Income Group for 2019*		Owner		Renter		Total	
		Number	Percent	Number	Percent	Number	Percent
Extremely Low Income (Below 30% of HAMFI**)	<\$25,750	15	8.6%	15	15.0%	30	10.9%
Very Low Income (30–50% of HAMFI)	\$25,751- \$32,400	4	2.3%	45	45.0%	49	17.8%
Low Income (50–80% of HAMFI)	\$32,401- \$51,850	40	22.9%	10	10.0%	50	18.2%
Moderate Income (80–100% of HAMFI)	\$51,851- \$52,000	40	22.9%	15	15.0%	55	20.0%
Above Moderate Income (Over 100% of HAMFI)	≥\$52,001	75	43.1%	15	15.0%	90	32.7%
<b>Total Households</b>		175	100%	100	100%	275	100%

Note: Values and percentages may not add up due to rounding.

\*Income limits for a four-person household. The 2019 median family income for a household of four in Siskiyou County was \$52,000.

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

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

Table A-14 below shows information about the 2020 poverty levels in Etna and the County. In the top section, the table shows a majority of those below poverty level in Etna are adults, ages 18 to 64, making up 10 percent of the total population (74 of the 113 persons total). Children under 18 are the next largest group at 3.8 percent, or 28 persons. The elderly, ages 65 plus, are the smallest group below poverty level at 1.5 percent, or 11 persons. The total population below poverty level is 15.3 percent, or 113 persons. The County has a similar makeup with children being the largest group at 21.6 percent (1,848 persons) of the total population, adults next at 18.6 percent (4,397 persons), and the elderly last at 9.6 percent (1,049 persons).

The lower section of Table A-14 describes the composition of families below the poverty level. There are a total of 16 families below poverty level, making up 8.6 percent of total families in the City. Male-headed single-parent families make up the largest group at 5.3 percent, or 10 families. Two parent families are the next largest group at 3.2 percent, 6 families. There are no female-headed single-parent families below the poverty level in the City.

The County has a slightly different makeup with female-headed single-parent families being the highest percentage of all families below the poverty level (28.1% or 340 families). Two-parent households are next at 11.4 percent (138 families) followed by male-headed single-parent families (9.2 percent or 112 families). In total, there are 1,211 families (10.6 percent) below the poverty level in the County.

**Table A-14  
Population Below Poverty Level, 2020**

Population	Etna		County	
	# Below Poverty	%	# Below Poverty	%
Children < 18 years	28	3.8%	1,848	21.6%
Adults (18-64)	74	10.0%	4,397	18.6%
Elderly (65+)	11	1.5%	1,049	9.6%
Total Population Below Poverty Level	113	15.3%	7,294	16.9%
<b>Total Population for whom Poverty status is determined</b>	<b>739</b>		<b>43,099</b>	
Male-headed Single-Parent Family	10	5.3%	112	9.2%
Female-headed Single-Parent Family	0	0.0%	340	28.1%
Two Parent Families	6	3.2%	138	11.4%
Total Families Below Poverty Level	16	8.6%	1,211	10.6%
<b>Total Families + Households</b>	<b>186</b>		<b>11,400</b>	

Note: Percentages reflect the proportion of the total segment of the population that is below the poverty level. Source: 2020 ACS data, S1701 and S1702.

## 4.0 Special Needs Analysis

Certain groups encounter greater difficulty finding sound, affordable housing due to their special needs and/or circumstances. Special circumstances may be related to one’s employment and income, family characteristics, disability, and/or age. A focus of the Housing Element is to ensure that all persons in the City, regardless of circumstance, have the opportunity to find decent and affordable housing.

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

### 4.1 Senior Population

The limited incomes of many seniors 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. As shown in Table A-15, according to the 2020 Census, 190 persons in the City are 65 years and older, which is an increase of 31 persons since 2010. The largest group of seniors are between 65 and 74 years at 56.5 percent of all seniors, or 130 persons. The next largest group of seniors are 75 years and older at 26.1 percent of seniors, or 60 persons. The smallest group of seniors are between the ages of 55 to 64 years at 17.4 percent of all seniors, or 40 persons.

**Table A-15  
Senior Population, 2000-2020**

Age Group	Etna						Siskiyou County	
	2000		2010		2020		2020	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
55 to 64 years	91	37.1%	144	47.5%	40	17.4%	7,225	39.7%
65 to 74 years	80	32.7%	88	29.0%	130	56.5%	6,840	37.6%
75 and over	74	30.2%	71	23.4%	60	26.1%	4,143	22.8%
Total Seniors	245	100.0%	303	100.0%	230	100.0%	18,208	100.0%

Note: Percentages may not add up to 100 percent due to rounding. Source: 2020 ACS 5-Year Estimates Subject Tables, S0101.

The 190 persons that are older than 65 in Etna account for approximately 28 percent of the total population in 2020. As shown in Table A-16, the vast majority of seniors own their homes (90.4 percent of senior households). The number of renter-occupied households is much lower at 9.6 percent of all senior households, or 11 households.

**Table A-16  
Senior Population, 2010-2020**

	2010	2020
Number of Persons 65 Years and Over	153	190
Seniors as a Percentage of Total Population	20.8%	28.0%
Households with Persons 65 Years and Over	102	115
Owner-Occupied	84	104
Renter-Occupied	18	11
Senior Households as a Percentage of All Households	31.6%	40.4%

Source: 2010 US Census H14, and 2020 Census ACS

The previous Housing Element identified the licensed senior care facilities and senior apartments in the vicinity of the City along with the capacity of each facility, which still applies in 2023. While senior facilities in the City are fairly limited, there are a number located within 25 miles of Etna.

**Table A-17  
Senior Facilities**

Facility Name	Address	Capacity	Type
A Touch of Home	1124 Serpa Lane, Etna	6	Sr. Care
Grenada Gardens Senior Living	424 Highway A-12, Grenada,	90	Sr. Care
Sierra Vista Retirement Center	885 Sierra Vista Way, Yreka	31	Sr. Care
Yreka Guest Home	520 N Main Street, Yreka	12	Sr. Care
Mountain View Manor	2102 Fort Jones Road, Yreka	24	Sr. Care
Brookdale Yreka	351 Bruce Street, Yreka	85	Sr. Care

Facility Name	Address	Capacity	Type
Deer Creek Apartments	1060 Deer Creek Way, Yreka	35	Sr. Apt
Emerald Pointe Apartments	450 N. Foothill Drive, Yreka	81	Sr. Apt
Juniper Terrace	800 Jasper Way, Yreka	50	Sr. Apt

Source: 2014 Etna Housing Element, <https://www.senioradvice.com/providers/view/a-touch-of-home-etna-ca>  
<https://www.seniorcareauthority.com/assisted-living/shepherd-of-god-assisted-living-llc-in-grenada-california.html>  
<https://www.retirement.org/community-housing/sierra-vista-retirement-center/> <https://www.seniorly.com/assisted-living/california/yreka/yreka-guest-home> <https://seniorcarehomes.com/assisted-living-facilities/california/yreka/mountain-view-manor-west/> [www.seniorguidance.org](http://www.seniorguidance.org) accessed September 20, 2023

## 4.2 Persons with Disabilities

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. Table A-18 describes 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.

As shown in the table, there were 154 persons over the age of five in the City with a disability according to the 2020 Census. The majority of individuals in the City with disabilities are in the 65 years and older age group, making up 69.5 percent of all persons with disabilities. A high percentage of all persons over 65 years old have a disability – 56.3%. Most of the disabilities in this group are either ambulatory (37.4 percent of all persons 65 and older) and/or hearing (30.5 percent).

The next largest age group of persons with disabilities are between 18 and 64 years of age making up approximately 13.1 percent of all persons between the ages of 18 to 64, or 63 persons. A majority of this age group has a cognitive (7 percent of all persons 18 to 64 years) and/or ambulatory (5.8 percent) disability. The 5 to 17 years age group only make up 2.9 percent of total persons in that age group. All four persons in this group have a cognitive disability. The total population of persons with disabilities over the age of five make up 23.5 percent, or 154 persons, of the total population of that age group. While 154 persons in Etna have at least one disability, some have more than one, which explains the difference between total persons with disabilities and the total disabilities listed.

Many persons live independently with other family members. To maintain independent living, persons with a disability may need special housing design features, income support, and in-home supportive services for persons with medical conditions.



**Table A-18  
Persons with Disabilities by Age Group, Etna 2020**

	<b>Number</b>	<b>Percent</b>
Total Population 5-17 years	136	100.0%
Population 5-17 years with disability	4	2.9%
Hearing	0	0.0%
Vision	0	0.0%
Cognitive	4	2.9%
Ambulatory	0	0.0%
Self-care	0	0.0%
Independent Living	-	-
Total Population 18-64 years	328	100.0%
Population 18-64 years with disability	43	13.1%
Hearing	13	4.0%
Vision	0	0.0%
Cognitive	23	7.0%
Ambulatory	19	5.8%
Self-care	2	0.6%
Independent Living	6	1.8%
Total Population 65 years and older	190	100.0%
Population 65 and older with a disability	107	56.3%
Hearing	58	30.5%
Vision	28	14.7%
Cognitive	33	17.4%
Ambulatory	71	37.4%
Self-care	32	16.8%
Independent Living	49	25.8%
Total Population over 5 years	654	100.0%
Total Population over 5 years with a disability	154	23.5%

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

Table A-19 presented below reveals the County’s population is slightly different than the City with the 16 to 64 age group having the most persons with disabilities at 47.9 percent (3,850 persons). The 65 and older age group is close to that at 47.5 percent (3,822 persons). Like Etna, the 5-15 age group in Siskiyou County has the fewest number of persons with disabilities at 4.6 percent (370 persons). These values are based on the total population over 5 years old with a disability.

**Table A-19  
Persons with Disabilities by Age Group, Siskiyou County 2020**

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

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

Table A-20 below reports employment status for persons with a disability aged 16 to 64. Of the total number of working-age residents with a disability, 23 persons are employed.

**Table A-20  
Persons with Disabilities by Employment Status, Etna 2020**

<b>Category/Type Persons with a Disability</b>	<b>Number</b>	<b>Percent</b>
Employed Persons with a Disability	23	13.61%
Not Employed Persons with a Disability	0	0.00%
Persons Age 65 Plus with a Disability	112	66.27%
Total Persons with a Disability	169	100%
% of Total Population (civilian non-institutional)	-	22.44%

Source: 2020 U.S. Census ACS Table S1810 and C18120

### 4.3 Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes intellectual disabilities, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals may require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Far Northern Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

A number of housing types are appropriate for people living with a development disability, including rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and homes identified as “SB 962 homes”. The design of housing-accessibility modifications, proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating barrier-free design in all new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. **Table A-21** identifies the number of persons with developmental disabilities in Siskiyou County registered with the Department of Developmental Services.

**Table A-21  
Persons with Developmental Disabilities by Age**

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

Source: Siskiyou\_6thHE\_Data Package1.xls

### 4.4 Single-Parent and Female-Headed Households

Single-parent households, and those headed by single females in particular, experience the full range of housing problems. These problems include affordability, since the individuals are often on public assistance; overcrowding, because the individuals often cannot afford units large enough to accommodate their families; insufficient housing choices; and sometimes, discrimination. Also, single-parent households with small children may need to pay for childcare, which further strains limited incomes. The City recognizes these problems and has included policies and

programs in this document to address affordability, overcrowding, and discrimination for all segments of the population.

Table A-22 compares the number of households that are headed by single parents in Etna and Siskiyou County. In 2020, single-parent households constituted approximately 15.8 percent of all households in Etna. Female-headed households represented approximately 7.7 percent and male-headed households represented 8.1 percent of total households in 2020.

In the County, single-parent households make up a similar proportion of total households to the City. Those households make up 14 percent of total households in the County. Unlike the City, female-headed households make up a larger portion of single-parent households in the County – they make up 68.9 percent of all single-parent households and 10 percent of all households. Male-headed households make up 4 percent of all households in the County.

**Table A-22  
Single-Parent Households, 2020**

	Etna			Siskiyou County		
	Households	Percentage of Single-Parent Households	Percentage of Total Households	Households	Percentage of Single-Parent Households	Percentage of Total Households
Female-Headed Single-Parent Households	22	48.9%	7.7%	1,884	68.9%	10%
Male-Headed Single-Parent Households	23	51.1%	8.1%	852	31.1%	4%
Total Single-Parent Households	45	100.0%	15.8%	2,736	100%	14%

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

### 4.5 Large Families

A large family is one with five or more family members. Large families are considered a special needs group because they need larger homes, but 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 A-23. Between 2010 and 2020, the number of large renter-occupied households decreased by 7 households, while the number of large owner-occupied households increased by 18 households. Most of the large owner households contain 6 persons, with 5-person households the next largest at 6 households, and no 7-person households. Large renter households are more evenly split with 10 five-person households and 11 seven-or-more person households. Large households represented 11.1 percent of the total households in the City in 2020.

**Table A-23  
Household Size by Tenure, 2010-2020**

Household Size	Etna				Siskiyou County	
	2010		2020		2020	
	Households	Percent	Households	Percent	Households	Percent
Large Owner Households	0	0.0%	18	46.2%	541	52.4%
5 persons	0	0.0%	6	15.4%	349	33.%
6 persons	0	0.0%	12	30.%	156	15.10%
7 or more persons	0	0.0%	0	0.0%	36	3.5%
Large Renter Households	28	100%	21	53.9%	492	47.6%
5 persons	12	42.9%	10	25.6%	278	26.9%
6 persons	16	57.1%	0	0.0%	148	14.3%
7 or more persons	0	0.0%	11	28.2%	66	6.4%
<b>Total Large Households</b>	<b>28</b>	<b>100%</b>	<b>39</b>	<b>100%</b>	<b>1,033</b>	<b>100%</b>

Source: 2010 and 2020 U.S. Census ACS Table B25009

#### 4.6 Persons Experiencing Homelessness

For a variety of economic, social, and/or personal reasons, individuals and families may find themselves homeless. Their homelessness can be a temporary situation or a semi-permanent way-of-life. There are a number of different situations in which people become homeless. Each situation is different, requiring different housing needs. Whatever the situation, the most immediate housing needs can be satisfied with three basic shelter types: emergency, transitional, and temporary.

Table A-24 shows the ethnic/racial identities of unsheltered persons in the service area of NorCal Continuum Care. The number of homeless persons regionally has increased from 2020 to 2022 by approximately 858 persons. A majority of those homeless persons identify as White at 78.6 percent (1,445 persons), with the next highest being American Indian/Alaska Native at 14.53 percent (267 persons). People who identify as Asian make up the smallest number of homeless persons at 0.82 percent (15 people).

**Table A-24  
Racial and Ethnic Information, 2020-2022 Point-In-Time (PIT) Counts  
Service Area of NorCal Continuum Care**

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

Source: Siskiyou\_6thHE\_Data Package1.xls

Table A-25 shows gender information for Siskiyou County’s homeless population, as well as the number of sheltered and unsheltered individuals. The majority of homeless persons in Siskiyou County in both 2020 and 2022 identified as male with 208 persons in 2020 and decreasing to 172 persons in 2022. The population of female identifying homeless persons has increased from 95 to 146 persons. Gender non-conforming persons has decreased from 4 to 2, and persons identifying as transgender decreased from 2 to 0. The number of sheltered persons increased by 136 persons and the number of unsheltered decreased by 126 persons. The decrease in unsheltered persons does not follow the trend of the service area discussed above or that of the rest of the state.

**Table A-25  
Gender Information, 2020 and 2022 PIT Counts for Siskiyou County**

	2020 Total Persons	2022 Total Persons
Male	208	172
Female	95	146
Gender Non-Conforming	4	2
Trans	2	0
Did not Respond	2	1

	2020 Total Persons	2022 Total Persons
Refused	n/a	
Total	311	321
Sheltered	37	173
Unsheltered	274	148

Table A-26 breaks down additional demographics for Siskiyou County’s homeless population. The number of chronically homeless persons decreased from 92 to 83 between 2020 and 2022. The County is unlike the rest of the State where homelessness continues to increase.

**Table A-26  
Additional Demographics, 2020 and 2022 PIT Counts for Siskiyou County**

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

**4.6.2 Emergency Shelters**

Emergency shelters are needed to take care of individuals and/or families that have had a sudden traumatic event forcing them to become homeless. For instance, battered women and their children may require an emergency shelter that they can stay in without fear of the abusive individual inflicting further harm. Disaster victims may also require an emergency shelter depending on the type of disaster experienced. While some disaster victims may be able return to their homes shortly after the event, in those cases where there is considerable or a complete loss of property, transitional shelters are often the next step for individuals and families trying to reassemble their lives.

Emergency shelters are typically motels, hotels, homeless shelters, domestic violence shelters, gymnasiums, churches, barracks, and other similar facilities. Their use is short-term, and the accommodations are typically sparse.

Through the Siskiyou County Health and Human Services Agency, the California Work Opportunity and Responsibility to Kids (CalWORKs) program provides eligible individuals temporary cash aid for emergency housing and other needs. If a family has little or no cash and needs housing, food, utilities, clothing, or medical care, they may

be eligible to receive immediate short-term help. Families that apply and qualify for ongoing assistance receive money each month to help pay for housing, food, and other necessary expenses.

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

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

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

Natural emergencies that result in temporary homelessness are fairly uncommon in this area. Should such an emergency occur, there is ample space in churches, school gymnasiums, and community facilities to temporarily accommodate displaced individuals and families. The City of Etna does not have a homeless shelter, but homeless shelters are available in the City of Yreka (the county seat) about 23 miles away. The City's Zoning Ordinance allows them by right in the C-2 zone district.

Other services for homeless individuals and families in Siskiyou County are primarily available in the City of Yreka. Table A-27 illustrates a number of programs in the area that provide homeless assistance.



**Table A-27  
Homelessness Services**

Agency Name	Address	Services
Siskiyou County Behavioral Health Dept.	2060 Campus Drive, Yreka, CA	1, 2, 4, 5, 6, 13, 14, 15, 16, 17
Siskiyou Domestic Violence & Crisis Center	118 Ranch Lane, Yreka, CA	1, 5, 8, 9, 11
Lane Street Effort	417 Lane Street, Yreka, CA	10
Klamath Falls Union Gospel Mission	823 Walnut Ave, Klamath Falls, OR	9,10
Klamath Lake Counties Food Bank	3231 Maywood Dr, Klamath Falls, OR	3
Northern Valley Catholic Social Services	1515 S. Oregon St., Yreka, CA	1, 3, 4
California Department of Rehabilitation	1288 S. Main Street, Yreka, CA	12
Tulelake/Newell Family Resource Center	810 Main Street, Tulelake, CA	13, 15
Yreka Family Resource Center	201 S. Broadway St., Yreka, CA	2, 11, 3
WIC	1217 S. Main Street, Yreka, CA	3
Salvation Army	501 N. Main Street, Yreka, CA	3,11
Veteran’s Administration	311 Lane Street, Yreka, CA	7, 10
Yreka Dream Center Food Closet	900 North Street, Yreka, CA	3
Service Codes		
1. Adult Counseling	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		

**4.6.3 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. Etna’s Zoning Ordinance includes a definition of Transitional Housing and a listing of the zones where the use is principally permitted, which includes the Residential zones and Central Commercial Zone.

**4.6.4 Temporary Shelters**

Temporary shelters are needed to address a variety of situations in which individuals and/or families find themselves homeless. While there is a portion of the homeless population that is voluntarily homeless, these individuals still often require nighttime or poor-weather shelters. Teenage runaways require temporary shelter, counseling, and other social services. Evicted individuals and/or families often need short-term housing until they can find another residence. Seasonal workers, including migrant farmworkers, need short-term low-cost housing for various durations throughout the year.

Single-room occupancy (SRO) units, which are often converted hotels and motels, are one of the most appropriate types of temporary housing for extremely low-income persons. The City's Zoning Ordinance defines SRO's and explicitly allows them as conditionally permitted uses in the R-2 and R-3 zones.

#### **4.7 Farmworkers**

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

According to the previous Housing Element, the City of Etna does not have a large resident farmworker population within its boundaries, nor is the city located in an area known for agricultural production. With a California Department of Forestry and Fire Protection office and a U.S. Forest Service office both located in the City of Fort Jones 12 miles to the north, it is anticipated that many of these persons are involved in forestry-related work, not farming.

The agricultural area in which the City of Etna is centered on is primarily a ranching area with little need for seasonal farm workers. In fact, the type of intensive agriculture that employs seasonal farmworkers does not occur anywhere near Etna. Soils in the Etna area are considered to be too heavy for regular tillage, so they are used almost entirely for hay and pasture. These activities are generally not seasonally labor intensive. Farms and ranches in the Scott Valley do hire some limited extra help in the summer months, primarily to assist with the hay harvest and/or irrigation. However, these jobs are typically filled by high school and college students from the local area. Consequently, there is little need for seasonal or transient farmworker housing in Etna.

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

Review of the Zoning Ordinance in Appendix B describes how the City of Etna Zoning Ordinance addresses farmworker housing by distinguishing between "Small agricultural employee housing" for six or fewer tenants, and "Large agricultural employee housing" for up to 36 tenants in one or more buildings. Small agricultural employee housing is allowed in all Residential zones by-right. Large Employee Housing is a conditionally permitted use in the R-1 zone.

**Table A-28  
Farmworkers, 2017**

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

Source: Siskiyou\_6thHE\_Data Package1.xls

## 5.0 Housing Characteristics

### 5.1 Housing Composition

The composition of housing in the City is mostly single-family and the mix of housing did not change significantly between 2010 and 2021. Table A-29 displays the estimated number of each type of housing unit for 2010 and 2021. Over this period, the share number of mobile homes increased by 1.6 percent (3 units).

**Table A-29  
Housing Unit Types, 2010-2021**

	2010		2021	
	Number	Percentage	Number	Percentage
<b>Single-Family</b>				
Detached	287	79.9%	287	79.3%
Attached	0	0.0%	0	0.0%
Mobile Homes	50	13.0%	53	14.6%
<b>Multifamily</b>				
2-4 Units	9	2.5%	9	2.5%
5+ Units	13	3.6%	13	3.6%
<b>Total Units</b>	<b>359</b>	<b>100%</b>	<b>362</b>	<b>100%</b>

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

### 5.2 Housing Conditions

Housing element law requires an estimate of substandard housing in the City. Determining the percentage of units built prior to 1960 provides an estimate of major rehabilitation or replacement needs. One can also assume that homes built prior to 1980 may require some form of rehabilitation. Table A-30 indicates that approximately 36

percent of the units in the City were constructed prior to 1960 and 34 percent of units were constructed between 1960 and 1980. Therefore, based on age alone, it would appear that approximately 60 percent of homes in the City, or 221 units, may require rehabilitation or replacement, depending on the level of maintenance these units have received over the years. [However, this estimated is tempered by local knowledge provided by the Etna Police Chief, who estimates that not more than 10 housing units are in need of major rehabilitation and replacement.](#)<sup>5</sup>

**Table A-30  
Age of Housing, 2020**

Year Built	Units	% Total
Built 1939 or earlier	79	25%
Built 1940 to 1949	7	2%
Built 1950 to 1959	29	9%
Built 1960 to 1969	37	12%
Built 1970 to 1979	69	22%
Built 1980 to 1989	66	21%
Built 1990 to 1998	7	2%
Built 1999 to 2020	22	7%
<b>Total</b>	<b>316</b>	<b>100%</b>

Source: Siskiyou\_6thHE\_Data Package1.xls

### 5.3 Occupancy and Tenure

Table A-31 and Table A-32 illustrate the tenure and occupancy of housing in the City. Occupancy information is available from the Census Bureau for 2000, 2010, and 2020. As the number of occupied housing units decreased from 329 in 2000 to 323 in 2010 to 315 in 2020, the number of vacant units increased from 33 in 2000 to 36 in 2010 to 40 in 2020.

**Table A-31  
Occupancy Status, 2000-2020**

	2000		2010		2020	
	Units	Percent	Units	Percent	Units	Percent
Total Occupied Housing Units	329	90.9%	323	90.0%	315	88.7%
Total Vacant Units	33	9.1%	36	10.0%	40	11.3%
Total Housing Units	362	100%	359	100%	355	100%

Source: 2000 US Census DEC Table H003. 2010 and 2020 US Census DEC Table H1.

The most recent accurate tenure information comes from the 2020 Census. According to the ACS, slightly more than 60 percent of Etna housing units are owner-occupied, although the number of owner-occupied units declined since 2010 and the share of renter occupied housing units increased over the same period.

<sup>5</sup> [May 20, 2024, phone interview with Police Chief Joshua Short.](#)

**Table A-32  
Occupied Housing Units by Tenure, 2000-2010**

	2010		2020		% Change 2010-2020
	Units	Percent	Units	Percent	
Owner-Occupied	206	70.5%	175	63.4%	-7.1%
Renter-Occupied	117	29.5%	101	36.6%	+7.1%
Total Occupied Units	329	100%	276	100%	-16.1%

Source: 2010 and 2020 U.S. Census ACS Table B25007

### 5.4 Housing Unit Size

Table A-33 illustrates the housing units by the number of bedrooms in the City in 2012 and 2020. Between 2012 and 2020, the percentage of no-bedroom and one-bedroom units declined and the percentage of two-bedroom units increased. As with most communities, three-bedroom homes are the primary home size in the City, representing 46.5 percent in 2020.

**Table A-33  
Housing Units by Bedrooms, 2012-2020**

Bedrooms	2012		2020	
	Units	Percent	Units	Percent
No bedroom	18	4.7%	12	4.0%
1 bedroom	20	5.2%	6	2.0%
2 bedrooms	120	31.1%	117	39.1%
3 bedrooms	205	53.1%	139	46.5%
4 bedrooms	12	3.1%	18	6.0%
5 or more bedrooms	11	2.8%	7	2.3%
<b>Total</b>	<b>386</b>	<b>100.0%</b>	<b>299</b>	<b>100.0%</b>

Source: 2008–2012 American Community Survey 5-Year Estimates, <https://www.city-data.com/housing/houses-Etna-California.html> accessed 9-22-23

### 5.5 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 A-34 illustrates the number and percentage of units in the City according to occupants per room. Approximately 17.3 percent (18 units) of renter-occupied housing units and 0 percent of all owner-occupied units are either overcrowded or severely overcrowded in the City as of 2020. The majority of renter-occupied units are not overcrowded (81.7 percent).

Siskiyou County has a similar makeup as the City. None of the owner-occupied units are overcrowded and approximately 6 percent of renter-occupied units are overcrowded. A majority of the renter-occupied units are not overcrowded, making up 94 percent of all renter units.

**Table A-34  
Overcrowded Housing, 2020**

	Etna				Siskiyou County			
	Owner-Occupied	Owner Percent	Renter-Occupied	Renter Percent	Owner - Occupied	Owner Percent	Renter-Occupied	Renter Percent
0.50 or Less	154	85.1%	53	51.0%	724	92.1%	4088	63%
0.51 to 1.00	27	14.9%	33	31.7%	62	7.9%	1998	31%
1.01 to 1.50	0	0.0%	11	10.6%	0	0.0%	350	5%
1.51 to 2.00	0	0.0%	0	0.0%	0	0.0%	70	1%
2.01 or More	0	0.0%	7	6.7%	0	0.0%	30	0%
<b>Total</b>	<b>181</b>	<b>100%</b>	<b>104</b>	<b>100%</b>	<b>786</b>	<b>100%</b>	<b>6,536</b>	<b>100%</b>

Source: 2020 US Census ACS Table B25014

## 6.0 Housing Costs and Affordability

### 6.1 Single-Family Home Costs

Table A-35 presents the homes on the market in the City in November 2022. The majority of available housing is valued below \$350,000. The lowest cost house in November 2022 was \$199,000 for a home with a commercial shop. The highest cost housing in November 2022 was \$600,000 for a mixed-use building. The only single-family home available was a three-bedroom, two-bathroom home for \$319,900. The median price for housing was \$319,900 and the mean price was \$372,967.

**Table A-35  
Home Prices, November 2022**

Address	Type	Bedrooms	Bathrooms	Price	Size (sf*)
221 Scott St.	House	3	2	\$319,900	1,646
253 Main St.	House with Commercial Shop	-	2	\$199,000	800
407 Main St.	Mixed Use Building	2 - 2 bed, 1 bath 3 - 1 bed, 1 bath 4 - Studios with 3 street level commercial spaces Adjacent property - Metal Industrial Building	-	\$600,000	8,700

Source: Zillow.com, accessed November 2022 \*Note: (sf) = square feet

### 6.2 Rental Housing Costs

Vacant rental units in the City are a relatively scarce commodity. 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. A review of rentals being advertised on Craigslist in September 2023 found no units available in the City. There are two apartment complexes in the City for a total of 13 units. Because of the limited number of apartment units, the vacancy is very low

and rent quickly. Rents at the complexes were reported in the previous Housing Element to be \$400 to \$500 per month.

According to the website [www.city-data.com/housing/houses-Etna-California.html](http://www.city-data.com/housing/houses-Etna-California.html), the median contract rent in Etna was \$751/month and the median rent asked for vacant for-rent units was \$1,251/month.

### 6.3 Overpayment (Cost Burdened)

Definitions of housing affordability can vary but in general, a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered cost-burdened and households that pay more than 50 percent are considered severely cost-burdened. Measuring the number of households paying more than these percentages helps define an area’s affordability problem. Overpayment data for all Etna households by tenure is reported by the 2015–2019 ACS Five-Year Estimates. Table A-36 provides this information for each income category as well as for all households with lower incomes (extremely low-, very low- and low-income households). Approximately 56 percent of all low-income households (household income equal or less than 80 percent of HAMFI) are cost burdened. While Etna has fewer renter households, significantly more renter households are cost burdened (59 percent) in comparison to owner households (almost 15 percent) as indicated in Table A-36. For renter households, those that are cost burdened are lower income, with very low- and extremely low incomes having the highest share. For owner households, housing costs are affecting a greater range of income groups: from extremely low, low-income, and moderate-income households, as shown in Table A-36. A greater number of Etna renter households are severely cost burdened, although owner households are not immune. In total, 14.9 percent of all ownership households are cost burdened, and nearly 31 percent of those households are severely cost burden. Of the total low-income renter households, approximately 59 percent are cost burdened, and about 42 percent of those renter households are severely cost burdened.

**Table A-36  
Etna Overpayment, 2015-2019**

Household Income Range	Total Households	Overpmt (> 30% inc. on housing)		Severe Overpmt (> 50% inc. on housing)	
		Number	Percent	Number	Percent
<b>Owner Households</b>	<b>174</b>	<b>26</b>	<b>14.9%</b>	<b>8</b>	<b>30.8%</b>
Extremely Low Inc. (<=30% HAMFI)	15	8	53.3%	4	50.0%
Very Low Inc. (>30% to <=50% HAMFI)	4	0	0.0%	0	0.0%
Low Inc. (>50% to <=80% HAMFI)	40	8	20.0%	4	50.0%
Moderate Inc. and above (>80% HAMFI)	40	10	25.0%	0	0.0%
Household Inc. >100% HAMFI	75	0	0.0%	0	0.0%
<b>Renter Households</b>	<b>100</b>	<b>59</b>	<b>59.0%</b>	<b>25</b>	<b>42.4%</b>
Extremely Low Inc. (<=30% HAMFI)	15	10	66.7%	10	100%
Very Low Inc. (>30% to <=50% HAMFI)	45	45	100.0%	15	33.3%
Low Inc. (>50% to <=80% HAMFI)	10	4	40.0%	0	0.0%
Moderate Inc. and above (>80% HAMFI)	15	0	0.0%	0	0.0%
Household Inc. >100% HAMFI	15	0	0.0%	0	0.0%
<b>All Households</b>	<b>275</b>	<b>82</b>	<b>29.9%</b>	<b>34</b>	<b>12.4%</b>
Extremely Low Inc. (<=30% HAMFI)	30	19	63.3%	15	50.0%

Household Income Range	Total Households	Overpmt (> 30% inc. on housing)		Severe Overpmt (> 50% inc. on housing)	
		Number	Percent	Number	Percent
Very Low Inc. (>30% to <=50% HAMFI)	49	45	91.8%	15	30.6%
Low Inc. (>50% to <=80% HAMFI)	50	12	16.0%	4	8.0%
Moderate Inc. and above (>80% HAMFI)	55	10	18.2%	0	0.0%
Household Inc. >100% HAMFI	90	0	0.0%	0	0.0%

Source: American Community Survey (ACS) data, 2015-2019 5-year estimates.

Some values and percentages contained herein may not add up due to rounding. “HAMFI” means “HUD Adjustment Median Family Income”. =Per HUD’s methodology, adjustments to the calculated income limit may be applied resulting in income limits that may be different than the calculated value. For more info, visit <https://www.gov.huduser.gov/portal/datasets/il/il2019/2019ILCalc3080.odn>

## 7.0 Assessment of Fair Housing

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

The City’s inventory of available sites, Section 1 of Appendix C, includes an evaluation of the City’s sites designated to meet the City’s Regional Housing Needs Allocation for consistency with affirmatively furthering fair housing. The analysis must include how particular sites will meet the needs of all households, and how segregated living patterns will be replaced by integrated and balanced patterns, transforming racially and ethnically concentrated areas of poverty to areas of opportunity.

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

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

### 7.1 Introduction

An assessment of fair housing (AFH) is a comprehensive analysis that considers all of the following to identify fair housing issues in a city:<sup>6</sup>

- A. Assessment of Fair Housing Enforcement and Outreach Capacity. This is an evaluation of the local government’s ability to disseminate information related to fair housing and provide outreach and education. Also, the local government’s ability to address compliance with fair housing laws, including a discussion of any findings, lawsuits, enforcement actions, settlements, or judgements is also assessed.
- B. Assessment of segregation and integration patterns and trends. Attributes that are analyzed are race, ethnicity, income, poverty, familial status, and persons with disabilities. In the context of AFFH, segregation means

<sup>6</sup> Source: HCD’s [https://www.hcd.ca.gov/community-development/affh/docs/AFFH\\_Webinar\\_Slides.pdf](https://www.hcd.ca.gov/community-development/affh/docs/AFFH_Webinar_Slides.pdf), June 15, 2021.



there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

- C. Assessment of disparities in access to opportunity. The AFFH rule defines “significant disparities to in access to opportunity” as “substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing,” Title 24 Code of Federal Regulations 5.152. This is assessed using indices for education, transportation, economic development and access to jobs, and a healthy environment. The rationale behind this evaluation is that a lack of housing and transportation choices can limit access to opportunity and stifle economic growth by isolating residents from jobs and other essential services.<sup>7</sup>
- D. Assessment of disproportionate housing needs, including displacement. To assess if residents in a city are experiencing disproportionate housing needs, data for cost burden and severe cost burden conditions, overcrowding, substandard housing, and homelessness are assessed. Displacement is also considered, and displacement may be driven by investment and/or disinvestment, and disaster.
- E. Cities are to assess whether there are racially/ethnically concentrated areas of poverty (R/ECAP) present within their boundaries or nearby. Mapping of racially concentrated areas of affluence (RCAA) are also consulted.

Once fair housing issues are identified, then contributing factors that contribute significantly to that issue must be identified. From there, the contributing factors are prioritized, and highest priority is to be given to those factors that most limit or deny fair housing choice, access to opportunity, or negatively impact fair housing or civil rights compliance disproportionate housing needs. With this analysis, a housing plan is developed that commits the local government to taking meaningful actions that:

- Enhance housing mobility strategies;
- Encourage development of new affordable housing in high resource areas;
- Improve place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing; and
- Protect existing residents from displacement.

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

## 7.2 Assessment of Fair Housing Enforcement and Outreach Capacity

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

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

<sup>7</sup> HUD, <https://www.hud.gov/sites/documents/ACCESS-OPPORTUNITY.PDF>, accessed March 28, 2023.

CDFEH may occur, the available data indicates a low incident rate of housing discrimination in the City and the region, generally.

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

The Etna Affirmatively Furthering Fair Housing Action Plan in Table A-37 below commits the City to continuing to make information on fair housing available to the public and also improving the materials and distribution process by employing affirmative marketing best practices with respect to the content of the fair housing materials, channels of distribution and display, and language availability.

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

**Reasonable Accommodation:** As discussed in Appendix B, the City's reasonable accommodation procedures are largely compliant with state and federal requirements, however, amendments are needed with respect to the findings and to incorporate language requiring initiation of the interactive process under specific circumstances. Program HE.4.2.6 in Chapter 2 commits the City to amending the zoning regulations as specified. Program HE.3.1.2(5) commits the City to affirmatively marketing its reasonable accommodation procedures at all times during the 6<sup>th</sup> cycle Housing Element planning period.

**Government Code Section 65008** covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. The City encourages housing developments of all types, regardless of size, prospective tenant, or financing source, and supports by-right development in residential zones and mixed-use zones.

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

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

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

**Housing Accountability Act (Government Code Section 65589.5.).** The City Planning staff is familiar with recent amendments to the Housing Accountability Act, and actively monitors, no less than annually, online resources for

legislative updates. Etna is a member of the California League of Cities and receives legislative updates distributed by the League, which includes amendments to the Housing Accountability Act amongst others.

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

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

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

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

### 7.3 Assessment of Segregation and Integration Patterns and Trends

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

#### 7.3.1 Race and Ethnicity

See section 2.4 above. To summarize this section, the racial and ethnic diversity of Etna has increased since 2010 similarly to the greater region as indicated in Table A-4, but to a lesser degree. Whites are the largest racial group in Etna; Hispanics-Latinos comprise nearly 6 percent of Etna's population, which is a smaller share than the region. Etna is not identified as an area of high segregation according to current TCAC mapping. Figure 4 shows that in Etna, the surrounding Census tract, and most of Siskiyou County, Whites are the predominate majority.

#### 7.3.2 Poverty and Income

See section 3.3 above. Etna's 2020 median household income was \$54,712, which is about \$7,000 more than the region's. In 2020, 15.3 percent of Etna's population (113 persons) were below the federal poverty line, which is relatively similar, although lower, to the region's population where 16.9 percent of the population (7,294 persons) is below the poverty line. For both Etna and the region, seniors 65 and older comprise the smallest subpopulation that is below the poverty line, at nearly 1.5 percent and 9.6 percent respectively. In 2020, Etna adults (18-64) were the largest subpopulation experiencing poverty at 10 percent; Etna's rate is over 8 percentage points lower than the region's rate where adults comprise 18.6 percent of the population who experiencing poverty. In the region, children (18 years and younger) comprise the largest subpopulation who are below the poverty line at 21.6 percent; in comparison, 3.8 percent of children in Etna are below the poverty line. By family, in 2020 8.6 percent of Etna's families are below the poverty line while 10.6 percent Siskiyou County families were below the poverty

line. For single-parent families, in 2020 there were no Etna female-headed households who were below the poverty line while 5.3 percent of male-headed households were. Etna’s poverty rates are considerably lower than the region’s as shown in Table A-14.

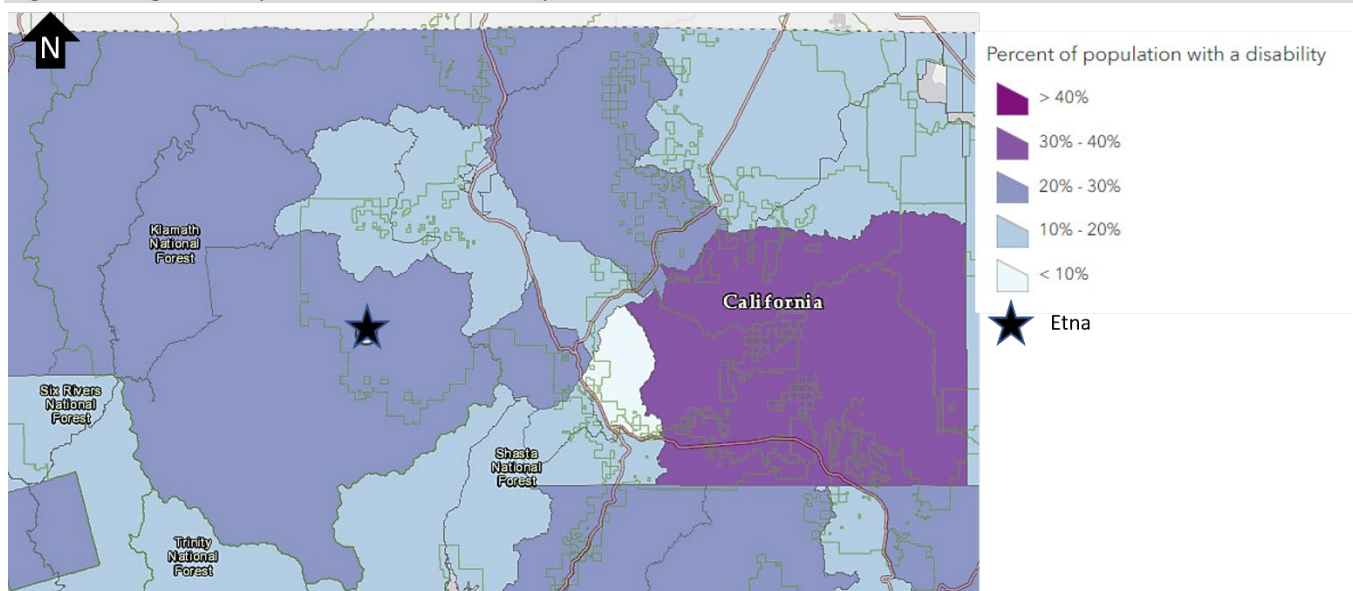
**7.3.3 Familial Status**

See sections 4.4 and 4.5 above for a detailed discussion about single parent households with no spouse/partner, including female-headed households with children and no spouse/partner in Etna, and large families. As shown in Table A-22, Etna’s rate of single-parent households is nearly 2 percentage points higher than the region’s rate of 14 percent in 2020. Unlike Siskiyou County where nearly 70 percent of single-parent households are headed by women and the balance are headed by men, the genders rates in Etna are similarly balanced. Between 2010 and 2020, the number of large renter-occupied households decreased by 7 households, while the number of large owner-occupied households increased by 18 households. Etna’s percentage of large families are relatively comparable to the region’s, although Etna’s percentage of large renter households is higher and the percentage of large owner households are lower than the region’s.

**7.3.4 Persons with Disabilities**

See sections 4.2 and 4.3 above. Etna’s overall rate (as a percentage) of persons with disabilities is 23.5 percent, higher than Siskiyou County’s overall rate of 19.5 percent. The majority of individuals in the City with disabilities are in the 65 years and older age group, making up 69.5 percent of all persons with disabilities. A high percentage of all persons over 65 years old have a disability – 56.3 percent. Most of the disabilities in this group are either ambulatory (37.4 percent of all persons 65 and older) and/or hearing (30.5 percent). Similarly, in Siskiyou County, seniors are the second largest subpopulation who have a disability at 35 percent.

Figure 7: Regional Population with a Disability, 2021



**7.4 Assessment of Disparities in Access to Opportunity.**

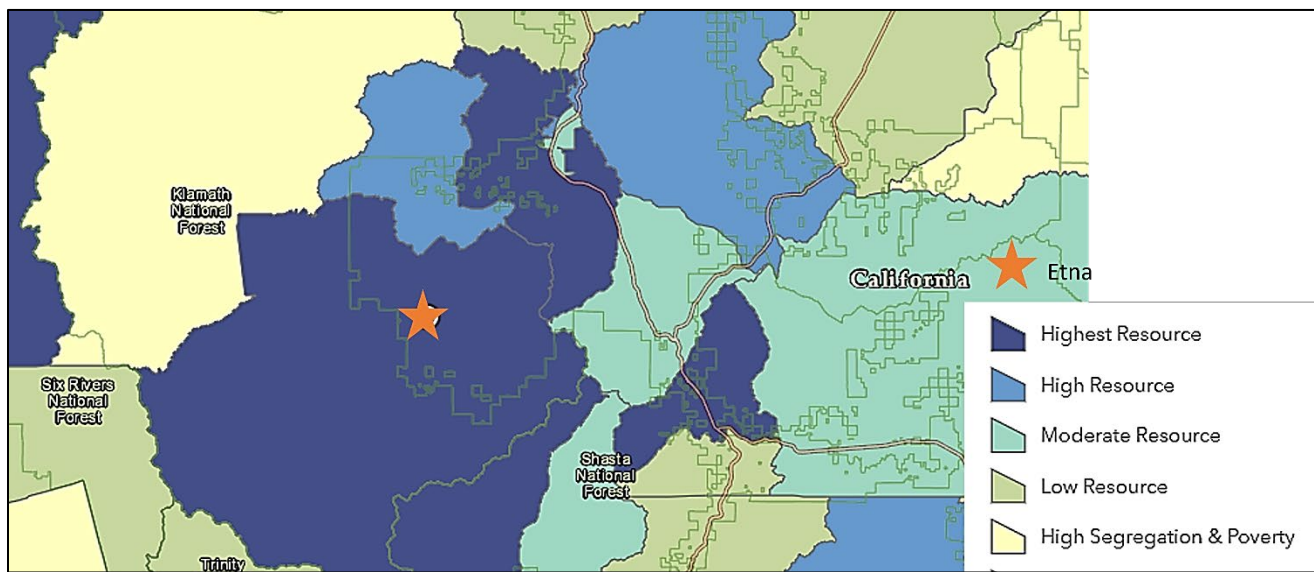
Access to opportunity is assessed using indices for education, transportation, economic development and access to jobs, and a healthy environment. The California Tax Credit Allocation Committee (TCAC) has developed Opportunity Areas mapping to evaluate and rank funding application for housing, which are updated annually. The Opportunity Areas mapping is an approach “to measure and visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment and economic mobility” (Methodology for

the 2021 TCAC/HCD Opportunity Map, pg. 1). HCD recommends jurisdictions consult these maps as part of their AFFH analysis to help identify opportunity areas to locate and prioritize affordable housing. The four key indicators indexed for the Opportunity Areas mapping are listed below, followed by a summary assessment of Etna.

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

Figure 8 below shows that according to the 2023 Opportunity Mapping, Etna is indexed as a highest resource area based on the composite score. The Census tract that encompasses Etna is also indexed a highest resource area, as are other geographic areas in Siskiyou County.

Figure 8: Regional COG TCAC/HCD Opportunity Map–2023 Composite Assessment



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

As indicated in Table A-5, in 2020 Etna’s unemployment rate was 18.2 percent which was significantly higher than the Siskiyou County’s rate of 7.1 percent. From 2019 to 2020, the economy of Etna employed approximately 254 people and during the same period approximately 40 jobs were added. According to City staff, while there are high paying jobs in Etna, the wages are much lower than the state average.<sup>8</sup> In 2020, the education instruction and library occupations sector was the most common employer of Etna residents, and had a median wage of \$29,441.

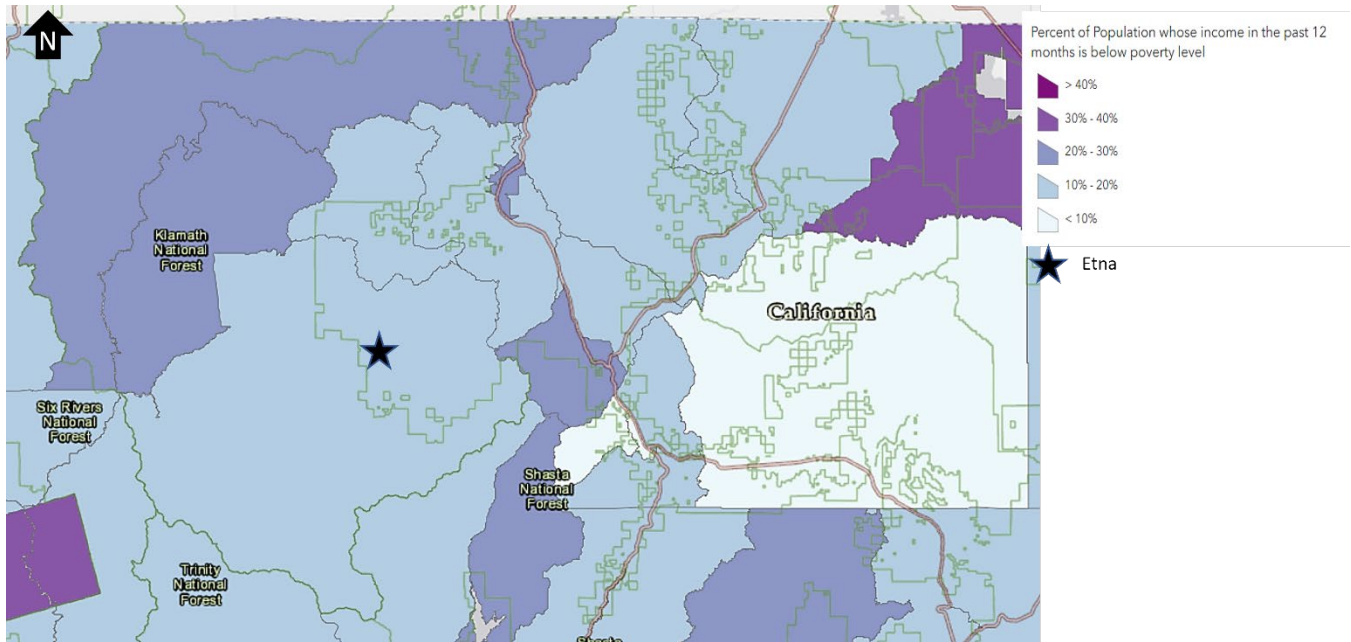
The average commute time for Etna is about 6 minutes longer than the region’s, indicating employment opportunities may be better in other Siskiyou County communities. The number of occupied housing units with available vehicles is slightly higher than the region. The presence of STAGE, the regional public transit service, is a community asset for improving job mobility while also reducing commuting costs.

<sup>8</sup> P. Eastlick City Clerk, personal communication, April 19, 2023.

### 7.4.2 Low Concentration of Poverty

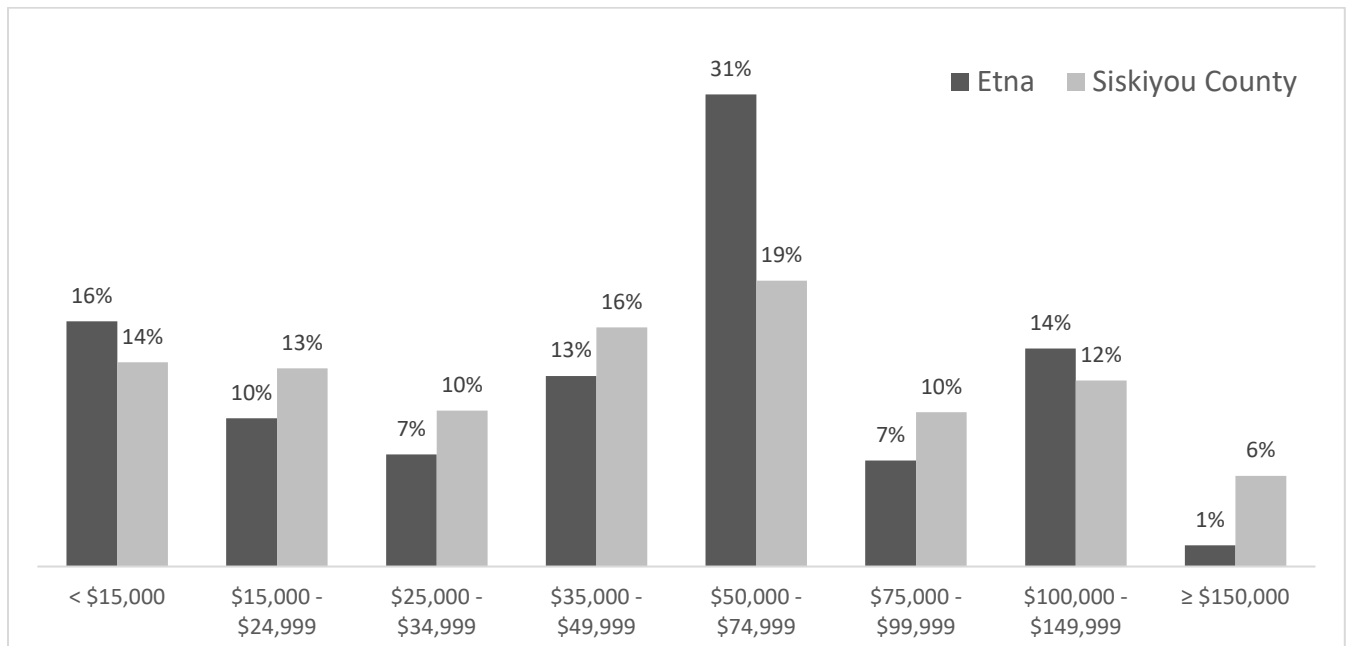
Etna has a lower poverty rate in comparison to other portions of the region. The percentage of Etna’s population below the poverty line, 15.3 percent, is relatively comparable but lower than Siskiyou County’s rate of 16.9 percent. Thirty-three percent of owner households are lower income as measured by HUD’s 2019 Adjustment Median Family Income, whereas 70 percent of renter households are lower income (see Table A-13). As discussed above in section 3.3, Etna’s household median income has increased overall since 2000 and is approximately \$7,300 higher than the region.

Figure 9: Region Poverty Status, 2021



While Etna does not have a high concentration of poverty, renter households have fewer financial resources for housing and other expenses, which may limit mobility and increase risk for displacement.

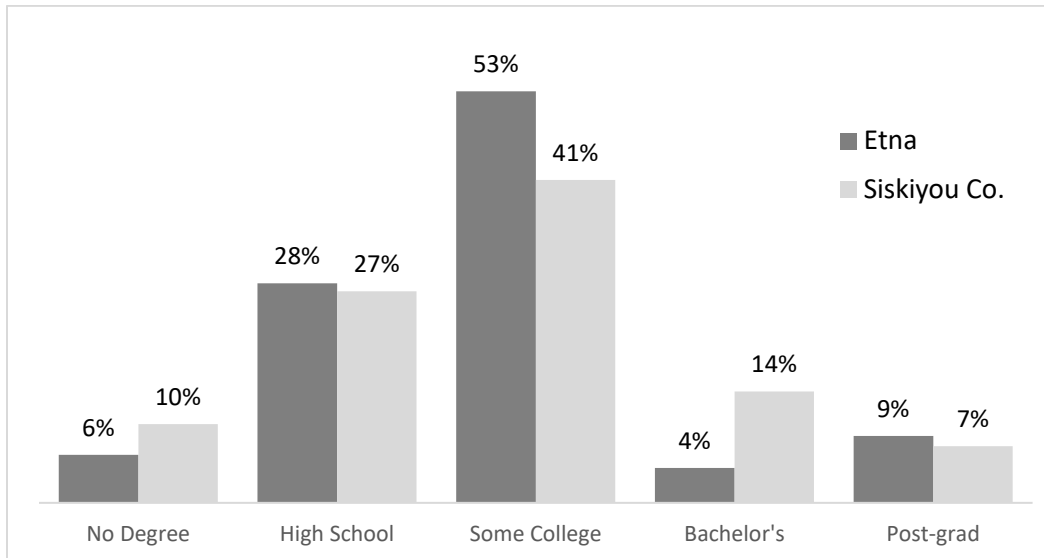
Figure 10: Household Income, 2020



### 7.4.3 Access to Effective Educational Opportunities

Education levels of Etna residents are relative comparable to residents in Siskiyou County as illustrated in Figure 11 below. Data for Etna generally indicates that a greater number of Etna residents have a high school diploma, some college, and post-college graduation attainment, while fewer Etna residents have no high school degree in comparison to the region. A greater percentage of Siskiyou County residents have a Bachelor’s degree in comparison to Etna. Etna is part of the Scott Valley Unified School District. The school district serves over 600 students, and has two elementary schools, a junior high, and high school.<sup>9</sup> The main campus of the College of the Siskiyous is located approximately 27 miles northeast of Etna in Yreka. College of the Siskiyous is a regional community college providing continuing education and associate degrees.

Figure 11: Education Attainment, 2021



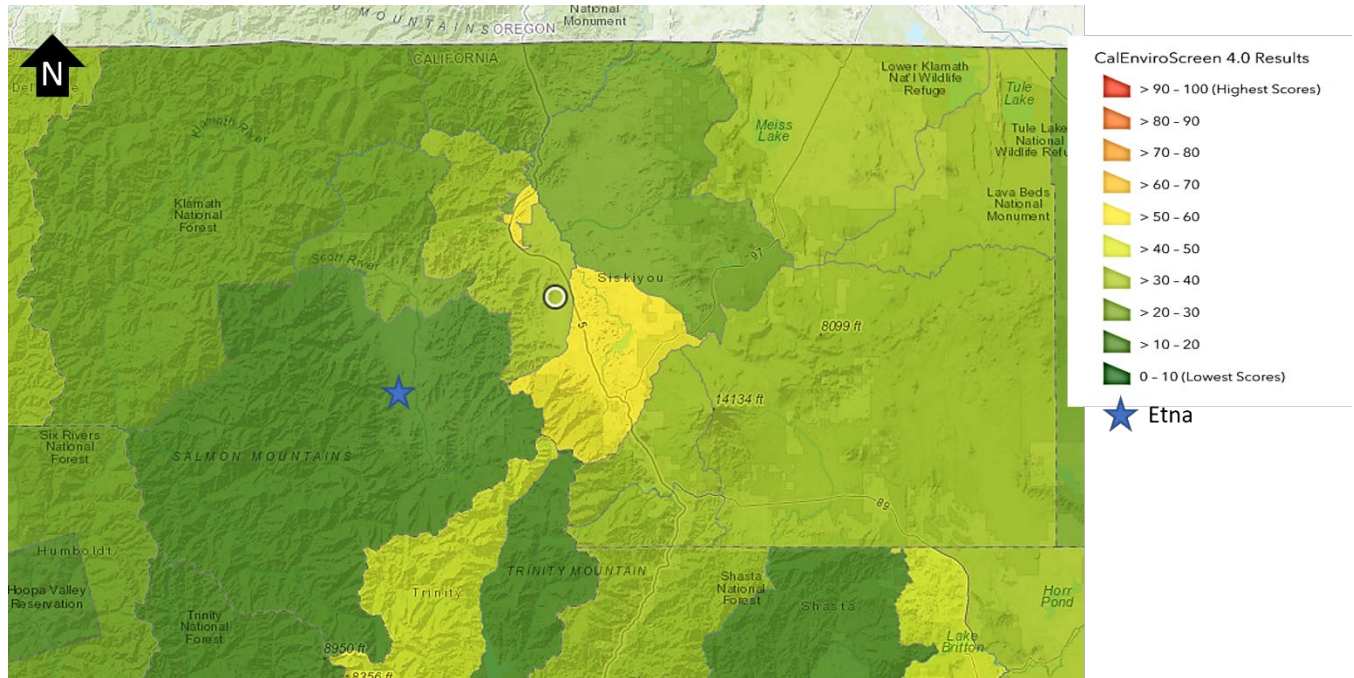
### 7.4.4 Low Levels of Pollution Burden from Environmental Exposures and Environmental Effects

Using CalEnviroScreen 4.0, Etna’s environmental composite score is 16 as shown in Figure 12. This is a low score and indicates that overall, the residents of Etna and the Census tract that encompasses Etna, are not disproportionately burdened by pollution. The composite score is the combination of two broad categories: “pollution burden” and “population characteristics”. The pollution burden score “represents the potential exposures to pollutants and adverse environmental conditions caused by pollutions”.<sup>10</sup> The pollution burden score for Etna and the surrounding Census tract is 18, indicating an overall lower pollution burden than much of the State. The population characteristics of Etna and the Census tract is 19, indicating the population is less burdened than much of the State. Overall, according to the CalEnviroScreen, Etna residents are anticipated to have better outcomes as there are less exposures to pollution and in general, the City has better socioeconomic conditions than other parts of Siskiyou County.

<sup>9</sup> <https://www.svUSD.us/>, accessed September 22, 2023.

<sup>10</sup> <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>, accessed September 22, 2023.

Figure 12: CalEnviroScreen 4.0, 2021 Composite



Overall, Etna is considered a high resource area because of the lower concentration of poverty, effective education opportunities, and low pollution burdens. Access to economic opportunities, however, is constrained which impedes improved housing opportunities.

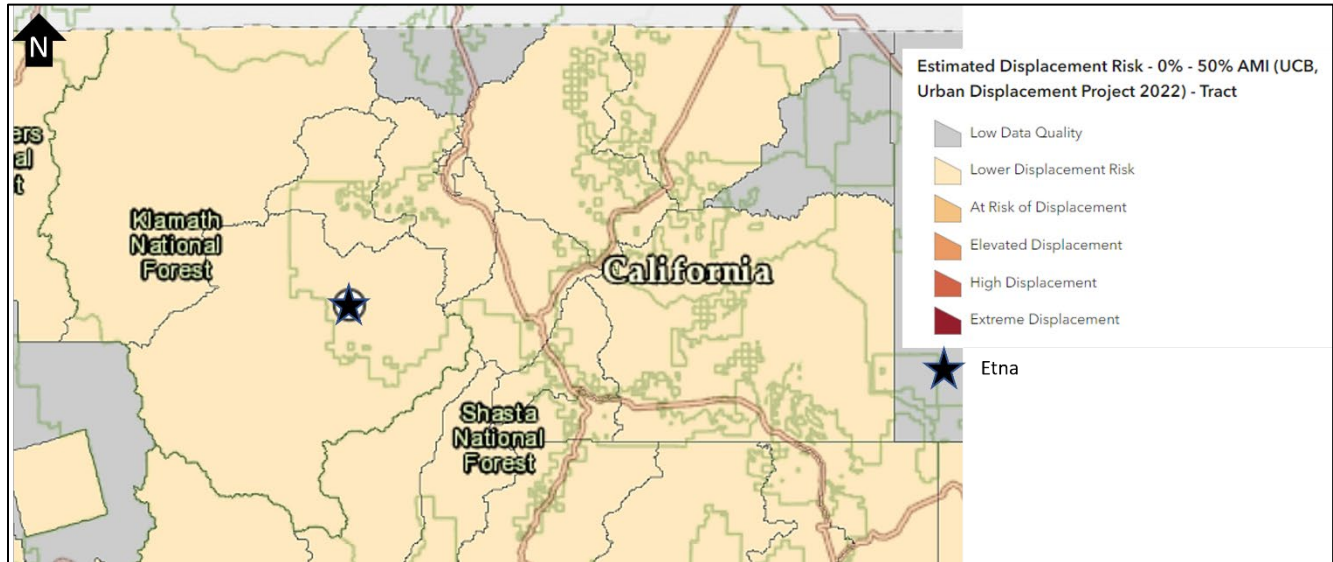
**7.5 Assessment of Disproportionate Housing Needs, including Displacement.**

Etna is estimated to have a “lower displacement risk”, similar to that of the region, as seen in Figure 13 below. The available data indicates the following conditions are occurring in Etna, and may increase the risk of displacement for low-income households, which include female-headed households, and persons with disabilities:

- Historically the rate of housing production has been low.
- Both renter and owner households are cost burdened, although renter households are disproportionately experiencing overpayment, and severe overpayment. Overpayment is concentrated in extremely low-income households.
- Extremely low and very-low-income households comprise 28.7 percent of the City households, as shown in Table A-13. The City’s poverty rate is comparable to the County.
- While the median housing costs are low relative to the State, costs are high for many households in the City and the region.



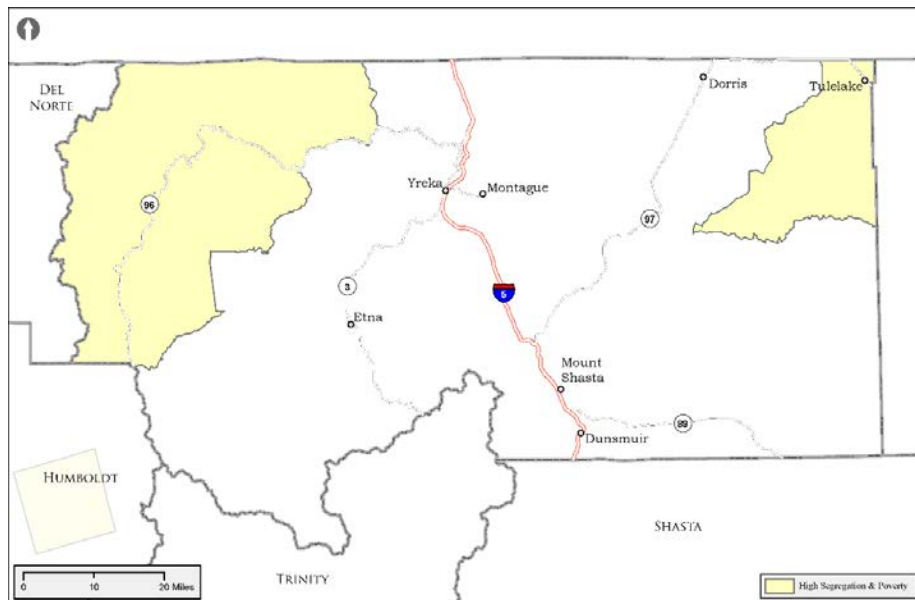
Figure 13: Regional Displacement Risk, 0 to 50% Area Median Income, 2022



### 7.6 Presence of R/ECAP and RCAA

The City consulted all available mapping which shows that the City of Etna is not identified in current TCAC mapping as an area of high segregation and concentrated poverty. In Siskiyou County there are two areas identified as having high segregation and concentrated poverty, and neither of these areas are adjacent to Etna and the surrounding area, as shown in Figure 14. The two areas of high segregation and concentrated poverty are in the northwest and northeast reaches of Siskiyou County. There are no Etna neighborhoods or adjacent unincorporated areas that were identified in the homeowners loan corporation (HOLC) redlining grade created during the New Deal Era, a federal government sponsored program that implemented housing segregation and discrimination. There are no racially concentrated areas of affluence (RCAA) mapped in Etna or Siskiyou County.

Figure 14: Areas of High Segregation and Concentrated Poverty, 2023



## 7.7 Local Knowledge

With a small population of 678 persons in 2020, and a significant majority of household incomes under \$100,000, income and affordability do not vary substantially throughout the community. As shown in Figure A-10 above, there were 131 households in 2020 with earnings of less than \$50,000, 109 households with earnings between \$50,000 and \$99,999, and 45 households with earnings of \$100,000 or more. Based on local knowledge, the mix of incomes is generally spread throughout the community, with no major differences between neighborhoods or areas of the City.

The need for rehabilitation and replacement of housing is generally spread throughout the City. Nearly 50 percent of Etna's existing housing stock was built prior to 1970, and 43 percent was built between 1970 and 1980. Newer housing stock built after 2000 represents a small portion of the housing stock (approximately seven percent). Older and newer housing units are dispersed throughout the City. Code enforcement cases for substandard housing generally do not have a distinct and re-occurring pattern in a particular part of the City. Considering that older structures are more likely to be in need of rehabilitation and are widely dispersed throughout the City, there are no major differences in housing conditions on a neighborhood to neighborhood basis. A windshield survey of housing conditions has not been completed recently, and the City does not have the financial or staffing resources available to initiate a survey absent outside funding. While there are some differences between newer and older neighborhoods, overall, these conditions do not substantially differ and there are no distinct patterns of inequitable conditions or concentrations of substandard conditions. Most of the City's housing was built prior to 1980 when subdivision improvement standards were different. For example, sidewalks have different widths.

About 94 percent of Etna's housing is composed of detached single-family residential, inclusive of manufactured homes installed on individual lots (does not include manufactured homes installed in a permitted mobilehome park). Approximately six percent of Etna's housing stock is configured as two or more dwelling units. While accounting for a small amount of the City's housing stock, they are dispersed through Etna's core residential area. There are no assisted housing developments in Etna nor are there any pending proposals. There are three existing mobilehome parks in Etna that have a combined HCD-permitted capacity of 43 mobilehome spaces. These parks are dispersed throughout the City, with one located north of State Route 3 (SR 3), another park located along Callahan Street, and the third park (and smallest park with seven spaces) is located in a residential area near downtown. Overall, Etna's existing housing types are generally evenly dispersed throughout the city. Although there are no significant heavy commercial and industrial uses in Etna, Etna's residential areas are buffered from those districts where heavy commercial and industrial uses are permitted.

The majority of Etna's housing and residential neighborhoods are generally between Center and Scott streets on the north and Sawyers Bar Road on the southeast and the Etna cemetery on the southwest. There is a low-density residential area that is southeasterly of Etna's core residential area and is situated along Callahan Way. Residential density in this neighborhood is lower due to the limited availability of city water and sewer. Also, the Callahan neighborhood is separated from Etna's other residential areas due to the presence of Etna Creek tributaries, wetlands, and floodplain.

There have not been any large master-planned areas or subdivisions with significantly different lot sizes, community amenities, new schools, or other features that create stark differences between areas of the city. For the last 30 years, new housing units have been added typically on a lot-by-lot basis and not as large scale projects. Etna has numerous vacant housing opportunity sites within and near (i.e., westerly) its residential areas. The programs in Chapter 2 commit the City to establishing regulations that allow multifamily development in the R-3 district without a use permit. Additionally, Chapter 2 contains programs committing the City to updating the City's local J/ADU regulations to be consistent with state law and to increase resident awareness of J/ADUs as an option to provide housing for family and to rent, including making Siskiyou County's pre-approved ADU plans available to city residents.

There are no sanctioned or unsanctioned encampments in Etna. In consultations with city officials, and with Ms. Caporaso of Great Northern Corporation in March 2024, the lack of services and supportive services in Etna are attributed to the very low presence of persons experiencing homelessness. There are local community organizations that offer help with rental assistance, however, according to city staff. Given the lack of encampments, direct services, and support services, it is the observation of city officials that there are few people experiencing homelessness in Etna and no major differences from neighborhood to neighborhood for this special needs group. However, services and programs could be geographically targeted to provide better access.

Ray's Food Place, a regional grocery store chain, has a store in Etna. This grocery store stocks grocery staples, including a variety of fresh food and day-to-day sundries, and is located in Etna's downtown area. There is also a Dollar General in the commercial center at the north end of Etna that offers daily essentials and groceries, although the food offerings are typically limited to packaged goods. There is no pharmacy in Etna, however, the Scott Valley Rural Health Clinic is open to patients Monday through Friday.

Etna is a small city (approximately 0.76 square miles) which ensures easy access to all neighborhoods and parts of the City. According to the 2021 Siskiyou County Regional Transportation (SCRT), there are approximately 7.02 miles of rural roadway maintained and operated by the City. The 2021 SCRT identifies eight road rehabilitation road projects (some short-term and long-term) for Etna. The focus on road rehabilitation is to address declining pavement conditions. STIP is identified as the funding source to support the City's road rehabilitation work. Although Etna has street light authorization according to the 2021 Etna Municipal Services Review, the City does not provide this service. There are no traffic signals in Etna. Streets (including sweeping and snow plowing), sidewalks and other improvements are maintained throughout the City, although the City's network of sidewalks is not complete. Incomplete sidewalks are spread throughout the City, and are not concentrated into specific neighborhoods, however. To plan for bicyclist and pedestrian improvements for the region, in 2023, the Siskiyou County Local Transportation Commission initiated the development of a countywide active transportation plan (ATP) that is scheduled to be completed in 2025. Siskiyou county cities and school districts are identified as stakeholders in the ATP scope.

City residents are serviced by the same water and sewer systems and there are no major differences in terms of supply or quality throughout the community. The City provides potable water to all retail customers through the same linked system, and customers share the same water quality. All sewage is processed by the same treatment facility.

State Route 3 (SR 3) is a north-south two-lane conventional highway beginning in Trinity County approximately 115 miles to the south and ending in the City of Montague approximately 35 miles to the north. SR 3 traverses through the northeast part of Etna and connects the City and other Scott Valley communities with Yreka and I-5 to the north and SR 36 and SR 299 to the south. As part of the California Freeway and Expressway System, the California Department of Transportation (Caltrans) is responsible for maintaining the roadway, drainage, signage, etc. While a prominent feature for the City, SR 3 does not act as a barrier between residential neighborhoods. Etna's residential neighborhoods are generally located south of SR 3 and only a small number of residential properties are located north of SR 3. Etna is immensely walkable due to its small size and low volume of traffic. Lands on the north side of SR 3, and specifically properties abutting SR 3, are planned and zoned C-2. Lands on the south side of SR 3 are mix of C-2 and R-3. The C-2 zone is intended for lands outside of Etna's downtown that are located along major roadways and to provide for a variety of commercial uses. According to STAGE 2023 schedule, there are three transit stops in Etna. The STAGE stops are in and adjacent to residential areas near the downtown.

Etna features the following city facilities:

- Scott Valley Community Pool located east of Etna High School
- Etna Library Branch

- A baseball field located south of Etna High School
- Johnson – Joss City Park

Program 10-E of the Public Facilities Element of Etna’s General Plan provides for the City to explore opportunities for development of a neighborhood park of 1-3 acres in the eastern section of the community to serve existing and future development in that area.

As indicated above, there are two public schools in Etna that serve age appropriate residents of Etna and the surrounding area: an elementary school and a high school. By February 1 of each year, every school in California is required by state law to publish a School Accountability Report Card (SARC). This report requires reporting on the condition of a school’s mechanical infrastructure, cleanliness, safety, foundation, and external facilities. According to SARC reports for Etna Union High and Etna Elementary, the schools were inspected December 2023 using the Facility Inspection Tool (FIT) report. Using this report, both school facilities received an overall good condition rating. According to the California School Dashboard, 2023 student performance increased over 2022 levels for all students at both Etna Elementary and Etna Union High in categories that are measured (e.g., math and English).

Recent wildland fires has contributed displacement regionally. Siskiyou County’s 6<sup>th</sup> cycle housing element documents the loss of housing in the unincorporated due to wildland fires:<sup>11</sup>

- The Boles Fire (2014) destroyed over 200 homes
- The Slater Fire (2020) destroyed over 200 homes that primarily belonged to Native American residents
- The Lava Fire (2021) destroyed 144 homes which primarily belonged to Hmong populations
- The McKinney Fire (2022) destroyed 118 homes
- The Mill Fire (2022) destroyed over 100 homes

Exacerbating the loss of housing due to wildland fire are the low levels of new housing starts. As indicated in Table A-41 below, 287 units have been added to the region since 2020, with approximately 84 percent of those units (or 243 units) added between 2021 and 2022 according to the data, then production slowed with 42 units added in the region the following year. However, not all the homes lost in these fires have been rebuilt.

**Table A-37**  
**Siskiyou County Housing Estimates**

Geographic Area	Date	Total Housing	Year/Year Change (units)
All Incorporated Cities	4/1/2020	9,926	
	1/1/2021	9,928	2
	1/1/2022	9,985	57
	1/1/2023	10,006	21
All Unincorporated Areas	4/1/2020	13,003	
	1/1/2021	13,003	0
	1/1/2022	13,189	186
	1/1/2023	13,210	21
Total	4/1/2020	22,929	
	1/1/2021	22,931	2
	1/1/2022	23,174	243

<sup>11</sup> [https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/planning/page/2601/pln\\_20240206\\_housingelement2022-2030.pdf](https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/planning/page/2601/pln_20240206_housingelement2022-2030.pdf), accessed March 8, 2024, pg. 66

Geographic Area	Date	Total Housing	Year/Year Change (units)
	1/1/2023	23,216	42

Source: California Department of Finance, Demographic Research Unit, Report E-5, Released: May 1, 2023.

Ms. Caparaso and Mr. Vela both stated there is difficulty bringing contractors and builders to the area for work, including market rate housing development. Housing projects, including market-rate projects, are not financially feasible due to nationwide cost increases for materials and labor. Mr. Vela added that new building code requirements for solar and sprinklers are additional costs and exacerbating the cost issue.

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

### 7.8 Conclusions

The local and regional data presented above indicate Etna’s affirmatively further fair housing challenges affect the entirety of the City, and are not concentrated in specific neighborhoods. Again, Etna is a small city and has a small population. According to the 2020 U.S. Census, Etna has a total population of 678 persons who are in 285 households (see Table A-1 and Table A-8 above). According to the 2020 U.S. Census, the Etna household median income in 2020 was \$54,712 (Table A-11). While greater than the median of the region of \$47,403, it was significantly lower than HUD’s 2020 median income for the state of California (FY 2020):<sup>12</sup>

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

Moreover, as presented in Table A-13 above, the 2015-2019 HUD CHAS data indicates approximately 47 percent of Etna ’s households have an income that is 80 percent or lower than the HUD Area Median Family Income. Disproportionate housing needs and disparate access to opportunity are citywide conditions affecting a majority of residents and are not concentrated in specific Etna neighborhoods. Local information and available data do not indicate the presence of segregation patterns in Etna or areas of R/ECAP. Consultations with City representatives and longstanding non-profit providers operating in Etna and the region share similar conclusions. The conditions that are contributing Etna’s fair housing conditions identified in Table A-42, and responding programs. The responding programs employ place-based and mobility strategies. From HUD:<sup>13</sup>

- Place-based strategies refer to specific investments and programs in historically disinvested neighborhoods to improve the lives of local households and help stabilize economic and community development in the area. Examples include investing in infrastructure or developing a workforce training program.

<sup>15</sup> <https://www.huduser.gov/portal/datasets/il/il20/Medians-Methodology-FY20r.pdf>, accessed March 12, 2024.

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

- Mobility strategies refer to investments and programs that expand housing choices for residents with low income and help to reduce the level of racial and economic segregation in a jurisdiction or region. “Housing mobility strategies may include providing affordable and accessible transportation options to enhance access to education and economic development opportunities.”<sup>14</sup>

**Table A-38  
AFFH Contributing Conditions and Responding Programs**

AFFH Category	Contributing Conditions	Responding Programs
Fair housing outreach and dissemination of information	<p>Lack of housing information on City website.</p> <p>Lack of variety in the media forms and venues where fair housing information can be found</p>	<p>Increased distribution of fair housing information by posting at City Hall, posting information on City’s website, etc. Providing materials and content in prevalent spoken languages. Also employing affirmative marketing practices in the preparation of materials.</p>
Disparities in access to opportunity	<p>Lack of economic opportunity.</p> <p>The City has limited financial capacity to invest in infrastructure and community amenities absent outside funding sources.</p>	<p>City-wide place-based strategies:</p> <p>Commit to enabling microeconomic development such as accessory commercial uses and improved regulatory allowances for home-based business, and live-work spaces.</p> <p>Support high school and College of the Siskiyou building trades development programs, including apprenticeships and workforce development.</p> <p>In order to improve access to infrastructure capital improvement programs, continued participation in regional planning efforts, such as the Active Transportation Plan.</p>
Disproportionate housing need for low income households	<p>Low housing production</p> <p>Market conditions dampen recruitment of residential building contractors</p>	<p>City-wide Mobility Strategies:</p> <p>Partnering with non-profit housing organizations to provide self-help housing development, including homeowner repair, and incentivizing implementation of self-help housing by identifying potential sites for self-help projects; applying for grant funding and supporting grant applications; providing expedited permit processing; and reducing or</p>

<sup>14</sup> AFFH Technical Assistance Memo, HCD, pg. 15.

AFFH Category	Contributing Conditions	Responding Programs
		waiving City permit fees for self-help projects.  Adoption and promotion of Siskiyou county’s pre-approved ADU plans, offering expedited permit processing and reduced City permit fees.  Regularly compiling and distributing information about manufactured home options.  Down-payment assistance.  Rental assistance, including deposit assistance.

Table A-39 below is Etna’s action plan, and it elaborates on Etna’s place-based and mobility strategies to address fair housing, including geographic targets and quantitative objectives for the 2023-2031 planning period. However, the contributing conditions identified in Table A-38 are not unique to Etna and are present in other Siskiyou cities and the region. To make in-roads on region-wide patterns, however, is beyond the resources and capacity of a single jurisdiction. Moreover, many of the cities in the region, including Etna, lack the staff, financial resources, and local tax base to undertake large scale transformative initiatives without outside financial support. Consequently, some of the Action Plan’s strategies commit the City to continuing and amplifying regional collaboration efforts with local governments, non-profit organizations, residents of Etna, and others.

**Table A-39  
City of Etna’s AFFH Housing Action Plan**

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
<p><b>Fair Housing Outreach and Dissemination of Fair Housing Information (medium priority)</b></p> <p><u>Contributing Factors:</u> Lack of housing information on City website Lack of variety in the media forms and venues where fair housing information can be found</p> <p><u>Geographic Targets:</u> Citywide</p>			
<p>Action Plan Program A:</p> <p>Improve community awareness and knowledge about fair housing.</p>	<p>The City will make information on reasonable accommodation and fair housing available to the public through the posting of fair housing information in City Hall and in other public buildings, on the City’s website, distribution to existing and new apartment complexes, publishing information and materials on the City’s website, and inserting information in the City’s newsletter.</p> <p>In the preparation and distribution of the City’s fair housing materials, the City will employ affirmative marketing best practices, such as depiction of members of protected classes under fair housing laws.</p> <p>The City will provide fair housing materials, in both printed and electronic media, in prevalent spoken languages in the community.</p> <p>Provide training for staff, elected officials, and appointees on issues of fair housing.</p>	<p>The City will update the website by December 2024.</p> <p>Beginning in Q4 2024 or Q1 2025, publish an announcement as part of the City’s current newsletter annually.</p> <p>City Council meetings will include a fair housing presentation biennially beginning in the calendar year 2025.</p>	<p>Increase awareness of reasonable accommodation procedures for building or zoning regulations by two inquiries annually.</p> <p>Increase fair housing awareness by increasing inquiries by two inquiries annually.</p> <p>Consistent implementation of Gov’t Code § 8899.50 for affirmatively furthering fair housing as part of the City’s activities and programs relating to housing and community development.</p>



HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
<p><b>Improve access and the supply of ownership and long term rental housing (high priority)</b></p> <p><u>Contributing Factors:</u>                      Cost burdened households                      High cost of housing                      Low rate of housing production</p> <p><u>Geographic Targets:</u>                      Citywide</p>			
<p>Action Plan Program B:                       Local Long Term Rental Housing Program</p>	<p>The City will meet with the housing authority of Shasta County and other established housing authorities at least twice per year to discuss Housing Choice Voucher needs, Project-Based Voucher opportunities, affirmative marketing and outreach activities, and methods of increasing the number of vouchers allocated to the City, emphasizing households who are at or below the Federal poverty line.</p> <p>The City shall publish information and resources about Housing Choice Vouchers on the City website and at public counters to increase awareness for renter households and landlords.</p>	<p>Convene first meeting within 12 months of adoption of housing element, and meet with organizations at least bi-annually thereafter during the 2023-2031 planning period.</p>	<p>Facilitate new construction, or conversion, of two housing units affordable to very low and extremely low income households.</p> <p>Increase the number of Etna applicants for vouchers by at least 5 percent by 2031.</p>
	<p>Develop a program administered by the City or by partnering with a qualified organization to connect lower-income households and individuals, including extremely-income residents, with affordable rental and homeownership opportunities in the City. Features of the program would include:</p> <ul style="list-style-type: none"> <li>• Landlord recruitment and mentoring, including fair housing training.</li> <li>• Develop and maintain a list of affordable housing units that are available for rent or purchase in the City.</li> <li>• A system for verifying the eligibility of applicants.</li> <li>• A system for matching eligible applicants with available units.</li> <li>• Employ affirmative marketing best practices.</li> </ul>	<p>Launch program by 2025</p>	<p>Assist with the placement of four lower income individuals or households in housing that is affordable by 2031.</p>
<p>Action Plan Program C:</p>	<p>Develop and launch a funding program and/or partner with qualified non-profit organizations to provide bridge loans and other financial assistance to qualified households to increase access and afford private-market homes for:</p>	<p>Beginning in calendar year 2024, the City will apply annually for appropriate state and</p>	<p>Facilitate the purchase of a home for two households by 2031.</p>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
<p>Increase Access to Housing and the Supply of Housing</p>	<ul style="list-style-type: none"> <li>• New construction or conversion for J/ADUs                             <ul style="list-style-type: none"> <li>○ Adoption and promotion of Siskiyou county's pre-approved ADU plans.</li> <li>○ Offer participating property owners/developers expedited permit processing and reduced City permit fees.</li> </ul> </li> <li>• First time homebuyer</li> <li>• Weatherization of existing housing units</li> <li>• Regularly compiling and distributing information about manufactured homes as a housing type option.</li> </ul> <p>The City will actively seek appropriate state and federal funding programs to capitalize the program or utilize or reprogram program income as eligible.</p> <p>Program development and implementation will incorporate affirmative marketing best practices, such as depiction of members of protected classes under fair housing laws.</p>	<p>federal funding programs to capitalize the program. Beginning with the housing element APR that is due April 1, 2025, the City will provide summaries progress of program to the City Council.</p>	<p>Facilitate the construction or conversion of 2 J/ADUs by 2031.</p> <p>Facilitate the weatherization of 4 homes by 2031</p>
	<p>Continue the City’s proactive code enforcement program coupled with a rehabilitation program, with program implementation resulting in repairs and retention of housing while mitigating displacement of affected residents. The rehabilitation program will provide financial assistance to reduce costs for income qualified property owners. The program will prioritize neighborhoods having concentrated rehabilitation needs as determined by the Etna building inspector.</p>	<p>Begin in calendar year 2025, provide summaries to the City Council no less than annually as part of the HE APR.</p>	<p>Facilitate the conservation/rehabilitation of two housing units during the planning period of 2023 to 2031 with no-net displacement of residents.</p>
	<p>Partner with non-profit housing organizations to provide self-help housing development, including homeowner repair. Incentive implementation of self-help housing by identifying potential sites for self-help projects; applying for grant funding and supporting grant applications; providing expedited permit processing; and reducing or waiving City permit fees for self-help projects.</p>	<p>Beginning in the calendar year 2024 will conduct outreach to self-help housing organizations to develop a program. Activities include identifying appropriate funding sources (private and government), and</p>	<p>Facilitate the construction of homes for three households by 2031.</p>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
		applying for funding or supporting applications; identifying candidate sites, etc.	
<p><b>Improve opportunity by supporting economic development and education attainment (high priority)</b></p>			
<p><u>Contributing Factors:</u> Lack of economic development and high unemployment</p>		<p><u>Geographic Targets:</u> Citywide</p>	
<p>Action Plan Program D:  Local economic development for business and workforce development to improve economic opportunities. Increase investment in the community.</p>	<p>The City shall continue to collaborate and partner with local and regional economic development non-profit organizations and agencies to apply for economic development funding that improves the economic opportunities for residents through programs for workforce development; small business assistance and development; recruitment and/or retention of businesses that provide living-wage jobs.</p> <p>The City shall continue partnership and coalition building with other socio-economically similar rural cities and counties to work with state and federal legislators to recruit economic development opportunity and funding for residents and businesses in the City and region.</p> <p>Support high school and College of the Siskiyou building trades development programs, including apprenticeships and workforce development.</p> <p>In order to improve access to programs for investing in community amenities and infrastructure improvement programs, continue participation in regional planning efforts, such as the Active Transportation Plan.</p>	<p>The City will continue to meet and collaborate with local and regional economic development agencies and organizations at least twice per year to discuss existing economic development projects and prospective projects that are available for residents in order to provide referrals.</p> <p>The City will refer two residents to the Siskiyou Economic Development Council, USDA Rural Development, or Small Business Development Center for services annually.</p> <p>The City will continue to meet and collaborate with the local schools at</p>	<p>The City will provide letters of support for economic development grant applications that are consistent with this program.</p> <p>Complete two community amenity programs during the 2023-2031 planning cycle, which could include partnerships with local schools, transportation agencies (e.g., Caltrans and STAGE), etc. Examples include park improvements; safe routes to schools; pedestrian and bicyclist stripping, signage, etc.; installation of ADA curb ramps; water and/or sewer infrastructure improvements, etc.</p>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
		<p>least twice a year to discuss curriculum opportunities for building trades skills development.</p> <p>The City will continue to meet and collaborate with regional organizations at least twice year, and will support and participate in regional planning efforts.</p>	

# Appendix B – Housing Constraints and Needs

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## 1.0 Introduction

Various interrelated factors may constrain the ability of the private and public sectors to provide adequate housing that meets the needs of all economic segments of the community. These constraints can be divided into two categories: governmental and non-governmental. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision of a variety of housing. Non-governmental constraints include land availability, land cost, construction costs, and availability of financing. The final section in this Appendix describes the City’s share of the projected Regional Housing Need for the region.

## 2.0 Governmental Constraints

### 2.1 Land Use Controls

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

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

Designation	Maximum Units/Acre	Max. Lot Coverage	Typical Uses
Residential Agriculture (R-A)	1 – 5 units/acre	35%	Single-family residential dwellings.
Low Density Residential (LDR)	1 - 5 units/acre	35%	Single-family residential dwellings.
Medium Density Residential (MDR)	1-10 units/acre	50%	Duplex, Triplex or low-density apartments.
High Density Residential (HDR)	1-17 units/acre	75%	Multi-family housing.

Source: City of Etna General Plan 2004.

### 2.2 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.

The 1984 Zoning Ordinance was revised several times, most recently in 2022 with adoption of Ordinance 223. The below analysis analyzes potential constraints of the proposed zoning regulations on housing development.

The zoning regulations allow a variety of housing types including multifamily uses in the R-2 and R-3 zoning districts as principally permitted uses. As shown in the tables below, the proposed development standards facilitate multifamily development at a density of up to 20 dwelling units per acre which will help the City meet its projected housing needs by stimulating production of housing, particularly housing at higher densities which tends to be more affordable to lower income households.

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

	<b>One Family (R-1)</b>	<b>Medium Density (R-2)</b>	<b>High Density (R-3)</b>
Housing Types Principally Permitted	Single Family, Accessory Dwelling Units (ADUs), Junior ADUs (JADUs), Small Group Care Homes, Small Agricultural Employee Housing, Supportive Housing, Transitional Housing	Single Family, ADUs & JADU’s, Duplexes or Triplexes Small Group Care Homes, Small Agricultural Employee Housing, Supportive Housing, Transitional Housing	Single Family, ADUs & JADU’s, Duplexes and Triplexes, Small Group Care Homes, Small Agricultural Employee Housing, Supportive Housing, Transitional Housing
Max. Units Per Acre	R-1-10 – 4 R-1-12 – 3	10	20
Minimum Lot Size (sf)	R-1-10 – 10,000 sf R-1-12 – 12,000 sf	7,200	7,200
Minimum Lot Width (ft)	R-1-10 – 60 R-1-12 – 70	60	60
Front Yard Setback (ft)	20	20	20
Side Yard Setback (ft)	10	10	10
Rear Yard Setback (ft)	R-1-10 – 10 R-1-12 – 15	10	10
Max. Building Height:			
Primary Use (ft):	35	35	45
Accessory Use (ft):	20	20	20
Max. Lot Coverage	40%	50%	75%
Minimum Parking Spaces Per Unit: Single family: 2 spaces Duplexes: 2 spaces Triplexes: 2 spaces Multifamily: 2 spaces/unit + 1 space for every 2 dwelling units over 3 units One-bedroom Units: 1 space/unit + 1/2 space for every 2 dwelling units over 3 units			

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

**Table B-3  
Residential Zone Districts and Development Standards (continued)**

	<b>Mobile Home Residential (M-H)</b>
Housing Types Principally Permitted	Single Family, ADUs & JADU's, Duplexes or Triplexes, Small Group Care Homes, Small Agricultural Employee Housing, Supportive Housing, Transitional Housing Mobile home parks
Max. Units Per Acre	20
Minimum Lot Size (sf)	8,000 (interior lot) 9,000 (corner lot) 4,000 (interior lot – townhouses) 5,000 (corner lot – townhouses)
Minimum Lot Width (ft)	80
Front Yard Setback (ft)	20
Side Yard Setback (ft)	10
Rear Yard Setback (ft)	10
Max. Building Height:	
Primary Use (ft):	45
Accessory Use (ft):	15
Max. Lot Coverage	65%
Minimum Parking Spaces Per Unit:	
Single family:	2 spaces
Duplexes:	2 spaces
Triplexes:	2 spaces
Mobile Homes:	2 spaces
Multifamily:	2 spaces/unit + 1 space for every 2 dwelling units over 3 units
	One-bedroom Units:
	1 space/unit + 1/2 space for every 2 dwelling units over 3 units

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



**Table B-4  
Mixed Use Zone Development Standards**

	<b>Central Commercial (C-1)</b>
Housing Types Principally Permitted when the commercial use is located at street level and the residential use is located above or below street level	Single Family, ADUs & JADU's, Duplexes or Triplexes, Multiple-family apartments Small Group Care Homes, Small Agricultural Employee Housing, Supportive Housing, Transitional Housing
Max. Units Per Acre	20
Minimum Lot Size (sf)	5,000 (new parcels) 2,500 (existing parcels)
Minimum Lot Width (ft)	50 (new parcels) n/a (existing parcels)
Front Yard Setback (ft)	0
Side Yard Setback (ft)	0 (Adjacent to commercial or vertical mixed-use development, otherwise 10)
Rear Yard Setback (ft)	0 (Adjacent to commercial or vertical mixed-use development, otherwise 10)
Max. Building Height: Primary Use (ft): Accessory Use (ft):	45 n/a
Max. Lot Coverage	75% (new parcels) 100% (existing parcels)
Minimum Parking Spaces Per Unit for Vertical Mixed Use:	
Single family:	1 space
Duplexes:	1 space
Triplexes:	1 space
Multifamily:	1 space

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

**2.2.1 Constraints Analysis of Development Standards**

The tables show Etna’s Zoning Ordinance allows minimum residential lot sizes ranging from 4,000 square feet to two units per 5 acres. The maximum height limit for residential units ranges from 35 to 45 feet. Etna’s Zoning Ordinance does not establish a minimum unit size for any of the forms of housing.

The City's high-density multifamily zones that meet the default density of 15 dwelling units per acre as provided by Government Code section 65583.2(c)3(B) are the following:

- High Density Residential (R-3),
- Mobile Home Residential (M-H)
- Central Commercial (C-1)

Parking standards for residential zones permitting housing configured as single family, duplex, triplex, or townhouse unit require a minimum of two parking spaces per unit or multifamily housing. The Zoning Ordinance requires two spaces per unit plus one space for every two dwelling unit over three units. For one-bedroom units, one space per unit plus one-half space for every two one-bedroom unit over three units. The current parking requirements for one-bedroom or studio units are a constraint, exceeding HCD's recommended ratio of one space per unit for efficiency units, studio apartments, one-bedroom units, and single room occupancy units. Reducing the existing parking requirement will reduce this housing cost. Program HE.2.3.2 commits the City to amending the Zoning Ordinance to reduce the number of required parking spaces consistent with this analysis.

In accordance with State ADU law, Etna's parking requirements do not apply to qualifying ADUs and JADUs. Etna's parking requirements incorporate a local incentive for residences being constructed or substantially rehabilitated using CDBG funds: the requirement for a garage or carport is expressly modified without requiring a ministerial or discretionary permit. Rather, two off-street parking spaces can be installed in-lieu of a garage or carport (Reference 17.34.260).

Enactment of AB 1308 (2023) prohibits cities from increasing the minimum parking requirement that applies to a single-family residence as a condition of approval of a project to remodel, renovate, or add to a single-family residence provided that the project does not cause the single-family residence to exceed any maximum size limit imposed by the applicable zoning regulations, including, but not limited to, height, lot coverage, and floor-to-area ratio. To ensure compliance with this new requirement, Program 5.1.5 also commits the City to reviewing Chapter 17.64, and adopting any needed amendments for compliance.

The R-3 zone could potentially constrain multifamily housing because "Multiple-family apartments" are listed as a conditionally permitted use and those additional permit requirements increase the cost and time necessary to obtain the required permits. Also, Conditional Use Permits (CUP's) are discretionary, so there is less certainty a multifamily apartment would even be allowed in the zone.

At the same time, development of multiple duplexes and triplexes up to the maximum allowed density appears to be principally permitted in the R-3 zone since "Duplex or triplex units" are included in the list of principally permitted uses.

Policy 2.2 in this Element removes the potential constraint to multifamily development in the R-3 zone by clarifying that multiple duplexes and triplexes either attached or detached are allowed as principally permitted uses on properties zoned R-3:

"Policy 2.2 (part). In addition to the other uses permitted in the High Density Residential (R-3) zone, the City will facilitate development of housing on properties zoned R-3 by allowing multiple attached and/or detached duplexes and triplexes as principally permitted uses up to the maximum density allowed by the zone (20 units per acre)."

Also, Program 2.1.2 from Etna's 5<sup>th</sup> cycle housing element has been carried forward as part of Etna's 2023-2031 Housing Element. The intent of Program HE.2.2.1 is to remove the existing regulatory barrier and provide more options to developers of affordable housing in the R-3 zone by listing multiple-family apartments as a principally permitted use:

“Program HE.2.2.1 [Multifamily Development in R-3 Zone](#) (was Program 2.1.2)

The City shall amend Chapters 17.16.050 and 17.16.070 of the High Density Residential – R-3 zone to remove the conditional use permit requirement for multifamily development, and to expressly permit multifamily development as a by-right permitted use. The amendments to Chapters 17.16.050 and 17.16.070 shall continue to permit housing development configured as duplexes and triplexes as by-right permitted housing types.

Administration: Planning Department, City Manager

Funding: General Fund

Timing: [Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element. Within two years from adoption of the 2023-2031 cycle housing element Adoption by December 31, 2024.](#)”

### **2.2.2 Discretionary Permitting Process for Housing Development**

A conditional use permit for residential development entails the property owner submitting an application and site plan for review, along with the appropriate processing fee. These applications are reviewed by staff for consistency with the City’s General Plan and Zoning Ordinance, including setbacks, building height, lot coverage, density, and parking requirements. Staff then conducts an environmental review pursuant to the California Environmental Quality Act (CEQA) (typically a mitigated negative declaration), schedules a public hearing before the City Council, and notifies property owners within 300 feet of the project. No design standards, architectural review, or other criteria are applied except normal setbacks, building height, lot coverage, density, and parking requirements. The City Council primarily considers potential environmental impacts, as well as public improvements that may be necessary to support the project. The entire process from submittal to public hearing and project approval is typically about four to six months. Conditions of approval vary from project-to-project, but most likely they will contain provisions for landscaping, type of fencing, driveway locations, compatible lighting, and recreational facilities.

In accordance with the Permit Streamlining Act (PSA) and the California Environmental Quality Act (CEQA), all applications for discretionary housing projects are reviewed for completeness and applicability of CEQA within thirty (30) days of submittal to the City. The application cannot be officially accepted if the submittal is incomplete. Applications reviewed and found to be complete will be prepared for submittal to the City Council.

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

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

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

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

Although finding D is typical, residing in many localities zoning regulations, it is rather broad and does not provide specific guidance to an applicant as to what conditions must be met to receive a use permit. Inclusion of the “morals” further exacerbates the ambiguity and could be considered discriminatory. This lack of specificity might create a potential constraint to residential uses that require a use permit. Zoning regulations are based on protecting health, safety and welfare, and it is under “welfare” where most of zoning’s subjective issues like aesthetics and compatibility are captured.<sup>1</sup> The Housing Accountability Act (Government Code Section 65589.5) specifically does not allow housing projects that comply with local objective standards to be denied or reduced in size based on issues of public welfare except in very limited circumstances. The Legislature purposely changed the law to limit local control with the purpose of allowing more housing construction in the California. The best defenses are a professional planning staff that is working knowledge of State housing law and who can advise applicants and hearing bodies appropriately, and incorporate policy language and standards that are objective to increase approval certainty. With respect to inclusion of “morals”, Program HE.3.1.2 of Etna’s 5<sup>th</sup> cycle housing element called for the City to remove this word. As Program HE.3.1.2 ~~has was~~ not ~~been~~ completed, this measure is carried forward [in Chapter 2](#) as Program HE.2.2.43.

However, the City Council can designate conditions of approval as necessary to ensure the use will meet the required findings while compliant with the requirements of the Housing Accountability Act. It is important to note that the City does not make a practice of applying the use permit process to disallow residential uses. Rather, the City seeks to provide a process whereby residential uses that are not allowed by right can be facilitated in a manner which will result in projects that are compatible with surrounding uses. The entire process from submittal to public hearing and project approval is typically about six to eight months. The process is the same for all uses requiring a use permit. Nonetheless, to provide for objectivity and approval certainty, and remove regulatory barriers, where the City’s adopted General Plan already plans for multifamily development at density of 20 dwelling units per acre, Program HE.2.2.1 commits the City to amending the High Density Residential zone (R-3) to remove the conditional use permit requirement for multifamily development configured as more than a triplex. A portion of the City’s LEAP funding is programmed for this zoning amendment.

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

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

Among the required on- and off-site improvements associated with new subdivisions, roadways typically have the greatest impact on the cost of housing. In Etna, local streets typically include a right-of-way of 60 feet and a pavement width of 40 feet. This is fairly typical of local roadways throughout the region. While all development-related improvements add to the cost of housing, the City’s standards are similar to other communities in the region and do not overly constrain the development of affordable housing.

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

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<sup>1</sup> City of Ventura, Appeal of the Planning Commission’s approval of the Haley Point Project (PROJ 14778), <https://www.cityofventura.ca.gov/DocumentCenter/View/28219/12A-Staff-Report>, accessed December 27, 2023.

When combined with implementation of the above Policy 2.2, Etna's zoning ordinance encourages affordable housing. In addition to allowances for ADU's and JADU's, the City also updated its zoning regulations to identify zoning districts where multifamily housing is allowed at a density of 20 units per acre. State law recognizes that in rural areas such as Etna, housing constructed at densities of 15 units per acre or more is presumed to be affordable to lower income households and Etna's R-3 and C-1 zones allow housing densities of up to 20 units per acre as principally permitted uses. The zoning map shows these zones are applied to large parts of the City near commercial uses and connected with existing sidewalks which will meet the needs of households that require non-motorized transportation. The new zoning regulations provide the density and development standards that will facilitate the production of housing affordable to very low- and low-income households.

## **2.4 Provision for a Variety of Housing**

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population. Part of this entails evaluating the City's Zoning Ordinance and its provision for a variety of housing types. Housing types include single-family dwellings, duplexes, second units, mobile homes, group care facilities, multifamily dwellings, supportive housing, and single-room occupancy units.

Tables B-2 through B-4 above identify the principally permitted housing types in the City's zoning ordinance. Following is a discussion of those housing types that may be most appropriate to meet the needs of extremely low-, very low-, and low-income households, as well as an analysis of governmental constraints that may serve as a barrier to the development of these particular housing types.

### **2.4.1 Accessory Dwelling Units**

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

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

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

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

- ADUs and JADUs are allowed by-right in all zones where single-family residences are allowed.
- The unit may be rented for periods of no less than 30 days.
- There are no connection fees charged to ADUs and JADUs.
- The ADU is not intended for sale separate from the primary, although passage of AB 345 (2021) allows an ADU to be sold separately when the accessory dwelling unit or the primary dwelling was built or developed by a qualified nonprofit corporation and the other requirements are met (chaptered at Government Code Section 65852.26).
- The lot needs to contain an existing or proposed single-family or multifamily dwelling. When the ADU or JADU is proposed a new single- or multifamily the primary dwelling shall be approved for occupancy prior to occupancy of the ADU/JADU.
- Owner-occupancy of the parcel is not a requirement to apply for the construction of an ADU or JADU. In the case of a JADU, however, owner occupancy of the single-family residence in which a JADU will be permitted is required. The owner may occupy either the remaining area of the primary dwelling or the JADU. Disclosure of the JADU occupancy requirement is to be recorded on the property deed.
- The ADU may either be attached or detached from the existing or proposed dwelling and located on the same lot. Junior ADUs, however, must be attached to the existing dwelling and located within the living area of the proposed or existing dwelling.

While Etna adopted a local J/ADU implementing ordinance in 2021, it appears that several provisions are inconsistent with State law. The Architecture Conditions in 17.52.030(E.4) applies citywide is not objective due to the language of “Accessory dwelling units shall be substantially compatible with the principal dwelling and the neighborhood.” Further the second Architecture Condition seems to exceed the statutory limits for local regulation for J/ADUs by imposing a citywide window placement standard for J/ADUs located within the within the required setbacks of the primary residence. A city may only impose architecture review standards (that are objective) on J/ADUs that is located on real property located in the California Register of Historic Resources. Other apparent inconsistencies noted are:

- Because an ADU can be created out of space of existing residence, the setback requirement that ADUs attached to the primary residence shall be the same setbacks as the minimum side, front, and rear setback requirements as the primary residence appears to be inconsistent with State law (Reference 17.52.030(E.5)).
- The Condition that manufactured homes used as an ADU be “substantially compatible with the principal unit” is not objective, and appears to exceed the statutory limits for local regulation of ADUs (Reference 17.52.030(E.6)).
- Owner-occupant requirement (17.52.030(C) needs to be updated due to passage of AB 976 (2023). Passage of AB 976 means cities and counties cannot impose owner-occupancy conditions on ADU projects permitted after Jan. 1, 2025. Local agencies are still required to impose owner-occupancy requirements on Junior ADUs (JADU),

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

ADUs and JADUs can be less costly to develop and have less impact on the environment as they are generally infill development. Securing building permit approval to develop an ADU or JADU in residential zones is nearly assured because of State mandates and oversight that include a 60-day shock clock (AB 3182 (2020)). ADUs and JADUs give homeowners the flexibility to share independent living areas with family members and others, including

accommodating intergeneration living arrangements while maintaining privacy. ADUs or JADUs can provide housing for professionals who may prefer to live closer to jobs and amenities rather than spending hours commuting. Ultimately spurring ADU and JADU development can positively contribute more affordable housing to the community's inventory.

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

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

In 2022 the State of California Housing Finance Agency (CalHFA) launched an ADU grant program that provides up to \$40,000 to reimburse pre-development and non-recurring closing costs associated with the construction of the ADU for eligible homeowners. According to the CalHFA website, "Predevelopment costs include site prep, architectural designs, permits, soil tests, impact fees, property survey, and energy reports" (<https://www.calhfa.ca.gov/adu/index.htm>, accessed June 29, 2022). Homeowners must be low or moderate income to be eligible to apply for the CalHFA program. The income limit for Siskiyou ~~county~~ County is \$159,000. The Freddie Mac and CalHFA programs offer loans and financial assistance directly to the customer and the educational toolkit will include information about these financial resources. Program 2.1.1 commits the City to applying for State funding that could allow awarded funds to be used for ADU development such as CalHOME.

#### **2.4.2 Constraints to Housing for Persons with Disabilities**

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

Below is a review of Etna's existing regulations for group homes, including the definition of family, Table B-5, and reasonable accommodation procedures, Table B-6.

A restrictive definition of "family" that overly scrutinizes a living arrangements and/or limits the number of unrelated people residing in a home differentiates between related and unrelated individuals living together, and may be discriminatory by illegally limiting the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated. Section 17.06.820 of the Etna Zoning Ordinance defines a family

as a group of individuals living together as a housekeeping unit sharing a dwelling unit. Clients of a group home subject to Health and Safety Code Section 1501 are not deemed a family for purposes of this title.

Etna’s definition of family appears to not be a constraint to group homes not subject to State licensing because it does not include language that differentiates related and unrelated people living together. The definition does not include requirements for shared-housekeeping units, nor does the definition limit the number. For group homes subject to State licensing, however, the definition appears create a distinction that applies to persons with disabilities that does not apply to persons without disabilities. Program HE.4.2.4 commits the City to amending the Zoning Ordinance to address the inconsistency with State law or repealing the language concerning clients of a group home that is subject to State licensing.

State law requires cities allow group homes that provide services for six or fewer clients and are subject to State licensing in any area zoned for residential use. Further cities cannot require these licensed group homes to obtain conditional use permits or variances that are not required of other residential uses in the same zone. Group homes are defined in section 17.06.930 of the Etna Zoning Ordinance (below), which are further categorized as “small group care home” and “large group care home”:

17.06.930 Group care home. “Group care home” means a facility licensed by the state pursuant to California Health and Safety Code Section 1501 et seq.

- A. “Small group care home” means a residential facility for the care and housing of six or fewer persons which may be developmentally disabled, seniors, or alcoholics in recovery, and other similar facilities licensed by the state. The state has determined that six or fewer is considered to be a residential use.
- B. “Large group care home” means a residential facility for the care and housing of seven or more persons which may be developmentally disabled, seniors, or alcoholics in recovery, and other similar facilities licensed by the state.

Etna’s definitions of group home encompass only those that are subject to State licensing. Therefore, when Etna’s definitions for family and group homes are evaluated together, the Zoning Ordinance treats group homes that are not subject to State licensing, even those serving six or more clients, indistinguishably from other residential uses in the same zone. Table B-5 is a checklist for analyzing potential constraints for group homes applying standards of SB 520 (2002) and HCD’s Group Home Technical Advisory of December 2022. Table B-6 below reviews Etna’s reasonable accommodation procedures.

**Table B-5  
Review of Regulations for Group Homes**

Topic	City’s Existing Regulations
Does the City’s land use element regulate the siting of special housing in relationship to one another?	No. The Land Use Element does not require a minimum distance between two or more special needs housing.
Does the City allow group homes with six or fewer clients by right in single-family zones?	Yes. Etna’s Zoning Ordinance specifically allows group homes that provide services to six or fewer clients and are subject to State licensing as principally permitted uses in all the residential zone districts.



Topic	City’s Existing Regulations
Does the City’s zoning regulations require all group homes of more than six clients obtain permits to locate in single family zones?	<p>No. As discussed above, group homes not subject State licensing, even those with seven or more clients, are treated indistinguishably from other residential uses in the same zone.</p> <p>Group homes that are subject to State licensing and serve seven or more clients are categorized as large group care homes and require a use permit in all Residential and Commercial zone districts. Program HE.4.2.5 commits the City to amending the conditional use permit findings to be objective and provide approval certainty.</p>
Are parking standards for group homes 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?	<p>For group homes providing services subject to State licensing for six or fewer clients and group homes providing services that are not subject State licensing are to be regulated in the same manner as other residential types in the same zone. This equal treatment extends to parking. The City has reasonable accommodation procedures as discussed below. For group homes that require a use permit, an applicant could seek a parking reduction concurrently with the use permit.</p>
Does the locality restrict the siting of group homes? Does the City’s zoning regulations have spacing requirements for group homes or other developments standards that restrict the siting of group homes?	<p>As discussed above, group homes not subject to State licensing, including those with more than six clients, are treated comparably to other residential uses in the same zone.</p> <p>The Zoning Ordinance allows group homes with six or fewer clients and subject to State licensing in all Residential zone districts, as discussed above. While principally permitted, these group homes are subject to review for overconcentration. This provision is a qualification that applies to housing for people with disabilities but does not apply to housing for people without disabilities. This qualification is inconsistent with the State law requirement for these group homes to be treated in the same as other residential uses in the same zone. Moreover, data from the California Department of Social Services (CDSS) indicates there is not an overconcentration issue occurring in Etna.<sup>2</sup> According to CDSS’s December 2023 data, there are no adult residential facility, residential care facilities for the elderly, or home care organizations (all types of group homes subject to licensing) operating in Etna. Program HE.4.2.5 commits the City to amending the Zoning Ordinance to remove the review for overconcentration to ensure small group homes are treated in the same manner as any other residence. Aside from the overconcentration provision, Etna’s Zoning Ordinance does not specify other development standards or other land use regulations that uniquely apply to small group homes. Program HE.4.2.5 facilitates providing housing suited for persons with special needs, and the AFFH objective to accommodate and integrate persons with disabilities in the community.</p>

<sup>2</sup> State of California Department of Social Services, <https://www.cclld.dss.ca.gov/carefacilitysearch/DownloadData>, accessed January 24, 2024.

Topic	City’s Existing Regulations
	<p>For group homes that are subject to State licensing and 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. It is noted that the preamble for conditional use permits includes language the following language, “setbacks and development criteria may be amended during the conditional use permit process”. While this language applies to all conditionally permitted uses it has the potential to increase subjectivity and uncertainty to the entitlement process to permit a large group home. Program HE.4.2.5, commits the City to amending its Zoning Ordinance to add language stipulating that conditional use permit findings shall be objective and shall provide for approval certainty for large group homes.</p>
<p>Does the City’s zoning regulations have occupancy standards that apply specifically to unrelated adults and not to families?</p>	<p>See above review of the definition of family in Etna’s Zoning Ordinance. Program HE.4.2.4 commits the City to amending its zoning regulations to address the identified issue with the definition. Otherwise, the Zoning Ordinance does not contain occupancy standards that apply specifically to unrelated adults and not to families.</p>
<p>Does the City’s zoning regulations impose additional building, fire, or other health and safety code requirements?</p>	<p>No. The same general building, fire, and other health and safety codes that apply to other residences, subject to state health and safety code provisions specific to certain types of residential facilities, apply to group homes.</p>
<p>Do the City’s zoning regulations include standards or requirements for group home operators and residents concerning management practices or specific services, or otherwise are beyond those for other land use regulations?<sup>3</sup></p>	<p>No. Etna’s zoning regulations do not impose requirements for group home operators or clients, nor do the regulations venture into the management practices.</p>
<p>Does the City’s zoning code for legal non-conforming uses apply in the same manner to group homes as other uses?</p>	<p>Yes. Etna’s zoning regulations do not contain provisions requiring different treatment of a legal nonconforming group home relative to other legal nonconforming uses.</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 subject to State licensing and serving more than six persons are considered “Large group care homes” which are allowed as conditionally permitted uses in all Residential and Commercial zone districts. Aside from the Use Permit requirement, no unique development or performance standards apply to the use.</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. Nor is public input solicited for group homes not subject to State licensing. For facilities serving more than six and subject to State licensing (i.e., assisted housing), the conditional use permit process would require a public hearing by the City Council.</p>

<sup>3</sup> Consult HCD’s December 2022 Group Home Technical Advisory, section F, for details.

Topic	City’s Existing Regulations
For group homes requiring a use permit, does the City have particular conditions for group homes?	No. A use permit is required for facilities that have more than six persons. Other restrictions do not apply.

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

Topic	City’s Existing Regulations
Does the City of Etna have a process for persons with disabilities to make requests for reasonable accommodation to access City services?	Yes; the City has a process and makes information available on its agendas and at the main counter of City Hall concerning the process for making reasonable accommodation (RA) requests.
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 RA at the main counter at City Hall and on meeting agendas.
Does the City of Etna have a reasonable accommodation procedures for persons with disabilities to request reasonable accommodation from City’s land use, zoning, and building regulations, policies, practices, and procedures?	Yes, the City’s adopted procedures are Chapter 17.50 of the Zoning Ordinance. While the RA adopted procedures do not expressly indicate they extend to the building regulations, it is the City’s practice to manage RA requests related to the Building Code in the same manner.
What are the procedures for persons with disabilities to request reasonable accommodation?	<p>The City has RA requests forms available at City Hall. RA applicants are to provide standard contact information, a description of the requested accommodation and the regulation(s), policy, or procedure for which accommodation is sought; and the reason that the requested accommodation may be necessary for the applicant to enjoy the dwelling. The information that RA applicants are to provide is consistent with the requirements of federal and state law.</p> <p>The reviewing authority has 30 days to issue a written decision, or to request further information if necessary to reach a determination on the RA request. The City’s written procedures limit requests for new information to that that is consistent with fair housing laws.</p> <p>Consistent with federal and state law, the City does not charge applicants a fee for filing an RA request, or for assisting an RA applicant who requests assistance with completing a request.</p>
Who is the reviewing authorizing of reasonable accommodation requests and what are the findings?	The City Clerk or their designee is the designated reviewing authority of RA requests, unless another discretionary permit is also required. In the latter case, the reviewing authority of discretionary permit will also take action on the RA request concurrently.

Topic	City's Existing Regulations
	<p>The City's procedures stipulate that the decisions shall be consistent with fair housing laws. The following findings are consistent with State and federal laws:</p> <ol style="list-style-type: none"> <li>1. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws;</li> <li>2. Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws;</li> <li>3. Whether the requested accommodation would impose an undue financial or administrative burden on the city; and</li> <li>4. Whether the requested accommodation would require a fundamental alteration in the nature of the city's land use and zoning or building program.</li> </ol> <p>Two of the current findings do not appear to be consistent with federal and state law for reasonable accommodation, and Program HE.4.2.6 commits the City to repealing findings in 17.50.070:</p> <ol style="list-style-type: none"> <li>5. Potential impact on surrounding uses.</li> <li>6. Physical attributes of the property and structures.</li> </ol> <p>In the case of Finding 7, "Alternative reasonable accommodations which may provide an equivalent level of benefit", the Zoning Ordinance is unclear whether the required interactive process will be employed to determine an alternative reasonable accommodation that equally effective. "The purpose of the interactive process is for the person considering the request and the requestor to exchange information to identify, evaluate, and implement a reasonable accommodation that allows the individual with a disability equal opportunity to use and enjoy a dwelling or housing opportunity." Cal. Code Regs. tit. 2 § 12177. Essentially, a decision for an alternative reasonable accommodation cannot be made unilaterally by the person considering the request. Further, an alternative accommodation needs be equally effective in meeting the needs of the individual with a disability.</p> <p>The City's adopted RA appeal procedures provide the RA applicant 30 days to appeal the reviewing authority's decision.</p>
<p>Are residential parking standards for persons with disabilities different from other parking standards? Does the City have a policy or</p>	<p>The City has adopted the Uniform Building Code which includes Section 1129B of Title 24, California Code of Regulations ("Section 1129B"). Section 1129B regulates</p>

Topic	City’s Existing Regulations
program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	<p>parking lots or parking structures where parking is provided for the public as clients, guests or employees, shall provide accessible parking. Regulations include ratio of accessible spaces to total number of spaces, parking space size, etc.</p> <p>The City's reasonable accommodation procedures extend to the parking requirements.</p>
Has the City adopted the Uniform Building Code?	Yes, and there are no 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.

**2.4.3 Senior Housing**

According to the US Census, 62 percent of those who own homes in Etna are 60 years of age or older. Given the number of seniors in the City, the lack of senior care facilities in and adjacent to the City is a concern. The nearest facilities are about thirty miles away in the City of Yreka. Program HE.4.2.6 commits the City to amending the zoning regulations to permit group homes consist with affirmatively further fair housing. More specifically, The new Zoning Ordinance allows “Senior Care Facilities” and Large group homes occupied by more than six persons in the Residential zones with a CUP which could accommodate the need for an assisted living facility for seniors. Additionally, group homes for six or fewer persons are allowed in the Residential zones so the City’s regulations would allow senior care facilities if a person or organization proposed one.

**2.4.4 Supportive Housing and Supportive Housing Developments**

Supportive housing is defined by Section 65582 of the Government as housing with linked on- or off-site services with no limit on the length of stay that is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services that are linked to supportive housing usually focus on retaining housing, living, and working in the community, and/or health improvement. Pursuant to Government Code Section 65583(c)(3), supportive housing shall be considered a residential use of property and shall only be subject to those restrictions that apply to other residential dwellings of the same type in the same zone.

The City’s Zoning Ordinance defines supportive housing consistent with the State law definition and allows it as a principally permitted use in the Residential and Mixed Use zones. Generally, the City’s supportive housing regulations are consistent with State law; however, an amendment is needed to comply with AB 2160 (2018). Passage of AB 2160 in 2018 added Article 11 “Supportive Housing” [Developments], commencing at Section 65650, to Chapter 3, Division 1, Title 7 of the Government Code. AB 2160 applies to a narrowly defined group of housing developments, and complements existing law for supportive housing discussed above. AB 2160 mandates jurisdictions allow qualifying supportive housing developments by-right. More specifically, the new law obligates jurisdictions to permit qualifying supportive housing developments as by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, when the proposed housing development meets all the requirements. As indicated in Table B-2, Table B-3, and Table B-4 above, supportive housing is principally permitted in all Residential Zones and Mixed Use Zones. In the C-2 zone supportive housing

is a conditional use in the C-2 zone. The C-2 zone is a nonresidential zones that permits multifamily uses. In order to comply with AB 2160, it is necessary to amend the Zoning Ordinance to allow supportive housing developments, as qualified, as a by-right use in the C-2 zone permit. Program HE.4.2.1(1) commits the City to amending the C-2 zone to be consistent with Government Code Section 65650 et seq.

Aside from the identified amendment and corresponding program, Etna's land use regulations would allow supportive housing if a project were proposed.

#### **2.4.5 Emergency Shelters**

California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay." Legislation (Senate Bill 2 (Cedillo, 2007)) requires jurisdictions to identify a zone where emergency shelters will be allowed as a permitted use without first obtaining a conditional use permit or other discretionary approval. Further, the zone(s) identified must have land available to accommodate an emergency shelter. Effective January 1, 2023, the definition of emergency shelter was expanded pursuant to Assembly Bill 2339 to include other interim housing interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care [Reference Government Code Section 65583(a)(4)(C)].

While the City's Zoning Ordinance definition of emergency shelters is consistent with the statutory definition from SB 2 (2007), it does not reflect the AB 2339 amendments discussed above. Program HE.4.2.2(1) in Chapter 2 commits the City to amend the definition of emergency shelter in section 17.06.785 of Etna's Zoning Ordinance to include other interim housing interventions consistent with subdivision (a)(4)(C) of Government Code Section 65583.

Paragraph (4)(A) of Government Code Section 65583(a) outlines the requirements of the zone designated by a city or county to accommodate emergency shelter: the zone (or zones) must have land available to accommodate at least one full-time emergency shelter, and the zone must allow other residential uses either by-right or with a conditional use permit. If the city designates a nonresidential zone, the zone (and lands) must be suitable for residential uses. Etna's General Commercial (C-2) is Etna's zone designated for emergency shelters, and section 17.22.050.E. enumerates emergency shelters as a principally permitted use in the C-2 zone. Etna's C-2 zone is a nonresidential zone, however, residential uses that are allowed in the R-3 zone are conditionally permitted in the C-2 pursuant to section 17.22.070.A. Therefore, the C-2 zone meets this component of the statutory requirement of the cited section of the Government Code. As discussed in detail in Appendix C, section 3.0, the City's C-2 zone is suitable for residential uses.

There are a total of 44 parcels in Etna that are zoned C-2, 19 of which are vacant. The vacant C-2 zoned parcels are generally located in north Etna, the neighborhood fronting and near State Route 3 and portion of Howell Avenue. These 19 parcels range in size from 0.33 acres to 5.63 acres, with average and median sizes of 0.94 acres and 0.50 acres, respectively. Public water and sewer is either available at the site or within 100 feet of all 19 sites. The most frequently occurring environmental constraints limiting development relate to the presence of wetlands, and parcels being subject to 100-year flooding, and being located within a very high fire hazard severity rated area. When the environmental constraints are applied, there are 12 vacant C-2 properties without the environmental constraints, and two additional sites where being located in a very high fire hazard severity rated area is the only known environmental constraint. The parcels have frontage on paved roadways, along with sidewalks and streetlights. All 14 properties are located within a ¼ mile of a grocery store, and Etna City Hall is within a ½ mile. , Six of the properties are within a ¼ mile of a STAGE bus stop. This subset of 14 vacant C-2 parcels range in size from 0.33 acres to 5.70 acres, with average and median sizes of 0.91 acres and 0.38 acres, respectively. Although these 14 parcels are zoned C-2, the physical attributes of these parcels as reviewed here

indicate they are suitable for residential uses; therefore, Etna’s C-2 zoning and lands meet the requirements of Government Code Section 65583(a)(4)(A). See Table B-7 for a listing of the parcels, and Figure B- 1 for a map of the location of the parcels. Government Code Section 65583(a)(4)(B) itemizes the allowed objective development standards that a city may require emergency shelters comply with. Sections 17.34.280 of Etna’s Zoning Ordinance establishes the following development standards for emergency shelters:

- A. The maximum number of beds for emergency shelters shall be 15.
- B. A written management plan is required for all emergency shelters that includes provisions for staff training, neighborhood outreach, transportation, security, client services, and food services.
- C. The maximum term of staying at an emergency shelter is six months in a consecutive 12-month period.
- D. Parking; the same as the R-3 zone, which is 2 spaces/unit + 1 space for every 2 dwelling units over 3 units. For one-bedroom units, 1 space/unit + 1/2 space for every 2 dwelling units over 3 units

Development standards A through C above are objective and do not exceed the statutory limits for local regulation per Government Code Section 65583(a)(4)(B).

The parking standard (standard D above), however, appears to be ambiguous and implementation may result in potentially excessive parking requirements. Pursuant to Government Code section 65583, subdivision (a)(4)(A), parking for emergency shelters should only be the number of spaces necessary for staff working in the shelter and no more than other uses in the same zones. The lack of equivalency between shelter beds and dwelling units creates potential ambiguity. For example, should shelter beds be interpreted to be equivalent to a one-bedroom unit, then an 15-bed emergency shelter would be required to provide 21 parking spaces. Further, the R-3 zone parking standard assumes each shelter client has a personal vehicle, and does not account for household formation, families, and minors experiencing homelessness. While the 2020 and 2022 Point In Time counts (PIT) did not report year over year counts of the number of families or children (see Appendix A, section 4.6 and Table A-26), there were 24 families in 2020, and 61 children (under 18) in 2022. The PIT data indicates the population of people experiencing homelessness in Siskiyou county includes families and minors. Program HE.4.2.2(1) commits the City to amending the Zoning Ordinance’s parking standard for emergency shelters to be only the number of spaces necessary for staff working in a shelter and no more than other uses in the same zones.

Additionally, it is noted that the duration of stay standard of “six months in a consecutive 12-month period” in section 17.34.280 is more restrictive than the definition in section 17.06.785 which allows for:

“Emergency shelter” means 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. (emphasis added)

Program HE.4.2.2(3) commits the City to amending the Zoning Ordinance to address the internal inconsistency regarding the duration of stay between sections 17.06.785 and 17.34.280 and to incorporate the language of the less restrict standard in 17.06.785 for “...six months or less...”.

**Table B-7  
City of Etna Emergency Shelter Land Inventory**

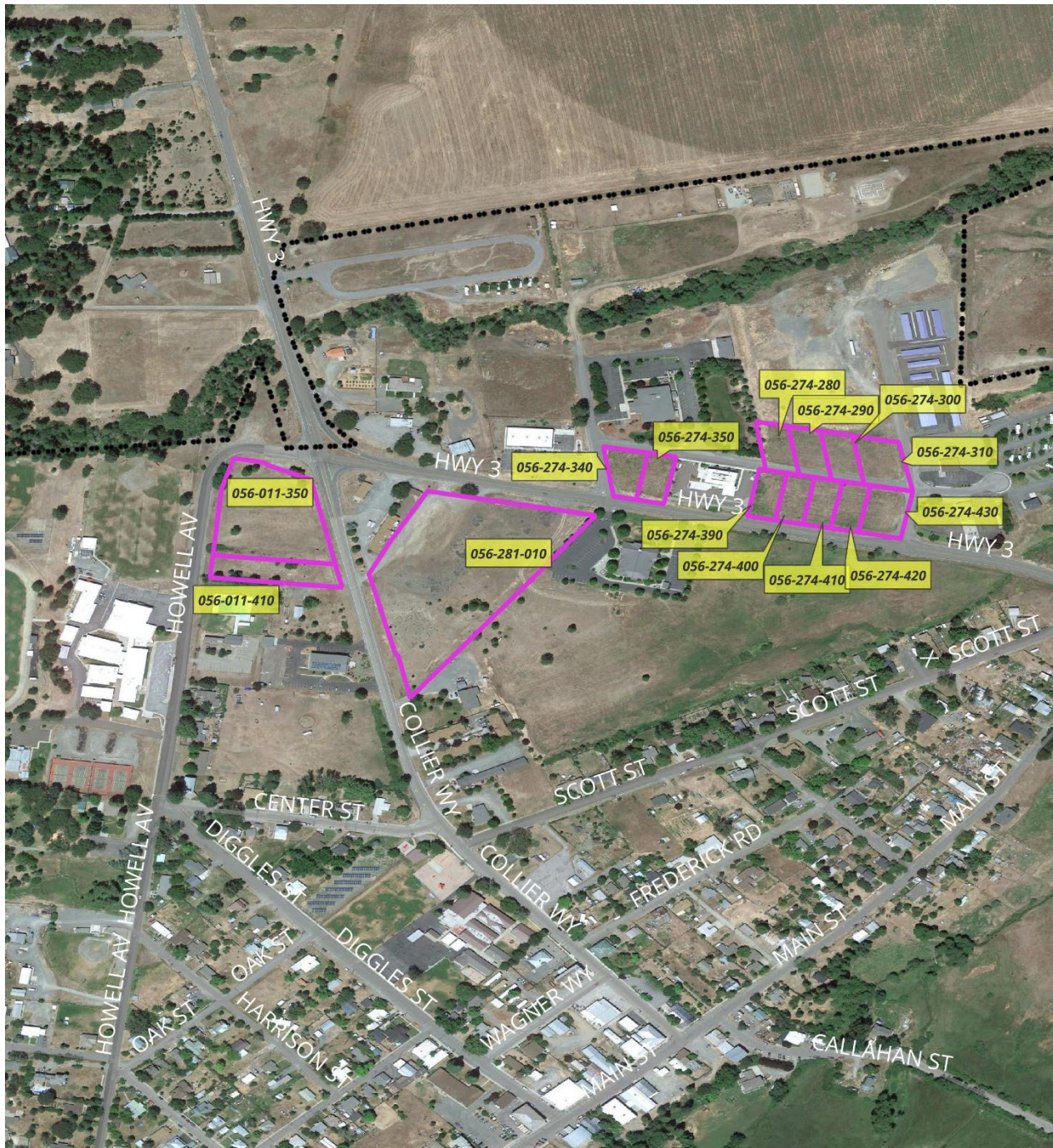
APN	Vacant	General Plan & Zoning	Parcel Acres	Are Wetlands present†?	W/in FEMA 100-Year Flood Zone?	Located w/ VHFHSZ*?	Stream &/or Waterbody on Site?	W/in Alquist-Priolo Fault Zone?	Slopes >30%	Grocery: w/in 1/4 Mile?	Water & Sewer Service w/in 100 ft?	Bus Stop w/in 1/4 Mile?
056-011-350	Yes	CC; C-2	2.3	no	no	yes	no	no	no	yes	yes	yes
056-011-410	Yes	CC; C-2	0.7	no	no	yes	no	no	no	yes	yes	yes
056-274-280	Yes	CC; C-2	0.4	no	no	no	no	no	no	yes	yes	no
056-274-290	Yes	CC; C-2	0.4	no	no	no	no	no	no	yes	yes	no
056-274-300	Yes	CC; C-2	0.4	no	no	no	no	no	no	yes	yes	no
056-274-310	Yes	CC; C-2	0.5	no	no	no	no	no	no	yes	yes	no
056-274-340	Yes	CC; C-2	0.4	no	no	no	no	no	no	yes	yes	yes
056-274-350	Yes	CC; C-2	0.3	no	no	no	no	no	no	yes	yes	yes
056-274-390	Yes	CC; C-2	0.3	no	no	no	no	no	no	yes	yes	yes
056-274-400	Yes	CC; C-2	0.3	no	no	no	no	no	no	yes	yes	no
056-274-410	Yes	CC; C-2	0.3	no	no	no	no	no	no	yes	yes	no
056-274-420	Yes	CC; C-2	0.3	no	no	no	no	no	no	yes	yes	no
056-274-430	Yes	CC; C-2	0.5	no	no	no	no	no	no	yes	yes	no
056-281-010	Yes	CC; C-2	5.6	no	no	no	no	no	no	yes	yes	yes

† = Wetlands per USFWS NWI

\* VHFHSZ = Very High Fire Severity Zone

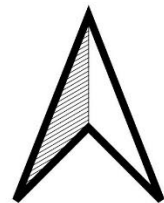
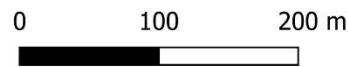


Figure B- 1



Legend

- City Boundary
- Etna Emergency Shelter Inventory



Source: Planwest Partners, 2023

### **2.4.6 Low Barrier Navigation Centers**

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

Etna’s C-1 zone is a mixed-use zone because it allows for vertical mixed-use developments by right.<sup>4</sup> Etna’s C-2 zone is a nonresidential zone that permits residential uses with a conditional use permit. Etna’s Zoning Ordinance has not been amended to allow for LBNC consistent with Government Code Section 65660 et seq. Program HE.4.2.1(2) commits the City to amending the Zoning Ordinance to permit LBNC by-right (as a ministerial action, without discretionary review or a hearing) in the C-1 and C-2 zones. For the C-1 zone, LBNC shall not be qualified on the presence of nonresidential use, and shall be permitted at street level. Program HE.4.2.1(2) also directs the Zoning Ordinance amendments to establish definitions, procedures, and standards for low barrier navigation centers be consistent with provisions of Government Code Section 65660 et seq.

### **2.4.7 Transitional Housing**

SB 2 (2007) further requires that transitional housing be considered a residential use subject only to the same restrictions that apply to similar housing types in the same zone. Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months, but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multi-family units and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

The City’s Zoning Ordinance provides a definition for transitional housing consistent with the state’s definition and it identifies zones where this type of use is permitted. As shown in Tables B-2 through B-4, transitional housing is principally permitted in the Residential zones.

### **2.4.8 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 defines SRO’s and explicitly allows them as conditionally permitted uses in the R-2 and R-3 zones. There are no additional development standards beyond those that apply to other residential uses in the same zone, although the preamble language for conditional use permits applies, “setbacks and development criteria may be amended during the conditional use permit process”. While this language applies to all conditionally permitted uses it has the potential to increase subjectivity and uncertainty to the entitlement process to permit a SRO housing development. Program HE.4.2.1(3), commits the City to amending its Zoning Ordinance to add language stipulating that conditional use permit findings shall be objective and shall provide for approval certainty for SRO housing development. Program HE.2.3.2 commits the City to amending the parking requirements to require a

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<sup>4</sup> A vertical mixed-use includes one or more of the principally permitted commercial uses enumerated in the C-1 zone, when the commercial use is located at street level, and the residential use is located above or below street level, Etna Zoning Ordinance section 17.20.050.D.

single parking space for each efficiency unit, studio apartment, and one-bedroom unit, in multifamily housing developments, and each single room occupancy unit.

### 2.4.9 Housing for Farmworkers

The City of Etna Zoning Ordinance addresses farmworker housing by distinguishing between “Small agricultural employee housing” for six or fewer tenants, and “Large agricultural employee housing” for up to 36 tenants in one or more buildings. Small agricultural employee housing is allowed in all Residential zones by-right. Large Employee Housing is a conditionally permitted use in the R-1 zone.

AB 1783 amended the Employee Housing Act (EHA) in 2019. One of the highlights of the enacted legislation is to require jurisdictions provide streamlined, ministerial approval for qualifying agricultural employee housing developments. For an employee housing development to exercise the streamline, ministerial approval process, the site must meet a list of criteria, and one criterium is the development is located on land designated as agricultural in the applicable city or county general plan. The Land Use Element of Etna’s General Plan includes a the Residential-Agricultural (R-A) land use designation. This land use designation enumerates “small acreage farming” as a typical use (Table 4, page 19). According to the Land Use Element, the City is to establish a R-A zone to implement the R-A land use designation. To date, however, an R-A zone has not been established in Etna’s zoning regulations. Moreover, at this time there is no land in the City designated R-A. Should lands be designated and/or zoned R-A in the future, then the provisions of AB 1783 will apply. On this basis, the City has determined it does not have lands designated as agricultural; therefore, the provisions of AB 1783 do not apply at this time.

## 2.5 Other Mandatory State Housing Laws

Below is a summary of recently enacted legislation that provide additional regulatory incentives for the development of housing.

**Senate Bill 9 (2021):** The California HOME Act—otherwise known as Senate Bill 9—took effect on January 1, 2022 and makes it possible for homeowners to split their home’s lot and build up to four homes on a single-family parcel. For a property to exercise SB 9’s incentives it must be located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau.<sup>5</sup> According to the 2020 U.S Census, the City of Etna does not contain any portion of Urban Area; the cities of Yreka and Mount Shasta are the only cities in Siskiyou county that have U.S. Census Urban Area.<sup>6</sup> This means although SB 9 can be implemented without a locality adopting an implementing ordinance, lands in the City of Etna do not meet the eligibility requirements for property owners to exercise SB 9.

**SB 10 (2021):** This enacted legislation provides cities with an easier path for "up-zoning" residential neighborhoods close to job centers, public transit, and existing urban areas. Under SB 10, cities can upzone qualifying properties to allow construction of up to ten units on a single parcel without requiring an environmental review, which is otherwise mandated under the California Environmental Quality Act. Some jurisdictions have leveraged SB 10’s provisions to offer interested property owners no- or low-cost voluntary upzoning of their property. For a city to exercise SB 10, lands must meet defined criteria of two pathways: 1) as urban infill site, and 2) as a transit-rich area. One mandatory criteria for lands to qualify under the urban infill pathway is for some lands within a city to be designated as Urban Area by the U.S. Census. This is the same standard reviewed in SB 9 (2021) above. Because Etna is not an U.S Census Urban Area, the urban infill is not an available qualifying pathway. The transit-rich

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<sup>5</sup> With the 2020 Census, the Census Bureau no longer identifies an individual urban area as either an "urbanized area" or an "urban cluster", but refers to all qualified areas as “urban areas” ([https://www2.census.gov/geo/pdfs/reference/ua/Census\\_UA\\_2020FAQs.pdf](https://www2.census.gov/geo/pdfs/reference/ua/Census_UA_2020FAQs.pdf), page 4, accessed November 8, 2023).

<sup>6</sup> <https://www.federalregister.gov/documents/2022/12/29/2022-28286/2020-census-qualifying-urban-areas-and-final-criteria-clarifications>, accessed November 8, 2023

thresholds are defined, and means a parcel within one-half mile of a major transit stop, as defined in Section 21064.3 of the Public Resources Code, or a parcel on a high-quality bus corridor.

- A major transit stop means a bus stop served by public mass transit service with features that include full-time dedicated bus lanes or operation in a separate right-of-way dedicated for public transportation with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.
- A high-quality bus corridor means a corridor with fixed route bus service, and average service intervals, Monday through Friday, of no more than 15 minutes during peak morning, late afternoon, and evening commute times, and no more than 20 minutes between the 6:00 am to 10:00 pm. On the weekends, the average service interval is no more than 30 minutes.

As reviewed in Appendix A, section 2.6, Siskiyou county's STAGE provides service to Etna. The availability of STAGE improves access to opportunities for education, employment, and services that is affordable. However, a review of the July 2023 STAGE schedule, indicates the major transit stop or high-quality bus corridors thresholds are not met; therefore, lands in Etna cannot qualify using the transit-rich pathway either.<sup>7</sup>

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

**Ministerial Streamlining (SB 35):** California Senate Bill 35 (SB 35) was enacted in 2017. SB 35 applies in cities and counties that are not meeting their RHNA goal for construction of above-moderate income housing and/or housing for households below 80 percent area median income (AMI). SB 35 requires local government to streamline the approval of certain housing projects located on a qualify property by providing a ministerial approval process. Developers of qualifying projects may opt in and exercise the incentives provided by SB 35 in cities and counties that are subject to SB 35. HCD annually determines which cities and counties are subject to SB 35.

According to the SB 35 Statewide Determination Summary released by HCD on June 30, 2023, the City of Etna is subject to SB 35 when proposed developments include at least 10 percent affordability. For a site, located within city boundaries, to be eligible for SB 35 the site must be a legal parcel, or parcels, and located in a city where the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau. According to the 2020 U.S. Census, the cities of Yreka and Mt. Shasta are the only two cities in Siskiyou county that are designated as urban areas; therefore, there are no sites in the City of Etna that would be eligible for SB 35.

Although the above statutes do not extend to Etna because the City does not include an urban area as defined by the U.S. Census, the draft Zoning regulations remove current procedural and regulatory barriers and will allow a greater variety of housing types, in more zoning districts, and at greater density in the City.

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<sup>7</sup> [https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/general\\_services/page/5581/stage\\_20230406\\_schedules.pdf](https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/general_services/page/5581/stage_20230406_schedules.pdf), accessed November 8, 2023

**2.6 Development and Processing Fees**

The City requires developers to construct improvements and/or pay fees to help deter the costs of providing infrastructure, public facilities, and services. Impact fees that apply to new residential single-family and multi-family construction are listed in Table B-8. The City also collects fees from developers to help cover the costs of planning and processing permits. Processing fees are calculated based on average staff time and material costs required to process a particular type of application. Planning and processing fees are summarized in Table B-9. It is important to note that these fees are provided for informational purposes only and are subject to change.

As shown in Table B-10, the City’s fees are similar to or less than other cities in the region. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to maintain the quality of life desired by City residents.

**Table B-8  
Development Impact Fees**

Facility	Fee Per Dwelling Unit	
	Single-Family	Multi-Family
Sewer Connection Fee	\$1,966	\$1,966
Water Connection Fee	\$2,044	\$2,044
Water Capital Improvement Fee	n/a	n/a
Sewer Capital Improvement Fee	\$1,400	\$952
School Impact Fees	\$3.36/sq. ft.	\$2.90/sq. ft.
Total <sup>(2)</sup>	\$9,442	\$6,978

Source: City of Etna 2021

Notes: (1) Fees are for informational purposes only and are subject to change. (2) Total is based on a school impact fee of \$4,032 for a 1,200 square foot single family dwelling and \$2,016 for a 600 square foot multifamily unit.

**Table B-9  
Planning Permit Fees**

Fee Type	Fee
Annexation	\$3,050 + LAFCo fees
Conditional Use Permit	\$1,550
Lot Line Adjustment	\$880
Variance	\$1,160
Rezone	\$2,250
Subdivision (5 or more lots)	\$4,600
Parcel Map (4 or less lots)	\$2,850
Negative Declaration	At cost + 10% + County fees
Environmental Impact Report	At cost + 10% + County fees
General Plan Amendment	\$2,650

Source: City of Etna, 2021

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

**Table B-10  
City of Etna Total Fees for Typical Single- Multi-Family Units**

Housing Type	Total Fees	Estimated Development Cost per Unit	Estimated Proportion of Fees to Development Costs per Unit
Single-Family Unit	\$10,942	\$176,900	6%
Multi-Family Unit	\$8,478	\$124,700	7%

Source: www.homeguide.com 2023, City of Etna 2023

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

Including the cost of building permits and planning fees, which are roughly \$3,000 per unit for a 1,200 square foot single-family or 900 square foot multifamily dwelling, development fees average \$10,942 for a typical 1,200-square-foot single-family dwelling and \$8,478 per 900 square foot multifamily unit. Depending on housing unit size and type, City and school district fees amount to between six and seven percent of the total cost of each new housing unit. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these fees are on par with other cities in the region, are deemed necessary to maintain the quality of life desired by City residents, and do not constrain the development of affordable housing.

**2.7 Permit Processing Times**

The time involved in processing development applications can become a constraint to affordable housing development. However, because Etna is a small community that receives few applications and almost no complicated applications, the processing of a residential application occurs expeditiously. In Etna, most development applications for single-family and multi-family developments take approximately two to four weeks to process as long as no discretionary approvals are needed. If an applicant proposes a development that requires discretionary review, such as one that requires a use permit, the processing time can extend to two months regardless of whether it’s a single-family or multi-family project. Table B-11 lists the typical review times for each type of permit or approval process in the City in 2014 which are applicable to current projects as well.

**Table B-11  
Planning Processing Times**

Type of Approval or Permit	Typical Processing Time
Ministerial Review	2-3 weeks
Conditional Use Permit (CUP)	1-2 months
Zone Change	3 months
General Plan Amendment	3 months
Parcel Maps	2-3 months
Initial Study (CEQA)	2-3 months
Environmental Impact Report (CEQA)	8+ months

Source: City of Etna, 2014

These review periods do not present constraints to development as some review is needed to ensure the maintenance of health and safety standards. Further, the City encourages developers to submit applications concurrently whenever possible to minimize the total processing time and related project costs.

**2.7.1 Building Codes and Enforcement**

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

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

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

**3.1 Land Costs**

The cost of raw, developable land creates a direct impact on the cost of a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of land. Residential land costs in Etna as of December 2022 are shown in Table B-12. Land prices ranged from \$2,638 per acre to \$12,937 per acre. The largest lot for sale was 132.5 acres priced at \$349,500 coming out to \$2,638 per acre. The smallest lot of land was 10.01 acres at \$129,500 coming out to \$12,937 per acre.

**Table B-12  
Vacant Land Costs for Etna and Surrounding Area, December 2022**

Price	Acres	Price per Acre
\$349,500	132	\$2,638
\$129,500	10	\$12,937
\$129,000	10	\$12,368
\$125,000	40	\$3,125
\$89,500	10	\$8,826
Average	40	\$7,979
Median	10	\$8,826

Source: Zillow.com, December 2022

Notes: Surrounding Area is 8 miles north and 5.5 miles south of Etna

Table B-13 shows the average land costs throughout the County according to the Siskiyou County Draft Housing Element. In comparison to the rest of the County, land costs in Etna are less than a third of the cost of land in other nearby areas.

**Table B-13  
Average Vacant Land Costs, Siskiyou County**

City	Lot Size (acres)	Price	Price per acre
Mt. Shasta	0.83	\$106,500	\$128,066.40
Weed	0.41	\$11,119	\$27,442.80
Montague	1.13	\$28,500	\$25,264.80
Seiad Valley	1.50	\$80,000	\$53,143.20
Hornbrook	1.00	\$37,000	\$37,026.00
Dorris	0.15	\$11,000	\$75,358.80
<b>Etna (average)</b>	<b>10</b>	<b>n/a</b>	<b>\$7,979</b>

Source: Siskiyou County Draft Housing Element, 2023

**3.2 Construction and Labor Costs**

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. Table B-14 summarizes the affordable multi-family construction costs for Siskiyou and Shasta Counties in 2021. The only project located in Siskiyou County is the Siskiyou Crossroads in Yreka. The project is for 49 units and is a total of 36,317 square feet (SF). The construction costs are \$12,820,045, per unit they are \$216,634, and per SF they are \$353. The most expensive project is in Redding, CA in Shasta County. The project is for 60 units and is a total of 56,091 SF. The total construction costs are \$16,266,436 at \$271,107 per unit and \$290 per SF. Construction and labor costs in Etna are assumed to be higher than in other parts of the County because of the higher transportation costs of getting materials and labor to the City from nearby commercial centers.

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

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

Source: Siskiyou County Housing Element Draft

**3.3 Availability of Financing**

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of 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-15 illustrates interest rates as of August 2023. The current average 30-year fixed mortgage interest rate is 7.55%. 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-15  
Interest Rates**

	Interest	APR
<b>Conforming Loan</b>		
30-year fixed	7.55%	7.75%
15-year fixed	6.00%	6.30%
<b>Jumbo Loan</b>		
30-year fixed	7.00%	7.01%
5-year ARM	7.63%	7.62%

Source: www.bankrate.com, August 2023

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

**3.4 Adequate Infrastructure**

The City provides collection, treatment, and disposal of wastewater within the City limits. Public sewer and water service is readily available within 100 feet of most of the vacant lands identified in Appendix C, Table C-1. Further, sewage treatment is more than adequate to serve the projected growth for the next five years and beyond. The wastewater treatment plant has a potential reserve of 0.11 million gallons per day, sufficient to handle an additional 400 households. The City’s water system has been designed to accommodate a population of 1,100, which is approximately 350 persons more than the present population. Therefore, the City’s basic infrastructure is adequate to handle growth for many years to come.

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, and the City does not have policies or procedures, written or otherwise, that would prevent any level of income unit from connecting to sewer and water services. In accordance with this State law requirement, within thirty (30) days of adoption of its 2023-2031 Housing Element, the Planning Department will be internally distributed to the City’s Department of Public Works, along with a summary of its Regional Housing Needs Allocation. In compliance with subparagraph (b) of Government Code Section 65589.7, this Housing Element includes program 1.3.3 that commits the City to establishing written policies and procedures to prioritize water and sewer connections for housing development that include lower income units within one year of adoption of the 2023-2031 Housing Element.

## 4.0 At-Risk Housing and Housing Resources

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

California Government Code Section 65583(a)(9) et seq. requires that the Housing Element 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.

The City of Etna currently has no multifamily housing projects that receive federal subsidies in order to maintain affordability of the units. Additionally, the City has no locally subsidized units and has not issued any mortgage revenue bonds for this type of activity. Further, the City has not approved any density bonuses with financial assistance, does not have an in-lieu fee program, and has not assisted multifamily housing with redevelopment or CDBG funds. Consequently, there are no multifamily housing projects that are considered to be “at risk”.

### 4.2 Rehabilitation Program

The 2014 Housing Element documented the City’s rehabilitation loan program is currently funded by a revolving loan account. The City applied for CDBG funds in the past that were used to give rehabilitation loans. As repayments of these loans are received, the money is put back into a loan account to give to new applicants. Loans are made to households in target income groups and can be used for structural rehabilitation, room additions to relieve overcrowding, and total reconstructions. The actual amount of funds available to loan fluctuates and depends on the rate of repayment from existing loans. Interest rates for owner-occupied units are usually set at 3 percent but can be as low as 0 percent for very low-income households, and the life of the loan can be up to 30 years. Seven households were assisted in the past. Currently, the program is temporarily suspended until additional funding can be obtained or repayments are of a sufficient amount to offer rehabilitation loans. Program HE-3.1.1 in this Housing Element seeks additional grant funding for the rehabilitation loan program.

### 4.3 Housing Authority

The state of California does not own or operate public housing; public housing is administered directly through local public housing authorities. However, for those jurisdictions that do not have a local public housing authority, HCD has a Housing Assistance Program that administers the Section 8 program in those counties.

The Shasta County Housing Authority administers the Housing Choice Voucher (Section 8) program for Siskiyou County and its jurisdictions. The program provides a voucher to recipients to use to help pay their rent for any rental unit that accepts the voucher. The recipients pay part of the rent based on 30 percent of their income and the Section 8 program pays the remaining amount. The previous Housing Element reported a total of 195 vouchers throughout Siskiyou County and one within the city. According to the Shasta County Housing Authority the Housing Choice Voucher waiting list was open and accepting applications in 2023<sup>8</sup>

## 5.0 Regional Housing Needs

Pursuant to the California Government Code Section 65584, HCD has developed a Regional Housing Need Allocation (RHNA) Plan for the Siskiyou county region. The RHNA Plan identifies a need for 20 new residential units in Siskiyou county region over an eight-year period (February 2023 to November 2031). The regional housing need for 20 units is evenly shared and distributed among the County and each of the nine cities.

Each jurisdiction has been allocated two housing units. As part of the RHNA Plan, HCD designates the affordability targets for the housing units. For the two housing units, the RHNA Plan identifies affordability targets of one low-income unit and one very-low income unit for each jurisdiction in the Siskiyou region. Thus, the City of Etna’s share

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

of regional housing needs is two units over the eight-year period with one unit affordable to very low-income households and the other unit designated as affordable to low-income households.

Based on the requirements of State law, jurisdictions must also address the projected need of extremely low-income (ELI) households, defined as households earning less than 30 percent of the median income, and at least 50 percent of a jurisdiction's very low income RHNA must be categorized as ELI. The City has assigned the one very low-income unit to the extremely low-income category for its 6th cycle RHNA. Thus, the City of Etna's share of regional housing needs is two units over the eight-year period with one unit affordable to extremely low-income households and the other unit designated as affordable to low-income households. The City's RHNA is presented in Table B-16.

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

As shown in Appendix C, the City's inventory of vacant property zoned to allow by-right multifamily is sufficient to meet the City's 2023-2031 RHNA of two housing units: one extremely low income housing unit and one low income housing unit, making it unnecessary for the City to undertake a rezoning program in order to have adequate sites for new housing development.

Nonetheless, in recognition that the community housing need is greater than the City's RHNA obligation, a critical objective of the Housing Element's Goals, Policies and Programs City is to increase the variety and affordability of housing during the Element's eight-year planning period. The sites identified in Appendix C can support the development of housing in excess of the City's share of the 2023-2031 regional housing needs as estimated and allocated by HCD. Therefore, it can be conclusively stated that the City has an adequate inventory of sites to its with supporting public services and facilities, to accommodate its housing needs over the current planning period.

**Table B-16  
Regional Housing Needs Allocation City of Etna, 2023-2031**

Income Category	Projected Housing Needs	Percentage of Total
Extremely Low*	1	50%
Very Low	0	0%
Low	1	50%
Moderate	0	0%
Above Moderate	0	0%
<b>Total</b>	<b>2</b>	<b>100%</b>

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

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

## 6.0 Opportunities for Energy Conservation

Opportunities for energy conservation can be found for both existing and future housing developments. Conservation can be achieved through a variety of approaches including reducing the use of energy-consuming appliances and features in a home, physical modification of existing structures or land uses, and reducing reliance on automobiles by encouraging more mixed-use and infill development and providing pedestrian access to commercial and recreational facilities.

Some energy conservation features are incorporated into the design of residential structures in the City of Etna 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 features reduce air conditioning and heating demands. Proven building techniques in this category include:

- Location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter;
  - Use of “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
  - Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior;
  - Location of openings and the use of ventilating devices that take advantage of natural air flow;
  - Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter; and
  - Zone heating and cooling systems, which reduce heating and cooling in the unused areas of a home.
2. Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
- North-south orientation of the long axis of a dwelling;
  - Minimizing the southern and western exposure of exterior surfaces; and
  - Location of dwellings to take advantage of natural air circulation and evening breezes.
3. Use of landscaping features to moderate interior temperatures. Such techniques include:
- Use of deciduous shade trees and other plants to protect the home;
  - Use of natural or artificial flowing water; and
  - Use of trees and hedges as windbreaks.

In addition to these naturally based techniques, modern methods include:

- Use of solar energy to heat water;
- Use of radiant barriers on roofs to keep attics cool;
- Use of solar panels and other devices to generate electricity;
- High-efficiency coating on windows to repel summer heat and trap winter warmth;
- Weather stripping and other insulation to reduce heat gain and loss;
- Use of heat pumps for heating and cooling of living areas;
- Use of energy-efficient home appliances; and
- Use of low-flow showerheads and faucet aerators to reduce hot water use.

Major opportunities for residential energy conservation in the City will include insulation and weatherproofing, landscaping, optimum orientation of structures, lowering appliance consumption, and maximization of solar energy technology. The following programs relate to the City’s opportunities for energy conservation:

- Program HE.6.1.1: The City will promote and publicize the availability of funding for housing rehabilitation, energy conservation, and weatherization programs by providing handouts available at public locations and through an annual mailing.
- Program HE.6.1.2: The City will continue to enforce State requirements that units rehabilitated under the rehabilitation program funded with CDBG funds comply with California’s Title 24 energy standards, including retrofit improvements such as dual-pane windows, ceiling and floor insulation, caulking, and weather stripping to reduce energy costs.

# Appendix C – Analysis of Sites for RHNA and Emergency Shelters, and Opportunity Sites

State law requires the jurisdiction’s housing element have an inventory of land suitable for residential development. The inventory is to include vacant sites and sites with potential for redevelopment, an analysis of the relationship of zoning and infrastructure and services to these sites, and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction’s duty to affirmatively further fair housing. The purpose of the inventory is to identify sites that can be developed for housing within the planning period (Government Code Section 65583.2).

To inform the discussion of what may happen in the future, this Appendix begins by looking at what occurred in the past during the previous housing element timeframe: 2014 - 2019. And with the recent enactment of AB 2339 (2022), the housing element now must also assess the adequacy of sites designated for emergency shelters. Given these requirements, Appendix C is divided into the following four subsections:

- Section 1.0 – Progress on the 5th Cycle Regional Housing Needs Allocation: 2014 – 2019
- Section 2.0 – Environmental Constraints
- Section 3.0 – Etna’s Site Identified for the 6<sup>th</sup> Cycle Regional Housing Needs Allocation.
- Section 4.0 – Sites identified to accommodate emergency shelters pursuant to AB 2339 (2022)
- Section 5.0 – Summary of Opportunity Sites

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

The City had a projected housing need of 10 units during the previous planning period, 2014 – 2019. The units were targeted for the following income categories:

Very low/Extremely low-income households:	3 units
Low-income households:	2 units
Moderate income households:	2 units
Above-moderate income households	<u>3 units</u>
<b>Total:</b>	<b>10 units</b>

As of the end of the 5<sup>th</sup> RHNA cycle a total of four housing units were developed in Etna from 2014-2022.<sup>1</sup> Two of the units constructed were affordable to low-income households, one unit was affordable to moderate-income households, and the other in the above-moderate income category. The most recent building permit issued in

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

April 2022 was for an Accessory Dwelling Unit (ADU) allowed by the City's new ADU Ordinance. It was documented by the City to be affordable to a low-income household.

## 2.0 Environmental Constraints

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

**Brownfields:** The California Water Board's GeoTracker data (<https://geotracker.waterboards.ca.gov/>) was used to remove sites that require cleanup, such as Leaking Underground Storage Tank (LUST) Sites, Department of Defense Sites, and Cleanup Program Sites. Sites with or adjacent to a GeoTracker status other than Completed – Case Closed are excluded.

According to data from the California State Water Boards' GeoTracker database, there are two Leaking Underground Storage Tank (LUST) cleanup sites in Etna located at 118 Diggles St. And 414 Main St both former petroleum fueling facilities.<sup>23</sup> Violations that occurred at the site involved the unauthorized release of gasoline due to leaking underground storage tanks in 1991 for the Diggles St and 1988 for the Main Street, respectively.

The site at 118 Diggles Street, Etna, California, previously known as Steve's Mobil, has been the focus of extensive environmental monitoring and remediation efforts due to gasoline contamination in the soil and groundwater around the site. Remediation activities commenced in 2008 overseen by the North Coast RWQCB employing strategies including excavation of three underground storage tanks, 1900 cu ft of contaminated soil and ozone injection to mitigate the persistent petroleum contamination in both soil and groundwater.<sup>4</sup> Alongside these physical efforts, monitoring with groundwater wells is used to track the effectiveness of these remediation efforts and assess the ongoing environmental impact. Monitoring involves the regular testing of groundwater, soil, and indoor air in nearby commercial spaces, enabling the detection and quantification of various harmful petroleum products and other harmful constituents.<sup>5</sup> Despite the remediation and monitoring efforts, this is still an active cleanup site, with a projected need for ongoing mitigation until at least the end of 2023.<sup>6</sup>

The Chevron LUST site at 414 Main Street is currently a vacant lot that has prompted multiple work plans, monitoring and remediation efforts since contamination was detected. Corrective actions over the years have included excavation and removal of approximately 45 cu ft of contaminated soil, abandonment of the underground storage tanks, in-situ treatment and continual monitoring with groundwater wells.<sup>7</sup> Contamination

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<sup>2</sup> [https://geotracker.waterboards.ca.gov/profile\\_report.asp?global\\_id=T0609300022](https://geotracker.waterboards.ca.gov/profile_report.asp?global_id=T0609300022)

<sup>3</sup> [https://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T0609300118&mytab=esidata&subcmd=edfsummarytable#esidata](https://geotracker.waterboards.ca.gov/profile_report?global_id=T0609300118&mytab=esidata&subcmd=edfsummarytable#esidata)

<sup>4</sup> [https://documents.geotracker.waterboards.ca.gov/regulators/deliverable\\_documents/6816855192/\\_1498%204th%20RSR%20Rationale%20Additional%20Work%20November%202019.pdf](https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/6816855192/_1498%204th%20RSR%20Rationale%20Additional%20Work%20November%202019.pdf)

<sup>5</sup> [https://geotracker.waterboards.ca.gov/profile\\_report?global\\_id=T0609300118&mytab=esidata&subcmd=edfsummarytable#esidata](https://geotracker.waterboards.ca.gov/profile_report?global_id=T0609300118&mytab=esidata&subcmd=edfsummarytable#esidata)

<sup>6</sup> [https://documents.geotracker.waterboards.ca.gov/esi/uploads/geo\\_report/3541171491/T0609300118.PDF](https://documents.geotracker.waterboards.ca.gov/esi/uploads/geo_report/3541171491/T0609300118.PDF)

<sup>7</sup> [https://documents.geotracker.waterboards.ca.gov/regulators/deliverable\\_documents/2668653190/\\_3634%207th%20RSR%20Addl%20Work%20Jan%202021.pdf](https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/2668653190/_3634%207th%20RSR%20Addl%20Work%20Jan%202021.pdf)

persists in nearby soil and groundwater despite cleanup efforts, leading to planning of additional corrective 2023 accompanied by continuous monitoring efforts.

Both sites, despite intensive remediation efforts, continue to present environmental challenges in Etna. Their lingering contamination issues not only signify potential health risks and impacts on the local water systems, but also introduce constraints on future developments adjacent to these sites. It is important to note, however, that the environmental constraints posed by these sites are localized, primarily affecting the immediate areas around them. While they necessitate ongoing attention and remediation, their impact on broader urban planning and development strategies may be contained or limited.

**Fire Hazard:** According to data from CalFIRE there is a very high fire severity zone and wildland-urban interface located within and around the City perimeter to the west and south where the city borders mountains and forested terrain. This indicates the potential for significant fire risks in the area and might present an environmental constraint to development for certain portions of Etna. Historical fire perimeters data from CalFIRE from 1899 to 2021 reveal several significant wildfires occurring along the northern, western southern boundary of the city in the mountains, including an unnamed fire (16,171 acres) in 1918, the Kidder Creek Fire (12,226 acres) in 1955, Whites Fire (33,794 acres) in 2014, Frying Pan Fire (133,177 acres) in 2014, and Wallow Fire (63,785 acres) in 2017 and River Complex Fire (1,615,527 acres) in 2021 among many others.<sup>8</sup>

Vacant potentially developable parcels within the neighboring unincorporated areas of the contiguous town are present within the very high severity zone, however, areas zoned for potential development are located within the high or moderate fire severity zone which does not qualify as a constraint with proper mitigation and efficient emergency response. According to the 2022 Siskiyou Unit Strategic Fire Plan implementing appropriate mitigation measures in high fire severity zones, such as adhering to fire-resistant building codes, installation of fire hydrants and maintaining effective emergency response systems, maintaining defensible space, proper signage etc. will be necessary to ensure the safety of the community in the face of potential fire-related risks and support future development.<sup>5</sup>

The Etna Volunteer Fire Department is immediately responsible for providing emergency response services including fire protection, structural and wildland firefighting, medical response as well as all-hazard emergency response services. Department apparatus includes a station, four engines, a part-time paid chief and 17 volunteer crew members and two trainees as of 2017.<sup>9</sup> Through mutual aid agreements with surrounding fire agencies, the department strengthens its capacity to effectively respond to emergencies. Mutual service agreements exist between the Ft Jones City Fire Department, Scott Valley Cal Fire Battalion, Scott Valley Fire Protection District, CDF Siskiyou County among others.<sup>10</sup>

Cal Fire's 2022 Very High Fire Hazard Severity Zones for Local Responsibility Areas (LRA) mapping was consulted and used to evaluate sites.<sup>6</sup> Sites that have very high fire severity rating are not in Table C-1, and are excluded from the evaluation of sites to accommodate emergency shelter need.

**Flooding Hazards:** The city of Etna is occasionally prone to flooding as certain parts of the city lie within the 100- and 500-year floodplain per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map data from October 2022.<sup>11</sup> Development in Etna, particularly in the southeastern region near Etna Creek, faces potential constraints due to flood risks. The more upland areas around Etna Creek, Johnson Creek, and two smaller drainages south of Woodland Street and north of Butcher Street are within a 500-year floodplain and pose a 0.2%

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<sup>8</sup> <https://gis.data.ca.gov/datasets/CALFIRE-Forestry::california-fire-perimeters-all-1/>

<sup>9</sup> [https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/lafco/page/1111/laf2021\\_04\\_msr\\_etna.pdf](https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/lafco/page/1111/laf2021_04_msr_etna.pdf)

<sup>10</sup> <https://osfm.fire.ca.gov/media/z3ihyh1y/2022-siskiyou-unit-fire-plan.pdf>

<sup>11</sup> <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>



chance of a flooding threat annually. The parcels in Table C-1 within the 500-year floodplain are labeled accordingly but their development potential is not reduced due to the flood hazard because the chances of a flood in any given year are so remote (0.2%).

The area south of Main St around Etna Creek lies within a 100-year floodplain and has a 1% annual chance of flooding potentially affecting residences and businesses within the City.<sup>12</sup> The City of Etna, guided by the Flood Insurance Rate Map (FIRM), adheres to FEMA's flood plain regulations, which discourage development in designated "floodways", main water-moving channels. The main Etna Creek floodway, a significant flood risk area, lies outside the city. None of the properties in Table C-1 are within the 100-year floodplain.

Any development within Etna will necessitate careful consideration of flood zones. It's critical to steer clear of these areas whenever feasible, as they are vulnerable to significant damage and pose safety concerns. In cases where development in such zones cannot be avoided, stringent regulations and construction techniques to elevate buildings above the floodplain should be employed to mitigate risks. Floodplain restoration, flood insurance, efficient warning systems, and thorough emergency planning can also substantially contribute to flood protection.

**Wetlands:** The U.S. Fish and Wildlife Service's current National Wetlands Inventory (NWI) identifies several areas in the City where wetlands are present in Etna. The presence of wetlands on a wetland can significantly increase preconstruction time and cost due to additional regulatory requirements. Consequently, sites where wetlands are present according to this data are not designated as sites to meet Etna's RHNA and are excluded from the evaluation of sites to accommodate emergency shelter need. Because of the increased preconstruction costs associated with the presence of wetlands, these sites are more likely to be affordable to above moderate-income households.

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

- PFOC (Palustrine Forested): A total of close to five acres of this Freshwater Forested/Shrub Wetland habitat in the City falls under this classification, identified by the presence of trees, shrubs, and persistent emergent vegetation. Three separate sites of this classification occur in Etna – two are located on the north side of Callahan Road east of Main Street and one is along Johnson Creek on the north side of the City.
- PSSC (Palustrine Scrub/Shrub, Broad-Leaved Deciduous): This 0.39-acre category of Freshwater Forested/Shrub Wetland habitat is characterized by scrub and shrub vegetation that sheds its leaves annually. One site of this classification is located on the north-eastern side of the city off Howell Avenue.
- PEM1Cx (Palustrine Freshwater Emergent Wetland): This type of Freshwater Wetland habitat is dominated by trees, shrubs, persistent emergents, and emergent mosses or lichens. One 1.08-acre occurrence of this classification is located along the eastern edge of the large open field behind the Etna Motel parallel to Scott Valley Road on APN 056-281-270. The Realistic Capacity of that 15.66-acre property zoned R-3 considers the wetland constraint in Table C-1, reducing the development potential from 313 multifamily units to 221 units.

More of this type of wetland occurs on either side of Callahan Road east of Main Street and another 0.10-acre occurrence of this wetland is behind the Dollar General store associated with Johnson Creek.

- RSUBFx (Riverine modified by humans): This type of wetland is contained within a channel that has been modified. A  $\frac{3}{4}$  acre wetland of this type occurs on either side of Callahan Road east of Main Street.

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<sup>12</sup> Per General Plan Safety Element.

- PABFh (Freshwater pond): This ¼ acre wetland occurs north of College Street between Howell Avenue and Bryan Street.

The combined total area of these wetlands is approximately eight acres, each with distinct features and ecological roles. Some of the wetlands within the City of Etna are in locations that constrain development on some properties. Only one property in Table C-1 has mapped wetland constraints which is labelled accordingly. While preserving their ecological significance, planning and development activities can proceed without conflict or restriction related to these wetland locations.

**Streams and Water Bodies:** The U.S. Geologic Survey's (USGS) National Hydrography Dataset indicate several nearby water bodies to Etna including several creeks located within the City itself. These include:

- Etna Creek: This creek is a small, significant tributary originating in the high terrain to the southwest of the city of Etna. The headwaters of Etna Creek start in the forested mountains near Little North Fork, eventually flowing down through the valley where the city resides. Etna Creek collects the runoff from the surrounding area and carries it northeast, where it eventually meets the Scott River near Callahan. Etna Creek plays a vital role in the local watershed, but its proximity to the city also presents potential flood risks, particularly in the southeastern parts of Etna.
- French Creek: French Creek is another critical waterbody for Etna. Its headwaters are located in the higher altitudes to the southeast of Etna. The creek meanders down through the French Gulch and Scott Bar Mountains, eventually flowing into the Scott River near the town of Scott Bar. While French Creek does not pose a direct flood risk to Etna, it is a significant contributor to the overall water supply in the Scott Valley.
- Johnson Creek: Originating in the mountains to the east of Etna, Johnson Creek is a smaller waterbody. It flows westward, curving around the northern edge of Etna before it too empties into the Scott River. As Johnson Creek runs close to residential areas in Etna, it represents a potential flood risk, especially in times of high rainfall or rapid snowmelt.
- Scott River: The Scott River is the major waterway in this area, with its headwaters located in the Trinity Alps to the south. It flows north, collecting water from numerous tributaries, including Etna and Johnson Creeks, before eventually joining the Klamath River near the town of Scott Bar. While the Scott River is not directly adjacent to the city of Etna, it plays a significant role in the region's hydrology, and its levels are influenced by the water input from smaller creeks like Etna and Johnson creeks.

**Typical Access and Lot Configuration:** Etna is laid out on a grid plan, with most streets running at right angles to each other. Blocks are approximately 320 feet by 450 feet. Because Etna is laid out on a grid plan, most lots directly front city streets and access to public roadways is not constrained, nor are lots unusually shaped.

**Conclusion:** Etna has ample space to accommodate residential development. The main constraints to development are from FEMA designated flood zones and buffer zones along Johnson and Etna Creeks. A number of parcels were removed from the inventory because of the 100-year flood hazard. Other environmental factors such as the local LUST site, fire hazards are less significant or localized challenges.

### 3.0 Etna's Site Identified for the 6<sup>th</sup> Cycle Regional Housing Needs Allocation

As discussed in Appendix B, Section 5.0, the City of Etna's regional housing needs allocation (RHNA) for the 6<sup>th</sup> cycle is two housing units, one extremely low-income housing unit and one low-income housing unit. The low projected housing need in the coming years aligns with population projections from HCD that show the population declining in future years.

One property is designated to meet Etna's 6<sup>th</sup> cycle RHNA of two housing units affordable to lower income households: Assessor's Parcel Number (APN) 056-011-290 shown below in Table C-1 and Figure C-2. The parcel is approximately 3.57 acres in size and is zoned R-3, which is suitable for high-density residential development because the R-3 Zone allows up to 20 units per acre. None of the environment constraints discussed above in Section 2.0 are present on the site based on a programmatic assessment of site. Applying the R-3 development standards would allow up to 10 multifamily units to be constructed on the site, which is five times the RHNA allocation for the City.

The site fronts Collier Way, a public street that is part of Etna's road network; therefore, access to the site is not constrained. Water and sewer services, and dry utilities, are available from Collier Street along the frontage of the property. The identified RHNA site is in close proximity to local amenities:

- The grocery store is within a quarter mile
- A transit stop is located across the street on Collier Way
- Within a quarter mile are following Etna amenities: both public schools, the Johnson-Joss Park, and the Scott Valley Community Pool.

Additionally, the above site meets or exceeds the statutory requirements to be found adequate to accommodate [Montague's-Etna's](#) 6<sup>th</sup> cycle lower income RHNA:

- 1) The site's gross acres is 3.57 acres. There are no environmental constraints present on the site; therefore, the site's net developable acreage is 3.57 acres. The site's gross and net acreages fit within the range of 0.50 and 10 acres for sites designated to accommodate a locality's lower income housing need (subparagraphs (A) and (B) of Section 65583.2(c)(2) of the Gov't Code).
- 2) Etna is an incorporated city within a nonmetropolitan county. Pursuant to subparagraph (B)(i) of Section 65583.2(c)(3) of the Government Code, a density of at least 15 dwelling units per acre is deemed adequate to accommodate housing for lower income households. The R-3 zone's by-right density is 20 dwelling units per acre.
- 3) The site is vacant and was used in previous housing element cycles. Pursuant to Government Code Section 65583.2(c), a vacant site that has been included in two or more consecutive housing elements cannot be reused unless the site is zoned at residential densities consistent with paragraph (3) of this subdivision and the site is subject to a program in the housing element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households. Program HE.2.2.1 commits Etna to amending the High Density Residential zone (R-3) to remove the conditional use permit requirement for multifamily development configured as more than a triplex. A portion of the City's LEAP funding is programmed for this zoning amendment. Although the site is being reused, the requirements of this section are met:

**Table C-1  
Site to Meet Etna’s Regional Housing Needs Allocation**

APN	056-011-290
Acres	3.57
Developable Acres	3.57
Zoning	R-3
General Plan	HDR
Density (units/acre)	20
Realistic development potential (units)	61
Current Use	Vacant
Estimated Affordability	Lower Income, including extremely low income

**Regulatory Constraints** Appendix B of this Element identifies a potential regulatory constraint that applies to the RHNA site and describes a new policy and program to remove the potential constraint. “Multiple-family apartments” are listed R-3 zone as a conditionally permitted use and those additional permit requirements increase the cost and time necessary to obtain the required permits. Also, Conditional Use Permits are discretionary, so there is less certainty a multifamily apartment would even be allowed in the zone. At the same time, development of multiple duplexes and triplexes up to the maximum allowed density appears to be principally permitted in the R-3 zone as the zoning regulations specify “Duplex or triplex units” in the list of principally permitted uses. Policy 2.2 and Program HE.2.2.1 in this Element commits the City to removing the potential constraint to multifamily typologies in the R-3 zone by clarifying that multiple duplexes and triplexes either attached or detached are allowed as principally permitted uses on properties zoned R-3:

“Policy 2.2 (part). In addition to the other uses permitted in the High Density Residential (R-3) zone, the City will facilitate development of housing on properties zoned R-3 by allowing multiple attached and/or detached duplexes and triplexes as principally permitted uses up to the maximum density allowed by the zone (20 units per acre).”

Furthermore, Program HE 2.2.1 has been added to Chapter 2 of this Housing Element and commits the City to providing more housing typology options to developers of multifamily housing in the R-3 zone by amending the zoning ordinance to enumerate multiple-family apartments as a principally permitted use. In fact, this amendment to the Etna Zoning regulations is underway as the City is applying its LEAP funding for this amendments, amongst other activities.

**Environmental Constraints** The site is not constrained by flooding, streams or water bodies, or the presence of wetlands or brownfields. The site is also not located in an area with a very high fire severity hazard rating.

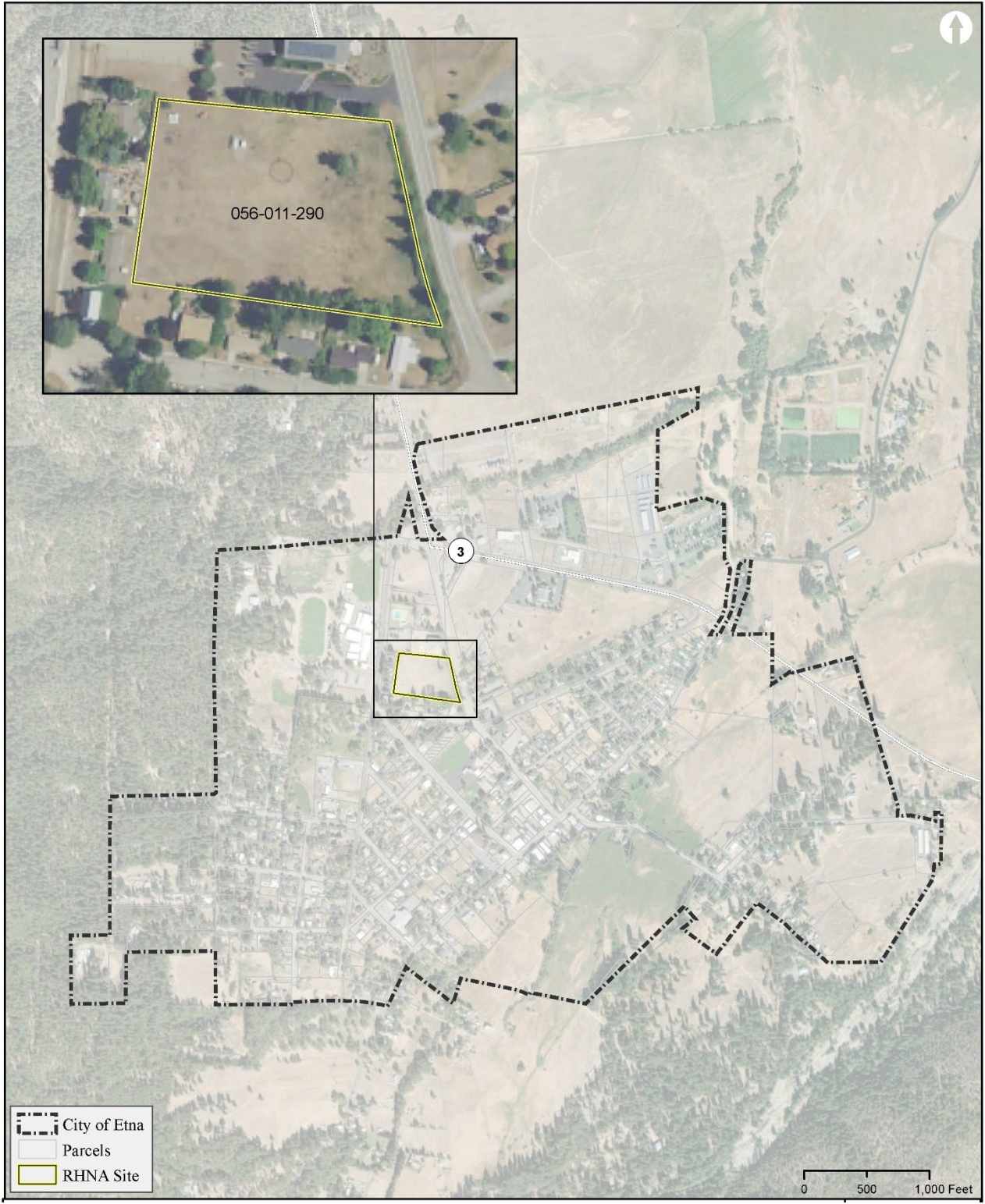
[J/ADUs In 2017, California state housing laws underwent significant changes to promote the development of accessory dwelling units and junior accessory dwelling units \(J/ADUs\). The changes restrict the ability of local governments to impose regulatory and procedural barriers to the development of J/ADUs. With the advent of these changes to housing law, Etna approved it first ADU application in 2022. The Housing Element includes two programs to encourage and increase production of J/ADUs in Etna and one program to better align the City’s current J/ADU ordinance with state law. These are:](#)

- Program HE.2.1.1 (in Chapter 2): Commits the City to promoting J/ADU development by publishing information about these type of housing typologies on its website, and applying for funding that can be used as loans for J/ADU construction by property owners (e.g., CalHOME). Moreover, the Program commits the City to employing affirmative marketing best practices as part of their outreach.
- Action Plan Program C (in Appendix A): Commits the City to adopting and promoting Siskiyou county's pre-approved ADU plans, along with offering participating property owners expedited permit processing and reduced City permit fees.
- Program HE.2.3.3 commits the City to amending the Etna Zoning Ordinance to establish a local J/ADU ordinance that is consistent with State J/ADU law

While Etna's has a small professional staff, both the City Administrator and City Planner are experienced and are knowledgeable of state J/ADU law. This means city officials are aware the City's current ADU provisions, although adopted, are fully superseded by state law pursuant to Section 66325 of the California Government Code, and the standards and procedures in Chapter 13, Division 1 Title 7 of the California Government Code govern the development of J/ADUs in Etna. J/ADU development will continue to be governed solely by state law until the City Council implements Program HE.2.3.3.

The City anticipates that with implementation of Program HE.2.1.1 and Program C, the trend for J/ADU development will continue and the City will approve at least five J/ADUs in the 6<sup>th</sup> cycle due to enhanced local awareness and knowledge of J/ADUs (and the potential of the City securing funding that supports ADU construction). It is further anticipated that at least two of five J/ADUs will be affordable to very low and extremely low income households and individuals, which would satisfy the City's share of regional housing needs for the 6<sup>th</sup> cycle. During the City's 5<sup>th</sup> cycle, two of the four housing units constructed were affordable to low income households, suggesting the City facilitates housing that is affordable by design.

**Figure C-1**  
**Map of RHNA Site**



## 4.0 Sites to Accommodate Emergency Shelters

This section evaluates the adequacy of sites to accommodate emergency shelters pursuant to AB 2339 (2022). As discussed in Appendix B, emergency shelters are permitted by-right in the C-2 zoning district. All C-2 sites have been evaluated for proximity to amenities and services for people experiencing homelessness and for suitability for use as an emergency shelter as discussed below.

Subparagraph (I) of Government Code Section 65583(a)(4) requires the emergency shelter site assessment to determine if there are sufficient sites to accommodate the need for emergency shelters. Section 5.8 of Appendix A reviews the 2022 and 2023 Point In Time counts conducted by the NorCal CoC. In 2022, 321 persons (sheltered and unsheltered) were counted in the whole of Siskiyou County as experiencing homelessness, of which 148 individuals were unsheltered.<sup>13</sup>

In 2023, 507 persons (sheltered and unsheltered) were counted in the whole of Siskiyou County as experiencing homelessness, of which 231 individuals were unsheltered.<sup>14</sup> However, this evaluation acknowledges that the PIT count methodology is not without flaws that result in undercounting. Undercounting is a systemic issue with point-in-time counts countrywide and is not a reflection of the diligent effort of the NorCal CoC and their PIT counts. Undercounting studies have been commissioned by large national organizations, e.g., the National League of Cities, that attempt to understand the degree of undercounting.

The results of these studies indicate that undercounting ranges from nearly 30 percent to over 50 percent, with some subpopulations being more likely to be undercounted than others, such as youth who tend to be more mobile, transient, and stay with friends or in groups, or individuals who are unsheltered.<sup>1516</sup> The undercounting studies have generally focused on very large, urbanized areas such as New York city and the city of Los Angeles.

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

- Step 1. A margin of error 30 percent was applied to both the 2022 and 2023 PIT unsheltered counts for Siskiyou County, resulting in:
  - Increasing the 2022 value from 148 to 193 individuals
  - Increasing the 2023 values from 231 to 301 individuals
- Step 2. Averaged the adjusted PIT count values: resulting in an estimate of 247 persons

<sup>13</sup> [https://www.shastacounty.gov/sites/default/files/fileattachments/housing\\_amp\\_community\\_action\\_programs/page/3427/2022\\_norcal-coc\\_pit\\_report\\_final.pdf](https://www.shastacounty.gov/sites/default/files/fileattachments/housing_amp_community_action_programs/page/3427/2022_norcal-coc_pit_report_final.pdf), accessed August 11, 2023

<sup>14</sup> [https://www.shastacounty.gov/sites/default/files/fileattachments/housing\\_amp\\_community\\_action\\_programs/page/3427/2023\\_norcal-coc\\_pit\\_report\\_final.pdf](https://www.shastacounty.gov/sites/default/files/fileattachments/housing_amp_community_action_programs/page/3427/2023_norcal-coc_pit_report_final.pdf), accessed August 21, 2023

<sup>15</sup> See pages 4-5 for a summary: <https://socialinnovation.usc.edu/wp-content/uploads/2019/12/Christopher-Weare-Counting-the-Homeless.pdf>, accessed August 21, 2023

<sup>16</sup> National League of Cities, <https://www.nlc.org/article/2021/02/11/enumerating-homelessness-the-point-in-time-count-and-data-in-2021/>, accessed August 21, 2023

- Step 3. Using 2021 Census data, calculated the pro-rata share of Etna’s population of 743 persons as a share of Siskiyou county’s total population of 44,076 persons = 1.7 percent
- Step 4. Applied Etna’s pro-rata share of the population to Step 2’s value of 247 individuals = 4 individuals.

*Total Space Required=4×200=800 square feet*

The result is a cumulative total of 800 square feet of land is needed to accommodate the City’s emergency shelter need. The suitability of sites in C-2 zoning district was assessed using the criteria in Table C-2 below:

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

Primary Variables	
Zoning	Only sites zoned C-2.
Vacant Lands	Only sites that are vacant are included.
Proximity to transit	Sites must be located within a ½ mile from a transit stop
Environmental Constraints	Environmental constraints for flooding, very high fire hazard rating, brownfields, wetlands, streams water bodies were assessed as discussed above. Sites containing these environmental constraints were removed.
Proximity to retail outlets	Only sites located within a ½ mile of retail outlet that sells groceries and personal sundries. Retail outlets include grocery stores and national pharmacy chains.
Availability of public water and sewer systems	Sites must have public water and sewer available during the planning period.

As shown in Table C-2 below, Etna has fourteen sites that are zoned C-2 and meet all of the criteria listed above in Table C-1. The total area of the sites is 12.79 acres. Applying the metric of 200 square feet per person, Etna’s C-2 sites have a potential capacity to substantially more than the calculated square footage needed.

**Table C-3  
Emergency Shelter Land Inventory**

APN	Acres	Zoning	General Plan	Potential Shelter Capacity (person)	Current Use
056-011-350	2.3	C-2	CC	500	Vacant
056-011-410	0.52	C-2	CC	113	Vacant
056-274-280	0.38	C-2	CC	82	Vacant
056-274-290	0.38	C-2	CC	82	Vacant
056-274-300	0.38	C-2	CC	82	Vacant
056-274-310	0.58	C-2	CC	126	Vacant
056-274-340	0.41	C-2	CC	89	Vacant
056-274-350	0.33	C-2	CC	71	Vacant
056-274-390	0.33	C-2	CC	71	Vacant
056-274-400	0.33	C-2	CC	71	Vacant
056-274-410	0.33	C-2	CC	71	Vacant
056-274-420	0.33	C-2	CC	71	Vacant
056-274-430	0.49	C-2	CC	106	Vacant
056-281-010	5.7	C-2	CC	1,241	Vacant
<b>Count = 14 sites</b>				<b>2,776</b>	



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

## 5.0 Summary of Opportunity Sites

This section summarizes the available vacant land in the City of Etna that is appropriate to meet present and future housing needs identified by the City and the community, and demonstrates the City has adequate supply of land available and suitable for the development of a variety of housing types and for all incomes, also referred to as opportunity sites. The properties are listed in Table C-3 below and depicted in Figure C-2. The properties zoned to allow mixed uses (Central Commercial or C-1) are presented first followed by multifamily and single-family properties.

The Central Commercial (C-1) zone allows multifamily residential development at 20 units per acre in combination with first-floor commercial use. Opportunity sites in the C-1 zone are presumed to be able to accommodate units affordable to moderate income households because the C-1 zone allows 20 dwelling units per acre when part of a commercial development. The High Density Residential (R-3) zone allows up to 20 units per acre, and is presumed to be able to accommodate housing affordable to lower income households on parcels larger than ½ an acre in size. As described earlier in Section 3.0 of this Appendix, a centrally located R-3 zoned property is identified to meet Etna's Regional Housing Needs Allocation (RHNA) of two dwelling units for low and extremely low income households.

All the properties listed in Table C-3 are opportunity sites for new residential development in Etna. As indicated in the table, all of these opportunity sites are vacant, and public water and sewer services, and dry utilities are available and adjacent to each lot. A maximum realistic capacity of 85 percent of the maximum density allowed was assumed for the vacant multifamily zoned parcels based on historical development patterns. Furthermore, the following criteria were applied to identify appropriate sites:

- The site's zoning must allow by right residential development.
- Only sites that are vacant and are 2,400 square feet or greater in size are included.
- Sites must not be located near a brownfield or LUST site, are outside 100-year flooding hazards, and streams and water bodies are not present as described in the following section. Several properties included in the Inventory are within the 500-year flood hazard area. As this recurrence interval is not considered a constraint to new development these sites are considered developable.
- All sites have public sewer and water connections, and dry utilities available at the property or this infrastructure is available during the 6<sup>th</sup> cycle planning period. Public sewer and water service is readily available within 100 feet of most of the vacant lands identified in Table C-3. Therefore, the City's basic infrastructure is adequate to serve the projected growth for the next five years and beyond. Sites without sewer or water service are identified in the table.
- Sites zoned R-1 are assumed to have a maximum realistic capacity of one unit while acknowledging allowances for ADUs and JADUs and subdivision of those properties could enable development of more homes on them.

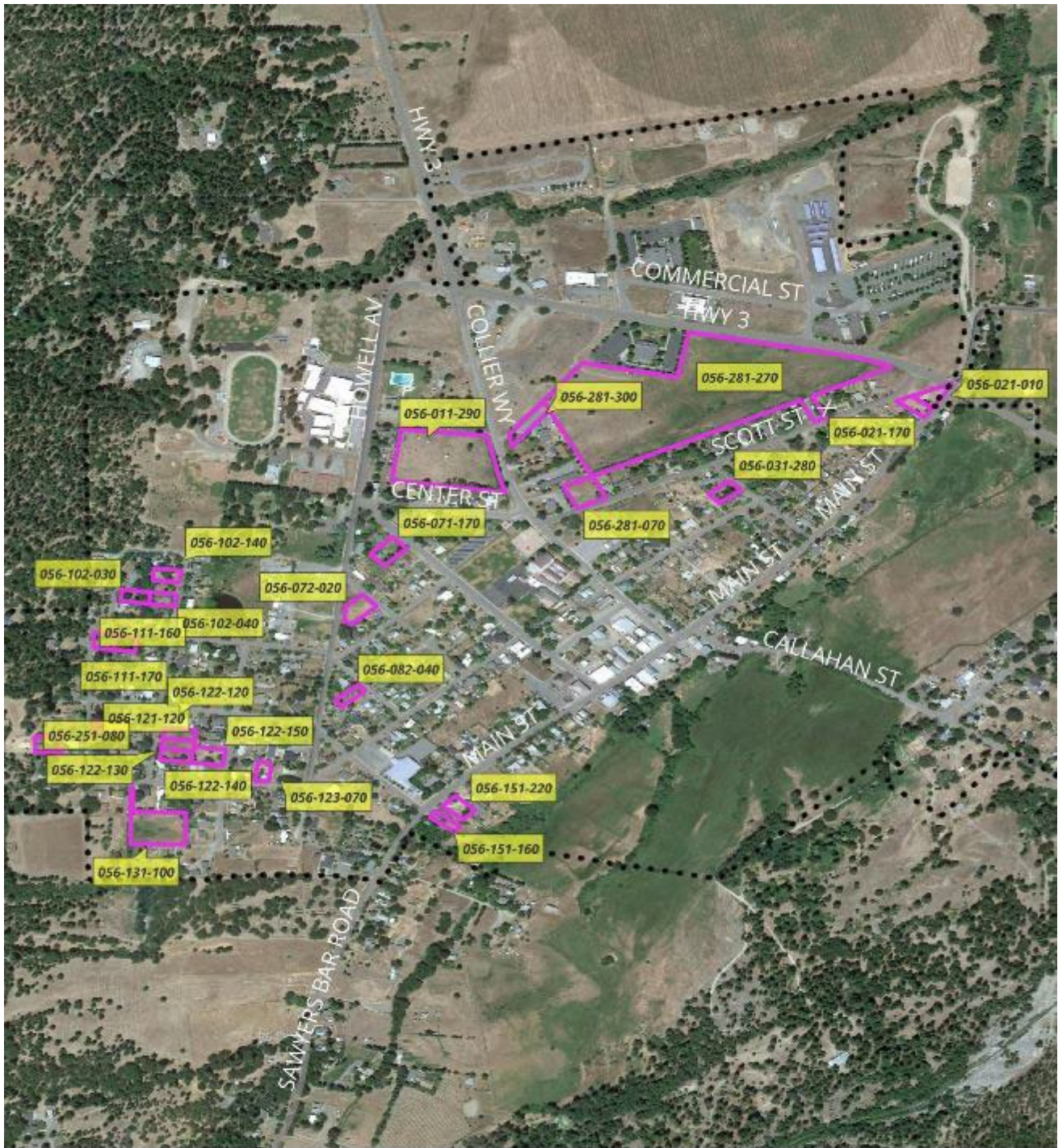
Program HE.2.2.4 has been added to encourage the consolidation of small lots when multifamily housing is proposed.

**Table C-4  
Opportunity Sites**

APN	Acres	Zoning	General Plan	Max. Density (units/acre)	Realistic Capacity (units)	Sewer (S)/ Water (W)	Constraints
<b>Mixed Use – Moderate Income</b>							
056-041-260	0.14	C-1	CBD	20	3	S and W	no
056-041-270	0.20	C-1	CBD	20	4	S and W	no
056-051-380	0.37	C-1	CBD	20	7	S and W	no
<a href="#">056-281-070</a>	<a href="#">0.52</a>	<a href="#">R-3</a>	<a href="#">HDR</a>	<a href="#">20</a>	<a href="#">9</a>	<a href="#">S and W</a>	<a href="#">no</a>
<a href="#">056-281-300</a>	<a href="#">0.36</a>	<a href="#">R-3</a>	<a href="#">HDR</a>	<a href="#">20</a>	<a href="#">6</a>	<a href="#">S and W</a>	<a href="#">no</a>
<b>Subtotal</b>	<b><a href="#">0.711.59</a></b>				<b><a href="#">1429</a></b>		
<b>Multifamily – Lower Income</b>							
056-011-290	3.57	R-3	HDR	20	61	S and W	no
<del>056-281-070</del>	<del>0.52</del>	<del>R-3</del>	<del>HDR</del>	<del>20</del>	<del>9</del>	<del>S and W</del>	<del>no</del>
056-281-270	15.66	R-3	HDR	20	221	S and W	wetlands
<del>056-281-300</del>	<del>0.36</del>	<del>R-3</del>	<del>HDR</del>	<del>20</del>	<del>6</del>	<del>S and W</del>	<del>no</del>
<b>Subtotal</b>	<b><a href="#">20.1119.23</a></b>				<b><a href="#">297282</a></b>		
<b>Single-family – Above Moderate Income</b>							
056-021-010	0.24	R-1-10	LDR	4	1	S and W	no
056-021-170	0.22	R-1-10	LDR	4	1	S and W	no
056-031-280	0.24	R-1-10	LDR	4	1	S and W	no
056-071-170	0.34	R-1-10	LDR	4	1	S and W	no
056-072-020	0.35	R-1-10	LDR	4	1	S and W	no
056-082-040	0.17	R-1-10	LDR	4	1	S and W	no
056-102-030	0.23	R-1-10	LDR	4	1	S and W	no
056-102-040	0.22	R-1-10	LDR	4	1	S and W	no
056-102-140	0.22	R-1-10	LDR	4	1	S and W	no
056-111-160	0.22	R-1-10	LDR	4	1	S and W	no
056-111-170	0.22	R-1-10	LDR	4	1	S and W	no
056-121-120	0.15	R-1-10	LDR	4	1	S and W	no
056-122-120	0.22	R-1-10	LDR	4	1	S and W	no
056-122-130	0.22	R-1-10	LDR	4	1	S and W	no
056-122-140	0.24	R-1-10	LDR	4	1	S and W	no
056-122-150	0.34	R-1-10	LDR	4	1	S and W	no
056-123-070	0.18	R-1-10	LDR	4	1	S and W	no
056-151-160	0.16	R-1-10	LDR	4	1	S and W	no
056-151-220	0.25	R-1-10	LDR	4	1	S and W	no
056-131-100	1.23	R-1-12	LDR	3	1	W	no
056-251-080	0.29	R-1-12	LDR	3	1	S and W	no
<b>Subtotal</b>	<b>5.95</b>				<b>21</b>		
<b>TOTAL</b>					<b>332 units</b>		

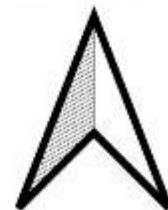
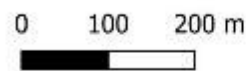
Source: Planwest Partners, 2023

**Figure C-2**  
**Map of Opportunity Sites – Etna**



**Legend**

- City Boundary
- Etna Vacant Residential Land



Source: Planwest Partners, 2023

Other factors relevant to this analysis:

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

## Appendix D - Funding Resources

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

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

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

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

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

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



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

Program Name	Description	Eligible Activities
		and rehabilitate properties at risk of foreclosure or in the foreclosure process.
Golden State Acquisition Fund	Provides developers with loans for acquisition or preservation of affordable housing.	<ul style="list-style-type: none"> <li>• Vacant Land</li> <li>• Existing Properties for Rental or homeownership</li> </ul>
HOME American Rescue Plan	Provides assistance to individuals or households that may be at risk for or experiencing homelessness, and other vulnerable populations.	<ul style="list-style-type: none"> <li>• Production or Preservation of Affordable Rental Housing</li> <li>• Purchase and Development of Non-Congregate Shelter</li> <li>• Tenant-Based Rental Assistance</li> <li>• Supportive Services, Homelessness Prevention Services, and Housing Counseling</li> <li>• Nonprofit Operating and Capacity Building Assistance</li> </ul>
Homekey	Provides grants for acquiring and rehabilitating a variety of housing types to help rapidly expand housing for persons experiencing or at risk of homelessness.	<ul style="list-style-type: none"> <li>• Buildings that could be converted to permanent or interim housing</li> <li>• Master leasing of properties for non-congregate housing</li> <li>• Conversion of units from nonresidential to residential</li> <li>• New construction of dwelling units</li> <li>• The purchase of affordability covenants and restrictions for units</li> <li>• Relocation costs for individuals who are being displaced as a result of the Homekey Project</li> <li>• Capitalized operating subsidies for units funded under the Homekey Round 2 NOFA for FY 21-22</li> </ul>
Housing for Healthy California	Provides funds for the creation and support of new and existing permanent supportive housing for people experiencing chronic homelessness or are homeless and high-cost health users.	Acquisition and/or new construction
Housing Navigators Program	Provides funds to counties for the support of housing navigators meant to help young adults aged 18-21 years secure and	<ul style="list-style-type: none"> <li>• Assist young adults to secure/maintain housing</li> </ul>

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

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

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

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

# Appendix E – Glossary

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<sup>2</sup> Ibid.



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Integration.** A condition within the program participants geographic areas of analysis, as guided by the California Department of Housing and Community Development's AFFH Data Viewer, in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

## 1.0 U.S. CENSUS TERMS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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