



# ADOPTED HOUSING ELEMENT

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# Chapter 1 – Introduction

## 1.0 Overview

The Housing Element is a mandatory element of the Dorris 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 Dorris’ 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 Dorris 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 Dorris’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 Dorris's 5<sup>th</sup> cycle Housing Element was adopted in 2014, a significant number of housing laws have been enacted. These new housing laws mandate new analyses or programs in each Housing Element and apply to the 2023-2031 Dorris 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 at 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.



**City Council Meeting and Public Workshop on December 5, 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. It was listed on the City Council agenda as well. There is not a local newspaper in the City, only a county one. Because there is very little circulation in the City of that paper it was determined that posting the public workshop in the county newspaper would not be productive. 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 noted increasing costs for labor and construction materials.



**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. Six (6) surveys were completed by Dorris residents, including two (2) from lower income households, indicating their

household income was under \$30,000. The complete results are contained in Appendix \_\_, and on the following webpage: <https://www.siskiyou-housing.com/Dorris/>. Table 1-1 below provides a summary of common themes and topics expressed in the survey results including responses to the question that asked, “Are there any additional thoughts you would like to add as your city considers drafting Goals, Policies, and Programs for the Housing Element Update?” (Question 22).

**Table 1-1**

Need for housing for all groups, including, but not limited to, farmworkers, seniors, persons with disabilities, persons who have experienced homelessness, and workforce housing
Need for adequate affordable housing
Need for more housing in general (multi-family and single-family)
Need for public/private partnerships
Importance of local hiring and integrating federal, state, and county workers into the community
Consider special housing provisions for veterans
Providing grants for home maintenance and upkeep

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/Dorris/>). 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:

- Butte Valley Chamber of Commerce
- Butte Valley Unified School District
- Great Northern Services
- Siskiyou Habitat for Humanity
- Siskiyou County Special Education Office
- Siskiyou Opportunity Center
- Siskiyou County Association of Realtors
- NorCal Continuum of Care
- Siskiyou Community Resource Collaborative
- Siskiyou County Economic Development
- Siskiyou County Public Health and Community Development
- Siskiyou Home Health Services

## 4.0 General Plan Consistency

This Housing Element is a stand-alone document intended to replace the City's previous Housing Element adopted in 2014. It is intended to become an integral part of the City's existing General Plan. The California Government Code requires internal consistency among the various elements of a general plan. Section 65300.5 of the Government Code states that the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of policies for the adopting agency. Section 65302 of the Government Code requires cities and counties to amend the safety and conservation element of the general plan to include analysis and policies regarding flood hazard and flood management information. There are no Federal Emergency Management Agency (FEMA) documented historical floods within the Dorris planning area, with the exception of the shore of Indian Tom Lake. This area is outside the city limits and will not constrain development within the city.

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 Dorris. 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, Dorris 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, if this approach is preferred by the cities at that time.

## 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 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

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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.

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.

**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.

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 Dorris’ fair housing issues and the contributing factors.

The identified contributing factors are prioritized in Appendix A. Table 2-3, Goal HO-7, contains Dorris’ AFFH action plan to address the identified contributing factors to overcome identified patterns of segregation and affirmatively further fair housing.

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 Dorris’ 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.

Table 2-1 Programs to Meet a Specific State Law Requirement		
Policy HE 1.2	HE.2.2.1	HE.4.2.4
HE.1.3.1	HE.2.3.1	HE.4.2.5
HE.1.3.2	HE.3.2.1	HE.4.2.6
HE.1.3.3	HE.4.2.1	HE.7.1.1
HE.2.1.1	HE.4.2.2	HE.7.1.2
HE.2.2.2	HE.4.2.3	

Use of the fair housing icon  below denotes Dorris’ programs that are meaningful actions to affirmatively further fair housing in the City.

## Goal HE.1 – Provide Adequate Sites

Assist in increasing the affordability of housing in Dorris, 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 Dorris’ 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 Dorris’ Quantified Objectives, 2023-2031

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	1	0	1	0	0	2
Rehabilitation <sup>†</sup>	1	1	1	1	0	4
Conservation*	<u>2</u>	<u>2</u>	<u>2</u>	<u>2</u>	<u>0</u>	<u>8</u>
Preservation**	0	0	0	0	0	0
Totals	<u>24</u>	<u>13</u>	<u>24</u>	<u>13</u>	<u>0</u>	<u>614</u>

<sup>†</sup> Means substandard housing that needs major rehabilitation repair to make the unit safe, decent, and sanitary for human habitation, including replacement.

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

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

### Policy HE.1.2

Ensure Dorris 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 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 and Available Groundwater Supply**

- 1) Coinciding with the annual General Plan Progress Report, update and review the inventory of vacant residential land in the city and the Groundwater Sustainability Plan with the objective to ensure an adequate supply of vacant land to accommodate Dorris' 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, zoning and Groundwater Sustainability Plan as needed to increase the amount of available land and ensure an adequate water supply to accommodate all projected housing needs. 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 concurrently 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 Local Procedures for Water and Sewer Connections (was Program HE.1.1.5)**



- 1) 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.
- 2) 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 Public Infrastructure (was Program HE.1.1.5)**

- 1) The City shall 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.
- 2) The City will prepare a water conservation plan to conserve the City’s potable groundwater supply in the event of future, multi-year droughts. The plan will identify methods to reduce water consumption and how residents can prepare for future droughts. The plan may consider establishing thresholds of severity that when reached residents will be required to conserve water. In preparing the water conservation plan, the City will consider collaborating and coordinating with Siskiyou County, nearby communities, and other local and regional stakeholders. The City’s plan will be made available in English and Spanish.

**Administration:** City Council

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

**Timing:** 1) For the duration of the 2023-2031 Housing Element’s planning period. 2) The City will prepare the plan by December 2026. Within sixty days of City acceptance of the plan, the plan will be posted on the City’s website, and a public counters.

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

Dorris 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 Dorris 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 \*NEW\***  

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

**Administration:** City Administer, Planning Department

**Funding:** General Fund

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



## Policy HE.2.2

The City shall ensure 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 housing development applications. The City shall strive also to ensure that City's fees are not a constraint to the development of affordable housing.

### Program HE.2.2.1 **Establish Local Density Bonus Procedures**

The City shall amend the Dorris Municipal Code, Title 18, to adopt implementing procedures that are consistent with State Density Bonus Law, Government Code Section 65915 et seq. ~~To reduce the need for future municipal code amendments and updates, the amendments will focus on local procedures for processing density bonus applications, and application documents and information required to be submitted with a density bonus application in order for an application to be deemed complete (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 described in State Density Bonus Law (SDBL) for a development that meets the requirements of SDBL.

**Administration:** City Council

**Funding:** SB 2, LEAP, and General Fund

**Timing:** As part of the City's update of the Zoning Ordinance; adoption targeted for Q4 2024.

### Program HE.2.2.2 **Monitoring of City Fees (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, City Administrator, Building Department, and Planning Department

**Funding:** General Fund

**Timing:**

A) Beginning in 2025, biennially thereafter.

B) Prior to adoption of new ordinances and resolutions for residential development standards and fees.

## Policy HE.2.3

The City will facilitate the development of workforce and affordable housing through supporting funding applications, expedited permit review, approval of requests for density 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 facilitate the development of workforce and affordable housing.

### Program HE.2.3.1 **Promote and Implement 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 its website informing the public and housing developers of the City’s density bonus program for qualified housing developments (was Program HE.1.1.2)

3) To ensure ongoing compliance with state Density Bonus Law, the City shall continue to monitor State law for amendments to Government Codes Sections 65915 et seq. and amend Title 18, Zoning, Dorris Municipal Code, as necessary.

**Administration:** City Council, City Administrator, Planning Department

**Funding:** General Fund

**Timing:** 1) As qualifying prospective projects are submitted; 2) within 30 days of adoption of amendments to the Title 17, of the Dorris Municipal Code; and 3) 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 for Small Dwellings (was Program HE.2.1.4)**

Amend the Zoning Ordinance to require a single parking space for one-bedroom units in multifamily housing developments.

**Administration:** City Council, City Administrator

**Funding:** SB 2, LEAP, and General Fund

**Timing:** As part of the City’s Zoning Ordinance update which is planned to be adopted in Q4 2024.

**Program HE.2.3.3 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:** LEAP, General Fund

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

**Program HE.2.3.4 ADU Ordinance Update**

1) The City shall amend the Dorris 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, General Fund

**Timing:** Within one year of adoption of the 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 Dorris 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.

#### Program HE.3.1.1 Prioritize Use of CDBG Funds 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, including units designated for farmworkers, by granting these persons and/or households priority in the City’s CDBG housing rehabilitation program.
- 2) The City shall 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 four 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 Conservation and Rehabilitation of Existing Housing



- 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 its 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 [inspections and](#) 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 CDBG funds where possible, to offset the cost of replacement housing. (was Program HE.4.1.1)

**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.

## Policy HE.3.2

Implement Replacement Housing to Mitigate the Loss of Affordable Housing Units on Housing Element Inventory Sites. Upon [the](#) City Council's adoption of 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 Local Replacement Housing Policy](#)

To ensure the continued availability of housing for lower income households, 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, Dorris Municipal Code, to ensure the Zoning Regulations comply with state law and are implemented consistent with state law. Specifically:

- Government Code Section 65582, subparagraph (i) for the definition of target population.
- Government Code Section 65583 for residential land and 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.
- Government Code Section 65660-65668 for low barrier navigation centers, a type of emergency shelter. The amendments shall permit low barrier navigation centers that meet the requirements of Government Code Section 65660-65668 by right in the same zones that permit emergency shelters, and all zones that allow for mixed use and non-residential zones that allow multifamily residential.
- Employee housing including farmworker housing consistent with Health and Safety Code Sections 17021.5, 17021.6, and 17021.8.

The adopted development and performance standards of the Zoning Code amendments shall be consistent with State law and be objective.

#### Program HE.4.2.1 **Supportive Housing, Low Barrier Navigation Centers, Housing** \*NEW\*

- 1) The definition of target population that is embedded in the definition of supportive housing shall be amended to reference the definition of target population contained Government Code Section 65582(i).
- 2) Consistent with Government Code Section 65650 et seq., the City shall amend the ~~R-2, R-3, M-H, RPD-2, RPD-3, M-U, 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.

- 3) Consistent with Government Code 65583(a)(3), the City shall rezone the vacant property shown in Tables C-1 and C-4 of Appendix C from C-2 to M-U to meet its affordable housing needs requirements per pursuant to Government Code Sections 65583(a)(3) and 65583.2(c).
- 4) Consistent with Government Code 65583(c)(3), the City shall amend the C-1, C-2, and PUD 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.

**Administration:** City Council

**Funding:** General Fund

**Timing:** As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024.

#### **Program HE.4.2.2 Emergency Shelters \*NEW\***

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 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) Amend the definition of emergency shelter, Dorris Municipal Code Section 18, to comply with Government Code Section 65583(a)(4)(C).
- 2) Emergency shelters shall be subject only to development and management standards that apply to residential or commercial development in the same zone, and only development and management standards that are objective shall apply.
- 3a) Pursuant to AB 139 (2019), the City shall review the off-street parking standards for emergency shelters, DMC Section 18.20.040(D.10), and determine if the standard of "one space for every five allowed occupants" exceeds the off-street parking standard for other residential or commercial uses within the same zone.
- 3b) If the City determines the off-street parking standard for emergency shelter parking exceeds those for residential or commercial uses, the City shall amend DMC Section 18.20.040(D.10) to apply the same off-street parking standards to emergency shelters that applies to residential or commercial development in the same zone.

**Administration:** City Council

**Funding:** General Fund

**Timing:** As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024.

#### **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 Sections 17021.5, 17021.6, and 17021.8. 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 Residential Agriculture (R-A), Medium Density Residential (R-2), High Density Residential (R-3), Mobile Home Residential (M-H), Residential Planned Development (RPD-2, RPD-3), and Mixed-Use (M-U) 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 zones that permit multifamily residential and mix use zones that permit multifamily residential, and in all commercial zones with a use permit. (was Program HE.1.2.4)
  - C) Pursuant to Government Health and Safety Code Section 17021.6, employee housing consisting of no more than 36 beds in a group quarters, or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural use of land, and shall be permitted by-right in the Residential Agriculture (R-A) and other lands designated as agricultural in Dorris’ general plan.
  - D) The City will update Title 18 in conformance with California Health and Safety Code Section 17021.8 which generally requires applications for development of qualifying farmworker housing on land designated as agriculture in the Dorris General Plan to be subject to a streamlined, ministerial approval process that meets the requirements of State law specified in Health and Safety Code Section 17021.8.
  - E) For the purpose of all local ordinances, employee housing, including farmworker, 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.
- 3a) The City will collaborate and partner with Siskiyou County on the completion of a farmworker housing needs study as identified in Siskiyou County’s adopted 6th cycle Housing Element, Program 4.2.2. Outreach to incorporate affirmative marketing best practices. The City will ensure that the study includes consultation and coordination with employers and stakeholders to develop strategies to reduce and remove barriers to employers to providing housing.
- 3b) Upon completion of the farmworker study, the City will identify and inventory housing sites that are available and suitable for farmworker housing. Identification of sites will consider a variety of housing types, and include sites that are vacant and sites that are available and suitable for redevelopment. The City will offer participating property owners/developers expedited permit processing and reduced City permit fees for the construction or rehabilitation of housing for farmworkers. Outreach to incorporate affirmative marketing best practices.

**Administration:** City Council

**Funding:** LEAP, ~~and~~ General Fund, and CDBG

**Timing:** 1) As part of the City’s Zoning Ordinance update which is planned to be adopted in Q4 2024. 2) Apply annually as NOFAs are released for the duration of the housing element planning period. 3a) The study is to be completed by December 2025 pursuant to the County’s adopted housing element. 3b) The identification and inventory of farmworker housing sites to be completed one year after the completion of the housing needs study in 3a), and the City will proactively outreach to property owners and non-profit housing developers at least biennially.

**Program HE.4.2.4 Reasonable Accommodation Procedures (was Program HE.1.2.1) **

Amend the Zoning Ordinance as necessary to provide a written administrative procedure that is consistent with federal and state law for granting individuals and housing providers with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. Make information available about requesting reasonable accommodations with respect to zoning, land use, permit

processing, fees, or building codes. The written procedures shall allow a provider or developer of housing for individuals with disabilities to also request reasonable accommodation.

**Administration:** City Administrator, City Council

**Funding:** General Fund

**Timing:** As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024.

#### **Program HE.4.2.5 Update Definition of Family**

The City shall either repeal or amend the definition of "family" in Section 18.08.360, Title 18 – Zoning, Dorris Municipal Code, 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, 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.

**Administration:** Planning Department

**Funding:** General Fund

**Timing:** As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024.

#### **Program HE.4.2.6 Group Homes**

The City shall amend Title 18 of the Dorris 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. The amendments to the Dorris Municipal Code shall allow:

- 1) Group homes, even homes that have more than six residents, that do not provide licensable services shall be allowed in all zones where single family units are permitted, i.e., R-A, R-1, R-2, R-3, M-H, and PUD zones, and the RPD zones created Ordinance 233, and subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to other residential development in the same zone.
- 2) Group homes that provide licensable services to six or fewer residents shall be allowed in all zones where single family units are permitted, i.e., the existing R-A, R-1, R-2, R-3, M-H, and PUD zones, and the RPD zones created by Ordinance 233, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to other residential development in the same zone.
- 3) Group homes that provide licensable services to more than six residents shall be allowed as a by-right use in the R-2, R-3, M-H, C-1 and C-2 zones, and the RPD-2 and RPD-3 zones created by Ordinance 233. Development, performance, and design standards shall be objective, nondiscriminatory health, safety, and zoning laws that apply to other residential development in the same zone.
- 4) Group homes that provide licensable services to more than six residents shall be subject to conditional use permit in the Residential Agricultural (R-A) and R-1 zones. The conditional use permit findings shall be objective and provide for approval certainty.
- 5) Group homes shall be permitted in the Mixed Use (M-U) as a by-right use.
- 6) Amend the definition of group home shall to be consistent State law, including the City's obligation to affirmatively further fair housing, and HCD's Group Home Technical Advisory published December 2022.

**Administration:** Planning Department

**Funding:** General Fund



**Timing:** As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024.

### **Program HE.4.2.7 Improve Allowances for 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

**Funding:** SB 2 and LEAP

**Timing:** As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024.

### ~~Program HE.4.2.8~~

~~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.~~

~~**Administration:** Planning Department~~

~~**Funding:** CDBG/Revolving Loan Account~~

~~**Timing:** For the duration of the 2023-2031 housing element planning period.~~

## **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 Support Local and Regional Efforts 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), and extremely low-income residents, and identify funding sources to develop needed services 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 ~~annually~~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 low, very low, and extremely low-income households, including farmworkers, 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; and grant priority to projects that include units affordable to extremely low-income households and farmworkers.

2) The City shall encourage and support plans that include extremely low-, very-low, low-income housing in the residential and mixed-use zoning districts zones when located within a quarter mile of the services, e.g., groceries stores, pharmacies, medical services, etc. The City will proactively outreach to affordable housing developers in the region to identify development opportunities in the City, including opportunities for self-help housing (housing in which the eventual owner participates in its construction under the supervision of a building contractor). The term “encourage and support”, as used herein, may include, but is not limited to:

- Site identification;
- 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 persons with disabilities and the installation of bus stops at safe and convenient locations;
- Maintenance of relationships with funding and facilitating agencies and organizations; and

- Any other action on the part of the City that will reduce development costs.

**Administration:** City Council, City Administrator

**Funding:** General Fund

**Timing:** 1) Apply for funding annually, or as funding becomes available, for the duration of the 2023-2031 housing element planning period. 2) Perform outreach to recruit affordable housing developers at least biennially. For the duration of the 2023-2031 Housing Element’s planning period As-when residential project applications are considered.

**~~Program HE.5.1.2-~~**

~~To support the development of housing affordable to low, very low, and extremely 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; 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** **Program HE.5.1.2 Promote the City’s Housing Programs to Affordable Housing Developers**

The City will improve awareness and support for the City’s workforce and affordable housing programs by preparing, publishing, and distributing an affordable housing information brochure/newsletter that will be a local resource for persons interested in developing low-cost housing, which will be implemented consistent with 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. ~~This program will be implemented consistent with the requirements of AB 1483 (2019)~~. To improve the dissemination of the City’s affordable housing programs, the City will provide information, printed and as web content. The City will perform proactive public outreach using a variety of methods that may include in-person or virtual participation, e.g., development industry events or workshops, and direct contact with developers and property owners to improve the dissemination of information about the City’s affordable housing programs. The City will refer persons interested in developing low-cost housing to appropriate government and non-profit organizations for assistance.

**Administration:** City Council, City Administrator

**Funding:** General Fund

**Timing:** Within two years 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.

**~~Program HE.5.1.4-~~**

~~The City will continue to review potential funding sources (e.g., CDBG and HOME) that can be used in support of affordable housing and submit funding applications as appropriate.~~

~~**Administration:** City Council, City Administrator~~

~~**Funding:** General Fund~~

~~**Timing:**~~

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

Dorris 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 Administer

**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 Fair Housing (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-2.2.1 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 biennial training for the City Council on fair housing, affirmatively furthering fair housing, and the Housing Accountability Act.

**Administration:** City Administer

**Funding:** General fund

**Timing:**

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

D) The City shall provide biennial training, with the first training held by 12/31/24.

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

Appendix A analyzes fair housing conditions in the City of Dorris, and provides a regional comparison. Section 7.0 of Appendix A enumerates the City's fair housing issues and contributing factors, and the contributing factors are prioritized in section 7.2 of Appendix A.

The City's Affirmatively Furthering Fair Housing Action Plan is identified as Table A-45, section 7.2, 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 Dorris. 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> In order to encourage greater diversity in the city’s housing stock, continue to monitor the need for additional multifamily development (i.e., R-3, High Density Residential), as well as allowing multifamily development in the commercial districts without a use permit. Report on the outcome of the analysis and any action of the City Council in its General Plan Annual Progress Reports required pursuant to Government Code Section 65400.</p> <p><b>Timing:</b> Continue to monitor multifamily need on an annual basis congruent with the General Plan Annual Progress Report</p> <p><b>Responsibility:</b> City Council</p> <p><b>Financing:</b> General Fund</p>	<p><b>Progress:</b> The City has completed and filed general plan annual progress reports annually in consistent with Government Code Section 65400. The City continues to review the available R-3 zoned land as well as the demand for multifamily units. The City is using SB 2 and LEAP funding to prepare amendments to the Zoning Ordinance, including allowing residential by-right on upper floors in C-1 and C-2 zones.</p> <p><b>Effectiveness:</b> The general plan annual reporting has been effective.</p>	<p><b>Modify and continue:</b> This program has been modified and will be continued to analyze on an annual basis the need for additional multifamily zoning. (See Program HE.1.3.2(2))</p>
<p><b>Program 1.1.2:</b> As developers inquire locally about potential residential development projects, advise them of the need for affordable housing in the city, especially in the form of multifamily housing.</p> <p><b>Responsibility:</b> City Council, City Administrator</p> <p><b>Timing:</b> Ongoing – as inquiries are made for potential housing development</p> <p><b>Financing:</b> General Fund</p>	<p><b>Progress:</b> The City had no residential developers inquiring about building for the planning period of the 5<sup>th</sup> cycle. However, as a matter of policy, the City encourages anyone who would provide low-income housing development.</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 1.1.3:</b> 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>Progress:</b> The City’s current development fees are low and have not increased since 2011.</p>	<p><b>Modify and continue:</b> This program will be continued. The implementing language has been modified and is contained in Program HE.1.1.3.</p>



Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p><b>Timing:</b> Ongoing – as inquiries for affordable housing developments are made  <b>Responsibility:</b> City Council  <b>Financing:</b> General Fund</p>	<p><b>Effectiveness:</b> This is an effective program maintaining lower fees in the city, especially for affordable housing projects.</p>	
<p><b>Program 1.1.4:</b> Upon submittal of residential development plans, encourage and support those plans that 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> <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- to 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 Section 65915.</li> <li>• Allow phasing of infrastructure whenever possible at time of project review.</li> <li>• Allow modification of development standards.</li> <li>• Assist developers in the preparation of permit applications.</li> <li>• Any other action on the part of the City that will help to keep development costs to a minimum.</li> </ul> <p><b>Timing:</b> Ongoing – as inquiries for affordable housing developments are made  <b>Responsibility:</b> City Council  <b>Financing:</b> General Fund</p>	<p><b>Progress:</b> The City had no applications for residential development during the planning period of the 5<sup>th</sup> cycle housing element. However, the City continues to maintain its policy as written in this program to help and support low-income housing.</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 Program HE.5.1.1.</p>
<p><b>Program 1.1.5:</b> Pursuant to Government Code Section 65589.7, develop specific procedures to grant priority sewer and water service to those residential</p>	<p><b>Progress:</b> No specific procedures have been developed at this time regarding this program.</p>	<p><b>Modify and continue:</b> This program will be continued. The implementing</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>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> November 2015  <b>Responsibility:</b> City Council  <b>Financing:</b> General Fund</p>	<p><b>Effectiveness:</b> Due to the lack of housing construction over the last few years in the city, specific procedures have not been developed.</p>	<p>language has been modified and is contained in Program HE.5.1.1.</p>
<p><b>Program 1.1.6</b> Continue to review potential funding sources (e.g., CDBG and HOME) that can be used in support of affordable housing and submit funding applications as appropriate.</p> <p><b>Timing:</b> 2014 and ongoing thereafter; congruent with Notices of Funding Availability  <b>Responsibility:</b> City Council, City Administrator  <b>Financing:</b> General Fund</p>	<p><b>Progress:</b> The City continues to work with the Great Northern Corporation, the Siskiyou County Economic Development Council, and the USDA for funding sources.</p> <p><b>Effectiveness:</b> The City provided funding for first-time homebuyer and rehabilitation programs, resulting in homebuyer loans and rehabilitation. This is an effective program and will be continued.</p>	<p><b>Modify and continue:</b> The implementing language has been modified to clarify the household income: Program HE.5.1.2.</p>
<p><b>Program 1.1.7:</b> The City will work with non-profit developers and owners of property within the C-1 and C-2 districts in order to facilitate the development of affordable housing on those commercial properties that are determined to be most appropriately suited for residential development.</p> <p><b>Timing:</b> A determination of those commercial properties most appropriately suited for residential development will be made by November 2015 and that information will be made available to developers immediately thereafter  <b>Responsibility:</b> City Council, City Administrator  <b>Financing:</b> General Fund</p>	<p><b>Progress:</b> Incomplete. Developers have shown little interest in multi-family development in the past ten years. The City is using SB 2 and LEAP funding to prepare amendments to the Zoning Ordinance, including allowing residential by-right on upper floors in C-1 and C-2 zones. The City will continue to encourage development of affordable housing whenever inquiries by developers are made.</p> <p><b>Effectiveness:</b> This program has been moderately effective and should continue. The City applied for grants to implement legislative changes into the Zoning Ordinance.</p>	<p><b>Modify and continue:</b> The City will modify and continue this program in HE.1.3.2.</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p><b>Program 1.2.1:</b> Amend the Zoning Ordinance as necessary to provide an administrative procedure for granting individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. Make information available about requesting reasonable accommodations with respect to zoning, land use, permit processing, fees, or building codes.</p> <p><b>Timing:</b> November 2015</p> <p><b>Responsibility:</b> City Council, City Administrator</p> <p><b>Financing:</b> General Fund</p>	<p><b>Progress:</b> This program was not completed, but is in progress now. The City is using SB 2 and LEAP funding to prepare amendments to the Zoning Ordinance.</p> <p><b>Effectiveness:</b> This program was not completed, primarily due to lack of funding and lack of City staff. This program will be continued in order for the City to amend the Zoning Ordinance to include reasonable accommodation procedures.</p>	<p><b>Modify and continue:</b> This program and Program 2.1.1. will be combined to reduced redundancy. The implementing language has been modified and is contained in Program HE.4.2.4.</p>
<p><b>Program 1.2.2:</b> In order to facilitate housing for extremely low-income persons, amend the Zoning Ordinance to clarify the definition of single-room occupancy units, as well as describe specific development standards for these units. Further, 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 those with extremely low income, such as supportive and multifamily</p> <p><b>Timing:</b> November 2015 for zoning revision and ongoing</p> <p><b>Responsibility:</b> City Council</p> <p><b>Financing:</b> General Fund</p>	<p><b>Progress:</b> Completed. In 2016, Ordinance 223 was adopted by the City Council. Ordinance 112 added section 18.32.240 to the Dorris Municipal Code. This section of the Dorris Municipal Code added a clear definition of SROs.</p> <p><b>Effectiveness:</b> Enactment of the legislative amendments has been completed. Marketing the availability of SROs to prospective developers has been moderately effective as there has been little interest in development. The City should continue advise developers of the City’s SRO regulations, and support efforts that would bring affordable housing to the City.</p>	<p><b>Modify and continue:</b> The City will continue to market SROs as an affordable form of housing to prospective developers as part of Programs HE.2.1.1, HE.2.3.1(2), and HE.5.1.3.</p>
<p><b>Program 1.2.3:</b> 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. Amend the Zoning Ordinance to allow group care facilities for more than six persons by conditional use permit in the Medium Density Residential (R-2), High Density Residential (R-3),</p>	<p><b>Progress:</b> Incomplete. However, as a matter of procedure, the City allows group homes consistent with State law.</p> <p><b>Effectiveness:</b> This program has been moderately effective and should continue. Recently enacted</p>	<p><b>Modify and continue:</b> This program will be continued and modified as Program HE.4.2.6. The amendments to the Zoning Ordinance are to ensure consistency with the Health and Safety Code and the City’s duty to affirmatively further fair housing pursuant to Government Code Section</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>Community Commercial (C-1), and General Commercial (C-2) zones. Also to ensure compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, the amendment will clarify the definitions of “group residential” and “group care facility.” The definition of group care facility must distinguish between facilities for six or fewer persons and for larger facilities for more than six persons. Facilities for six and fewer persons must not be treated differently than other by-right single-family housing uses and may not be required to obtain conditional use permits or variances that are not required of other family dwellings.</p> <p><b>Timing:</b> November 2015  <b>Responsibility:</b> City Council, City Administrator  <b>Financing:</b> General Fund</p>	<p>legislation and the December 2022 publication of HCD’s Group Homes technical assistance memo necessitate further revisions be made. The City is using its SB 2 and LEAP funding to implement legislative changes into the Zoning Ordinance.</p>	<p>8899.50. The City will use its SB 2 and LEAP funding to implement legislative changes into the Zoning Ordinance.</p>
<p><b>Program 1.2.4:</b> Amend the Zoning Ordinance to allow farmworker housing for six or fewer persons by right in all residential districts and with a use permit in the commercial districts consistent with Health and Safety Code Sections 17021.5 and 17021.6.</p> <p><b>Timing:</b> November 2015  <b>Responsibility:</b> City Council, City Administrator  <b>Financing:</b> General Fund</p>	<p><b>Progress:</b> Incomplete. However, as a matter of procedure, the City allows this type of housing in all residential zones. Prior to enactment of SB 2 and LEAP funding, the City did not have the financial resources available to implement the legislative updates to the Zoning Ordinance.</p> <p><b>Effectiveness:</b> This program was not completed, primarily due to lack of funding and lack of City staff. However, this program will be continued in order to specifically include farmworker housing in the Zoning Ordinance as required by state law. The City is using its SB 2 and LEAP funding to implement legislative changes into the Zoning Ordinance.</p>	<p><b>Modify and continue:</b> This program will be continued. The implementing language has been modified to ensure consistency with recently enacted amendments to the Health and Safety Code. The modified language is contained in Program HE.4.2.3.</p>
<p><b>Program 1.2.5:</b> Continue to encourage the construction of new housing and/or the rehabilitation of existing</p>	<p><b>Progress:</b> Residential units were rehabilitated/ replaced with CDBG grants previously in the City.</p>	<p><b>Continue:</b> This program will be continued as written as Program HE.4.2.8.</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>housing for residents with special needs by granting these persons and/or households priority in the City's CDBG housing rehabilitation program.</p> <p><b>Timing:</b> 2014 and ongoing thereafter</p> <p><b>Responsibility:</b> City Administrator</p> <p><b>Financing:</b> CDBG/Revolving Loan Account</p>	<p>There has been limited interest in this program recently.</p> <p><b>Effectiveness:</b> This program was effective; however, the City has limited staff capacity to implement it.</p>	
<p><b>Program 1.2.6:</b> 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 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> 2014 and ongoing thereafter</p> <p><b>Responsibility:</b> City Administrator</p> <p><b>Financing:</b> CDBG/Revolving Loan Account</p>	<p><b>Progress:</b> The City continues to work with public and/or non-profit entities to support special housing needs.</p> <p><b>Effectiveness:</b> This program was moderately effective and should be modified and continued.</p>	<p><b>Modify and continue:</b> This program is modified and incorporated into Policy HE.4.3 and Program HE.4.3.1(1) –(6). As modified it will be continued for the duration of the 2023-2031 housing element planning period.</p>
<p><b>Program 1.3.1:</b> 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 Dorris' share of regional housing needs. As a part of this process, continue to review the effectiveness of the Zoning Ordinance and make revisions if it is found that provisions</p>	<p><b>Progress:</b> The City completes an annual review of the land inventory to ensure an adequate supply of vacant land for its share of the RHNA as part of the General Plan annual review process.</p> <p><b>Effectiveness:</b> This is an effective program and will be continued.</p>	<p><b>Modify and Continue:</b> This program has been modified and will continue as Program HE.1.3.2. The modifications to the previous program language are due to enacted amendments to Government Code Section 65863 (aka No Net Loss).</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>of the ordinance are creating unusual constraints on the affordability and availability of housing.  <b>Timing:</b> Annually congruent with General Plan Annual Progress Report  <b>Responsibility:</b> City Council  <b>Financing:</b> General Fund</p>		
<p><b>Program 1.3.2:</b> 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.  <b>Timing:</b> 2014 and ongoing thereafter  <b>Responsibility:</b> City Administrator  <b>Financing:</b> Enterprise Fund</p>	<p><b>Progress:</b> The City continues to find funding for expansion of these services. The City has applied for a PTA for a Master Water Plan and preliminary engineering and feasibility of a secondary water tank and needed water line replacements. The City continues to provide adequate sewer and water services for all areas of the City.</p> <p><b>Effectiveness:</b> This is an effective program and will be and continued.</p>	<p><b>Continue:</b> This program will be continued as written as Program HE.1.3.1.</p>
<p><b>Program 2.1.1:</b> Persons with disabilities, including developmental disabilities, have been identified by the state as a special needs group and thus actions must be taken to ensure that housing for these persons is not inhibited due to Dorris’ housing policies and practices.                      The City will annually 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.</p>	<p><b>Progress:</b> The City has reviewed its Zoning Ordinance and did not find any constraints to providing reasonable accommodation for individuals with disabilities.</p> <p><b>Effectiveness:</b> While no constraints for persons with disabilities were found during review of the Zoning Ordinance, the City did not revise the Zoning Ordinance to include specific reasonable accommodation procedures. This program will be modified and continued as part of the 2023-2031 housing element.</p>	<p><b>Modify and continue:</b> This program and Program 1.2.1 will be combined to reduced redundancy. The modified Program HE.4.2.4 commits the City to adopting reasonable accommodation procedures that are consistent with federal and state law, and to ensure equal access to housing.</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p><b>Timing:</b> Annually review Zoning Ordinance for constraints to housing for disabled persons  <b>Responsibility:</b> City Council, City Administrator  <b>Financing:</b> General Fund</p>		
<p><b>Program 2.1.2:</b> Prior to November 2015, adopt a density bonus ordinance consistent with Government Code Section 65915.  <b>Timing:</b> November 2015  <b>Responsibility:</b> City Council  <b>Financing:</b> General Fund</p>	<p><b>Progress:</b> This program was not completed.  <b>Effectiveness:</b> This program was not completed, primarily due to lack of funding and lack of City staff. However, this program will be continued in order to amend the Zoning Ordinance as required by state law. The City is using its SB 2 and LEAP funding to implement legislative changes into the Zoning Ordinance.</p>	<p><b>Modify and continue:</b> The will be continued as Program HE.2.2.2. The language of the program has been modified to provide the City with the option for their amendments to focus on local density bonus procedures and application procedures to reduce the need for future code amendments.</p>
<p><b>Program 2.1.3:</b> Amend the definition of family in the Zoning Ordinance so that it is more inclusive of unrelated individuals, especially with regard to clients of group homes.  <b>Timing:</b> November 2015  <b>Responsibility:</b> City Council  <b>Financing:</b> General Fund</p>	<p><b>Progress:</b> This program was not completed.  <b>Effectiveness:</b> This program was not completed, primarily due to lack of funding and lack of City staff. However, this program will be continued in order to amend the Zoning Ordinance as required by state law. The City is using its SB 2 and LEAP funding to implement legislative changes into the Zoning Ordinance.</p>	<p><b>Modify and continue:</b> This language of the program has been modified to ensure consistency with State law for fair housing by way consulting HCD'S group home technical assistance memo. See Program 4.2.5.</p>
<p><b>Program 2.1.4:</b> Amend the Zoning Ordinance to require a single parking space for one-bedroom units in multifamily housing developments.  <b>Timing:</b> November 2015  <b>Responsibility:</b> City Council</p>	<p><b>Progress:</b> This program was not completed.  <b>Effectiveness:</b> This program was not completed, primarily due to lack of funding and lack of City staff. However, this program will be continued in order to amend the Zoning Ordinance as required</p>	<p><b>Continue:</b> This program will be continued as written as Program HE.2.3.2.</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p><b>Financing:</b> General Fund</p>	<p>by state law. The City is using its SB 2 and LEAP funding to implement legislative changes into the Zoning Ordinance.</p>	
<p><b>Program 2.1.5:</b> 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.  <b>Timing:</b> November 2015  <b>Responsibility:</b> City Council  <b>Financing:</b> General Fund</p>	<p><b>Progress:</b> This program was not completed.  <b>Effectiveness:</b> This program was not completed, primarily due to lack of funding and lack of City staff. However, this program will be continued in order to amend the Zoning Ordinance to remove regulatory barriers for this type of housing in the City. The City is using its SB 2 and LEAP funding to implement legislative changes into the Zoning Ordinance.</p>	<p><b>Continue:</b> This program will be continued as written as Program HE.4.2.7.</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 and the Dorris 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 Dorris (i.e., the City Administrator) 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 US Department of Housing and Urban Development (HUD) for action.  <b>Timing:</b> 2014 and ongoing thereafter  <b>Responsibility:</b> City Administrator  <b>Financing:</b> General Fund</p>	<p><b>Progress:</b> These notices are posted at City Hall and the library.  <b>Effectiveness:</b> While no incidents of discrimination have occurred, the City considers this a effective and important program and as such will continue the program. This is an effective program and will be continued.</p>	<p><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>Program 4.1.1:</b> Continue to apply for CDBG funds to assist homeowners with low interest loans and/or grants through the City's Housing Rehabilitation Program. With a goal of assisting 10 households over the next <del>five</del> <u>five</u> 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 being rehabilitated with CDBG funds to include energy conservation features, such as dual-pane windows, insulation, caulking, and weather stripping.</p> <p><b>Timing:</b> As Notices of Funding Availability are released; 2014 and ongoing thereafter; updates and mailings annually, handouts continuous</p> <p><b>Responsibility:</b> City Administrator</p> <p><b>Financing:</b> General Fund, CDBG/Revolving Loan Account</p>	<p><b>Progress:</b> The City has assisted with ___ houses since 2014. This assistance has resulted in both major and minor rehabilitations. The City provides information on rehabilitation and energy conservation projects and programs on an ongoing basis. This information is available on the City's website as well as on flyers located at City Hall and the library.</p> <p><b>Effectiveness:</b> This is an effective program and will be continued.</p>	<p><b>Continue.</b> This program will be continued as written as Program HE.3.1.1(2).</p>
<p><b>Program 4.1.2:</b> Encourage the removal of dilapidated housing, using CDBG funds where possible, to offset the cost of replacement housing.</p> <p><b>Timing:</b> Ongoing</p> <p><b>Responsibility:</b> City Council</p> <p><b>Financing:</b> CDBG/Revolving Loan Account</p>	<p><b>Progress:</b> The City uses the CDBG program funds administered through the Great Northern Corporation to remove dilapidated houses and continues to improve city housing stock on an ongoing basis.</p> <p><b>Effectiveness:</b> This is an effective program and will be continued.</p>	<p><b>Continued and modified:</b> This program has been modified and will be continued: see Program HE.3.1.2(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 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 population of Dorris has been recorded and projected by various sources, including the U.S. Census Bureau and the California Department of Finance (DOF). Over the past decades, Dorris experienced fluctuating growth rates being both higher and lower than the Siskiyou County average at different points in time between 1980 and 1990 and again from 2000 and 2010. The population of Dorris in 2010 was estimated by the U.S. Census to be 939. The City's population then grew at 5.9 percent between 2010 and 2015 and peaking in 2016, but then the population declined to 839 persons according to the 2023 DOF estimates<sup>1</sup>, a decline of close to nine percent. Negative growth has been a common trend for many communities in rural Siskiyou County and neighboring counties due to the loss of forestry-related jobs. This industry has downsized significantly over the past few decades driving the population elsewhere in search of employment. Table A-1 shows population growth rates for communities in Siskiyou County from 2000 to 2020.

The unincorporated County also saw a population decrease. The population in 2010 was 25,342, decreasing by 1,226 persons to 24,116 in 2020. That is a negative growth rate of 4.84 percent. A negative growth rate from 2010 to 2020 has also been a trend throughout the other cities in the County. Figure 1 below displays these population figures for the County during this timeframe.

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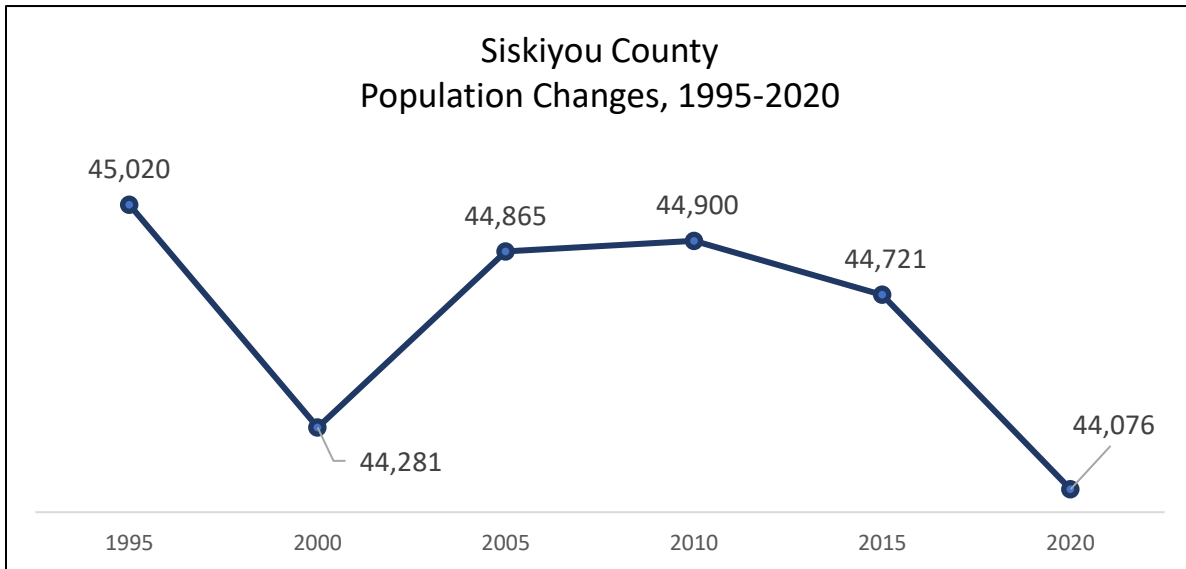
<sup>1</sup> DOF E-5\_2023\_InternetVersion.xlsx, April 2023, and [https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/lafco/meeting/packets/24031/laf\\_20210413\\_qk\\_msrsoi\\_staffreport\\_packet.pdf](https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/lafco/meeting/packets/24031/laf_20210413_qk_msrsoi_staffreport_packet.pdf)

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

	2000	2010	Growth Rate 2000–2010	2020	Growth Rate 2010–2020
Dorris	886	939	6.0%	860	-8.4%
Etna	781	737	-5.6%	678	-8.0%
Yreka	7,290	7,765	6.5%	7,807	0.5%
Ft. Jones	660	710	7.6%	695	-2.1%
Montague	1,456	1,443	-0.9%	1,226	-15.0%
Tulelake	1,020	1,010	-1.0%	902	-10.7%
Weed	2,978	2,967	-0.4%	2,862	-3.5%
Mt. Shasta	3,621	3,394	-6.3%	3,223	-5.0%
Dunsmuir	1,923	1,650	-14.2%	1,707	3.5%
Unincorporated County	23,686	25,342	7.0%	24,116	-4.8%

Source: US Census 2000, 2010, 2020

Figure 1: Regional Population Change, 2000-2020



Source Demographic Research Unit, California Department of Finance, July 2021, Report E-4: Population Estimates for Cities, Counties and the State, 2001-2010.

## 2.2 Population Projections

Population projections for Dorris are not currently available. The Department of Finance provides projections for all counties through 2060. Table A-2 shows the expected population growth for both the incorporated and unincorporated portions of Siskiyou County between 2010 and 2060. Based on DOF projections, the County is expected to experience an overall negative annual growth rate of approximately -1.4 percent. And given the City’s

negative growth rate recently and the housing crisis throughout the state, it is likely that the growth rate in Dorris will follow the trend projected for the County.

**Table A-2  
Population Projections, 2010-2060**

Year	Projected Population	Change	% Change
2010	44,855		
2015	44,540	-315	-0.70%
2020	43,792	-748	-1.68%
2030	42,707	-1,085	-2.48%
2035	42,195	-512	-1.20%
2040	41,434	-761	-1.80%
2045	40,605	-829	-2.00%
2050	39,874	-731	-1.80%
2055	39,471	-403	-1.01%
2060	39,395	-76	-0.19%
Average Annual Change			-1.43%

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

### 2.3 Age Characteristics

The distribution of Dorris’ population by age group is shown in Table A-3. 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 residents (35–54) typically have higher earning potential and higher homeownership rates. Residents approaching retirement age or recently retired (early 60s to mid-70s) tend to have the highest rates of homeownership. After individuals retire, many look for smaller homes on properties that are easier to maintain or for residential communities that cater specifically to their lifestyles, needs, and preferences.

The age distribution of the City’s population changed significantly between 2010 and 2020. The number of residents between the ages of 15 and 24 decreased by approximately 43.2 percent (60 persons), while the 55 to 64 age group increased by 14 percent (19 persons). This is most likely due to the maturation of a single age class and not the result of a significant influx or loss of population. The under 5 age group increased by 34.3 percent (23 persons).

The County saw significant changes in their age distribution as well. The number of residents between the ages of 45 to 54 saw a decrease in population by 31.2 percent (2,159 persons), while the 65 and older age group increased by 25 percent (2,201 persons). Compared to the City, the County also saw a decrease in the 5 and under and 5 to 14 age groups, but a decrease in the 55 to 64 age group.

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

Age Group	Dorris				Siskiyou County			
	2010		2020		2010		2020	
	Persons	Percentage	Persons	Percentage	Persons	Percentage	Persons	Percentage
<5	67	15.4%	90	10.4%	2473	5.5%	2232	5.1%
5 to 14	125	12.0%	128	14.8%	5136	11.4%	5074	11.7%
15 to 24	139	8.7%	79	9.1%	4935	11.0%	4414	10.1%
25 to 34	104	24.4%	107	12.3%	4277	9.5%	4446	10.2%
35 to 44	112	5.5%	106	12.2%	4536	10.1%	4391	10.1%
45 to 54	119	11.4%	69	8.0%	6910	15.4%	4751	10.9%
55 to 64	137	12.2%	156	18.0%	7851	17.5%	7225	16.6%
65+	136	10.5%	132	15.2%	8782	19.6%	10983	25.2%
<b>Total</b>	939	100%	867	100%	44900	100%	43516	100%

Source: US Census 2010, ACS 5-year estimates 2016- 2020

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

Table A-4 shows the racial and ethnic composition of the City of Dorris alongside the same data for Siskiyou County. Persons who identify as White, non-Hispanic--Latino comprise 50 percent of the City’s population; persons who are Hispanic or Latino are the next largest ethnic group comprising 39.42 percent of the City’s population. Persons who are Asian are the next largest racial group at almost 2 percent of the population. The number of persons who identify as White decreased from 2010 to 2020 in the City, while the other two racial and ethnic groups increased in population. As a percentage of the population, Siskiyou County’s racial and ethnic composition is similar. Siskiyou County also saw population decreases for these same groups. The City saw a greater increase in the number of Hispanic or Latino persons in comparison to Siskiyou County.

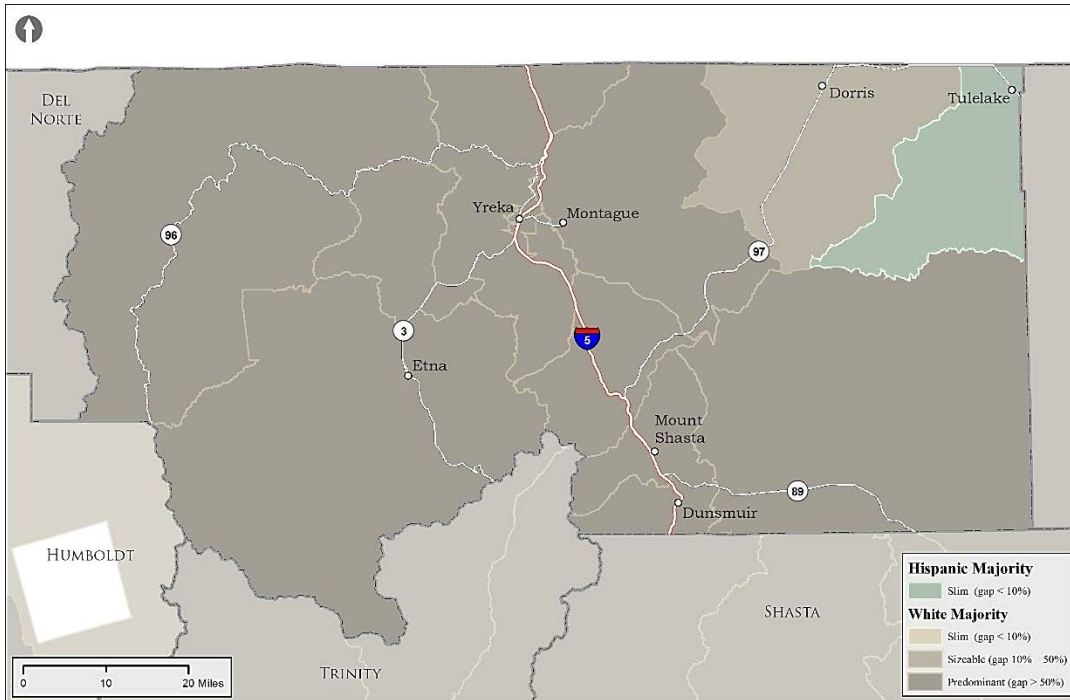
**Table A-4  
Population by Race/Ethnicity, 2010-2020**

	Dorris					Siskiyou County				
	2010		2020		% Δ	2010		2020		% Δ
		%		%			%		%	
Total:	939		860		-8.4%	44,900		44,207		-1.5%
Hispanic or Latino	197	21.0%	339	39.4%	72.1%	4,615	10.3%	5,527	12.5%	19.8%
Not Hispanic or Latino:	742	79.0%	521	60.6%	-29.8%	40,285	89.7%	38,549	87.2%	-4.3%
Population of one race:	702	74.8%	464	54.0%	-33.9%	38,445	85.6%	35,454	80.2%	-7.8%
White alone	662	70.5%	430	50.0%	-35.1%	35,683	79.5%	32,057	72.5%	-10.2%
Black or African American alone	16	1.7%	3	0.4%	-81.3%	552	1.2%	471	1.1%	-14.7%
American Indian and Alaska Native alone	15	1.6%	15	1.7%	0.0%	1,549	3.5%	1,757	4.0%	13.4%
Asian alone	5	0.5%	16	1.9%	220.0%	528	1.2%	866	2.0%	64.0%
Native Hawaiian and Other Pacific Islander alone	4	0.4%	0	0.0%	-100.0%	69	0.2%	38	0.1%	-44.9%
Some Other Race alone	0	0.0%	0	0.0%	0.0%	64	0.1%	265	0.6%	314.1%
Population of two or more races:	40	4.3%	57	6.6%	42.5%	1,840	4.1%	3,095	7.0%	68.2%

Source: US Census Table P2 "Hispanic or Latino, and Not Hispanic or Latino by Race, 2010 and 2020

Figure 2 shows geographically that persons who are Hispanic are close to the majority in Dorris and the surrounding area, while Whites are the predominant racial/ethnic group in the region. The geographic distribution is consistent with the U.S. Census data discussed above.

**Figure 2: Regional Ethnicity Hispanic and White Majority**



### 2.5 Labor Force and Employment

The U.S. Census estimates the City’s 2020 unemployment being 23 persons, or a 6.3 percent unemployment rate. This is lower than the County (7.4 percent) and similar to the State’s (6.1 percent). Mt. Shasta has an unemployment rate that is close to half of Dorris’ rate. Table A-5 illustrates labor force information, including that approximately 93.7 percent (342 persons) of the City’s labor force was employed in 2020. This is slightly higher than the County’s at 92.5 percent (16,597 persons) and similar to 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). Weed has the lowest employment rate at 91.5 percent (966 persons).

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

	Dorris	Mt. Shasta	Weed	Yreka	Siskiyou County	California
Labor Force	365	1,450	1,056	3,089	17,939	20,016,955
Employment	342	1,401	966	2,868	16,597	18,646,894
Unemployment	23	49	90	220	1,325	1,229,079
Unemployment Rate	6.3%	3.4%	8.5%	7.1%	7.4%	6.1%

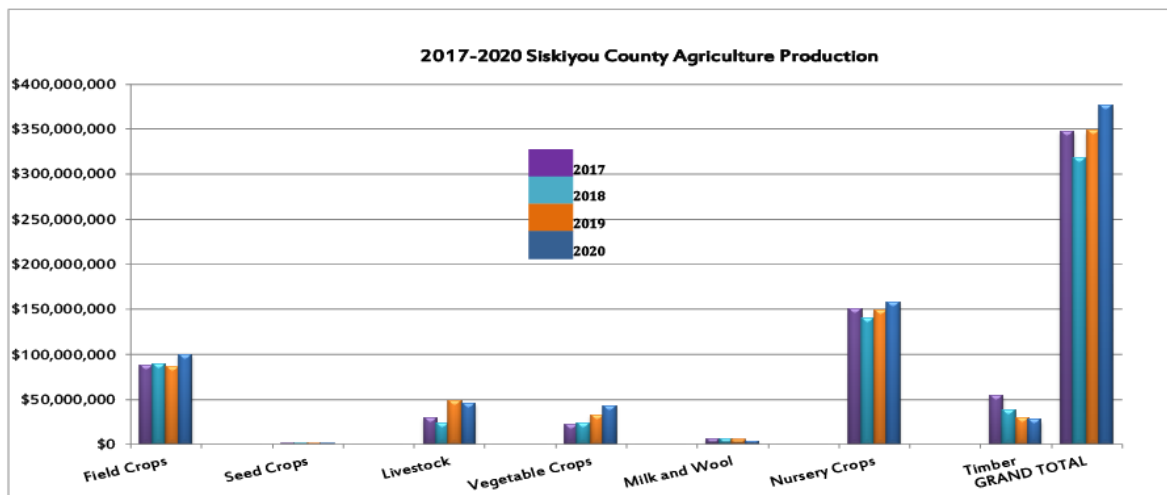
Source: US Census ACS 2020 Table DP03



The areas around the perimeter of Dorris are good farmland which is very fertile and produces a variety of agricultural crops such as potatoes, horseradish, grains, mints, and strawberry plants. Some of them are identified as Prime Farmland by the Department of Conservation’s California Important Farmland mapping. According to the 2020 Crop Report prepared by the Siskiyou County Agricultural Commission, nursery crops are the largest contributor to the County’s agricultural production. Recent moderate to severe drought conditions have limited the availability of irrigation water for crops and have increased the amount of land fallowing, however. Wildland fires have burned rangeland and timberland. According to the 2020 Crop Report, it appears many of the Siskiyou County agricultural sectors began to rebound. Although specific data is not available, it is anticipated these conditions have generally negatively affected the availability of jobs and economic opportunities in Dorris and the region.

Figure 3: Siskiyou County 2020 Crop Report

<u>COMPARISON SUMMARY</u>				
	2017	2018	2019	2020
<b>Field Crops</b>	\$87,409,497	\$87,564,494	\$85,796,035	\$99,145,805
<b>Seed Crops</b>	\$239,263	\$418,000	\$738,838	\$711,375
<b>Livestock</b>	\$28,638,880	\$23,323,240	\$47,946,902	\$45,207,748
<b>Vegetable Crops</b>	\$21,721,776	\$23,445,150	\$31,741,243	\$42,448,563
<b>Milk and Wool</b>	\$5,803,480	\$5,977,385	\$4,535,784	\$3,405,545
<b>Nursery Crops</b>	\$149,580,232	\$140,084,977	\$148,749,920	\$157,808,250
<b>Timber</b>	\$53,336,097	\$37,491,337	\$28,952,571	\$26,905,681
<b>GRAND TOTAL</b>	<b>\$346,729,225</b>	<b>\$318,304,583</b>	<b>\$348,461,292</b>	<b>\$375,632,967</b>



## 2.6 Fastest Growing Occupations

The region’s fastest growing occupations are listed in Table A-6. This information is only available for the Northern Mountains Region (Lassen, Modoc, Nevada, Plumas, Sierra, Siskiyou, and Trinity Counties), but is applicable as Dorris residents work both inside and outside of the City. It is anticipated that the fastest growing occupation in the Northern Mountains Region is in the areas of medical and health service managers, counselors, and marketing.

According to HCD, the 2019 Siskiyou County median income for a family of four is \$65,579. Of the ten fastest growing occupations, only two have a median hourly wage that is on par with the County’s median hourly wage, construction managers and medical and health services managers.

**Table A-6  
Ten Fastest Growing Occupations, 2018-2028**

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

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

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

## 2.7 Commuting and Transportation Costs

Related to local and regional employment is the commute distance. Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household’s ability to occupy decent housing without being overburdened by cost. According to datausa.io, the average commute time for Dorris residents was 16.3 minutes, about half the average commute time for California.<sup>2</sup>

According to the 2020 U.S. Census, 9.2 percent of Dorris’ occupied housing units have no vehicles, a rate that is three percentage points higher than Siskiyou County’s rate of 6.0 percent.<sup>3</sup> Dorris’ rate of occupied housing units with one or two vehicles, 29 percent and 36 percent, respectively, is comparable to Siskiyou County’s rates of 29.7 percent and 35.9 percent, respectively. The average commute times for Dorris and Siskiyou County residents are relatively comparable at 16.7 minutes and 19.2 minutes, according to U.S. Census data, although Dorris residents have shorter commute times.

The Siskiyou Transit and General Express (STAGE) provides regional bus service in Siskiyou County, and their route largely follows the Interstate 5 corridor. Dorris and nearby communities are not proximate to Interstate 5;

<sup>2</sup> <https://datausa.io/profile/geo/dorris-ca> accessed September 1, 2023

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

therefore, STAGE does not provide service to Dorris. Other public transit providers in the Butte Valley region, i.e., Basin Transit Service, ~~the transit service provider that~~which operates in-out of Klamath Falls, Oregon, and Sage Stage which operates out of the City of Alturas in adjacent Modoc county, does not provide direct or connecting service to Dorris either. <sup>4</sup> The City of Dorris offers a wheelchair accessible van on whichever day residents need it. <sup>5</sup> The City does not charge for use of the van, and residents call the City to reserve the van. The geographic service range of the van service is from Klamath Falls to Yreka. The van is available for overnight stays with City Council approval.

Siskiyou County is a large rural county and Dorris is a small low density rural city; with a declining population in the region, there are few transit options beyond those provided by private vehicles and the Siskiyou Transit and General Express (STAGE). The entirety of Dorris and Siskiyou County have high transportation costs according to the HUD 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 Dorris 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 Dorris residents are 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 trends in household size, income, overcrowding, or underutilization, as well as the number of special needs households.

#### 3.1 Household Change

The household trends (by occupied housing units) from 2011 to 2021 for the City of Dorris are shown in the table below. During this period, the number of households in the City remained about the same – it dropped by only one household as shown below in **Table A-7**.

**Table A-7**  
**Number of Households, 2020 - 2021**

	2011	2021	Percent Change
Households	364	363	- %

Source: Siskiyou\_6thHE\_Data Package1.xlsx

#### 3.2 Household Size

Household size by tenure is shown in Table A-8. Between 2010 and 2020, the number of large households (i.e., those with five or more persons) decreased and the number of smaller households increased. The Department of Finance estimated the average household size in Dorris to drop from 2.58 persons to 2.51 during this time period.

<sup>4</sup> Sage Stage offers weekly service to/from the City of Tulelake and Klamath Falls, Oregon. Tulelake is approximately 26 miles east of Dorris.

<sup>5</sup> Joanna Wynant, Dorris City Administrator, December 2023, electronic communication.

**Table A-8  
Household Size by Tenure, 2010-2020**

Household Size	2010		2021	
	# Households	Percentage	# Households	Percentage
<b>Owner-Occupied Households</b>				
1 Person	82	33.10%	88	32.80%
2 Persons	86	34.70%	152	56.70%
3 Persons	33	13.30%		
4 Persons	25	10.10%	28	10.40%
5 Persons	11	4.40%		
6 Persons	6	2.40%		
7 or More Persons	5	2.00%		
<b>Total</b>	<b>248</b>	<b>100%</b>	<b>268</b>	<b>100%</b>
<b>Renter-Occupied Households</b>				
1 Person	24	20.70%	30	31.60%
2 Persons	34	29.30%	55	57.90%
3 Persons	16	13.80%		
4 Persons	21	18%	10	10.50%
5 Persons	11	10%		
6 Persons	3	3%		
7 or More Persons	7	6%		
<b>Total</b>	<b>116</b>	<b>100%</b>	<b>95</b>	<b>100%</b>

Sources: US Census 2010, and Siskiyou\_6thHE\_Data Package1.xlsx

Table A-9 summarizes the tenure and occupancy of housing in the City. Occupancy information is available from the US Census for 2010 and 2020. The number of occupied housing units decreased between 2010 and 2020 by seven percent, or 26 persons. The most recent accurate tenure information comes from the 2020 Census. According to this information, the majority of households are owner-occupied (75.1 percent), which is an increase since the 2010 Census (68.1 percent). The renter-occupied housing (24.9 percent) has decreased since 2010 (33.9 percent).

The County is similar with the majority of housing units being owner-occupied (66 percent). The number of renter-occupied units is almost equal to the City at 34 percent.

**Table A-9  
Occupied Housing Units by Tenure, 2010-2020**

	Dorris				County	
	2010		2020		2020	
	Units	%	Units	Percentage	Units	%
Owner-Occupied	248	68.1%	254	75.10%	12,659	66%
Renter-Occupied	116	33.9%	84	24.90%	6,536	34%
Total Occupied Housing Units	364	100%	338	100%	19,195	100%

Source: US Census 2010, 2020

Table A-10 compares Female-Headed Households in Dorris and Siskiyou County. Dorris has a higher percentage of Female-Headed Households with children than the County as a whole, and a higher percentage of Female-Headed Households with incomes below the poverty level.

**Table A-10  
Female-Headed Households, Siskiyou County and Dorris, 2020**

Householder Type	Siskiyou County		City of Dorris	
	Number	%	Number	%
Female Headed Householders	1,782	16%	42	18%
Female Heads with Own Children	976	8.56%	33	14.22%
Female Heads without Children	806	7.1%	9	3.9%
Total Householders	11,396	100%	232	100%
<b>Female Headed Householders Under the Poverty Level</b>				
Female Headed Householders Under the Poverty Level	602	5%	26	11%
Total families Under the Poverty Level	2,029	18%	86	37%

Sources: US Census 2010 and Siskiyou\_6thHE\_Data Package1.xlsx

People who are not living in housing units and are living in group quarters are characterized in two ways: institutional and non-institutional. Correctional facilities and nursing homes are examples of institutional group quarters. College dormitories, military barracks, group homes, and shelters are examples of non-institutional group quarters. Table A-11 compares the population living in group quarters for Dorris and Siskiyou County over the past decade. There were no individuals living in group quarters in Dorris in 2010 or 2020.

**Table A-11  
Group Quarters Population (Non-Household Population)**

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

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

### 3.3 Overcrowded Housing

The US Census Bureau defines overcrowding as more than 1.01 persons per room. Severe overcrowding occurs when there are more than 1.5 persons per room. **Table A-12** illustrates the number and percentage of units in the City according to occupants per room. Approximately 2.8 percent of owner-occupied housing units and 9.5 percent of renter-occupied units were either overcrowded or severely overcrowded in 2020.

**Table A-12  
Overcrowded Housing, 2020**

	Dorris				Siskiyou County			
	Owner-Occupied	Owner %	Renter-Occupied	Renter %	Owner - Occupied	Owner %	Renter-Occupied	Renter %
0.50 or Less	175	63.0%	54	64.3%	10,028	80%	4,134	61%
0.51 to 1.00	84	34.3%	22	26.2%	2,264	18%	2,212	33%
1.01 to 1.50	5	1.2%	8	9.5%	155	1%	270	4%
1.51 to 2.00	3	1.6%	0	0.0%	37	0%	73	1%
2.01 or More	1	0.0%	0	0.0%	25	0%	42	1%
<b>Total</b>	<b>268</b>	<b>100%</b>	<b>84</b>	<b>100%</b>	<b>12,509</b>	<b>100%</b>	<b>6,731</b>	<b>100%</b>

Source: 2015 - 2019 ACS Table B25014.

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

Table A-13 lists the income distributions for households in Dorris in 2010 and 2020. It also shows that the median household income of the City barely grew during this period: an increase of \$12.00 from \$33,182 to \$33,194. The numbers in Table A-13 suggest that the proportion of households earning less than the median income has decreased while the proportion of households earning more than the median income has increased.

**Table A-13  
Dorris Household Income, 2010-2020**

Annual Income	2010		2020	
	Households	%	Households	%
< \$15,000	52	15.6%	56	16.6%
\$15,000 - \$24,999	79	23.7%	34	10.1%
\$25,000 - \$34,999	60	18.0%	92	27.2%
\$35,000 - \$49,999	67	20.1%	50	14.8%
\$50,000 - \$74,999	34	10.2%	50	14.8%

Annual Income	2010		2020	
	Households	%	Households	%
\$75,000 - \$99,999	22	6.6%	30	8.9%
\$100,000 - \$149,999	20	6.0%	24	7.1%
≥ \$150,000	0	0.0%	2	0.6%
<b>Total</b>	334	100%	338	100%
<b>Median Income</b>	\$33,182		\$33,194	

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

Table A-14 compares household income for the City versus the County. The County’s median income is \$47,403, approximately \$14,209 higher than the City’s.

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

Annual Income	Dorris		Siskiyou County	
	Households	Percentage	Households	Percentage
< \$15,000	56	16.6%	2,591	13.5%
\$15,000 - \$24,999	34	10.1%	2,515	13.1%
\$25,000 - \$34,999	92	27.2%	1,977	10.3%
\$35,000 - \$49,999	50	14.8%	3,033	15.8%
\$50,000 - \$74,999	50	14.8%	3,628	18.9%
\$75,000 - \$99,999	30	8.9%	1,958	10.2%
\$100,000 - \$149,999	24	7.1%	2,361	12.3%
≥ \$150,000	2	0.6%	1,152	6.0%
<b>Total</b>	338	100.0%	19,195	100.0%
<b>Median Income</b>	\$33,194		\$47,403	

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

The State of California publishes annual income limits for each county that are used to determine eligibility for assisted housing programs within that county. Further, the California Health and Safety Code requires that limits established by the State for the low-, very low-, and extremely low-income categories will be the same as those in the equivalent levels established by the US Department of Housing and Urban Development (HUD) for its Housing Choice Voucher (Section 8) program. The area median income (AMI) for Siskiyou County in 2023 is \$83,300 for a four-person household.

**Table A-15  
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, June 2023

Table A-16 indicates the number of households in Dorris in each income range based on the Comprehensive Housing Affordability Strategy (CHAS), published by HUD on September 9, 2022. The CHAS is based on ACS 5-year estimates, with the CHAS published September of 2022 using 2015-2019 ACS. The 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 (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. This is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30, 50, and 80 percent of median income). This data is oriented towards addressing housing needs for lower income households.

According to the CHAS, the 2019 median family income for a household of four in Siskiyou county was \$52,000 (the CHAS reports median family income for Siskiyou county but does not provide this data for individual cities in Siskiyou county). In 2019, approximately 41 percent of Dorris' households had a gross income of less than 50 percent of the HUD Adjusted Median Family Income (HAMFI).



**Table A-16**  
**Household Income Distribution, 2019 CHAS for Dorris**

<u>Income Group</u>	<u>Income</u>	<u># of Households</u>	<u>Percent</u>
<u>Extremely Low (below 30% of HAMFI)</u>	<u>&lt;\$15,600</u>	<u>75</u>	<u>20.6%</u>
<u>Very Low (30–50% of HAMFI)</u>	<u>\$15,600–\$26,000</u>	<u>75</u>	<u>20.6%</u>
<u>Low (50–80% of HAMFI)</u>	<u>\$26,000–\$41,600</u>	<u>140</u>	<u>38.5%</u>
<u>Moderate (80–100% of HAMFI)</u>	<u>\$41,600–\$52,000</u>	<u>25</u>	<u>6.9%</u>
<u>Above Moderate (over 100% of HAMFI)</u>	<u>&gt;\$52,000</u>	<u>49</u>	<u>13.5%</u>
<b>Total Households</b>		364	

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)

A majority of those below poverty level are adults, ages 18 to 64, making up 12.5 percent (109 persons) of the total population. Children under 18 are the next largest at 5.4 percent (47 persons). The elderly, ages 65 plus, are the smallest group below poverty level at 1.9 percent (17 persons). The total population below poverty level is 19.8 percent (173 persons). The County has a similar makeup with adults being the largest group at 18.6 percent (4,397 persons) of the total population, children next at 21.6 percent (1,848 persons), and the elderly last at 9.6 percent (1,049 persons).

There are a total of 122 families below poverty level, making up 45.9 percent of total families in the City. Two parent families make up the largest group at 22.2 percent (59 families). Female-headed single-parent families are the next largest group at 14.7 percent (39 families). Male-headed single-parent families are the smallest group at 9.0 percent (24 families). The County has a slightly different makeup with female-headed single-parent families being the highest at 4.7 percent (531 families) of all families, two parent households are next at 4.4 percent (502 families), and male-headed single-parent families are the lowest at only 1.7 percent (190 families). In total, in the County there are 1,209 families (10.6 percent) below poverty level.

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

<b>Population</b>	<b>Dorris</b>		<b>Siskiyou county</b>	
	<b># Below Poverty</b>	<b>%</b>	<b># Below Poverty</b>	<b>%</b>
Children < 18 years	47	5.4%	1,848	4.3%
Adults (18-64)	109	12.5%	4,397	10.2%
Elderly (65+)	17	1.9%	1,049	2.4%
<b>Total Population Below Poverty Level</b>	<b>173</b>	<b>19.8%</b>	<b>7,294</b>	<b>16.9%</b>

Population	Dorris		Siskiyou county	
	# Below Poverty	%	# Below Poverty	%
Male-headed Single-Parent Family	24	9.0%	190	1.7%
Female-headed Single-Parent Family	39	14.7%	531	4.7%
Two Parent Families	59	22.2%	502	4.4%
Total Families Below Poverty Level	122	45.9%	1,209	10.6%

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 Housing Characteristics

The 2020 Census showed there being 365 homes, 318 occupied and 47 vacant, and ACS 2020 5-year Estimate Data Profiles stated there were 390 homes with 338 occupied and 52 vacant. This aligns closely with the 2021 Dorris Housing Survey results where 390 homes were observed with 17 appearing vacant. ACS found that of the 338 occupied units, 254 are owner occupied and 84 are rentals.

### 4.1 Housing Composition

The composition of housing in the City is mostly single-family. Table A-17 displays the estimated number of each type of housing unit for 2010 and 2020. Over this period, the number of mobile homes increased by 21 percent (16 units), with a 3.0 percent (10 units) decrease in traditional single-family housing and a slight decrease in traditional multifamily housing.

**Table A-18**  
**Housing Unit Types, 2010-2020**

	2010		2020	
	Number	%	Number	%
<b>Single-Family</b>				
Detached	330	80.3%	320	77.3%
Attached	4	1.0%	2	0.5%
Mobile Homes	60	14.6%	76	18.4%
<b>Multifamily</b>				
2-4 Units	17	4.1%	16	3.8%
5+ Units	0	0.0%	0	0.0%
<b>Total Units</b>	<b>411</b>	<b>100%</b>	<b>414</b>	<b>100%</b>

Source: US Census, 2010; Department of Finance E-5, 2020

### 4.2 Housing Conditions

A Housing Condition Survey was done for the City of Dorris in 2021 by Great Northern Services. The survey reported using the “Sample Housing Condition Survey” from the HCD Housing Stock Characteristics website as a starting point for structuring the information collected. The “Sample Analysis” from that same website was used as a guide for compiling and reporting the findings. The survey noted the type of infrastructure in front of the home: if there was a driveway; adequate site drainage; paved streets; curbs and gutters. Information on the unit

having an attached or detached garage, a carport, or no garage was collected. The survey also recorded the condition and type of the foundation, roof, siding, chimney, and windows. The address, APN numbers, and latitude and longitude were also gathered.

The exterior of the homes was observed from a vehicle from the front and the side of a corner lot. Since the survey was to observe the exterior of the homes, the condition of the interior was not determined. The data for each site was collected electronically through ArcGIS’s Survey123. A quality assurance and quality control (QA/QC) was performed for every home and compared to Google Maps, Google Earth, and parcel data collected from ParcelQuest and in-field verification where needed. The data was downloaded into an Excel file to extract and analyze. The report only used developed residential properties. A developed residential property was defined as a dwelling that appeared to be lived in, had been lived in, or could be lived in. Any residential properties adjacent to a home owned by the same owner were noted and reported. The study was funded by the Community Development Block Grant (10-CDBG-12049).

Housing element law requires an estimate of substandard housing in the community. Determining the percentage of units built prior to 1980 can provide an estimate of rehabilitation or replacement needs. Table A-19 indicates that 239 units in the City were constructed prior to 1980. Therefore, based on age alone, it would appear that approximately 66 percent of homes in the City may require some rehabilitation or replacement depending on the level of maintenance these units have had. This estimate is not completely accurate considering the results of the City’s most recent housing conditions survey, which occurred in 2021. Of the 390 units reviewed during that survey, the majority of units were found to be in sound condition at 61 percent (242 units) and 28 percent (109 units) were classified as requiring varying degrees of rehabilitation. The remaining 10 percent, or 39 units, were classified as dilapidated and possibly in need of replacement. By housing type, the survey found of the 38 mobile homes, 20 were classified as dilapidated, although single family units have a similar count at 19 units.

**Table A-19  
Exterior Housing Conditions, 2021**

Housing Type	Sound	Minor	Moderate	Substantial	Condemned/ Dilapidated	Total
Single-family	203	34	46	12	19	314
Mobile	6	4	6	2	20	38
Manufactured	27	1	1	2	0	31
Duplex/Multi-unit	6	0	1	0	0	7
Total	242	39	54	16	39	390
Percent	61%	10%	14%	4%	10%	100%

Source: 2021 Dorris Housing Survey

**Table A-20  
Age of Housing, 2020**

Year Built	Units	% of Total
1939 or earlier	46	11.8%
1940 to 1949	64	16.4%
1950 to 1959	42	10.8%
1960 to 1969	65	16.7%
1970 to 1979	22	5.6%

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<b>Year Built</b>	<b>Units</b>	<b>% of Total</b>
1980 to 1989	40	10.3%
1990 to 1999	69	17.7%
2000 to 2009	18	4.6%
2010 to 2013	0	0.0%
2014 or later	24	6.2%
<b>Total</b>	<b>390</b>	<b>100%</b>

Source: 2020 U.S. Census, B25034.

Figure 4: Dorris' Housing Condition Score (2021)

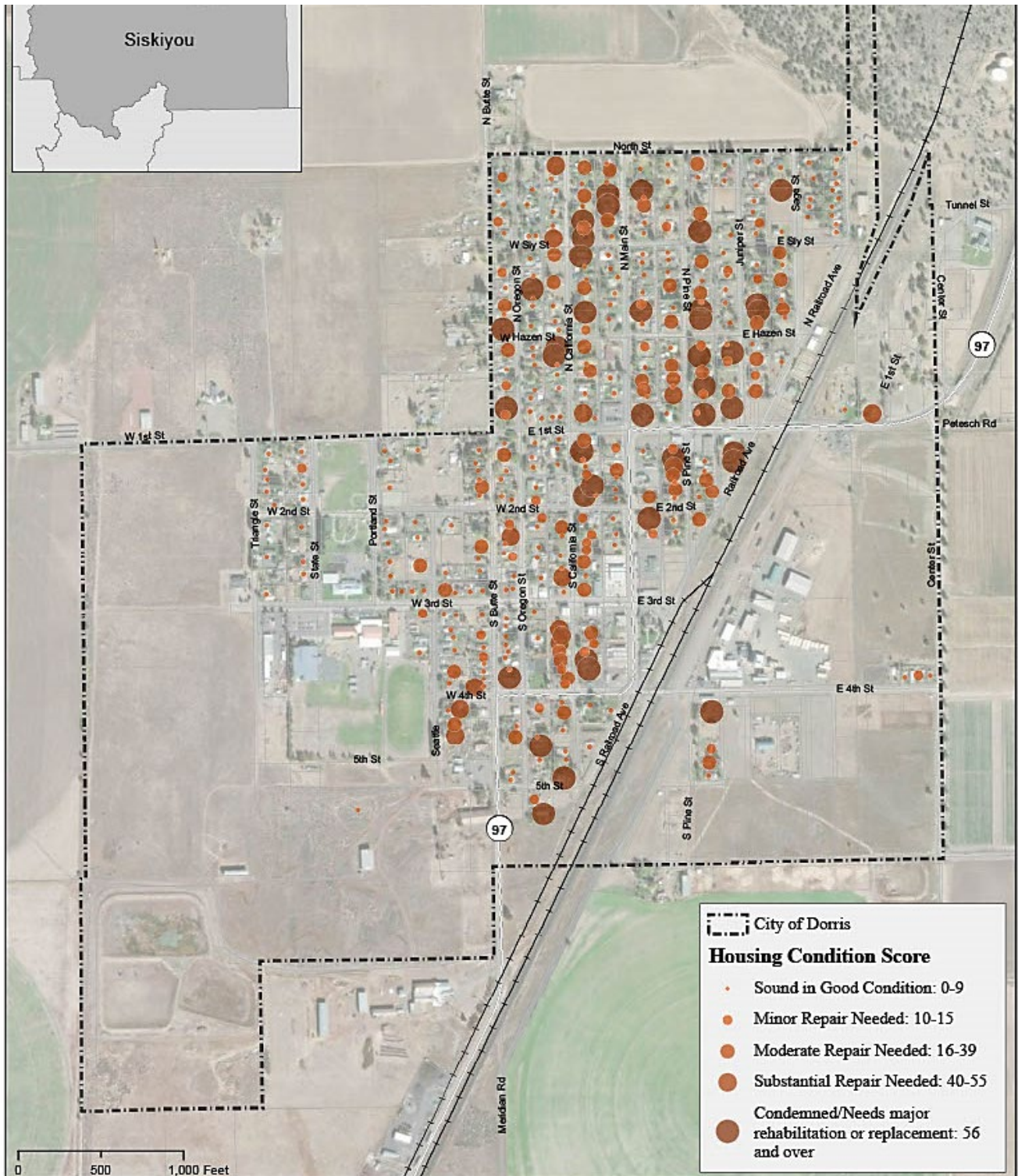


Figure 4 above displays the geographic distribution of the housing conditions survey results. Geographically the need for moderate repair, substantial repair, and major repair is widespread throughout the City. The neighborhood that is north of W 3<sup>rd</sup> Street and west of S Butte Street has a lower concentration of moderate to greater condition issues. There are fewer dwelling units in this neighborhood due to the City park, and generally

the housing units are of newer construction. Dorris’ AFFH Action Plan’s strategy for improving the existing housing stock, commits the City to prioritizing areas neighborhoods having concentrated rehabilitation needs as found by the 2021 Housing Conditions Survey (see Table A-46 below).

### 4.3 Housing Unit Size

Table A-20 illustrates the size of housing units in the City in 2020 by the number of bedrooms. The majority of housing units are 2 bedrooms making up 44.1 percent (172 units) of the total (390 units). Comparatively, 5 or more bedrooms make up only 1 (4 units) percent and 1 bedroom makes up 1.3 percent (5 units). The next highest total is for 3 bedrooms at 41.5 percent (162 units).

**Table A-21  
Housing Units by Size, 2020**

Bedrooms	2020	
	Units	%
No Bedroom	11	2.8%
1 Bedroom	5	1.3%
2 Bedrooms	172	44.1%
3 Bedrooms	162	41.5%
4 Bedrooms	36	9.2%
5 or More Bedrooms	4	1.0%
<b>Total</b>	<b>390</b>	<b>100%</b>

Source: 2020 ACS 5-Year Estimates Subject Tables, S2504.

### 4.4 Housing Habitability

Housing habitability, as measured by completeness of kitchen and plumbing facilities, is not reported at the city level. Dorris city officials do not have local knowledge of concentrated habitability issues that may be occurring. Therefore, this analysis relies on data reported by California Healthy Place Index which uses HUD’s CHAS data at the Census tract level (<https://map.healthypplacesindex.org>, accessed February 13, 2023). This tract (Tract 10) contains the entirety of the City and adjacent areas to the east and west. According to the data, 98.9 percent of households have basic kitchen facilities and plumbing. In comparison to Siskiyou County and the State, the percentage of Dorris households with complete kitchens and complete plumbing is higher:

- Siskiyou County: 98 percent of households have basic kitchens and plumbing
- California: 98.7 percent of households have basic kitchen and plumbing.

To address habitability issues, the Housing Element includes a program committing the City to seeking funding to develop an owner-occupied rehabilitation program that would provide low-interest loans, grants, labor, or materials to assist low-income, older adults, or residents with disabilities to make needed home repairs.

## 5.0 Special Housing 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, persons with developmental disabilities, female-headed households, large households, farmworkers, and homeless persons. This section provides a discussion of housing needs for each group.

### 5.1 Senior Population

The limited incomes of many elderly people make it difficult for them to find affordable housing. Further, many seniors also have physical disabilities and/or dependence needs that limit their selection of housing.

According to the 2020 Census, 61 persons in the City are 75 years and older. These people account for approximately 24.8 percent of the City’s 2020 total population of 860. Further, as shown in Table A-21, the total number of senior households from 2000 to 2010 decreased by 91 households. It then increased by 70 from 2010 to 2020. A majority of the senior households are in the 55 to 64 age group at 114 persons, with the next highest in the 65 to 74 age group at 71 persons, and the lowest being 61 persons in the 75 and over age group. In total, there were 246 seniors in 2020.

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

Age Group	Dorris						County	
	2000		2010		2020		2020	
	Number	%	Number	%	Number	%	Number	%
55 to 64 years	76	28.5%	70	39.8%	114	46.3%	7,225	39.7%
65 to 74 years	118	44.2%	60	33.9%	71	28.9%	6,840	37.6%
75 and over	73	27.3%	46	26.2%	61	24.8%	4,143	22.8%
Total Seniors	267	100.0%	176	100.0%	246	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.

There are no senior care facilities in Dorris itself. Three facilities are located in Siskiyou County. Table A-22 identifies the licensed senior care facilities in Siskiyou County, as well as the capacity of each facility. Other facilities are located in Klamath Falls, Oregon which is about a 30-minute drive from Dorris.

**Table A-23  
Senior Care Facilities**

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

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

### 5.2 Persons with Disabilities

**Table A-23** illustrates the population of persons with disabilities who may require housing with special features such as wheelchair ramps, special doorbells, roll-in showers, high-set toilets, or other adaptive devices or medical equipment. The majority of individuals in the City with disabilities are in the senior group (65 and older) at 35.8

percent (44 persons) of all persons 65 and older. Most of the disabilities in this group are ambulatory (25.2 percent or 31 persons). The 18 to 64 age group is the second largest group making up 7.7 percent of all persons in that age group. The majority of the disabilities in this group are independent living (6.8 percent or 32 persons). The age group of 5 to 17 makes up only 6.2 percent of all persons in that age group (12 persons). Most of the disabilities in this group are cognitive (4.6 percent or 9 persons).

**Table A-24  
Disabilities by Age Group, Dorris 2020**

	Number	%
Total Population 5-17 years	194	100.0%
Population 5-17 years with disability	12	6.2%
Hearing	0	0.0%
Vision	7	3.6%
Cognitive (under 18)	9	4.6%
Ambulatory (under 18)	4	2.1%
Self-care (under 18)	6	3.1%
Independent Living	-	-
Total Population 18-64 years	470	100.0%
Population 18-64 years with disability	36	7.7%
Hearing	2	0.4%
Vision	3	0.6%
Cognitive	0	0.0%
Ambulatory	25	5.3%
Self-care	21	4.5%
Independent Living	32	6.8%
Total Population 65 years and older	123	100.0%
Population 65 and older with a disability	44	35.8%
Hearing	17	13.8%
Vision	6	4.9%
Cognitive	5	4.1%
Ambulatory	31	25.2%
Self-care	12	9.8%
Independent Living	17	13.8%
Total Population over 5 years	787	100.0%
Total Population over 5 years with a disability	92	11.7%

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

The County is similar to the City with the 16 to 64 age group being the largest at 47.9 percent (3,850 persons), 65 and older age group is close at 47.5 percent (3,822 persons), and the 5-15 age group is the smallest at 4.6 percent (370 persons).



**Table A-25  
Disabilities by Age Group, Siskiyou County 2020**

	<b>Number</b>	<b>%</b>
Total Population 5-15 years	6557	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	--	--
Total Population 16-64 years	23692	100.0%
Population 16-64 years with disability	3850	16.3%
Sensory (Hearing/Vision)	1488	6.3%
Ambulatory	1687	7.1%
Cognitive	1922	8.1%
Self-care	620	2.6%
Independent Living	1514	6.4%
Total Population 65 years and older	10924	100.0%
Population 65 and older with a disability	3822	35.0%
Sensory (Hearing/Vision)	2537	23.2%
Ambulatory	2105	19.3%
Cognitive	878	8.0%
Self-care	526	4.8%
Independent Living	1342	12.3%
Total Population over 5 years	41173	100.0%
Total Population over 5 years with a disability	8042	19.5%

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

**Table A-26  
Persons with Disabilities by Employment Status, Dorris 2020**

<b>Persons with a Disability</b>	<b>Number</b>	<b>%</b>
Age 18–64, Employed Persons with a Disability	7	0.8%
Age 18–64, Not Employed Persons with a Disability	44	5.1%
Persons Aged 65 Plus with a Disability	45	5.2%
Total Persons with a Disability	105	12.1%
Total Population (civilian non-institutional)	867	100%

Source: ACS Table C18120 2020

Persons with disabilities typically have special housing needs because of their fixed or limited incomes, the lack of accessible and affordable housing that meets their physical and/or developmental capabilities, and the higher health costs associated with their disabilities. According to the 2020 Census, 105 Dorris residents, or

approximately 12.1 percent of the civilian non-institutional population, have some type of disability. Of these persons, the majority aged 18 to 64 with a disability do not work (5.1 percent).

Many people 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.

### 5.3 Persons with Developmental Disabilities

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

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

The California Department of Developmental Services (DDS) currently provides community- based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Far Northern Regional Center is one of 21 regional centers in 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. Table A-26 provides information about Dorris’ population of developmentally disabled persons. Table A-27 provides information about those persons’ place of residence. The information is collected for the zip code used by Dorris.

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

Zip Code	0–13 Years	14–21 Years	22–51 Years	52–61 Years	62+ Years	Total
96023	1	4	1	1	2	10

Source: DDS, March 2014

**Table A-28  
Persons with Disabilities Residents by Residence Type**

Zip Code	Community Care	Home Parent/Guardian	Independent Living	Other	Total
96023	0	7	3	0	10

Source: DDS, March 2014

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home

purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group. Incorporating “barrier-free” design in all new multifamily 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.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Far North Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

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

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

Table A-28 illustrates the number of households that are headed by single parents. The proportion of single-parent households has increased in the City since the 2010 Census. In 2020, single-parent households constituted approximately 29.9 percent of all households in the City, an increase of 216 percent since 2010. Female-headed households increased by 30 households between 2010 and 2020. Female-headed households represent approximately 47.5 percent and male-headed households represent 52.5 percent in 2020.

**Table A-29  
Single-Parent Households, Dorris 2010-2020**

	Households	% of Single-Parent Households	% of Total Households
<b>2010</b>			
Female-Headed Single-Parent Households	18	56.3%	4.90%
Male-Headed Single-Parent Households	14	43.7%	3.80%
Total Single-Parent Households	32	100%	8.80%
<b>2020</b>			
Female-Headed Single-Parent Households	48	47.5%	14.2%
Male-Headed Single-Parent Households	53	52.5%	15.7%
Total Single-Parent Households	101	100%	29.9%

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

The County has a slightly different makeup with female-headed households being the majority (68.9 percent) and male-headed households are the minority (31.1 percent). Single-parent households make up only 14

percent of the County’s total number of households.

**Table A-30  
Single Parent Households, Dorris and Siskiyou County 2020**

	Dorris			Siskiyou County		
	Households	% of Single-Parent Households	% of Total Households	Households	% of Single-Parent Households	% of Total Households
Female-Headed Single-Parent Households	48	47.5%	14.2%	1,884	68.9%	10%
Male-Headed Single-Parent Households	53	52.5%	15.7%	852	31.1%	4%
Total Single-Parent Households	101	100%	29.9%	2,736	100%	14%

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

### 5.5 Large Households

A large household is one with five or more persons. Large households are considered a special needs group because they need larger homes, but do not necessarily earn enough to afford the premium price of a larger home. Those homes are often a luxury out of the range of affordability for lower-income families. Thus, a large household may struggle to find suitable affordable housing. The number of large households in the City is shown by tenure in Table A-30. Between 2010 and 2020, the number of large owner-occupied households remained about the same, while the number of large renter-occupied households decreased slightly.

In 2020, the only large owner households were five persons making up 68.8 percent (22 households) of the total large households. Large renter households make up significantly less of total large households at 31.3 percent (10 households). Two of those renter households contain 5 persons and eight of those households contain six persons (25 percent). In total, there were 32 large households in 2020.

As shown in Table A-20, there were 202 three-bedroom or larger housing units in the City in 2020. Of these, 36 were four-bedroom units and four were five-bedroom units. Since there are eight households with six persons and only four five-bedroom units, this would indicate a shortage of dwelling units to serve households with six or more persons.

In 2020, the County had a more balanced ratio of 52.4 percent large owner households (541 households) and 47.6 percent large renter households (492 households). Similar to the City, the majority of large owner households in the County are made up of five persons at 33.8 percent of the total large households (349 households). The smallest group of households are of seven persons or more at 3.5 percent (36 households). Unlike the City, the majority of large renter households are made up of five persons at 26.9 percent of the total large households (278 persons). The lowest amount of large renter households is made up of seven persons or more at 6.4 percent (66 person). In total, the County contains 1,033 large households.

**Table A-31  
Large Households by Tenure, 2010-2020**

Household Size	Dorris				Siskiyou County	
	2010		2020		2020	
	Households	%	Households	%	Households	%
Large Owner Households	23	60.5%	22	68.8%	541	52.4%
5 persons	6	15.8%	22	68.8%	349	33.8%
6 persons	0	0.0%	0	0.0%	156	15.1%
7 or more persons	17	44.7%	0	0.0%	36	3.5%
Large Renter Households	15	39.5%	10	31.3%	492	47.6%
5 persons	15	39.5%	2	6.3%	278	26.9%
6 persons	0	0.0%	8	25.0%	148	14.3%
7 or more persons	0	0.0%	0	0.0%	66	6.4%
Total Large Households	38	100%	32	100%	1033	100.00%

Source: US Census 2010, ACS 2020 B25009

**5.6 Persons Experiencing Homelessness**

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

Table A-31 shows the ethnic/racial identities of unsheltered persons in the service area of NorCal Continuum Care which includes Dorris. The number of homeless persons regionally has nearly doubled, increasing 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). A majority of the population of Dorris between the ages of 18 to 64 with a disability do not work (5.1 percent). The increase in homeless persons could be due to the worsening housing affordability crisis plaguing the whole State.

**Table A-32  
Racial and Ethnic Information, 2020-2022 PIT Counts, Service Area of NorCal Continuum Care**

	2020 PIT		2022 PIT	
	% of Unsheltered	Total Persons	% of Unsheltered	Total Persons
White	71.70%	733	78.66%	1,445
Black or African American	3.10%	32	3.76%	69
American Indian/Alaska Native	10.80%	110	14.53%	267
Native Hawaiian/Other Pacific Islander	1.40%	14	1.20%	22
Asian	1.00%	10	0.82%	15
Multiple Races	7.30%	75	3.43%	63

	2020 PIT		2022 PIT	
	% of Unsheltered	Total Persons	% of Unsheltered	Total Persons
Did not Respond	4.80%	49		
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		

Table A-32 shows gender information for the homeless population in Siskiyou County, as well as the number of sheltered and unsheltered individuals. The majority of persons in Siskiyou County in both 2020 and 2022 identified as male with 208 persons in 2020 and decreasing to 172 persons in 2022. The population of female identifying persons has increased from 95 to 146 persons. Gender non-conforming persons has decreased from 4 to 2, and persons identifying as transgender decreased from 2 to 0. The number of sheltered persons increased by 136 persons and the number of unsheltered decreased by 126 persons. The decrease in unsheltered persons does not follow the trend of the service area discussed above or the rest of the state.

**Table A-33  
Gender Information, 2020-2022 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
Refused	n/a	
Total	311	321
Sheltered	37	173
Unsheltered	274	148

Table A-33 breaks down additional demographics for Siskiyou County’s homeless population. The number of chronically homeless persons decreased from 92 to 83. The County is unlike the rest of the State where homelessness continues to increase.

**Table A-34  
Additional Demographics, 2020-2022 PIT Counts for Siskiyou County**

Additional	2020 Total Persons	2022 Total Persons
Chronically Homeless	92	83
Families	24	not reported
Veteran	not reported	11
Domestic Violence Victim	not reported	18

<b>Additional</b>	<b>2020 Total Persons</b>	<b>2022 Total Persons</b>
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

**5.6.1 Emergency Shelters**

Emergency shelters are needed to take care of individuals and families that have had a sudden traumatic event forcing them to become homeless. For instance, battered women and their children may require an emergency shelter in which they can stay without fear of the abusive individual inflicting further harm. Disaster victims may also require an emergency shelter depending on the type of disaster experienced. While some disaster victims may be able return to their homes shortly after the event, in those cases where there is considerable or a complete loss of property, emergency 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, household income and resources must meet certain criteria. The amount of CalFresh benefits a 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 Dorris does not have a homeless shelter, but homeless shelters are available in the City of Yreka (the county seat) approximately 77 miles to the southwest, and in the City of Klamath Falls approximately 20 miles to the north. 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. However, given Dorris’ proximity to the Oregon border and its distance from other cities in Siskiyou County, the most easily accessible services can sometimes be found in the City of Klamath Falls to the north. Table A-34 illustrates a number of programs in the area that provide homeless assistance.

**Table A-35  
Homelessness Services**

Agency Name	Address	Services
Siskiyou County Behavioral Health Dept.	2060 Campus Drive, Yreka, CA	1, 2, 4, 5, 6, 13, 14, 15, 16, 17
Siskiyou Domestic Violence & Crisis Center	118 Ranch Lane, Yreka, CA	1, 5, 8, 9, 11
Lane Street Effort	417 Lane Street, Yreka, CA	10
Klamath Falls Union Gospel Mission	823 Walnut Ave, Klamath Falls, OR	9, 10
Klamath Lake Counties Food Bank	3231 Maywood Dr, Klamath Falls, OR	3
Northern Valley Catholic Social Services	1515 S. Oregon St., Yreka, CA	1, 3, 4
California Department of Rehabilitation	1288 S. Main Street, Yreka, CA	12
Tulelake/Newell Family Resource Center	810 Main Street, Tulelake, CA	13, 15
Yreka Family Resource Center	201 S. Broadway St., Yreka, CA	2, 11, 3
WIC	1217 S. Main Street, Yreka, CA	3
Salvation Army	501 N. Main Street, Yreka, CA	3, 11
Veteran’s Administration	311 Lane Street, Yreka, CA	7, 10
Yreka Dream Center Food Closet	900 North Street, Yreka, CA	3
Service Codes		
1. Adult Counseling 2. Anger Management Classes 3. Food or Clothing Referral 4. Counseling, Education & Prevention 5. Crisis Intervention 6. Drug & Alcohol Treatment 7. Veteran’s Assistance 8. Emergency Assistance for Battered Women 9. Emergency Housing for Women & Children	10. Emergency Housing for Men 11. Emergency, Transportation (i.e., bus ticket) 12. Job Training 13. Treatment & Housing of Mentally Ill 14. Independent Living Skills Training 15. Food Stamps, CalWorks, General Relief 16. Day Treatment 17. Workshops	

**5.6.2 Transitional Shelters**

Transitional shelters are often required for housing individuals or families after their immediate need for emergency shelter has been satisfied, but they are not yet self-reliant. Transitional housing programs are often combined with a variety of social services intended to provide job training and self-reliance. Transitional shelters are typically single-family residences, detached homes, or apartment houses. Sometimes motels and hotels can serve in this capacity if they are equipped with kitchens. An updated Dorris Zoning Ordinance is currently under review which includes a definition of Transitional Housing and a listing of the zones where the use is principally permitted, which includes the Residential zones and Mixed-Use Zone.

**5.6.3 Temporary Shelters**

Temporary shelters are needed to address a variety of situations in which individuals and/or families find themselves homeless. While a portion of the homeless population is voluntarily homeless, these individuals still



often require nighttime or poor-weather shelters. Teenage runaways require temporary shelter, counseling, and other social services. Evicted individuals and/or families often need short-term housing until they can find another residence. Seasonal workers, including migrant farmworkers, need short-term low-cost housing for various durations throughout the year.

Single-room occupancy (SRO) units, which are often converted hotels and motels, are one of the most appropriate types of temporary housing for extremely low-income persons. ~~However, the City’s Zoning Ordinance does not specifically define single room occupancy units, nor does it explicitly allow similar uses (e.g., rooming houses and boardinghouses) in any district.~~

### 5.7 Farmworkers

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

Table A-35 shows the number of agricultural workers in Siskiyou County and California in 2017. While this information is somewhat dated, it does indicate the strong agricultural employment base in the County and State. Most of the 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 (3,378 persons) of the laborers. The State has 3,481 farms with 10 or more workers who employ only about 38.9 percent (146,791 persons) of the laborers.

**Table A-36  
Hired Farm Labor**

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

Source: USDA Census of Farmworkers 2017

However, this information does not specifically identify the agricultural area surrounding Dorris. As such, while this information is helpful in identifying farmworkers in Siskiyou County, the 2020 Census may be more accurate in identifying those farmworkers residing in the city. According to the 2020 Census, 125 persons employed in agriculture, forestry, fishing, hunting, and mining occupations reside in Dorris. However, even the 2020 Census does not specifically identify farmworkers on an individual basis and therefore is somewhat suspect in its accuracy regarding the number of farmworkers in Dorris.

In June 2022, the Association of Bay Area Governments (ABAG) posted a Farmworker Housing Toolkit as resource for localities.<sup>6</sup> While the ABAG Farmworker Housing Toolkit focuses on Bay Area jurisdictions, it provides relevant information about the farmworkers and their housing needs. According to the ABAG Toolkit, there are three general types of farmworkers (page 7):

1. Permanent Residents – Majority of farmworkers are permanent residents of the County. Depending on their work and family circumstances, they may require housing which can accommodate families, or if seasonal workers, their needs can fall under extremely low-income and/or homeless individuals.
2. Migrant Farmworkers – Migrant Farmworkers that perform agricultural labor on a seasonal or temporary basis. These workers need housing in the form of single occupancy rooms, bunkhouses, or dormitory style living.
3. H-2A Visa Workers – These are farmworkers who enter under a federal guest worker program for a limited number of months (no more than 10) before they return to their country of origin. H-2A visa workers require a sponsoring employer, who provides housing, meals and transportation to the job site. H-2A visa workers can share homes, apartments or be housed in bunkhouses, dormitories, or single occupancy rooms. Since very few bunkhouses exist, the employers of H-2A workers compete with permanent farmworkers for scarce affordable homes and apartments.

The ABAG Toolkit also reports that USDA data shows that the farm workforce for crops has undergone a significant shift from a migratory workforce to a settled workforce (page 8):

80 percent of hired crop workers are not migrate farmworkers but are considered settled, meaning that they work at a single location within 75 miles of their home. This share is up from 41 percent in 1996-98, reflecting a profound change in the nature of the crop farm workforce.

Where the workforce has changed from being migratory to being permanent residents, it is reasonable to expect this change to be accompanied by a change in housing needs, especially for permanent and migratory farmworkers as there is not an equivalent requirement for housing like which that applies to sponsoring H-2A employers. Depending on a farmworker’s work and family circumstances, farmworkers who are permanent residents “may require housing that can accommodate families, or their needs can fall under extremely low-income and/or homeless individuals”. It is assumed that Dorris’ farm workforce has also experienced a similar transitioning to being permanently settled in the community.

Nonetheless, there continue to be H-2A visa farmworkers working in the region as evidenced by the presence of 15 HCD-permitted employee housing facilities that are located within 100 miles of Dorris. The total employee count of these employee housing facilities is 1,100 individuals, with all but two facilities housing H-2A visa employees.<sup>7</sup> According to the Siskiyou County Revised Draft Housing Element dated June 1, 2023, the Agricultural Commissioner of Siskiyou County said in an interview in December 2022 that housing for farmworkers is extremely limited. Many farmworkers who are employed in Siskiyou County are living in motels both within Siskiyou County and outside of the County, mobile homes, RVs, or other forms of temporary or unsuitable housing conditions. In addition, many households are severely overcrowded. The lack of housing in the area has made it difficult for farm operators to employ farmworkers, who are seeking temporary housing options.

The Farmworker Health Study, published by UC Merced in August 2022, reports the following housing conditions

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<sup>6</sup> <https://abag.ca.gov/technical-assistance/farmworker-housing-toolkit> and [https://abag.ca.gov/sites/default/files/documents/2022-06/TOOLKIT\\_Farmworker\\_Housing.pdf](https://abag.ca.gov/sites/default/files/documents/2022-06/TOOLKIT_Farmworker_Housing.pdf)

<sup>7</sup> <https://cahcd.my.site.com/s/searchehparks>, accessed March 22, 2024.

for farmworkers:<sup>8</sup>

- Majority are renters (92%),
- Most live in single-family homes (55%),
- Very few renters relied on employers to pay any or all of their rent (2%).

Additionally, according to the UC Merced study, farmworkers “generally experience substandard housing (e.g., older homes, apartments, mobile homes, motels, garages, or other similar spaces), often requiring repairs such as new roofs, plumbing, heating and cooling systems, and termite clean-up” (page 24). The housing issues generally experienced by farmworkers as reported in the UC Merced study are similar to the conditions reported in the 2018 Phase I Outreach Summary Report, prepared by the Oregon Housing and Community Services (OHCS). The 2018 OHCS Phase I Outreach Summary Report summarizes the results of focus groups held in November and December of 2017, which included facilitated open forum discussions with Oregon farmworker communities. One farmworker focus group was held in Klamath Falls Oregon, and was attended by farmworkers who reside in Klamath Falls and the town Merrill.<sup>9</sup> The focus group reported housing issues related to:

- High cost of housing, including high deposits; spending more than 30 percent of the family income on living expenses
- Lack of available housing and lack of decent housing; condition issues with housing, especially with heating systems,
- People working in the strawberry industry had incomes that were low but too high to qualify for subsidized housing in Oregon
- English-only rental applications
- Families sharing housing to meet their needs
- Insufficient supply of housing for migrants

Housing for farmworkers is required by state law to explicitly define housing providing accommodations for six or fewer employees as a permitted single-family use and will not require a CUP, variance or other zoning clearance that is not required of a family dwelling of the same type in the same zone. Farmworker Housing is defined in the new zoning ordinance and it is a principally permitted use in the residential zones and M-U zones. Under the new Dorris Zoning Ordinance, farmworker housing is also addressed under the term “Employee Housing”. It distinguishes between “Small Employee Housing” for six or fewer tenants, and “Large Employee Housing” for up to 36 tenants in one or more buildings. Small Employee Housing is allowed in all Residential and the Mixed-Use zones by-right.

Farmworker housing can also be accommodated using the City’s provisions for dormitories. Dormitories are defined in section 18.08.800 as “a building providing group living accommodations, occupied by individuals not sharing a common household, characterized by separate sleeping rooms without individual kitchen facilities and containing congregate bath and/or dining facilities or rooms.” Dormitories are an enumerated as a by-right use in the R-3 and M-U zones, and a permitted in the C-1 and C-2 zones with a use permit. Using the ABAG Farmworker Housing Toolkit, Dorris’ provision for dormitories would be appropriate to accommodate the housing needs for individuals who are part of the migrant farmworkers and H-2A Visa workers workforce, and the employers.

<sup>8</sup> [https://clc.ucmerced.edu/sites/clc.ucmerced.edu/files/page/documents/fwhs\\_report\\_2.2.2383.pdf](https://clc.ucmerced.edu/sites/clc.ucmerced.edu/files/page/documents/fwhs_report_2.2.2383.pdf).

<sup>9</sup> Merrill, Oregon is about 20 miles east of Dorris, and Klamath Falls is 20 miles northeast from Dorris, in comparison the California cities of Alturas and Yreka which are 97 and 67 miles, respectively, from Dorris.

The below table outlines Dorris housing programs that remove regulatory barriers to the development of farmworker housing which will facilitate improving housing options for farmworkers, including those who are permanent residents.

**Table A-37  
Dorris Programs for Farmworker Housing**

<u>Housing Need</u>	<u>Proposed Program(s)</u>
<u>Increase supply of rental and ownership housing for farmworkers.</u>	<p><u>Program HE.4.2.3(1.B) directs the City to amend the Zoning Ordinance to provide for employee housing of permanent construction of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household (emphasis added) by-right in zones that permit multifamily residential and mix use zones that permit multifamily residential, and in all commercial zones with a use permit. Additionally, in order to comply with the California Employee Housing Act, Program HE.4.2.3 requires revisions to the Zoning Ordinance to allow farmworker/employee housing of no more than 36 beds in a group quarters, or 12 units or spaces designed for use by a single family or household to be by-right in the Residential Agriculture (R-A) and other lands designated as agricultural in Dorris’ general plan.</u></p> <p><u>Program 3.1.1: Commits the City to prioritizing the use of CDBG Housing Funds for residents with special needs, including units designated for farmworkers, by granting these persons and/or households priority in the City’s CDBG housing rehabilitation program. Extended eligibility to farmworker rental housing.</u></p>
<u>Housing rehabilitation and conservation.</u>	<u>Program 3.1.2: Commits the City to continuing proactive inspections and code enforcement to improve housing units that are substandard and have habitability issues in order to conserve the inventory of housing.</u>
<u>Better local information about farmworkers and their housing needs; barriers employers face in providing employee housing.</u>	<u>Program 4.2.3(3.a and 3.b): Collaborate and participate in Siskiyou county’s farmworker housing needs study (Program 4.2.2, of County’s housing element). Ensure the study includes consultation and coordination with employers and stakeholders to develop strategies to reduce and remove barriers to employers providing housing. Within one year of completion of the study, the City will create an inventory of sites suitable for farmworker housing.</u>

An eight-unit farmworker housing project was approved by the City in 2018 in a structure that was converted from a motel. The units were determined to be affordable to very low and low income persons because the project is seasonal farmworker housing and the median income of the seasonal farmworkers that the project was approved for is expected to vary. The cost is anticipated to be below 80 percent of the median household income in four of the units and below 50 percent of the median household income in the other four units.

~~Farmworker Housing is defined in the new zoning ordinance currently under review and it is a principally permitted use in the M-U Zone. Under the new Dorris Zoning Ordinance, farmworker housing is also addressed under the term “Employee Housing”. It distinguishes between “Small Employee Housing” for six or fewer tenants, and “Large Employee Housing” for up to 36 tenants in one or more buildings. Small Employee Housing is allowed in all Residential and the Mixed Use zone by right. However, in order to comply with the California Employee Housing Act, Program HE.4.2.3 requires a revision of the Zoning Ordinance to allow farmworker/employee housing of six or less persons in residential zones by right.~~

## 6.0 Housing Costs and Affordability

### 6.1 Single-Family Home Costs

Table A-36 shows the number of units by unit cost within the City according to a 2022 Housing Conditions Survey.<sup>10</sup> The majority of unit costs range from \$100,000 to \$149,000 making up 34 percent of total units (87 persons). The median price of units in the City is \$105,300. The most expensive homes in the City are between \$500,000 and \$999,999, although they only make up 1 percent of the units (2 units).

**Table A-38  
Owner-occupied Unit Cost**

Units Cost	# Units	% of Total Units
Less than \$50,000	44	17%
\$50,000 to \$99,999	72	28%
\$100,000 to 149,999	87	34%
\$150,000 to \$199,999	43	17%
\$200,000 to \$299,999	0	0%
\$300,000 to \$499,999	6	2%
\$500,000 to \$999,999	2	1%
\$1,000,000 or more	0	0%
Median (dollars)	\$105,300	-

Source: 2021 Dorris Housing Survey

Table A-37 provides the median sales prices for homes throughout the County, and according to the data, the median sales price for a home in Dorris in October of 2022 is \$141,119. That is a price increase of \$58,597 since 2015. The County had an even higher price change from \$201,757 in 2015 to \$323,294 in 2022, an increase of \$121,537. The City of Tulelake had the lowest price change of \$53,965.

**Table A-39  
Median Regional Home Prices, October 2015-2022**

	2015	2019	2022	2015-2022
	Median Price	Median Price	Median Price	Price Change
Siskiyou County	\$201,757	\$229,544	\$323,294	+ \$121,537
Etna	\$200,872	\$224,208	\$308,315	+ \$107,443
Dorris	\$82,522	\$97,409	\$141,119	+ \$58,597
Dunsmuir	\$166,382	\$190,537	\$271,674	+ \$105,292
Montague	\$171,410	\$192,801	\$275,409	+ \$103,999
Tulelake	\$83,871	\$104,019	\$137,836	+ \$53,965
Yreka	\$182,675	\$202,081	\$282,828	+ \$100,153

Source: zillow.com Home Value Index

<sup>10</sup> City of Dorris 2022 Housing Condition Survey, Great Northern Services, 2022

Table A-38 lists the prices of homes for sale in the city in November 2022, as sourced from zillow.com. There are very few homes for sale in the City, and the sale prices vary. For example, a three-bedroom unit can range anywhere from \$120,000 to \$195,000. The most expensive house on the market in November 2022 was a single-family home being sold with a duplex for \$250,000.

**Table A-40  
Housing Costs, November 2022**

Address	Type	Bedrooms	Bathrooms	Price	SF
225 N. Juniper St.	House	3	2	\$120,000	1,296
219 S. California St. #219 and #221	Single-Family Home and Duplex	4	2	\$250,000	-
300 W. Sly St.	House	3	1	\$150,000	1,752
130 S. Oregon St.	House	3	1	\$195,000	1,145

“SF” equals square feet. Source: Zillow.com, accessed November 2022

Table A-39 shows the affordability of purchasing a home in the City, County, and State. The City has a lower ratio of home value to household median income compared to the County and State. This makes homes in Dorris more affordable to those with the median income compared to the State and County.

**Table A-41  
Affordability of Purchasing a Home, 2021**

Location	Median Income	Median Owner-occupied Home Value	Ratio Home Value to Household Median Income
Dorris	\$34,194	\$105,300	3.1
Siskiyou	\$47,403	\$214,300	4.5
California	\$78,672	\$538,500	6.8

Source: 2021 Dorris Housing Survey

Table A-40 shows the monthly costs for owners as a percentage of their household income. A majority of the homeowners with a mortgage pay 24.9 percent of their monthly income to their housing costs (73 persons or 60.8 percent). Most of the housing units without a mortgage pay less than 14.9 percent of their monthly income to their housing costs (90 persons or 67.7 percent). The table shows that for homeowners in Dorris, housing is quite affordable compared to the County and the rest of the state.

**Table A-42  
Selected Monthly Owner Costs as a Percentage of Household Income (SMOCAPI), 2021**

Housing Units with a Mortgage*	
Total	120
Less Than 20.0 percent	34
20.0 to 24.9 percent	39
25.0 to 29.9 percent	7
30.0 to 34.9 percent	11
35.0 percent or more	29

<b>Housing Units with a Mortgage*</b>	
Not Completed	0
<b>Housing Unit without a Mortgage*</b>	
Total	133
Less Than 10.0 percent	35
10.0 to 14.9 percent	55
15.0 to 19.9 percent	12
20.0 to 24.9 percent	2
25.0 to 29.9 percent	14
30.0 to 34.9 percent	0
35.0 percent or more	15
Not Completed	1

Note: Excluding units where SMOCAPI cannot be computed. Source: 2021 Dorris Housing Survey.

## 6.2 Rental Housing Costs

Vacant rental units in the City are a relatively scarce commodity. A review of rentals being advertised in Craigslist.org in the City in December 2022 found no units available. There are no large multifamily rental complexes in the City.

At the time of the 2021 Dorris Housing Survey, the median gross rent in Dorris was \$695 compared to Siskiyou County at \$878. Table A-41 shows the approximate affordable rent for a family of four in each income group. These figures are based on the assumption that a household cannot spend more than 30 percent of its income on housing costs without becoming cost burdened. The 2012 median contract rent is within the affordability range for very low-income and above households.

**Table A-43  
Gross Rent in Dorris, 2021**

<b>Occupied Units Paying Rent</b>	<b>71</b>	<b>% of Total Units</b>
Less than \$500	11	15%
\$500 to \$999	56	79%
\$1,000 to \$1,499	4	6%
\$1,500 or more	0	0%
Median (dollars)	\$695	-
No Rent Paid	13	

Source: 2021 Dorris Housing Survey

Table A-42 shows there was a total of 71 households paying rent in Dorris in 2021. A majority of those renters (44 households) paid between 15 to 24.9 percent of their household income to rent. There are 24 households that pay more than 30 percent of their income to rent, making them cost burdened.

**Table A-44  
Gross Rent as a Percentage of Household Income (GRAPI), 2021**

Occupied Units Paying Rent*	
Total	71
Less than 15.0 percent	11
15.0 to 19.9 percent	22
20.0 to 24.9 percent	22
25.0 to 29.9 percent	12
30.0 to 34.9 percent	8
35.0 percent or more	16
No Rent Paid	13

Note: Excluding units where SMOCAPI cannot be computed. Source: 2021 Dorris Housing Survey.

**6.3 Housing Costs for Mobilehomes**

The Department of Finance’s 2021 Estimate of Population and Housing shows a total of 77 mobilehomes in Dorris, which represents 18.5 percent of the total housing stock. The 2021 Housing Survey observed 22 of these needed to be replaced (28%). One of the homes listed for sale in a 2023 web search appears to be a mobilehome and the asking price is \$90,000 on a ¼ acre lot.<sup>11</sup>

**6.4 Overpayment and Cost Burden**

Definitions of housing affordability can vary, but in general, a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered cost-burdened, and households that pay more than 50 percent are considered severely cost-burdened. Measuring the number of households paying more than these percentages helps define an area’s affordability problem. The American Community Survey data reported in the Dorris Comprehensive Housing Affordability Strategy (CHAS) information on overpayment by tenure is presented in Table A-43. Approximately 27 percent (97 of Dorris households from a total of 365 households) are in overpayment situations. Forty-four percent of overpaying households are spending more than 50 percent of their gross income on housing and are severely cost burdened. As a percentage, more renter households are cost burdened although this compares to 41 percent (54 of the total of 130 households) of low-income owner households. The majority of total lower income renters and owners, 56.3 percent (138 households), were in overpayment situations.

**Table A-45  
Overpayment, 2015-2019**

Housing Income Range	Total Households	Overpayment: (> 30% income on housing)		Severe Overpayment: (> 50% income on housing)	
	Number	Number	%	Number	Percent
<b>Owner Households</b>	<b>270</b>	<b>67</b>	<b>25%</b>	<b>28</b>	<b>42%</b>
Extremely Low Income (<=30% HAMFI)	45	24	53%	20	83%

<sup>11</sup> <https://www.landwatch.com/california-land-for-sale/dorris> accessed September 4, 2023



Housing Income Range	Total Households	Overpayment: (> 30% income on housing)		Severe Overpayment: (> 50% income on housing)	
	Number	Number	%	Number	Percent
Very Low Income (>30% to <=50% HAMFI)	60	19	32%	4	21%
Low Income (>50% to <=80% HAMFI)	105	24	23%	4	17%
Moderate Income and above (>80% to <=100% HAMFI)	15	0	0%	0	0%
Household Income >100% HAMFI	45	0	0%	0	0%
<b>Renter Households</b>	<b>95</b>	<b>29</b>	<b>31%</b>	<b>15</b>	<b>52%</b>
Extremely Low Income (<=30% HAMFI)	30	15	50%	15	70%
Very Low Income (>30% to <=50% HAMFI)	15	4	27%	0	0%
Low Income (>50% to <=80% HAMFI)	35	10	29%	0	0%
Moderate Income and above (>80% to <=100% HAMFI)	10	0	0%	0	0%
Household Income >100% HAMFI	4	0	0%	0	0%
<b>All Households</b>	<b>365</b>	<b>97</b>	<b>27%</b>	<b>43</b>	<b>44%</b>
Extremely Low Income (<=30% HAMFI)	75	39	52%	35	90%
Very Low Income (>30% to <=50% HAMFI)	75	24	32%	4	17%
Low Income (>50% to <=80% HAMFI)	140	34	24%	4	12%
Moderate Income and above (>80% to <=100% HAMFI)	25	0	0%	0	0%
Household Income >100% HAMFI	49	0	0%	0	0%

Note: Values and percentages may not add due to rounding. HAMFI = “HUD Adjustment Median Family Income”. Source: 2015-2019 HUD CHAS Data

Based on 2015-2019 Comprehensive Housing Affordability Strategy (2022 CHAS) data prepared by the Census Bureau for the U.S. Department of Housing and Urban Development (HUD), a total of 150 households are identified as either extremely or very low income in Dorris. Of these households, approximately 50 percent are extremely low-income and 50 percent are very low-income, as indicated in Table A-43 above. Altogether they represent approximately 41 percent of Dorris households. Although the City has not developed its own local quantitative forecasting data, based on information from the City Administrator, there are no large economic changes on the horizon that would cause a significant reversal in the patterns including the high percentage of extremely low income households. Nonetheless, the City will continue projects that improve infrastructure and housing using CDBG and other appropriate funds; Dorris will continue their work with the Siskiyou Economic Development Council on business and workforce programs to improve the area.

Table A-44 shows the percentage of households’ income that goes towards monthly housing costs. The majority of households’ (99 households) incomes fall between \$20,000 to \$34,999. Of those households, 39 pay less than 20 percent of their income towards housing costs, with 35 paying 20 to 29 percent, and 25 paying 30 percent or more. Those making less than \$20,000 a year are the next largest group (77 households). A majority (52 households) of these households pay 30 percent or more of their income to housing costs.

**Table A-46  
Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months, 2021**

<b>Less than \$20,000</b>	<b>77</b>
Less than 20 percent	6
20 to 29 percent	19
30 percent or more	52
<b>\$20,000 to \$34,999</b>	<b>99</b>
Less than 20 percent	39
20 to 29 percent	35
30 percent or more	25
<b>\$35,000 to \$49,999</b>	<b>50</b>
Less than 20 percent	31
20 to 29 percent	17
30 percent or more	2
<b>\$50,000 to \$74,999</b>	<b>48</b>
Less than 20 percent	48
20 to 29 percent	0
30 percent or more	0
<b>\$75,000 or more</b>	<b>50</b>
Less than 20 percent	45
20 to 29 percent	5
30 percent or more	0
<b>Zero or Negative Income</b>	<b>1</b>
<b>No Cash Rent</b>	<b>13</b>

Source: 2021 Dorris Housing Survey

## 7.0 Assessment of Fair Housing

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

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

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

As described 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 Key Elements of an Assessment of Fair Housing

An assessment of fair housing (AFH) is a comprehensive analysis that considers all of the following to identify fair housing issues in a city:<sup>12</sup>

- A. Assessment of Fair Housing Enforcement and Outreach Capacity. This is an evaluation of the local government's ability to disseminate information related to fair housing and provide outreach and education. Also, the local government's ability to address compliance with fair housing laws, including a discussion of any findings, lawsuits, enforcement actions, settlements, or judgements, is also assessed.
- B. Assessment of segregation and integration patterns and trends. Attributes that are analyzed are race, ethnicity, income, poverty, familial status, and persons disabilities. In the context of AFFH, segregation means there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.
- C. Assessment of disparities in access to opportunity. The AFFH rule defines "significant disparities to in access to opportunity" as "substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing," Title 24 Code of Federal Regulations 5.152. This is assessed using indices for education, transportation, economic development and access to jobs, and a healthy environment. The rationale behind this evaluation is that a lack of housing and transportation choices can limit access to opportunity and stifle economic growth by isolating residents from jobs and other essential services.<sup>13</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:

- Enhancing housing mobility strategies;

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<sup>12</sup> Source: HCD's [https://www.hcd.ca.gov/community-development/affh/docs/AFFH\\_Webinar\\_Slides.pdf](https://www.hcd.ca.gov/community-development/affh/docs/AFFH_Webinar_Slides.pdf), June 15, 2021.

<sup>13</sup> HUD, <https://www.hud.gov/sites/documents/ACCESS-OPPORTUNITY.PDF>, accessed March 28, 2023.

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

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

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

No lawsuits or actions in the City 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 Dorris. According to the California Department of Fair Employment and Housing (CDFEH) 2020 annual report, there was one housing violation for the Siskiyou county region (the type of violation, e.g., disability, race, etc., is not indicated). While underreporting to the FHEO and CDFEH may occur, the available data indicates low incident rate of housing discrimination in the City and the region, generally.

In addition to continuing to make fair housing information available, Program HE.4.2.4 commits the City to adopting reasonable accommodation procedures that comply with state and federal law and marketing the availability of the procedures to the public. This Program includes reviewing the current procedures for compliance with federal and state fair housing law, and preparing amendments as needed.

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 City will continue to make information on fair housing available to the public by posting fair housing information in City Hall, the public library, other public buildings, the Butte Valley Community Resource Center, and on bulletin boards at existing apartment complexes.

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

**Reasonable Accommodation:** As discussed in Appendix B, the City's in-progress Zoning Ordinance updates reasonable accommodation procedures that are compliant with state and federal law. Program HE.4.2.4 commits the City to adopting legally compliant reasonable accommodation procedures by the end of 2024.

**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.

**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-45 commits the City to implementing strategies that make progress on addressing the identified fair housing issues. As part of Program HE.7.1.2, the City commits to conducting an annual review on the progress made towards achieving the desired outcomes of its Action Plan, and to make adjustments as needed to increase goal obtainment.

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

**Density Bonus Law (Government Code Section 65915 et seq.).** At this time, Dorris does not have local density bonus implementing procedures that comply 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.

**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. Dorris 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, Appendix C of this Housing Element, the City has designated and zoned sufficient vacant land for residential use with appropriate standards in order to accommodate all income categories identified by the RHNA.

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

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

### **7.1.2 Presence of R/ECAP and Assessment of Segregation and Integration Patterns and Trends**

Cities are to review available mapping indicating whether there are racially/ethnically concentrated areas of poverty (R/ECAP) and present within their boundaries or nearby. Related, cities assess segregation and integration by reviewing data and information to determine if there are high concentrations by race, ethnicity, income, poverty, familial status, disabilities, and whether there are geographic patterns by these attributes in a particular geographic area, and in comparison to a broader geographic area.

There are no areas of racially concentrated affluence (aka RCAA) in or near Dorris, or in the whole of Siskiyou County. There are no Dorris 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. Dorris is not identified as an area of racially/ethnically concentrated area of poverty (R/ECAP) or high segregation and poverty as indicated in Figure 5. The adjoining Census tract to the east of Dorris, however, is one of two areas in Siskiyou County identified as having racially/ethnically concentrated area of poverty (R/ECAP). The other R/ECAP area is the northwest reaches of Siskiyou County in and around the community of Happy Camp. This R/ECAP does not abut Dorris or the Census tract encompassing Dorris.

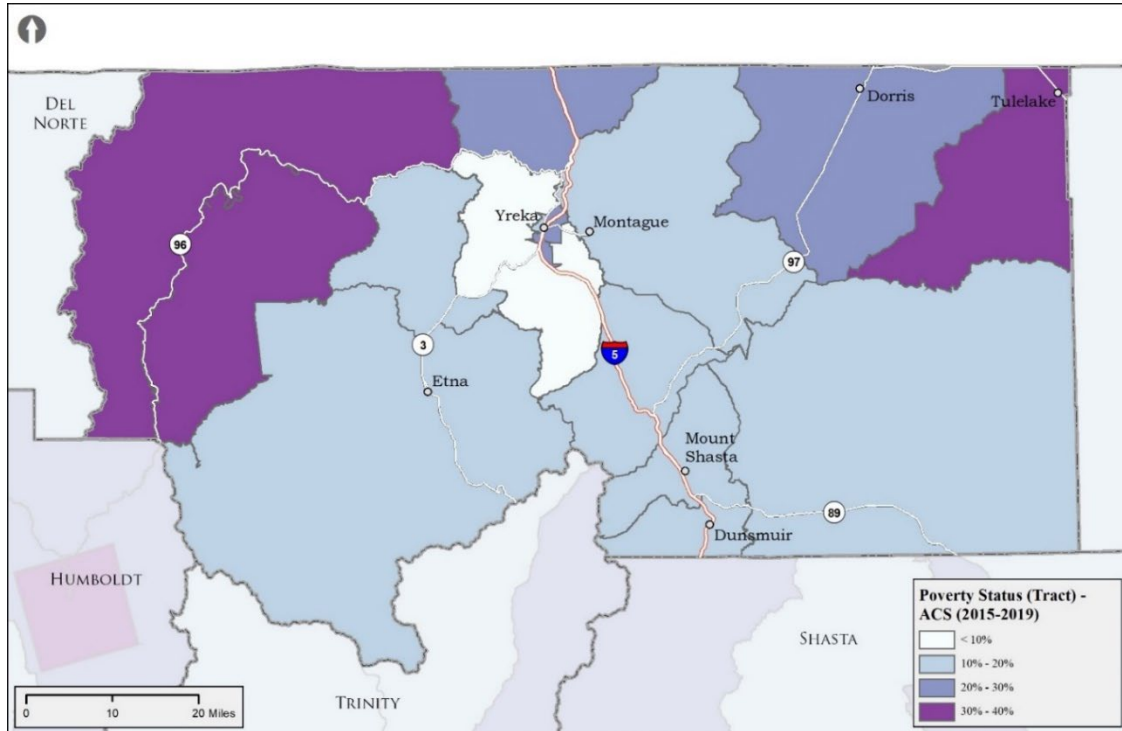
#### **Race and Ethnicity**

See section 2.4 above. To summarize this section, the racial and ethnic diversity of Dorris has increased since 2010, with the population of Hispanics–Latinos and Asians alone both increasing the most. Over the same period, the population of Whites alone decreased. Other populations [of one race] declined, as indicated in Table A-4 above. The race and ethnicity changes that have occurred in Dorris from 2010 to 2020 are similar to those of the Siskiyou County, although Dorris' increase of Hispanics–Latinos is greater than the region's. Figure 3 above shows that Dorris and the surrounding Census tract is more diverse relative to the much of the region.

#### **Income and Poverty**

See section 3.4 above. To summarize, Dorris has a higher poverty rate relative to the Siskiyou County by approximately 3 percentage points. By age group, persons who are between 18-64 years of age have the highest rate of poverty at 12.5 percent followed by children. Dorris' rates for these two populations are greater than the County's rate. Dorris seniors have a lower poverty rate than the region at 1.9 percent, compared to 2.4 percent. Given the age groups who have the highest poverty rates, nearly 46 percent of Dorris' families are below the poverty line. This is considerably higher than the County's rate of 10.6 percent.

Figure 5: Regional Poverty Status



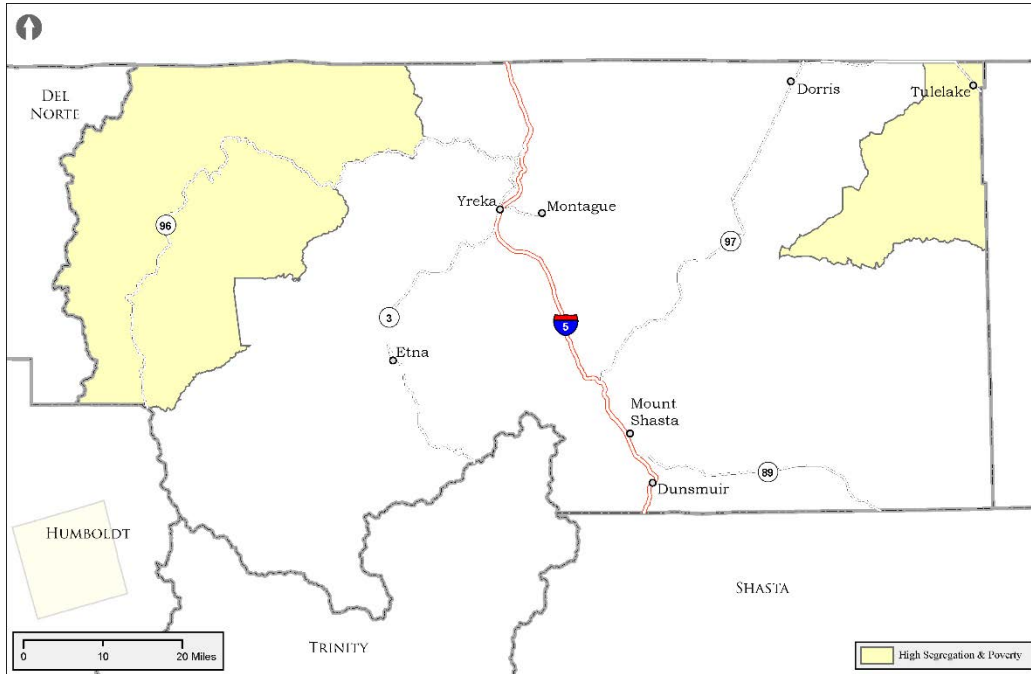
According to ACS 2021 5-year data, the median household income for Dorris and the region is more than 80 percent below the State median income.<sup>14</sup> The data indicates that Siskiyou County households had a higher median income at \$49,857 than Dorris households at \$34,643. Similarly, Dorris’ per capita annual income of \$19,202 is about \$10,400 lower than the County’s per capita income of \$29,563.

**Familial Status**

See section 5.4 for single parent households with no spouse/partner, including female-headed households with children and no spouse/partner. To begin, approximately 52 percent of Dorris’ population is male and 48 percent is female. Overall, the number of single parent households increased from 8.8 percent of total households in 2010 to 29.9 percent of households in 2020 as shown in Table A-28. Of Dorris’ single-parent households, the same table shows the share of single parent households by gender is fairly close with 14.2 percent being female-headed households and 15.7 male-headed households, which is consistent with the gender of the City’s population. Dorris’ narrow gender difference of single-parent households is in contrast to the region’s where nearly 70 percent of single-parent households are female-headed and about 31 percent are male-headed. In the region, the ratio of male to female is 50:50. Section 5.5 above reviews large families in Dorris; the number of large renter households decreased slightly between 2010 and 2020, and the number of large owner-occupied households remained about the same during the same period.

<sup>14</sup> <https://censusreporter.org/profiles/> accessed September 13, 2023

Figure 6: Areas of High Segregation and Poverty, 2023



**Persons with Disabilities**

See sections 5.2 and 5.3 above. To summarize the referenced sections, 11.7 percent of Dorris’ total population over the age of five years of age have a disability. Dorris’ rate (as a percentage) is lower than Siskiyou County’s overall rate of 19.5 percent. For both Dorris and Siskiyou County, seniors are the largest subpopulation who have a disability, 36 percent and 35 percent, respectively.

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

Access to opportunity is assessed using indices for education, transportation, economic development and access to jobs, and a healthy environment. The California Tax Credit Allocation Committee (TCAC) has developed Opportunity Areas mapping to evaluate and rank funding application for housing, 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 as follows, and a summary for Dorris is provided:

**Low concentration of poverty:**

Dorris’ poverty rate is about three percentage points higher than Siskiyou County’s rate, as discussed above, with nearly 20 percent of the population living below the federal poverty line. Ages 18 to 64 had the highest rate of poverty in Dorris.

The most common job groups by number of people living in Dorris, CA, are Farming, Fishing, & Forestry Occupations (111 people), Healthcare Support Occupations (46 people), and Material Moving Occupations (27 people).<sup>15</sup> The chart in Figure 6 below illustrates the share breakdown of the primary jobs held by residents of

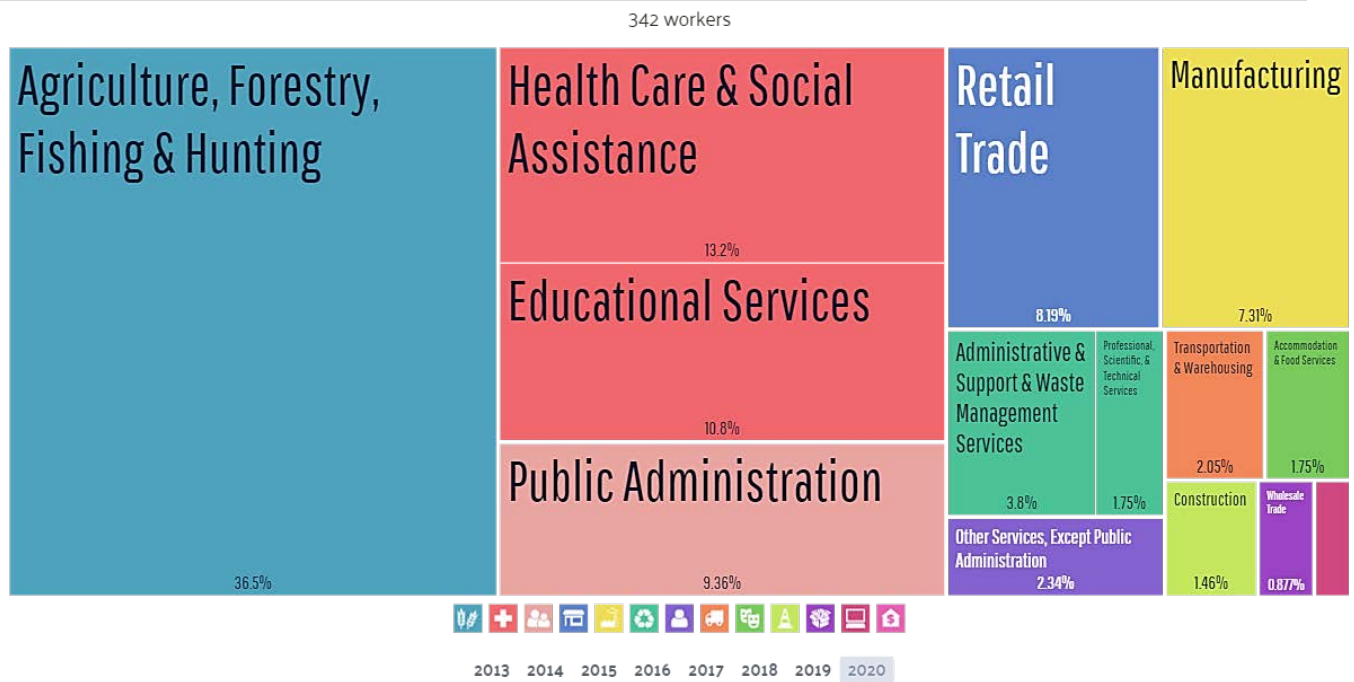
<sup>15</sup> <https://datausa.io/profile/geo/dorris-ca>, accessed September 13, 2023



Dorris. In 2020, approximately 36.5 percent of Dorris’ population was employed by the agriculture, forestry, fishing and hunting industry.<sup>9</sup> This industry was the largest employer, as a percentage, of Dorris’ population, followed by Health Care and Social Assistance. The latter employed about 13.2 percent of the population. This is consistent with information provided by City staff (the following values are estimates):<sup>16</sup>

- Butte Valley School District: 35 employees
- Cal-Ore Telephone: 50 employees
- Goosenest Forest Service: 35-45 employees
- Dorris Molding: 35 employees
- Strawberry Farms: 120-280 employees depending on time of season.

Figure 7: Dorris Occupations by Industry, 2020<sup>9</sup>



**High levels of employment and close proximity to jobs:**

By these metrics, Dorris has mixed results. In 2020, Dorris’ reported unemployment rate was 6.3 percent, almost one percentage point lower than the region’s rate of 7.4 percent (see section 2.5 above). A majority of Dorris working population have an average commute time of almost 17 minutes which is similar to the commute time of residents of Siskiyou County at 19.2 minutes.<sup>17</sup> However, a greater percentage of Dorris households do not have a vehicle nor is public transportation available as discussed in section 2.7 above. These conditions would limit employee options for lower income households. In summary, while Dorris residents reside relatively close to their jobs, employment mobility may be limited.

<sup>16</sup> C. McKay, City of Dorris Administer, personal communication, April 12, 2023

<sup>17</sup> Source: <https://censusreporter.org/profiles/16000US0680686-dorris-ca/>, accessed September 4, 2023.

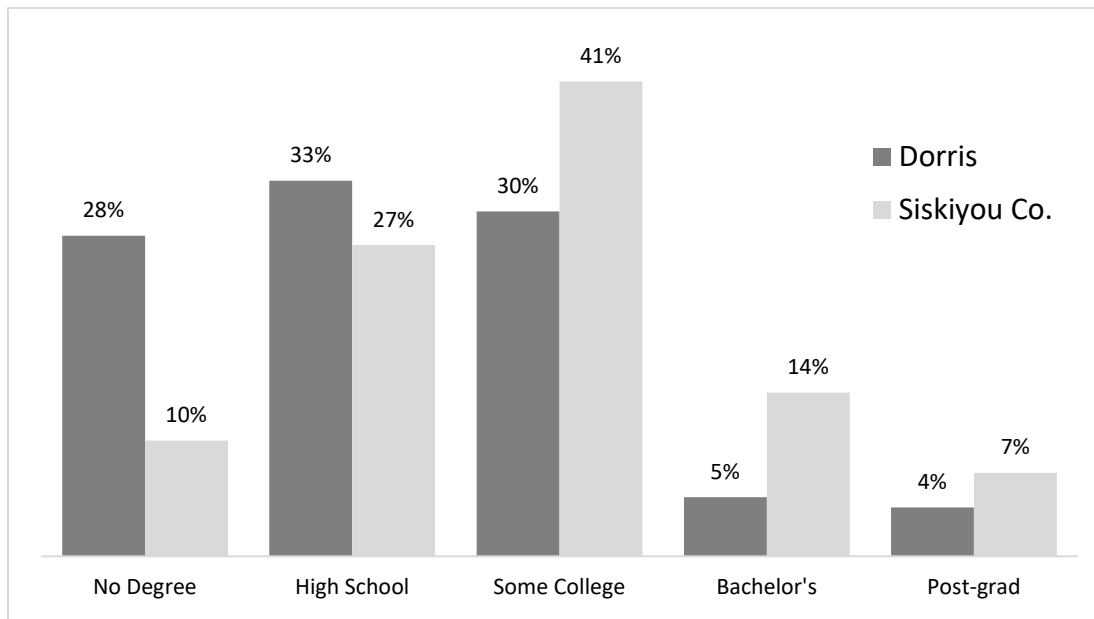
**Low levels of pollution burden from environmental exposures and environmental effects:**

By this metric, Dorris’ environmental composite score is 30.74 which indicates more positive environmental outcomes.

**Access to Effective Educational Opportunities for both Children and Adults:**

According to HCD’s AFFH 2.0 Data Viewer, Dorris’ population has a lower rate of education attainment in comparison to Siskiyou County. As presented in Figure 7, according to U.S. Census data, about 72 percent of Dorris’ population is a high school graduate or received a higher education. This rate is significantly lower than the relative region where nearly 90 percent of the population is a high school graduate or higher. About 28 percent of Dorris’ population did not graduate from high school, which is a significantly higher percentage in comparison to the region, where 10 percent of the region’s population did not graduate from high school. The TCAC effective educational metric also considers the student poverty rate. As discussed above, Dorris’ poverty rate for children (18 years of age and under) is 5.4 percent, which is slightly greater than the region’s rate.

Figure 8: Education Attainment, ACS 2021

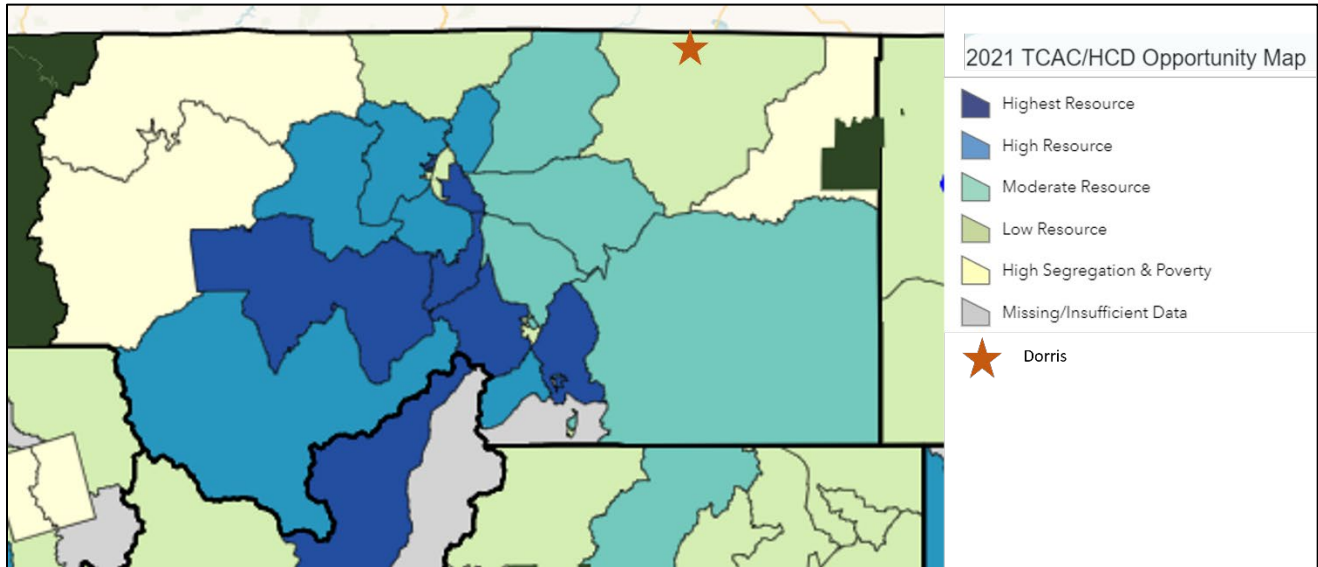


**Composite Assessment of Dorris**

After assessing these indicators, the TCAC arrives at a composite score that identifies areas along a spectrum ranging from a “highest resource area” to “a low resource area”. Geographic areas with higher resource scores indicate areas that support positive economic, educational, and health outcomes for low-income families. Using these metrics, the entirety of Dorris and the surrounding area is assessed as a low resource area, as illustrated in Figure 8. Figure 8 also depicts the regional composite assessment, with high and highest resources areas not being adjacent to Dorris and the Census tract that encompasses the City.

These low and moderate resource areas are located in northern and southeastern portions of the County. These areas are rural and are generally located far from the major job centers. Historically, the economies of these areas have been resource dependent, and the availability of local goods, services, and healthcare options are limited. These communities are outside the service area of STAGE, the regional transit provider.

Figure 9: Regional COG TCAC/HCD Opportunity Map–Composite Assessment



**7.1.4 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. The analysis for each subject area is embedded above in the following sections:

- Cost burden and severe cost burden conditions: see section 6.4 above.
- Overcrowding: see section 3.3 above.
- Condition of existing housing: see section 4.2 above.
- Homelessness: see section 5.6 above.

To summarize the above sections, 75.1 percent of Dorris residents own their home, and this percentage increased from 2010 to 2020, from 68.1 percent to 75.1 percent respectively. It is notable that renter households exceed the number of owner households in Dorris. Both owner and renter households are cost burdened. As seen Table A-43 above, both owner and renter households are not immune from overpaying for housing and are cost burdened: nearly 25 percent of owner households and almost 31 percent of renter households are cost burdened. Of those cost burdened households, almost 42 percent of owner households are paying more than 52 percent of their gross income for housing and are severely cost burdened. Renter households are also severely cost burdened with 52 percent, although by count, a greater number of owner households are severely cost burdened. Uniformly, extremely low income Dorris households are cost burdened and severely cost burdened.

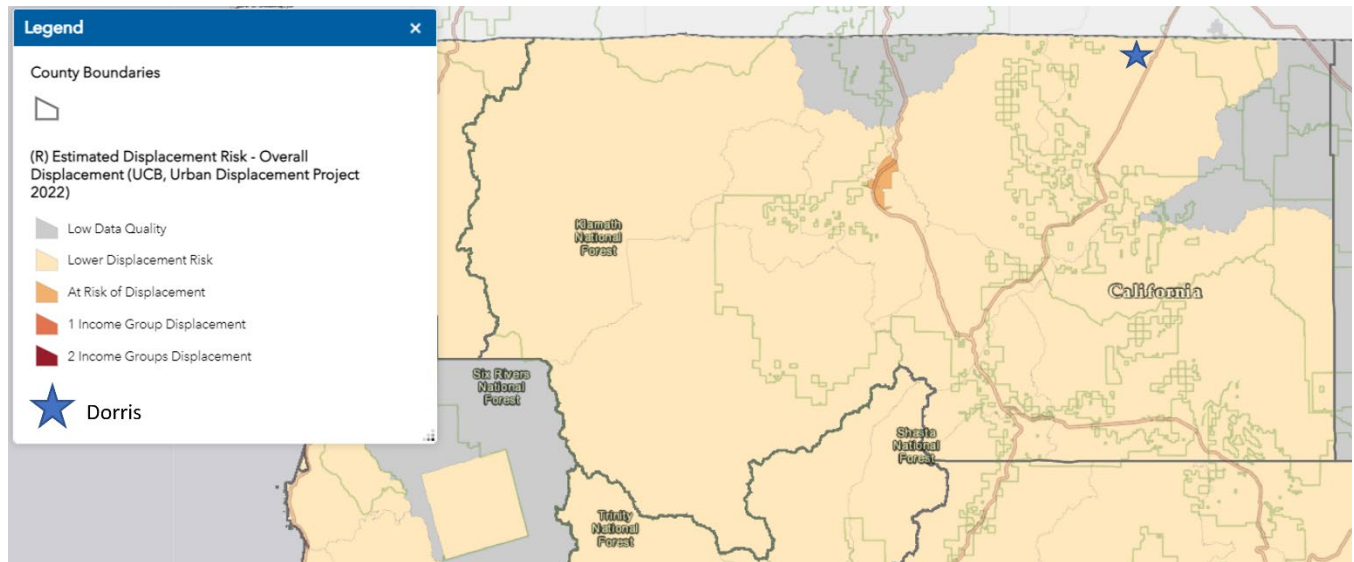
Approximately 2.8 percent of owner-occupied housing units and 9.5 percent of renter-occupied units were either overcrowded or severely overcrowded in 2020. The recent CDBG-funded housing conditions survey found 61 percent of the surveyed units to be in sound condition and 10 percent needing minor repairs. Fourteen percent needed moderate repairs. Ten percent of the City’s units, all single-family detached or mobile homes, were found to be in condemned/dilapidated condition.

Homelessness is a region-wide issue. Dorris does not have a year-round shelter at this time, but local providers are available to help unhoused persons connect with assistance, housing, etc. The City has committed financial resources (i.e., the City delegated its PLHA formula allocation) to the development of a navigation center in the

City of Yreka, where more supportive services are available through the Siskiyou County Department of Public Health and local and regional nonprofit providers.

As shown in Figure 9, the available estimated displacement risk indicates Dorris has a “lower displacement risk” which is similar to the displacement risk for the region. The lower displacement risk is likely attributed to the City’s declining population, low housing costs, and the high rate of owner occupied units. Dorris and the surrounding area are not experiencing gentrification, a condition that can exacerbate resident displacement.

Figure 10: Regional Displacement Risk



## 7.2 Local Knowledge

With a small population of 860 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 Table A-14 above, there were 232 households in 2020 with earnings of less than \$50,000, 80 households with earnings between \$50,000 and \$99,999, and 26 households with earnings of \$100,000 or more, as of 2020. 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 as indicated in Figure 4 above. According to the 2021 Housing Conditions Survey, 61 percent of surveyed units were in sound condition, 24 percent needing minor or moderate repair, 4 percent needing substantial repair, and 10 percent of units are dilapidated, and may need replacement. The Housing Conditions Survey found single-family and mobile homes had the most significant condition issues (i.e., condemned/dilapidated) with about 20 units of both housing types, although mobile homes have a rate as there were 38 total mobile homes surveyed in comparison to 314 single-family units. About 72 percent of Dorris’s housing was built prior to 1990, of which about 56 percent was built prior to 1970, and nearly 16 percent between 1970 and 1990. Newer housing stock built after 2000 represents a small portion of the housing stock (approximately eleven percent). Most newer housing units are located in northwest Dorris near the Butte Valley Branch Library, Butte Valley Elementary, and the Dorris Park and Playground. Otherwise, older and newer housing units are dispersed throughout the City because for the last 15 to 20 years new housing units have been added typically on a lot-by-lot basis and not as large scale projects. 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. Sales prices and rents do not vary substantially throughout Dorris. Generally, affordability is similar throughout the City with no major patterns or differences in the affordability of homes. There are no assisted housing developments in Dorris nor are there any pending proposals.

About 77 percent of Dorris’s housing is composed of detached single-family residential, and about 18 percent are mobile homes installed on individual lots. Approximately 4 percent of the housing units are configured as two or more dwelling units. Dorris’s residential areas are dispersed throughout the City. There are no mobilehome parks in Dorris. Dorris’s nonresidential areas include the elementary school campus, and the business district which generally follows US 97 through Dorris, although there are residential uses interspersed with the commercial uses on the blocks that parallel US 97 as it traverses through Dorris. There are three distinct existing heavy commercial/industrial areas in Dorris, and residential areas are generally buffered from those areas where heavy commercial and industrial uses are permitted.

- The southwest corner where the City’s wastewater treatment facility is located, although this area is planned and zoned for these types of public facilities.
- East and adjacent to the railroad tracks generally between US 97 on the north and E 4<sup>th</sup> Street on the south.
- There are properties adjacent to US 97, and are near Dorris’ southern boundary.

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. Dorris has numerous vacant housing opportunity sites within its residential areas. The City’s recently adopted comprehensive Zoning Ordinance update provides for multifamily development in the R-3 and M-U zones, at a density of 20 dwelling units per acre, zones without a use permit. Additionally, Chapter 2 of this Housing Element 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.

Representatives of two local housing non-profits, Great Northern Corporation and Siskiyou Habitat for Humanity, both expressed that it is difficult to bring contractors and builders to the area for work, including for developing market rate housing. Housing projects, including market-rate projects, are not financially feasible due to nationwide cost increases for materials and labor. Mr. Vela, the Executive Director of the Siskiyou Habitat for Humanity added that new building code requirements for solar and sprinklers are additional costs and exacerbating the cost issue. This sentiment was echoed by the City officials and a local realtor, Rick Knight (although Mr. Knight’s geographic focus is Mt. Shasta, Dunsmuir, Montague, etc.).

There are no sanctioned or unsanctioned encampments in Dorris. In a 2023 consultation with City staff, the preparers of this report were advised there is a very low presence of persons experiencing homelessness in Dorris. The lack of services, support services, and regular public transit contribute to the lack of homelessness in Dorris. There are local community organizations that offer help with rental assistance, however, according to city staff. Given the lack of encampments and services, including support services, it is the observation of city officials that there are few people experiencing homelessness in Dorris 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.

There are several convenience stores and small markets in Dorris. Recently Dollar General opened a location in Dorris. While these stores offer personal essentials, the availability for fresh food is limited. For a greater variety

of grocery options, residents travel to Klamath Falls, Oregon or the city of Yreka. While Dorris may not host a large variety grocery shopping options, this condition is not unique to Dorris as only the larger cities located along the I-5 corridor—Yreka, Mt. Shasta, and Weed—have more diverse shopping opportunities.

Butte Valley Health Center is located across the street from Butte Valley Elementary. The Butte Valley Health Center offers primary care services, including dental, to patients Monday through Friday. Behavior health is available through telemedicine. The Butte Valley Health Center is one of seven locations of the Mountain Valley Health Centers, all of which are designated as Federally Qualified Health Centers. There are no pharmacies available in Dorris at this time.

Dorris is a small city at approximately 0.72 square miles, and the city blocks are small. Dorris’s small size ensures easy access to all neighborhoods and parts of the City. According to the 2021 Siskiyou County Regional Transportation Plan (SCRTP), there are approximately 8.73 miles of rural roadway maintained and operated by the City. According to the SCRTP, Dorris’s most recent pavement condition index score (2018) was 50-60, a higher risk score. A higher risk score means if pavement conditions continue to deteriorate then the costs to repair are considerably higher (for a score between 50 and 60, repair costs are approximately \$18.05 to \$18.80 per square yard, circa 2021). The SCRTP identifies four short term roadway rehabilitation projects, and five long term rehabilitation projects for Dorris. STIP funding is identified as the source of funding for the short term roadway projects, while a funding source has yet to be identified for the City’s five long term projects. There are no traffic signals in Dorris. The City maintains its streets (including sweeping and snow plowing), street lighting and landscaping, sidewalks and other improvements 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. The sidewalk network is most complete along 3<sup>rd</sup> Street, and where US 97 becomes Main Street (approximately where US 97 intersects with E 4<sup>th</sup> Street northerly to Railroad Ave. 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.

Dorris features the following city facilities:

- Butte Valley Branch Library, located at the west end of W 3<sup>rd</sup> Street.
- Dorris Park and Playground which includes a playground, two baseball fields, tennis court, and picnic areas. The park is located on the western side of Dorris, one block north of the Butte Valley Elementary School, at the intersection of W 2<sup>nd</sup> and Portland streets.
- Veteran’s Park is located on Main Street, adjacent to Dorris City Hall.

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. As of 2021, Dorris did not a complete capital improvement plan.

### **7.27.3 Conclusions and Dorris’ Action Plan to Affirmatively Further Fair Housing**

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

The local and regional data presented above indicate Dorris’ affirmatively further fair housing challenges affect the entirety of the City, and are not concentrated in specific neighborhoods. Dorris is a small city and has a small population. According to the 2020 U.S. Census, Dorris has a total population of 860 persons who are in 363 households (see Table A-1 and Table A-9 above). According to the 2020 U.S. Census, the Dorris household median income was \$33,194 (Table A-13), which is \$14,200 less than the median of the region of \$47,403, it significantly lower than HUD’s 2020 median income for the state of California (FY 2020):<sup>18</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 80 percent of Dorris’ households have an income that is 80 percent or lower than the HUD Area Median Family Income. Disproportionate housing needs are citywide conditions affecting a majority of residents and are not concentrated in specific Dorris neighborhoods. Consultations with City representatives and longstanding non-profit providers operating in the region share similar conclusions. The conditions that are contributing to Dorris’ fair housing conditions identified in Table A-47, and responding programs. The responding programs focus on place-based strategies, which are defined by HUD:<sup>19</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.
- 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>20</sup>

**Table A-47**  
**AFFH Contributing Conditions and Responding Programs**

<b><u>AFFH Category</u></b>	<b><u>Contributing Conditions</u></b>	<b><u>Responding Programs</u></b>
<u>Fair housing outreach and dissemination of information</u>	<u>Lack of housing information on City website.</u>  <u>Lack of variety in the media forms and venues where fair housing information can be found</u>	<u>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.</u>

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

<sup>19</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.

<sup>20</sup> AFFH Technical Assistance Memo, HCD, pg. 15.

<u>AFFH Category</u>	<u>Contributing Conditions</u>	<u>Responding Programs</u>
<p><u>Disparities in access to opportunity</u></p>	<p><u>Lack of economic opportunity.</u></p> <p><u>The City has limited financial capacity to invest in infrastructure and community amenities absent outside funding sources.</u></p>	<p><u>City-wide place-based strategies:</u></p> <p><u>Commit to promoting the City’s existing live/work and home-based businesses (Chapter 17.84 of the Zoning Ordinance) as microeconomic development opportunities.</u></p> <p><u>Support high school and College of the Siskiyou building trades development programs, including apprenticeships and workforce development.</u></p> <p><u>In order to improve access to infrastructure capital improvement programs, continued participation in regional planning efforts, such as the Active Transportation Plan.</u></p>
<p><u>Disproportionate housing need for low income households</u></p>	<p><u>Low housing production</u></p> <p><u>Market conditions dampen recruitment of residential building contractors</u></p>	<p><u>City-wide Mobility Strategies:</u></p> <p><u>Partnering with non-profit housing organizations to provide self-help housing development, including homeowner repair, and incentivizing implementation of self-help housing by identifying potential sites for self-help projects; applying for grant funding and supporting grant applications; providing expedited permit processing; and reducing or waiving City permit fees for self-help projects.</u></p> <p><u>Adoption and promotion of Siskiyou county’s pre-approved ADU plans, offering expedited permit processing and reduced City permit fees.</u></p> <p><u>Regularly compiling and distributing information about manufactured home options.</u></p> <p><u>Down-payment assistance.</u></p>



Table A-46 below identifies Dorris' fair housing issues, contributing factors, and actions to address the AFFH issue. Consistent with the requirements of AFFH, each contributing factor is prioritized (i.e., high, medium, or low) with those that limit or deny fair housing choice or access to opportunity or negatively affect compliance with federal and state fair housing laws given the highest priority (AFFH Rule Guidebook, National Housing Law Project, accessed March 16, 2023). Each action that addresses an AFFH issue is also contained in Chapter 2—Goals, Policies, and Programs and the corresponding program is noted in brackets.

As discussed above, mapping indicates the entirety of Dorris and the surrounding Census tract are identified as a low resource area, and there are no high resource areas in the City, within the Census tract that encompasses Dorris, or within Census tracts that are directly adjacent. Therefore, the Action Plan's strategies focus on addressing Dorris' fair housing conditions citywide with the recognition, however, that Dorris has limited financial and staffing resources available to initiate and implement programs absent external funding and resources. Additionally, the data does not indicate distinct geographic areas of concentration and the geographic targets of Dorris' Action Plan are all residential neighborhoods and areas proposed to be zoned for mixed use development.

~~Table A-47~~ **Table A-48**  
**City of Dorris' 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> _____ <u>Geographic Targets:</u> _____</p> <p>Lack of housing information on City website _____ <u>Citywide</u></p> <p>Lack of variety in the media forms and venues where fair housing information can be found</p>			
<p>Action Plan Program A:</p> <p>Improve community awareness and knowledge about fair housing.</p>	<p>The City will make information on <u>reasonable accommodation and</u> fair housing available to the public, through the posting of fair housing information in City Hall and in other public buildings, on the City's website, distribution to existing and new apartment complexes, publishing information and materials on the City's website, and inserting information in the City's newsletter.</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><u>Increase awareness of reasonable accommodation procedures for building or zoning regulations by two inquiries annually.</u></p> <p>Increase fair housing awareness by increasing inquiries by two inquiries annually.</p>
	<p>The City will provide fair housing materials, in both printed and electronic media, in prevalent spoken languages in the community.</p> <p>Provide training for staff, elected officials, and appointees on issues of fair housing.</p>	<p>City Council meetings will include a fair housing presentation biennially beginning calendar year 2025.</p>	<p>Consistent implementation of Gov't Code § 8899.50 for affirmatively furthering fair housing as part the City's activities and programs relating to housing and community development.</p>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
<b>Improve opportunity by encouraging neighborhood revitalization and increasing access to affordable housing (high priority)</b>			
<u>Contributing Factors:</u>		<u>Geographic Targets:</u>	
Cost burdened households		Citywide	
<p>Action Plan Program B:</p> <p>Improve the Availability of Housing Choice Vouchers and Increase Awareness of Availability</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, <u>and farmworker households</u>.</p> <p>Publish information and resources about Housing Choice Vouchers on the City website and at public counters to increase awareness for renter households and landlords.</p>	<p>Convene first meeting within 12 months of adoption of housing element, and meet with organizations at least biannually thereafter during the 2023-2031 planning period.</p>	<p>Facilitate new construction, or conversion, of two housing units affordable to very low and extremely low income households.</p> <p>Increase the number of Dorris applicants for vouchers by at least 5 percent by 2031.</p>
<p>Action Plan Program C:</p> <p>Improve the Existing Housing Stock and Add New Housing</p>	<p>Continue funding for the City’s bridge loan program including targeting qualified home buyers to help households access and afford private-market homes.</p> <p>The City will employ affirmative marketing best practices, such as the depiction of members of protected classes under fair housing laws, to announce availability of the program. Materials will be provided in Spanish.</p> <p>Adopt the draft Zoning Regulations to encourage mixed income housing development to improve opportunities to develop a variety of housing types and tenures, and housing that is affordable to residents.</p>	<p>Beginning in <u>the</u> calendar year 2024, and provide summaries to the City Council no less than annually as part of the HE APR.</p> <p>Adoption is scheduled for December 2023</p>	<p>Facilitate the purchase of a home for two households by 2031.</p> <p>Development and/or rehabilitation of four housing units occurring by 2031, with two of the units being affordable to lower income households.</p>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
	<p>Continue the City’s proactive <u>inspection and</u> code enforcement program coupled with a rehabilitation program, with program implementation resulting in repairs and retention of housing while mitigating displacement of affected residents. The rehabilitation program will provide financial assistance to reduce cost for income qualified property owners. The program will prioritize neighborhoods having concentrated rehabilitation needs as <u>found by the 2021 Housing Conditions Survey</u><del>determined by the Dorris building inspector. Units housing extremely low income households and farmworkers will also be prioritized.</del></p> <p><u>To facilitate implementation of the rehabilitation program, coordinate with qualified organizations for program administration, which may include contracting for services, if financial resources are available.-</u></p> <p><u>Regularly compiling and distributing information about manufactured homes as a housing type option.</u></p> <p><u>1) Partner with non-profit housing organizations to provide self-help housing development, including for homeowner repair. Incentive implementation of self-help housing by identifying potential sites for self-help projects; applying for grant funding and supporting grant applications; providing expedited permit processing; and reducing or waiving City permit fees for self-help projects.</u></p> <p><u>2) New construction or conversion for J/ADUs</u></p> <ul style="list-style-type: none"> <li><u>• Adoption and promotion of Siskiyou county’s pre-approved ADU plans.</u></li> <li><u>• Offer participating property owners/developers expedited permit processing and reduced City permit fees.</u></li> </ul> <p><u>Promoting both housing programs using affirmative marketing best practices. Ensure eligibility and marketing extends to farmworkers.</u></p>	<p><u>Beginning in the</u> calendar year 2025, and provide summaries to the City Council no less than annually as part of the HE APR.</p> <p><u>Annually the City will apply for appropriate state and federal rehabilitation funding, or will partner with appropriate agencies and organizations to apply for funding.</u></p> <p><u>1) Beginning in the</u> calendar year 2024 will conduct outreach to self-help housing organizations to develop a program.</p> <p><u>2) Adopt existing pre-approved ADU plans by Q2 2025.</u></p> <p><u>For both 1) and 2), identifying appropriate funding sources (private and government), and</u></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><u>Facilitate the construction of homes for three households by 2031.</u></p> <p><u>Facilitate the construction or conversion of two J/ADUs by 2031.</u></p>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
		<a href="#">applying for funding or supporting applications;</a> <a href="#">identifying candidate sites, etc.</a>	
<p>Action Plan Program D:</p> <p>Invest in neighborhoods using available state and federal funding for revitalization</p>	<p>Continue to seek state and federal funding to add and/or improve City infrastructure, public facilities, and amenities.</p> <p><a href="#">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</a></p>	<p>Annually, the City will apply for appropriate state and federal infrastructure funding, or will partner with appropriate agencies and organizations to apply for funding. <a href="#">-The City will continue to meet and collaborate with regional organizations at least twice year, and will support and participate in regional planning efforts.</a></p>	<p>Complete two infrastructure and/or public facility projects by <a href="#">2031, which could include partnerships with local schools, transportation agencies (e.g., Caltrans and Sage Stage), etc.</a> Examples include <a href="#">park improvements; safe routes to schools; pedestrian and bicyclist stripping, signage, etc.; installation of ADA curb ramps; water and/or sewer infrastructure improvements, etc.</a></p>
<p><b>Improve opportunity by supporting economic development and education attainment (high priority)</b></p>			
<p>Contributing Factors: _____</p>		<p>Geographic Targets: _____</p>	
<p>Lack of economic development and high unemployment Lower education attainment</p>		<p>_____ <a href="#">Citywide</a></p>	
<p>Action Plan Program E:</p> <p>Local economic development for</p>	<p><a href="#">1)</a> 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</p>	<p>1) The City will continue to meet and collaborate with local and regional economic development agencies and</p>	<p>The City will refer two residents to the Siskiyou Economic Development Council, USDA Rural Development, or</p>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
<p>business and workforce development to improve economic opportunities.</p>	<p>that provide living-wage jobs. <u>This includes supporting local high school and College of the Siskiyou programs for building/construction trades development, including apprenticeships and workforce development.</u></p> <p><u>2) The City shall continue partnership and coalition building with other socioeconomically similar rural cities and counties to work with state and federal legislators to recruit economic development opportunity and funding for residents and businesses in the City and region.</u></p> <p><u>3) Using affirmative marking best practices, the City will promote the existing zoning regulations for live/work spaces and home-based business as microbusiness development options. In order to increase resident awareness and access to these provisions, the City will partner with an existing non-profit to develop technical assistance materials to improve resident access and implementation.</u></p>	<p>organizations at least twice per year to discuss existing economic development projects and prospective projects that are available for residents in order to provide referrals. <u>The City will refer two residents to the Siskiyou Economic Development Council, USDA Rural Development, or Small Business Development Center for services annually.</u></p> <p><u>2) The City will continue to meet and collaborate with the local schools at least twice a year to discuss curriculum opportunities for building-construction trades skills development.</u></p> <p><u>3) Initiate within two years of adoption of the 2023-2031 Housing Element.</u></p>	<p>Small Business Development Center for services annually.</p> <p>The City will provide letters of support for economic <u>and workforce</u> development grant applications that are consistent with this program.</p> <p><u>2) The City will assist a local school’s building-construction trades program with engaging two property owners during the 2023-2031 planning cycle for possible participation in housing construction project.</u></p> <p><u>3) Increase inquires by four resident inquires annually.</u></p>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
<p>Action Plan Program E: Support education attainment to improve economic opportunities</p>	<p>The City shall support programs for workforce training and educational attainment, e.g., Dorris Adult School, Adult Education Pathways, that are implemented by the Butte Valley School District, College of the Siskiyous, Siskiyou County Office of Education, and other non-profit organizations. The City shall also support programs that connect low-income residents with financial empowerment resources, including financial literacy, such as the Family Self-Sufficiency Program provided by the Shasta County Housing Authority. <u>Promotion of the program will employ affirmative marketing best practices and include proactive outreach to farmworkers.</u></p> <p>The City shall continue partnership and coalition building with other socioeconomically similar rural cities and counties to work with state and federal legislators to recruit education attainment and workforce training opportunities and funding for residents and businesses in the City and region.</p>	<p>The City will continue to meet and collaborate with education providers at least once per year to discuss educational programs that are available for residents in order to provide referrals.</p>	<p>The City will provide letters of support for economic development grant applications that are consistent with this program.</p>

# Appendix B – Housing Constraints and Needs

## 1.0 Introduction

Various interrelated factors may constrain the ability of the private and public sectors to provide adequate housing that meets the needs of all economic segments of the community. These constraints can be divided into two categories: governmental and non-governmental. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision of a variety of housing. Non-governmental constraints include land availability, land cost, construction costs, and availability of financing.

## 2.0 Governmental Constraints

### 2.1 Land Use Controls

The City of Dorris General Plan establishes policies that guide all new development, including residential land uses. 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 per Acre	Notes
Residential Agriculture (R-A)	1 unit/acre	Large lot single-family residential with limited agricultural use due to higher residential density than conventional agriculture
Low Density Residential (LDR)	7 units/acre	Single-family residential dwellings
Medium Density Residential (MDR)	12 units/acre	Single-family residential dwellings and duplexes
High Density Residential (HDR)	20 units/acre	Single-family residential dwellings, duplexes, triplexes, apartments, elder housing, group homes, etc.
Mobile Home Park (MHP)	20 units/acre	Mobile homes
Mixed Use - Planned Development (MU-PUD)	7 – 20 units /acre	Applied to large undeveloped parcels located south of the elementary and high schools. Single-family residential use is permitted prior to division of property, development of a specific plan or planned development is required.

Source: City of Dorris 2007 General Plan



## 2.2 Development Standards in Zones that Allow Residential Uses

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. An amendment to the Dorris Zoning Ordinance was made in 2022 (Ordinance 233) to rezone properties adjacent to the high school to better accommodate the City’s housing needs. It added new zone districts to the zoning ordinance to “increase housing opportunities for City residents close to the schools, park, library, clinic, and existing residential neighborhoods” and “to provide flexibility in the zoning regulations to encourage and facilitate the creation of new housing”.<sup>1</sup>

A broader Zoning Ordinance Update for the City of Dorris is under review. Among the updates being considered, the City will be reviewing proposed language to align with state housing law for a variety of housing types including Accessory Dwelling Units (ADU’s) and Junior ADU’s (JADUs). The draft zoning ordinance update is anticipated to comply with applicable state law once it is adopted by the City Council tentatively scheduled for October, 2023 (Exhibit A). Program 4.2.1 in this Housing Element commits the City to adopting ~~the~~ the new zoning regulations by December 31 of 2023. The below analysis analyzes potential constraints of the proposed new zoning regulations on housing development rather than the zoning regulations currently in effect since the new regulations are tentatively scheduled to be adopted before this Housing Element is approved.

Table B-2 and Table B-3 below shows the residential zone districts and permitted densities. It shows zoning regulations allow a variety of housing types including multifamily uses in the new RPD-3 Zone as principally permitted uses. As shown in the tables below the development standards could facilitate multifamily development at a density of up to 20 dwelling units per acre which could 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.

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<sup>1</sup> Ordinance 233 approved January 3, 2022

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

Development Standard	Residential Agriculture (R-A)	Low Density Residential (R-1)	Medium Density Residential (R-2)	High Density Residential (R-3)	Mobile Home Residential (M-H)
Housing Types Principally Permitted	Single Family, agricultural uses, <del>J/ADUs, JADUs,</del> Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Single Family, <del>J/ADUs &amp; JADUs,</del> Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Single Family, <del>J/ADUs &amp; JADUs,</del> Duplexes & Townhouses, <sup>2</sup> Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	<del>Dormitories,</del> Single Family, <del>J/ADUs &amp; JADUs,</del> Duplexes & Townhouses, Triplexes, Multiple-family apartments, Residential Care Homes <u>and Residential Care Facilities,</u> Small Employee Housing, Supportive Housing, Transitional Housing	Single Family, <del>J/ADUs &amp; JADUs,</del> Duplexes & Townhouses, Triplexes, Multiple-family apartments, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing, mobilehome parks of no more than four units.
Max. Units Per Acre	1	7	12	20	20
Minimum Lot Size	One acre.	6,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.	Two acres
Minimum Lot Width	150'	50'	60'	60'	80'
Front Yard Setback	20'	20'	20'	20'	20'
Side Yard Setback	5'-15'	5'-15'	5'-15'	10'-15'	10'
Rear Yard Setback	10'	10'	10'	10'	10'
Max. Building Height	35'	35'	35'	45'	45'
Max. Lot Coverage	20%	35%	50%	75%	65%
Single family: 2 spaces/unit Duplexes: 1.5 spaces/unit + 1 guest space for every 3 units Multifamily: <b>Units &lt; 700 sf in size:</b> 1.25 spaces/unit + 1 guest space for every 3 units <b>Units between 700 <del>–</del> 1,200 sf in size:</b> 1.5 spaces/unit for + 1 guest space per 3 units <b>Units &gt; 1,200 sf in size:</b> 1.75 spaces/unit for + 1 guest space for every 3 units Mobilehome/Manufactured Home Parks: 4 spaces/ 3 units					

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

<sup>2</sup> Section 18.08.2250 of Dorris’ Zoning Ordinance defines “townhouse” as a single-family dwelling of two or sometimes three stories that is typically connected to a similar dwelling or dwellings by a common sidewall.

**Table B-3  
Residential Planned Development, ~~and~~ Mixed-Use, ~~and~~ Commercial  
Zone Districts Development Standards**

	<u>Residential Planned Development, Low Density (RPD-1)</u>	<u>Residential Planned Development, Medium Density (RPD-2)</u>	<u>Residential Planned Development, High Density (RPD-3)</u>	<b>Mixed Use (M-U)</b>	<u>Community Commercial (C-1) &amp; General Commercial (C-2)</u>
Housing Types Principally Permitted	Single Family, Group Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Single Family, Duplexes, Group Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Single Family, Duplexes, Triplexes, Multiple-family residential, Group Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	<u>Dormitories,</u> Single Family, <del>J/ADUs &amp;</del> <del>JADU's,</del> Duplexes, Multifamily residential, Residential Care Homes, <u>and</u> Residential Care Facilities, Farmworker Housing, Small Employee Housing, Supportive Housing, Transitional Housing, <u>Low Barrier Navigation Centers,</u> <u>Live/work units</u>	<u>C-1 &amp; C-2: Live/work units, Low Barrier Navigation Centers,</u>  <u>C-2: Emergency shelters</u>  <u>Conditional Uses in C-1 &amp; C-2: Dormitories, Duplexes, Dwelling groups Farmworker housing Multifamily residential Residential care homes and Residential Care Facilities Single-family residential, SRO, Small employee housing Supportive housing, Transitional housing</u>
Max. Units Per Acre	7	12	20	20	<u>20</u>
Minimum Lot Size (sf)	6,000	7,000	6,000	2,500	<u>2,500</u>
Minimum Lot Width (ft)	55	55	60	25	<u>25</u>

	<u>Residential Planned Development, Low Density (RPD-1)</u>	<u>Residential Planned Development, Medium Density (RPD-2)</u>	<u>Residential Planned Development, High Density (RPD-3)</u>	Mixed Use (M-U)	<u>Community Commercial (C-1) &amp; General Commercial (C-2)</u>
Front Yard Setback (ft)	20	20	20	10	<u>10</u>
Side Yard Setback (ft)	5	5	10	10	<u>10</u>
Rear Yard Setback (ft)	10	10	10	10	<u>10</u>
Max. Building Height (ft):					
Primary Use:	35	35	45	45	<u>45</u>
Accessory Use	20	20	20	20	<u>20</u>
Max. Lot Coverage	40%	50%	75%	75%	<u>75%</u>
Single family: 2 spaces/unit Duplexes: 1.5 spaces/unit + 1 guest space for every 3 units Multifamily: <b>Units &lt; 700 sf in size:</b> 1.25 spaces/unit + 1 guest space for every 3 units <b>Units between 700 - 1,200 sf in size:</b> 1.5 spaces/unit for + 1 guest space per 3 units <b>Units &gt; 1,200 sf in size:</b> 1.75 spaces/unit for + 1 guest space for every 3 units Mobilehome/Manufactured Home Parks: 4 spaces/ 3 units <u>Emergency Shelters and navigation centers: 1 space per 5 occupants plus one space for staff</u>					

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

The tables show Dorris’ Zoning Ordinance allows minimum residential lot sizes range from 6,000 square feet to two acres. The maximum height limit for residential units is 35 feet in the R-A, R-1, R-2, RPD-1, and RPD-2 districts and is 45 feet in the R-3, M-H and RPD-3 districts.

Parking standards in all residential districts, except Mobile Home Residential (M-H), require a minimum of two parking spaces per unit single family home, and fewer parking spaces for duplexes and multifamily housing, particularly for those with smaller apartments. Four parking spaces are required for every three mobile home spaces in the M-H district.

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

- Medium Density Residential (R-2),
- High Density Residential (R-3),
- Mobile Home Residential (M-H),
- Residential Planned Development – High Density (RPD-3) and
- Mixed Use (M-U) zones.

Aside from the M-H zone permitting mobile home parks, the R-3, M-H and RPD-3 districts are identical in the type of housing allowed. The R-2 district allows a maximum density of 12 units per acre, while the R-3, M-H and RPD-3 districts allow 20 units per acre.

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

### 2.3 Residential Development ~~that Requires a Conditional Use Permit Standards in the Commercial Zones~~

The previous Housing Element documented that the Community Commercial (C-1) and General Commercial (C-2) zones allow residential development consistent with the R-3 zone district upon issuance of a use permit. Because obtaining approval of a use permit for residential development in the commercial districts requires more time, energy and cost than a permit approved by staff, this process is considered a constraint to the development of affordable housing.

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 ~~must to~~ make the following a-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, the finding it is rather broad and does not provide specific guidance to an applicant as to what conditions must be met to receive a use permit. This lack of specificity might create a potential constraint to residential uses that require a use permit. Zoning regulations are based on protecting health, safety and welfare, and it is under “welfare” where most of zoning’s subjective issues like aesthetics and compatibility are captured.<sup>3</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.

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. Although typical, the finding is rather broad and does not provide specific guidance to an applicant as to what conditions must be met to receive a use permit. This lack of specificity might create a potential constraint to residential uses that require a use permit. However, the City Council can designate conditions of approval as necessary to ensure the use will meet the required findings.

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 ~~weeks~~ months. The process is the same for all uses requiring a use permit.

## 2.4 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 Dorris, local streets typically include a right-of-way of 60 feet and a pavement width of 28 to 32 feet. This is fairly typical of local roadways throughout the region. While all

<sup>3</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.

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.

## 2.5 Adequacy of Zoning Standards to Facilitate Affordable Housing

The draft zoning ordinance update significantly improves the likelihood affordable housing will be developed. In addition to new allowances for ADU's and JADU's described below in more detail, the City is also updating its zoning regulations to identify new areas where multifamily housing is allowed. State law recognizes that in rural areas such as Dorris, housing constructed at densities of 15 units per acre or more is presumed to be affordable to lower income households. The R-3, M-H, RPD-3 and M-U Zones allow relatively high residential densities of up to 20 units per acre which could accommodate affordable housing. The R-3, M-H and M-U zones are not currently applied to any properties in the City, but the new Zoning Map shows a number of properties being rezoned to M-U which allows up to 20 units per acre.

The High Density RPD-3 Planned Unit Development zone designation was added to the zoning ordinance in 2022 by Ordinance 233. This zone was also applied to eight acres on one or more of the following properties to be determined at the time of subdivision: Assessor's Parcel Numbers (APNs) 050-142-020, 050-053-050, and 050-101-170. The zone describes an intent to "increase housing opportunities for City residents close to the schools, park, library, clinic, and existing residential neighborhoods" and "to provide flexibility in the zoning regulations to encourage and facilitate the creation of new housing".<sup>4</sup>

The ordinance requires approval of a subdivision as part of the process for developing anything but single-family housing on the property. The findings required of PUD subdivisions described in the next section involve discretion by the decision-makers, so development of homes at high densities is not guaranteed. The developer and City Council will have an opportunity to shape approval of development on the site to best meet the needs of the community. Ordinance 233 documents support for this site to be where new housing is built, but there are too many unknowns for it to be part of the Affordable Residential Land Inventory in Appendix C of this Housing Element

Program 4.2.1 commits the City to rezoning vacant property to M-U to meet its affordable housing requirements. The property (or properties) will be larger than ½ an acre with water and sewer available along the frontage and with pedestrian access to nearby commercial stores.

When the draft zoning ordinance update in the works for the City of Dorris is finalized toward the end of 2023, Accessory Dwelling Units (ADU's) and Junior Accessory Dwelling Units (JADU's) will be acknowledged as principally permitted uses in all the residential zones. The Ordinance will allow in some cases development of both an ADU and JADU on the same property already developed with a single-family home or multifamily development. As described in Section 2.8, attached ADU's would be limited in the zoning ordinance to a maximum size of 800 square feet in size and JADU's would be limited to a maximum of 500 square feet in size which will significantly reduce construction material costs for these new units and may provide opportunities for Dorris residents to build their own affordable housing. The new zoning regulations could provide the density and development standards that will encourage production of housing affordable to those that employed by local businesses, enhancing the quality of life for its workers.

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<sup>4</sup> Ordinance 233 approved January 3, 2022

## 2.6 Flexibility in Development Standards in the Planned Unit Development Zone

Chapter 18.28 of the Dorris Municipal Code provides flexibility in residential development standards through the approval of a development plan on property zoned Planned Unit Development (PUD). The PUD district is intended to enable and encourage flexibility of design and development of land to better fit site conditions. Mandatory findings associated with the planned development include:

- The proposed location of the planned development is in accordance with the objectives of the Zoning Ordinance.
- The proposed location of the planned development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.
- The proposed planned development will comply with each of the applicable provisions of Chapter 18.28.
- The standards of population density, site area and dimensions, site coverage, yard spaces, heights of structures, distance between structures, off-street parking and off-street loading facilities, and landscaped areas will produce an environment of stable and desirable character consistent with the objectives of the City of Dorris.
- The standards of population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, and off-street parking and off-street loading facilities will be such that the development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.
- The combination of different dwelling types and variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses in the vicinity.
- The proposed planned development or the first use or group of uses can be substantially completed within two years after the district is established.

## 2.7 Provision for a Variety of Housing

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

Tables B-1 and B-2 above identify the principally permitted housing types in the City's zoning ordinance. Following is a discussion of those housing types that may be most appropriate to meet the needs of extremely low-, very low-, and low-income households, as well as an analysis of governmental constraints that may serve as a barrier to the development of these particular housing types.

### 2.7.1 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 Dorris. 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 Dorris to permit ADUs and JADUs by-right in all areas that are zoned to allow single-family and multifamily residential uses. Jurisdictions must allow conversion of existing accessory structures to ADUs. State law limits development standards such as setbacks and lot coverage that a jurisdiction may impose, along with limiting local parking requirements and the imposition of impact fees. Development and design standards that may be adopted by local government must be objective.

Further, ADUs and JADUs that conform with the Zoning Ordinance shall not be considered to exceed the allowable density for a lot, and they are deemed a residential use that is consistent with the existing general plan and zoning designations for the lot. Dorris' ADU/JADU ordinance will be 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).

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

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

While Dorris adopted a local J/ADU implementing ordinance in 2023, it appears that several provisions are inconsistent with State law. The Architecture Conditions in 18.104.030(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 18.104.030(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 18.104.030(E.6)).
- Owner-occupant requirement (18.104.030(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.2.3.4 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 Dorris by homeowners by launching an outreach campaign.

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

In 2022 the State of California Housing Finance Agency (CalHFA) launched an ADU grant program that provides up to \$40,000 to reimburse pre-development and non-recurring closing costs associated with the construction of the ADU for eligible homeowners. According to the CalHFA website, “Predevelopment costs include site prep, architectural designs, permits, soil tests, impact fees, property survey, and energy reports” (<https://www>

.calhfa.ca.gov/adu/index.htm, accessed June 29, 2022). Homeowners must be low or moderate income in order to be eligible to apply for the CalHFA program. The income limits for Siskiyou county are \$159,000. The Freddie Mac and CalHFA programs offer loans and financial assistance directly to the customer and the educational toolkit will include information about these financial resources. Policy 2.3 commits the City to applying for State funding that could allow awarded funds to be used for ADU development such as CalHOME.

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

Pursuant to the provisions of Government Code Section 65852.3, mobile and manufactured homes are considered to be single-family residences and are to be permitted in zoning districts where a single-family dwelling is allowed. The Zoning Ordinance allows manufactured housing parks with four or fewer units as principally permitted use in the Mobile Home Residential - M-H Zone. That zone is not applied to any property in Dorris at this time.

### 2.7.3 Constraints to Housing for Persons with Disabilities

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

Additionally, state law requires cities allow group homes that provide services for six or fewer clients and are subject to State licensing in any area zoned for residential use. Further cities cannot require these licensed group homes to obtain conditional use permits or variances that are not required of other residential uses in the same zone. The Dorris Zoning Ordinance refers to these types of group homes as “Residential Care Homes”. Group homes, even those that serve more than six clients, that provide services that are not subject to State licensing are to be allowed where single family units are permitted and subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to other residential development in the same zone. The Dorris Zoning Ordinance does not distinguish these types of group homes from other residential uses. Group homes that provide services for more than six clients and are subject to State licensing are identified as “Residential Care Facilities” the Dorris Zoning Ordinance. It is noted that section 18.08.1950 of the Dorris Municipal Code expressly exempts residential care facilities that do not provide licensable services, regardless of the number of clients served, from the use permit requirement.

This includes a review of zoning and land use policies and practices to ensure compliance with fair housing laws. A provision for group homes which can provide care for six or more persons with disabilities is contained in the new Zoning Ordinance as Residential Care Facilities, which are conditionally permitted in the R-1 and R-2 zones. Below is a review of Dorris’ existing regulations for group homes, (Table B-4), and procedures for reasonable accommodation, (Table B-5). Table B-4 is a checklist for the City of Dorris analyzing potential constraints on housing for group homes applying persons with disabilities pursuant to standards of SB 520 (2002) and HCD’s Group Home Technical Advisory of December 2022.

~~In accordance with state law, the City must allow licensed community care facilities for six or fewer persons in any area zoned for residential use and may not require licensed care facilities serving six or fewer individuals to obtain conditional use permits or variances that are not required of other family dwellings.~~

The City’s Zoning Ordinance complies with fair housing law because it does not restrict occupancy based on relationship, impose a zoning limit on the number of unrelated people, and does not overly scrutinize living arrangements. ~~The Dorris Zoning Ordinance does not contain a separate definition of family; rather~~ the definition of “Family” in Section 17.08.920-18.08.930 refers-directs readers to the definition of “Household”, which defines “household”-which is defined as “One or more persons, whether or not related by blood, marriage or adoption, sharing a dwelling unit” (pursuant to the Dorris Zoning Ordinance, Chapter 18.08.1220).

**Table B-4**

**~~Constraints on Housing for Persons with Disabilities~~Review of Regulations for Group Homes**

<b>Potential Constraints and Analysis</b>	
<del>Does the City of Dorris have a process for persons with disabilities to make requests for reasonable accommodation?</del>	<del>The new Zoning Ordinance describes the request process and how those requests are handled.</del>
<del>Has the City made efforts to remove constraints on housing for persons with disabilities?</del>	<del>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.</del>
<del>Does the City make information available about requesting reasonable accommodations?</del>	<del>Program 4.2.4 in Chapter 2 of this Element commits the City to placing information relating to requests for reasonable accommodations at the main counter at City Hall and on meeting agendas.</del>
<b>Zoning and Land Use</b>	
<del>Has the City reviewed all of its zoning laws, policies, and practices for compliance with fair housing law?</del>	<del>The new Zoning Ordinance has been reviewed and found to be in compliance with fair housing law.</del>
<del>Does the City’s land use element regulate the siting of special housing in relationship to one another?</del>	<del>No. The Land Use Element does not require a minimum distance between two or more special needs housing.</del>
<del>Are residential parking standards for group homes persons with disabilities different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?</del>	<del>Group homes that provide services to six or fewer clients and are subject to State licensing 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 as evidenced by the parking requirements table in Chapter 18.68.140.</del>  In the new Zoning Ordinance, the parking space requirements for Residential Care Facilities are set at one-half space per resident plus one-half space per non-resident employee. Exceptions are allowed where shared parking can be demonstrated. <u>Parking exceptions are applied for and processed in accordance with the City’s administrative permit procedures (Chapter 18.80.010. Dorris’</u>

<b>Potential Constraints and Analysis</b>	
	<u>administrative permit does not require a public hearing, and the City Administrator acts on filed exception requests.</u>
Does the locality restrict the siting of group homes? <u>Does the City’s zoning code have spacing requirements for group homes?</u>	The new Zoning Ordinance allows group homes with <del>less than six or fewer</del> clients in all residential zone districts <u>as indicated in Table B-2 and Table B-3 above</u> . For group homes <u>that provide services to</u> <del>with</del> more than six clients <u>and are subject to State licensing</u> (depending on the size of the facility and other proposed services), siting could be a factor in consideration of a conditional use permit.
What zones allow group homes other than those allowed by state law? Are group homes for over six persons allowed?	<u>Yes, in</u> the new Zoning Ordinance <u>permits</u> group homes with over six clients <u>and are subject to State licensing as a principally permitted use in the R-3 and M-U zones, and are permitted</u> as a conditional use in the <del>R-1 and R-2, C-1, and C-2</del> zones.
Does the City have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?	The new Zoning Ordinance makes no distinction between households comprised of related or unrelated persons. <u>Nor does the Zoning Ordinance impose occupancy limits or standards that are separate from the requirements of the building code; the only occupancy standards are those contained in the State building code.</u>
<del>Does the land use element regulate the siting of special housing in relationship to one another?</del>	<del>No. The Land Use Element does not require a minimum distance between two or more special needs housing units.</del>
<b>Permits and Processing</b>	
<del>How does the City process a request to retrofit homes for accessibility?</del>	<del>An application is made to the City Building Department. The City has adopted the Uniform Building Code. There are no local amendments of the code that affect accessibility.</del>
Does the City allow group homes <u>that provide services for</u> <del>with fewer than six or fewer clients persons and are subject to State licensing</del> by right in <u>zones that permit</u> single-family <del>zones</del> development?	Yes, the Zoning Ordinance specifically allows group homes (“Residential Care Homes”) of six or fewer individuals as principally permitted uses in all the residential zone districts, <u>as indicated in Table B-2 and Table B-3 above</u> .
Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?	<del>Facilities</del> <u>Group homes</u> serving more than six <del>persons clients</del> <u>and are subject to State licensing</u> are <del>considered identified as</del> “Residential Care Facilities”. <u>Residential care facilities are principally permitted in R-3 and M-U zones, and</u> <del>which</del> are allowed as <u>a</u> conditionally permitted uses in the <del>residential and mixed-use C-1 and C-2</del> zones. Aside from the <del>U</del> <u>use</u> <del>P</del> permit requirement, no unique development or performance standards apply to that use.
What kind of community input does the City allow for approval of group homes?	No public input is solicited for licensed group homes serving six or fewer since they are treated as single-family dwellings. For facilities serving more than six (i.e., assisted housing), the conditional use permit process would require a public hearing <del>before</del> the City Council.

<b>Potential Constraints and Analysis</b>	
<u>For group homes requiring a use permit, does the City have particular conditions for group homes? Does the City have particular conditions for group homes that will be providing services on site?</u>	No. A use permit is required for facilities that have more than six persons. Other restrictions do not apply.
<b>Building Codes</b>	
<u>Has the City adopted the Uniform Building Code?</u>	Yes, but local amendments do not affect disabled access.
<u>Has the City adopted any universal design element into the code?</u>	The City encourages the incorporation of universal design in new construction.
<u>Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?</u>	Yes. Building permit applications and other building code matters can be accommodated at the front counter of City Hall. If additional assistance is needed (e.g., sign language), the City is committed to providing such assistance as addressed above.

**Table B-5**  
**Review of Dorris’ Procedures and Regulations for Reasonable Accommodation**

<u>Does the City of Dorris have a process for persons with disabilities to make requests for reasonable accommodation to access City services?</u>	<u>Yes; the City has a process and makes information available on its agendas and at the main counter of City Hall concerning the process for making reasonable accommodation (RA) requests.</u>
<u>Has the City made efforts to remove constraints on housing for persons with disabilities?</u>	<u>The City enforces the Building Code. Otherwise, the City has not identified any constraints to housing for persons with disabilities over which the City has discretionary control.</u>
<u>Does the City make information available about requesting reasonable accommodations?</u>	<u>As noted above, the City places information relating to requests for RA at the main counter at City Hall and on meeting agendas.</u>
<u>Does the City of Dorris have a reasonable accommodation procedures for persons with disabilities to request reasonable accommodation from City’s land use, zoning, and building regulations, policies, practices, and procedures?</u>	<u>Yes, the City’s adopted procedures are Chapter 18.112 of the new zoning code. While located in the zoning code, the City’s RA requests expressly includes the building regulations too.</u>
<u>What are the procedures for persons with disabilities to request reasonable accommodation?</u>	<u>The City has RA requests forms available at City Hall. RA applicants are to provide standard contact information, a description of the requested accommodation and the regulation(s), policy, or procedure for which accommodation is sought; and the reason that the requested accommodation may be necessary for the applicant to enjoy the dwelling. The information that RA applicants are to provide is consistent with the requirements of federal and state law.</u>

	<p><u>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.</u></p> <p><u>Consistent with federal and state law, the City does not charge applicants a fee for filing an RA request, or for assisting an RA applicant who requests assistance with completing a request.</u></p>
<p><u>Who is the reviewing authorizing of reasonable accommodation requests and what are the findings?</u></p>	<p><u>The city administrator or their designee is the designated reviewing authority of RA requests, unless a discretionary permit is also required. In the latter case, the reviewing authority of discretionary permit will also take action on the RA request concurrently.</u></p> <p><u>The City’s procedures stipulate that the decisions shall be consistent with fair housing laws and based on the following, which are consistent with State and federal laws:</u></p> <ul style="list-style-type: none"> <li><u>A. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws;</u></li> <li><u>B. Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws;</u></li> <li><u>C. Whether the requested accommodation would impose an undue financial or administrative burden on the city; and</u></li> <li><u>D. Whether the requested accommodation would require a fundamental alteration in the nature of the city's land use and zoning or building program.</u></li> </ul> <p><u>The City’s adopted RA appeal procedures provide the RA applicant 30 days to appeal the reviewing authority’s decision.</u></p>
<p><u>Are residential parking standards for persons with disabilities different from other parking standards?</u></p>	<p><u>With respect to accessible parking, Section 18.68.070.A of the Zoning Ordinance incorporates Section 1129B of Title 24, California Code of Regulations by reference (hereafter "Section 1129B"). Section 1129B regulates parking lots or parking structures where parking is provided for the public as clients, guests or employees, shall provide accessible parking. Regulations include ratio of accessible spaces to total number of spaces, parking space size, etc.</u></p> <p><u>Section 18.68.070.B provides flexibility for all accessible parking by allowing it to be located within a yard setback area.</u></p>

<u>Has the City adopted the Uniform Building Code?</u>	<u>Yes, and there are no local amendments do not affect disabled access.</u>
<u>Has the City adopted any universal design element into the code?</u>	<u>The City encourages the incorporation of universal design in new construction.</u>
<u>Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?</u>	<u>Yes. building permit applications and other building code matters can be accommodated at the front counter of City Hall. If additional assistance is needed (e.g., sign language), a request can be made as addressed above.</u>

**2.7.4 Senior Housing**

According to the US Census, about half of those who own homes in Dorris are 60 years of age or older. Given the large number of seniors in the City, the lack of senior care facilities in and adjacent to the City is a concern. There has not been an interest to develop or convert structures to senior housing. The Zoning Ordinance allows Residential Care Facilities in the Mixed Use, M-U zone which could accommodate the need for an assisted living facility for seniors, so the City could permit senior care facilities if a person or organization wanted to develop one.

**2.7.5 Supportive Housing and Supportive Housing Developments**

Supportive housing is defined by Section 65582 of the Government Code 50675.14 of the Health and Safety Code as housing with linked on-site 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.

To facilitate the development of supportive housing, ~~the Dorris’~~ Zoning Ordinance specifically defines supportive housing types consistent with the state’s definition and considers them a residential use. Supportive housing is allowed in all zoning districts that allow residential uses and no special regulations apply other than those required of other residential uses in the same district. Generally, tThe City’s supportive housing regulations are consistent with State law; however, the following two amendments are needed:

- A. The definition of supportive housing in Section 18.08.2200 of the Zoning Ordinance defines the target population by referencing Health and Safety Code Section (HSC) 53260(d). While the definition of target population in Section 53260(d) of the HSC aligns with the definition at Government Code Section 65582(i), the definition at HSC Section 53260(d) is difficult to locate. It is difficult to locate because it was part of the California Statewide Supportive Housing Initiative Act which sunset in 2009. Program HE.4.2.1 commits the City to amending to reference the definition of target population contained Government Code Section 65582(i).
- B. As indicated in Table B-2 and Table B-3 above, supportive housing is principally permitted in all zones except C-1 and C-2, although supportive housing is enumerated as a conditional use. Enactment 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 category 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 and Table B-3, supportive housing is principally permitted in all zones except C-1 and C-2, although supportive housing is enumerated as a conditional use in these two zones. However, both are nonresidential zones that permit multifamily uses. This means the Zoning Ordinance needs to be amended to allow supportive housing developments as qualified by the cited Government Code section in C-1 and C-2. Program HE.4.2.1 commits the City to amending the C-1 and C-2 zones to be consistent with Government Code Section 65650.

Aside from the identified needed amendments and corresponding programs, Dorris' Zoning Ordinance would allow supportive housing if a project were proposed.

### **2.7.6 Emergency Shelters, Low Barrier Navigation Centers, and Transitional Housing**

**Emergency Shelters:** California Health and Safety Code Section 50801 defines an emergency shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay.”

Legislation (Senate Bill 2 (Cedillo, 2007)) requires jurisdictions to identify a zone where emergency shelters will be allowed as a permitted use without first obtaining a conditional use permit or other discretionary approval. Further, the zone(s) identified must have land available to accommodate an emergency shelter. Effective January 1, 2023, the definition of emergency shelter was expanded pursuant to Assembly Bill 2339 to include other interim housing interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care [Reference Government Code Section 65583(a)(4)(C)]. Additionally, the zone or zones designated by a city must have land available to accommodate at least one full-time emergency shelter, and the zone must allow other residential uses either by-right or with a conditional use permit if the locality's designated emergency shelter zone is nonresidential.

The City has amended the Zoning Ordinance to allow emergency shelters by right in the General Commercial (C-2) district. As indicated in Table B-3 above, the C-2 zone allows a variety of other residential uses on a conditional basis. The C-2 district is appropriate for the siting of emergency shelters because there are more likely to be other services available nearby such as grocery stores and coin-operated laundries. Approximately 4.4 acres on 34 vacant parcels zoned C-2 are available with sewer and water to meet this potential need as shown in Table B-5 below.

As part of amending the Dorris Zoning Ordinance, the definition of emergency shelter was expanded to include other interim housing interventions specified in Government Code Section 65583(a)(4)(C), and is consistent with State law. Emergency shelters are to comply with the following development standards found in Chapter 18.84.110 of the Dorris Zoning Ordinance:

#### A. Physical Characteristics.

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

4. The facility shall provide secure areas for personal property.

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

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

D. Emergency shelters shall provide on-site management.

The above emergency shelter development standards are objective and do not exceed the statutory limits for local regulation per Government Code Section 65583(a)(4) (in fact Dorris has fewer development standards). With respect to emergency shelter parking standards, which are contained in Chapter 18.68 of the Dorris Zoning Ordinance, emergency shelters (and low barrier navigation centers) are to provide parking at a rate of space per five shelter occupants plus one space for staff. Given the Zoning Ordinance’s bed limit of 15, this would mean the maximum number of spaces a shelter would need to provide would be four. The City’s ratio accounts for staff who operate the shelter. The low ratio also accounts for families and households experiencing homelessness, while providing parking area for those who may have personal vehicle due to the Dorris’ rural setting and lack of available transit. The City believes the parking requirement is not burdensome or a barrier, and is reasonably appropriate for a small rural community.

**Table B-5 Table B-6  
Emergency Shelter Land Inventory**

APN	Acres	Zoning	Current Use
051-071-050	0.09	C-2	Vacant
051-071-060	0.08	C-2	Vacant
051-071-070	0.09	C-2	Vacant
051-081-090	0.17	C-2	Vacant
051-082-080	0.08	C-2	Vacant
051-082-090	0.23	C-2	Vacant
051-082-100	0.08	C-2	Vacant
051-082-120	0.08	C-2	Vacant
051-132-050	0.15	C-2	Vacant
051-201-010	0.17	C-2	Vacant
051-201-020	0.07	C-2	Vacant
051-201-050	0.07	C-2	Vacant
051-201-070	0.15	C-2	Vacant
051-201-090	0.08	C-2	Vacant
051-201-180	0.07	C-2	Vacant
051-214-090	0.20	C-2	Vacant
051-214-120	0.07	C-2	Vacant
051-214-130	0.08	C-2	Vacant
051-223-110	0.15	C-2	Vacant
051-223-120	0.07	C-2	Vacant
051-223-130	0.07	C-2	Vacant
051-231-030	0.15	C-2	Vacant
051-231-060	0.15	C-2	Vacant
051-231-140	0.22	C-2	Vacant

APN	Acres	Zoning	Current Use
051-243-120	0.07	C-2	Vacant
051-243-190	0.13	C-2	Vacant
051-243-210	0.08	C-2	Vacant
051-243-260	0.07	C-2	Vacant
051-243-270	0.22	C-2	Vacant
051-251-030	0.12	C-2	Vacant
051-261-010	0.21	C-2	Vacant
051-261-040	0.23	C-2	Vacant
051-261-050	0.12	C-2	Vacant
051-272-010	0.33	C-2	Vacant

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

LBNC are an enumerated principally permitted use in the M-U, C-1 and C-2 zones as indicated in Table B-3 above, These are Dorris’ zoning districts that are mixed-use zones and nonresidential zones that permit multifamily. Chapter 18.84.120 of Dorris Zoning Ordinance establishes the procedures and development standards for establishing LBNC. The definitions, provisions, and procedures of Dorris’ development standards in Chapter 18.84.120 of the Dorris Zoning Ordinance mirror the provisions of Government Code Section 65660 et seq. An administrative use permit is required prior to establishing a LBNC. Subsection D of Chapter 18.84.120 expressly states that an administrative use permit for a LBNC “shall be ministerial action without discretionary review or a hearing.” Additionally, to ensure compliance, subsection D requires the City to notify a developer whether the developer’s application is complete within thirty days, pursuant to Government Code Section 65943, and that action shall be taken within sixty (60) days of a complete application being filed. It is the assessment of the preparer of this report that the City meets the zoning, procedural and development standard requirements for LBNC.

**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 multifamily units and may include supportive services to allow individuals to gain necessary life skills in support of independent living. As shown in Table B-2 and Table B-3 above Tables B-1 and B-2, transitional housing is principally permitted in all of the Dorris’ Residential zones and the M-U Mixed-Use zones.

**2.7.7 Single-Room Occupancy Units**

Housing elements must identify zoning to encourage and facilitate single-room occupancy units. Single-room occupancy units (SROs) are often the most appropriate type of housing for extremely low-income persons. SROs

are an enumerated conditionally permitted use in the M-U, C-1, and C-2 zones as indicated in Table B-3 above. The Chapter 18.84.100 specifies the following objective development standards for SROs:

- A. Tenancy of single-room occupancy residential units shall not be less than thirty (30) days.
- B. Each unit shall accommodate a maximum of two (2) persons.
- C. No unit may exceed four hundred square feet.
- D. Single-room occupancy residential unit facilities shall provide individual or shared bathing facilities and may provide individual or shared kitchen facilities.
- E. Common laundry facilities shall be provided at a rate of one (1) washer and dryer per ten units, with a minimum of one washer and dryer.
- F. An on-site management office or manager's unit shall be provided.
- G. Each unit shall have a separate closet.
- H. Parking requirement: one space for every two units.

Additionally, the City's new Zoning Ordinance does not specifically define single-room occupancy units but does allow dormitory type uses as a principally permitted use in the R-3 and M-U zones. The development standards for these dormitory housing are the same as other residential uses in the zone and does not constrain the development of SROs.

### **2.7.8 Housing for Farmworkers**

The City of Dorris Zoning Ordinance provides for farmworker housing in the M-U zone district. And pursuant to Consistent with Health and Safety Code Sections 17021.5 and 17021.6, housing for employees, including farmworkers, in Dorris for six or fewer persons is to be permitted in all residential zones. Further, no additional discretionary approvals can be are required for any kind of employee housing that is intended to house six or fewer people, including farmworkers. If the proposed unit looks like a single-family house (i.e., two-car garage, driveway, front yard, etc.), the process is a ministerial approval.

Additionally, the Dorris Zoning Ordinance allows dormitories by right in the R-3 and M-U zones, and as conditional use in the C-1 and C-2 zones, as indicated in Table B-2 and Table B-3 above. Dormitories are defined as "A building providing group living accommodations, occupied by individuals not sharing a common household, characterized by separate sleeping rooms without individual kitchen facilities and containing congregate bath and/or dining facilities or rooms" (18.08.800 of the Dorris Zoning Ordinance). Dormitories are required to provide parking at a ratio of one parking space per bed (Chapter 18.68). The Dorris Zoning Ordinance does not impose additional development standards for establishing dormitories beyond the applicable zoning district's development standards reviewed in Table B-2 and Table B-3 above. While not specific to farmworkers, Dorris' existing allowances for dormitories does not create barriers for a property owner or developer to exercise this housing typology as a farmworker housing option.

### **2.8 Development and Processing Fees**

Many of the large, vacant residential parcels do not currently have on- and off-site improvements in place, such as streets, sidewalks, and water and sewer connections. Therefore, the City requires developers to construct these improvements and/or pay fees to help defer the costs of providing infrastructure, public facilities, and services. Impact fees that apply to new residential single-family and multifamily construction are listed in Table B-6. 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 case. Planning and building fees are summarized in Table B-7. [The public can locate the City’s established fees which are posted on the City’s website at https://www.dorrisca.us/wp-content/uploads/2023/12/City-of-Dorris-Planning-Fees.pdf.](https://www.dorrisca.us/wp-content/uploads/2023/12/City-of-Dorris-Planning-Fees.pdf)

In March 2014, the Butte Valley Unified School District School Board rescinded development impact fees, in part, to reduce costs for new housing. At this time, there are no school development impact fees in the city. As a result, the City’s impact fees and other fees for housing developments are much lower than other cities in the region.

**Table B-6**  
**Development Impact Fees**

Facility	Fee per Dwelling Unit	
	Single-Family	Multifamily
Water Connection Fee	\$400	\$400
Sewer Connection Fee	\$500	\$500
School Impact Fee	—	—
Total	\$900	\$900

Source: City of Dorris 2019.

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

**Table B-7**  
**Planning and Building Fees**

Planning Fees	
Item	Fee
General Plan Amendments (minor) <sup>1</sup>	
General Plan Amendments (major) <sup>2</sup>	\$2,440
Zone Change (minor) <sup>3</sup>	
Zone Change (major) <sup>4</sup>	\$3,560
Zone Change (Planned Development Application)	\$3,560
Use Permits in Residential	\$1,760
Use Permits in Commercial	\$1,760
Tentative Subdivision Map Application	\$4,300 plus \$10 per lot over 4 lots
Tentative Parcel Map, Minor (2 parcels) <sup>5</sup>	\$2,320
Tentative Parcel Map, Minor <sup>6</sup>	\$2,470.00 plus \$5.00 a lot over 4 lots
Boundary Line Adjustment	\$340.00 plus \$25.00 per hour over 6 hours
Variance	\$1,200
Environmental Impact Report	150% deposit/actual costs
Negative Declaration	Actual cost to City
Categorical Exemption	Actual cost to City
Building Fees	
Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof

\$2001.00 to \$25,000.00	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1000.00 or fraction thereof
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1000.00 or fraction thereof
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1000.00 or fraction thereof
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1000.00 or fraction thereof
\$500,001.00 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1000.00 or fraction thereof
\$1,000,001.00 and over	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1000.00 or fraction thereof

Source: City of Dorris 2014

Notes:

1. Minor General Plan Amendments are those which do not increase allowable density by more than one parcel or generate significant new traffic or land use impact in the designated area
2. All General Plan Amendments other than those described in one (1) above.
3. Minor Zone Changes are those which do not increase allowable density by more than one parcel or generate significant new traffic or land use impact in the designated area.
4. All Zone Changes other than described in (3) above.
5. Minor parcel maps are those which create one additional parcel.
6. Major parcel maps are all parcel maps creating more than two parcels.

Including the cost of building permits, which are roughly \$1,100 per unit for a 1,200-square-foot single-family or multifamily dwelling, development fees average \$5,156 for a typical single-family or multifamily dwelling. These fees are considerably less than in most other cities in the region. Depending on housing unit size and type, City and school district fees amount to between 4-four and 6-six 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 requirements are deemed necessary to maintain the quality of life desired by City residents and do not constrain the development of affordable housing.

### 2.9 Permit Processing Times

The time involved in processing development applications can become a constraint to affordable housing development. However, because Dorris is a small community that receives few applications and almost no complicated applications, the processing of a residential application occurs expeditiously. The 2014 Housing Element reported most development applications for single-family and multifamily developments in Dorris take approximately two to three 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 multifamily project. These permit processing times are no different in 2023.

Table B-8 lists the typical review times for each type of permit or approval process. 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.

**Table B-8 Table B-9**  
**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)	8–10 months

Source: City of Dorris 2010

### 2.10 Building Codes and Enforcement

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

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.

### 2.11 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, not including J/ADUs, on a single-family parcel. For a property owner to exercise SB 9’s regulatory incentives, the property 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 Dorris does not contain any portion of Urban Area; only the cities of Weed, Yreka and Mount Shasta have U.S. Census Urban Area.<sup>6</sup> According to the 2020 U.S Census, the City of Dorris does not contain any portion of Urban Area. Therefore, lands within the limits of Dorris are not eligible to exercise the provisions of SB 9.

**Senate Bill 10 (2021):** Senate Bill 10 provides cities with an easier path for “up-zoning” residential neighborhoods close to job centers, public transit, and existing urban areas. Under SB 10, cities can upzone qualifying properties to allow construction of up to ten units on a single parcel without requiring an environmental review for the needed general plan and/or zoning amendments, which is otherwise mandated under the California Environmental Quality Act. Some jurisdictions have leveraged SB 10’s provisions to offer interested property

<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". See [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

owners no- or low-cost voluntary upzoning of their property. For a city to exercise SB 10, the parcel must be located in one of the following areas [Reference: Gov't Code Section 65913.5(a)(1)]:

(1) A transit-rich area. Means a parcel within one-half mile of a major transit stop, as defined in Section 21064.3 of the Public Resources Code, or a parcel on a high-quality bus corridor.

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

As reviewed in Appendix A, section 2.7, Dorris does not have regular transit service, although the City provides on-demand transportation day service. Modoc county's Sage Stage provides weekly service to/from Tulelake to the City of Klamath Falls, Oregon. However, Sage Stage's service from Tulelake to/from Klamath Falls is only weekly, and the schedule does not meet the thresholds of a major transit stop or high-quality bus corridor.

(2) An urban infill site. An urban infill site means a site that satisfies all of the following [Reference: subdivision €(3) of Gov't Code Section 65913.5]:

(A) A site that is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau. (emphasis added)

(B) A site in which at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined.

(C) A site that is zoned for residential use or residential mixed-use development, or has a general plan designation that allows residential use or a mix of residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use.

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

**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, Dorris 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 extend to Dorris.



**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 Dorris 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 Weed, 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 Dorris that would be eligible for SB 35.<sup>7</sup>

Although the above statutes do not extend to Dorris 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.

### 3.0 Non-Governmental Constraints

The City of Dorris does not have a pipeline with requests to bring new affordable housing development to Dorris. Nor, is there a pipeline of market rate projects.

#### 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. A review of available land for sale in and around the City was completed as a part of this Housing Element update. Land costs in the Dorris area as of December 2022 are shown in **Table B-9**. The price per acre varied depending on location, from a high of \$261,904.76 per acre to a low of \$4,474.79 per acre. The average cost per acre was \$34,948 with a median of \$11,200. The average and median costs per acre may be skewed due to the large outlier, \$261,904.27. Without this number considered, the average cost per acre is \$12,251.98 and the median is \$10,600 per acre.

**Table B-9** ~~Table B-10~~  
**Vacant Land Costs, Dorris December 2022**

Price	Acres	Price per Acre
\$12,900,000	2882.82	\$4,474.79
\$55,000	0.21	\$261,904.76
\$55,000	2.5	\$22,000.00
\$49,500	2.5	\$19,800.00
\$45,000	2.5	\$18,000.00
\$37,000	2.5	\$14,800.00

<sup>7</sup> <https://www.federalregister.gov/documents/2022/12/29/2022-28286/2020-census-qualifying-urban-areas-and-final-criteria-clarifications#h-7>, accessed July 12, 2023.

Price	Acres	Price per Acre
\$28,000	2.5	\$11,200.00
\$25,000	2.9	\$8,620.69
\$25,000	2.5	\$10,000.00
\$22,222	2.9	\$7,662.76
\$15,500	2.6	\$5,961.54
Average		\$34,948
Median		\$11,200

Source: Zillow.com, December 2022

**Table B-10** shows the average land costs throughout the County according to the Siskiyou County Draft Housing Element. The City has the lowest average price with an average price of \$11,000 for 6,354 square foot (sf) size at \$1.73 per sf. The City of Mt. Shasta has the highest average price at \$106,500 for 36,183 sf and the highest price per sf at \$2.94. The City of Montague has the lowest price per sf at only \$0.58 per sf. For all of the Cities, the average price is \$45,686, average size is 36,401 sf, and the average price per sf is \$1.33.

**Table B-10 Table B-11**  
**Average Vacant Land Costs, Siskiyou County**

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

Source: Siskiyou County Draft Housing Element

### 3.2 Construction and Labor Costs

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. **Table B-11** summarizes the affordable multi-family construction costs for Siskiyou and Shasta Counties in 2021. The only project located in Siskiyou County is the Siskiyou Crossroads in Yreka. The project is for 49 units and is a total of 36,317 square feet (sf). The construction costs are \$12,820,045, per unit they are \$216,634, and per sf they are \$353. The most expensive project is in Redding, CA in Shasta County. The project is for 60 units and is a total of 56,091 sf. The total construction costs are \$16,266,436 at \$271,107 per unit and \$290 per sf.

**Table B-11** ~~Table B-11~~ **Table B-12**

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

Project	Address	Total Units	Total sf	Construction Costs	Construction Cost Per Unit	Construction Cost Per sf
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 Draft Housing Element

**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-12** 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-12 Table B-13**  
**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

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

### 3.4 Adequate Infrastructure

The City maintains and operates its own water facilities. The City is served by groundwater sources consisting of one well. The City was recently awarded a \$3.7 million grant from the California Department of Water Resources to upgrade its water system by deepening its water supply well, replacing leaky pipes, installing water meters for homes and businesses, and repairing a secondary well for use in emergencies. The previous Housing Element concluded the water system could accommodate approximately 20 additional housing units. With these improvements, the City is expected to increase the system’s capacity for new development.

During the timeframe of the previous Housing Element, the City approved building permits for ten new housing units,<sup>8</sup> so there remains sufficient capacity to accommodate the projected housing needs for the current Housing Element cycle.

The City also provides collection, treatment and disposal of wastewater within the City limits. A project was recently approved to upgrade the sewer treatment system including improvements to the City’s wastewater collection system, Seattle Street Lift Station, and Wastewater Treatment Plant. The purpose of those upgrades was to repair/replace aging infrastructure and improve efficiency in the wastewater collection and treatment process.<sup>9</sup> The previous Housing Element concluded the wastewater system could accommodate approximately 237 additional housing units. With the approval of ten new housing units during the previous Housing Element cycle, the remaining capacity for sewer services is estimated to be 227 units which can accommodate the projected housing need of two units.

Senate Bill 1087, Government Code Section 65589.7(a), 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,

<sup>8</sup><https://data.ca.gov/dataset/housing-element-annual-progress-report-apr-data-by-jurisdiction-and-year/resource>, accessed August 30, 2023.

<sup>9</sup> <https://ceqanet.opr.ca.gov/2021050374/2> accessed August 30, 2023.

this Housing Element includes program 1.3.3(2), a new program, 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 At-Risk Housing Analysis

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. If units are at risk of market-rate conversion, the analysis must contain the following components:

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

According to HCD, there are no subsidized affordable housing units at risk of conversion in the City of Dorris.<sup>10</sup> Nonetheless, the City has included **Program 3.1.2** to promote the preservation of low-income and subsidized housing.

### 4.2 Programs for Preservation and Construction of Affordable Housing

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

- **Project Development:** The City, with related funding assistance, could provide technical assistance and administrative support for housing developments that would expand affordable housing options for residents.
- **Nonprofit Support:** The City should continue its cooperative relationships with qualified nonprofit groups that may play a role in assisting in the preservation and expansion of affordable housing in the community.
- **Policy and Ordinance Review:** Current policies and ordinances should be continually reviewed to ascertain the realistic impact on retaining or expanding affordable housing in the City. When necessary, changes or additions to the City's guiding policies and ordinances should be adopted.

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<sup>10</sup> Siskiyou\_6thHE\_Data Package1.xls

- **Housing Referral Service:** The City should develop a listing of programs and a methodology for disseminating pertinent information about the types of subsidized housing and the various providers of housing-related services.

### 4.3 Rehabilitation Program

The 2014 Housing Element documented a rehabilitation loan program funded by a revolving loan account (RLA) used for home 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 (TIGs) and can be used for structural rehabilitation, room additions to relieve overcrowding, and total reconstructions. 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. As of April 2014, there was \$178,000 in available funding through this program, but the actual amount of funds available to loan fluctuates and depends on the rate of repayment from existing loans.

### 4.4 Housing Authority

Neither Dorris nor Siskiyou County have a public housing authority. Instead, the Housing Choice Voucher rent assistance program (Section 8) funds from the U.S. Department of Housing and Urban Development are administered for them by Shasta County. The voucher program provides a voucher to recipients to use to help pay their rent for any rental unit that accepts the voucher. The recipients pay part of the rent based on 30 percent of their income and the Section 8 program pays the remaining amount.

The previous Housing Element reported a total of 195 vouchers throughout Siskiyou County with 1 voucher being used in Dorris. According to the Shasta County Housing Authority the Housing Choice Voucher waiting list was open and accepting applications in 2023.<sup>11</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 in each jurisdiction in the Siskiyou region, the RHNA Plan identifies affordability targets of one low-income unit and one very-low income unit.

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 Dorris' 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 affordable to low income households. The City's RHNA is presented in Table B-13.

The City and the community recognize that the City's RHNA values underestimate the actual local housing need. Dorris 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

<sup>11</sup> <https://www.shastacounty.gov/housing-community-action-programs>, accessed August 16, 2023

the historic and present pace of home construction not keeping up with pace population growth changes 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 is 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 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-13~~ **Table B-14**  
**Regional Housing Needs Allocation City of Dorris, 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 (see Overpayment tab), 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 TulelakeDorris due to the requirements of Title 24 of the California Code of Regulations (also known as the California Building Standards Code), which outlines measures to reduce energy consumption. These measures include low-flow plumbing fixtures, efficient heating and cooling opportunities, dual-pane windows, and adequate insulation and weatherstripping. Incorporating new technology in residential development offers developers a chance to design projects that allow for maximum energy conservation opportunities.

Although energy regulations establish a uniform standard of energy efficiency, they do not ensure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads and overall energy consumption. While it is not feasible that all possible conservation features be included in every development, a number of economically feasible measures may result in savings in excess of the minimum required by Title 24.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Many modern building design methods are used to reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways:

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

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

- Use of solar energy to heat water;
- Use of radiant barriers on roofs to keep attics cool;
- Use of solar panels and other devices to generate electricity;



- High-efficiency coating on windows to repel summer heat and trap winter warmth;
- Weather stripping and other insulation to reduce heat gain and loss;
- Use of heat pumps for heating and cooling of living areas;
- Use of energy-efficient home appliances; and
- Use of low-flow showerheads and faucet aerators to reduce hot water use.

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

- Program 3.1.2(2): The City will promote and publicize the availability of funding for housing rehabilitation, energy conservation, and weatherization programs by providing handouts available at public locations and through the development of a City newsletter. Additionally, as funding is awarded the City will provide a news release regarding the receipt of CDBG funds and the progress made with the rehabilitation program.
- Program 6.1.2: The City will require all units rehabilitated under the rehabilitation program funded with CDBG funds to be in compliance with California's Title 24 energy standards, including retrofit improvements such as dual-pane windows, ceiling and floor insulation, caulking, and weather stripping to reduce energy costs.

# Appendix C – ~~Inventory Analysis~~ of Sites ~~for RHNA~~, ~~Sites for and~~ Emergency Shelters, and ~~Lands Available for Residential Development 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 (GC Section 65583.2). To inform the discussion of what may happen in the future, this Appendix begins by looking at what occurred in the past during the previous housing element timeframe: 2014 - 2019. And with the recent enactment of AB 2339 (2022), the housing element now must also assess the adequacy of sites designated for emergency shelters. Given these requirements, Appendix C is divided into the following four subsections:

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

Section 2.0 – Environmental Constraints

Section ~~34.0~~ –Site ~~Identified Identified~~ for ~~Dorris’ the~~ 6<sup>th</sup> Cycle Regional Housing Needs Allocation (RHNA)

Section ~~43.0~~ – ~~Analysis of the a~~ Adequacy of ~~s~~ sites ~~identified to a~~ Accommodate ~~e~~ Emergency ~~s~~ Shelters pursuant to AB 2339 (2022).

Section 5.0 – Summary of ~~Lands Available and Suitable for Residential Development~~ Housing Opportunity Sites

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

The City of Dorris had a projected housing need of 12 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 **5 units**
- Total: 12 units**

An eight-unit farmworker housing project was permitted by the City in 2018 with four of the units estimated to be affordable to very low-income households and the other four affordable to low-income households. Also, in

2020 and 2021 two new single family homes were permitted. Both of these were estimated to be affordable to low-income households.<sup>1</sup> [All of the constructed units were non-deed restricted.](#)

## 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 is one active LUST cleanup site in Dorris at the corner of S Main and E 4<sup>th</sup> Ave that is the site of a former Shell petroleum refueling station.<sup>2</sup> That property is not included in the residential land inventory.

Violations that occurred at the site involved the unauthorized release of fuel hydrocarbons during removal of an underground storage tank in 1999. This resulted in a regulatory cleanup that is still ongoing. Currently, soil and groundwater at this site is monitored semi-annually by 11 test wells with water quality objectives not achieving remediation objectives.<sup>3</sup> As of 2019 the petroleum release was documented as being isolated to soil and shallow groundwater. The City's drinking water supply comes from wells isolated from this site and does not constitute a constraint to development.

**Fire Hazard:** According to data from CalFIRE there is a very high fire severity zone in a wildland urban interface located in the northeast and northern portions of Dorris. This indicates the potential for significant fire risks in the area and might present an environmental constraint to development for certain portions of Dorris. Historical fire perimeters from 1910 to 2020 reveal wildfires occurring northeast and northwest of the City, including the Owens Fire (55 acres) in 2017, located approximately 1.4 miles northeast of the City boundary, and the Hill Fire (155 acres) in 2017, located approximately 1.4 miles northeast of the City boundary, and the Hill Fire (155 acres) in 2017, situated roughly 2.4 miles westward from the City boundary.<sup>4</sup>

Vacant potentially developable parcels within the northeast section of the City fall within a high fire severity zone, while the remaining vacant developable parcels are categorized as moderate or low fire hazard severity zones. 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

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

<sup>2</sup> [https://geotracker.waterboards.ca.gov/map/?global\\_id=T0609300127](https://geotracker.waterboards.ca.gov/map/?global_id=T0609300127)

<sup>3</sup>[https://files.ceqanet.opr.ca.gov/269860-1/attachment/\\_ZtdqnRmizeX4rw53aCPaRFVIE8Hd431JVUSQIUoUjBvz4a5p2SmYpigu0AUtlpkVxACOBOXM2YUOZ4Qe0](https://files.ceqanet.opr.ca.gov/269860-1/attachment/_ZtdqnRmizeX4rw53aCPaRFVIE8Hd431JVUSQIUoUjBvz4a5p2SmYpigu0AUtlpkVxACOBOXM2YUOZ4Qe0)

<sup>4</sup> Siskiyou County GIS Historic fire perimeters from 1910 to 2020. Data per CalFIRE.

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 Dorris Volunteer Fire Department is immediately responsible for providing emergency response services including fire protection, structural and wildland firefighting, as well as all-hazard emergency response services. Mutual service agreements exist California Department of Forestry and Fire Protection (CDF), the Pleasant Valley Fire Company, Butte Valley Fire Protection District, and Tule Lake Fire Department<sup>6</sup>. Interdepartmental agreements ensure the City is equipped to address emergencies, including those arising from fire incidents, hazardous materials incidents, and emergency medical situations.

CalFIRE's 2022 Very High Fire Hazard Severity Zones for Local Responsibility Areas (LRA) mapping was consulted and used to evaluate sites<sup>7</sup>. Sites that have very high fire severity rating are not included in Table C-1 and are excluded from the inventory of sites to accommodate emergency shelters as described later in this Appendix.

**Flooding Hazard:** Dorris enjoys a favorable position with regards to flooding hazards, as there are no documented historical floods within the Dorris planning area documented by the Federal Emergency Management Agency (FEMA) with the exception of the shore of Indian Tom Lake. This area is outside the City limits and will not constrain development within the City. The 2021 Municipal Service review for the Dorris area notes that "there is little precipitation, no surface waters, porous soils, and large residential lots...Flood hazards in the planning area are extremely localized, short-lived, and limited to paved surfaces during peak storm events." The same source does mention that the City should address storm drainage with a comprehensive stormwater management plan to mitigate impact from additional impervious surfaces associated with the housing developments<sup>8</sup>. The absence of surface waters and the flat terrain throughout the City reduces the need for extensive flood prevention measures and does not constitute a significant environmental constraint to development.

**Streams and Water Bodies:** The U.S. Geologic Survey's (USGS) National Hydrography Dataset indicate several nearby streams and water bodies close to Dorris. However, Dorris lies on a plateau and no streams or waterbodies are in the immediate vicinity of the City or upstream of the City and therefore are not considered an environmental constraint. Nearby lakes include Indian Tom Lake roughly 2 miles northeast, Mud Lake roughly 3 miles northwest, Lake Miller roughly 3 miles northeast, Sheepy Lake roughly 5.25 miles east and Meiss Lake roughly 8 miles southwest of Dorris. There are also a number of small unnamed watercourses northwest, northward, and southeast of Dorris that are part of the Klamath Northern California Coast hydrologic subregion. The closest named watercourse is Hot Creek located roughly 2.5 miles westward of Dorris, a considerable distance from Dorris. The available information indicates streams and water bodies are not environmental constraint to housing development in Dorris.

**Wetlands:** The County of Siskiyou GIS and U.S. Fish and Wildlife Service's (USFWS) National Wetland Inventory mapping applications were reviewed for the presence of water bodies and wetlands inside the City boundary. These resources showed the only significant water bodies to be three outfall ponds that are part of the City's

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<sup>5</sup> <https://osfm.fire.ca.gov/media/z3ihyh1y/2022-siskiyou-unit-fire-plan.pdf>

<sup>6</sup> [https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/lafco/meeting/packets/24031/laf\\_20210413\\_qk\\_msrsoi\\_staffreport\\_packet.pdf](https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/lafco/meeting/packets/24031/laf_20210413_qk_msrsoi_staffreport_packet.pdf)

<sup>7</sup> <https://open-data-siskiyou.hub.arcgis.com/maps/fire-hazard-severity>

<sup>8</sup> [https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/lafco/meeting/packets/24031/laf\\_20210413\\_qk\\_msrsoi\\_staffreport\\_packet.pdf](https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/lafco/meeting/packets/24031/laf_20210413_qk_msrsoi_staffreport_packet.pdf)

wastewater treatment system (WWTP) that are considered to be freshwater emergent wetlands.<sup>9</sup> As the WWTP ponds are part of the City's essential infrastructure, are manmade, and are not near potential housing developments, these features are not considered to be an environmental constraint to the development of housing.

**Potable Water Supply:** Dorris' municipal water is supplied by pumped groundwater. The City and its water supply are within the Butte Valley groundwater basin. According to the 2021 Butte Valley Groundwater Sustainability Plan, groundwater quality in the basin including Dorris is safe for human consumption and meets State and Federal potable water quality standards.<sup>10</sup> The California Department of Public Health (CDPH) regularly monitors the groundwater quality in Dorris and has found that it meets all state drinking water standards. According to Dorris' 2018-19 IRWM Project Application to the North Coast Resource Partnership, as of 2019 the City had approximately 415 residential connections and 60 non-residential connections. [Circa 2023, the City finished drilling a new municipal well which will ensure the City has adequate potable water for future development according to the City of Engineer, Morgan Eastlick.](#)<sup>11</sup>

Regional trends in the Butte Valley Groundwater Sustainability Plan (GSP) reveal a net increase in groundwater drawdown accounting for seasonal variation and natural recharge. Groundwater levels have decreased approximately 30 feet from the spring of 1979 to the spring of 2015, a trend attributed to declining precipitation since the 1980s and increased total groundwater extraction.<sup>12</sup> The historical water budget, assessed using the Butte Valley Integrated Hydrologic Model (BVIHM), highlights varying conditions from very dry to very wet years. Future projections, considering climate change scenarios, indicate a continuing trend of groundwater drawdown.

The Butte Valley groundwater basin's sustainability is grounded in its geological structure and winter precipitation replenishing its permeable volcanic aquifer system. Despite a decrease in groundwater levels over the past thirty years, equilibrium has been maintained through the balance between inflows and outflows. An adaptive management strategy, in line with California Water Code Section 10721, includes the calculation of sustainable yield every 5 years. This calculation, based on the most recent 10-year average annual groundwater pumping of 83 thousand acre-feet as estimated with the Butte Valley Integrated Hydrologic Model for the 2009-2018 period, ensures the basin's ongoing health and stability and prevents negative consequences of overdraft such as land subsidence, degradation of water quality, or adverse socio-economic impacts. Additionally, for interconnected surface water, efforts are in place to fill data gaps over the next five years to identify undesirable results that must be avoided. Should future changes in the region's water dynamics occur, the management plan will adapt accordingly to maintain the long-term sustainability of the groundwater basin.

The sustainability of the Butte Valley groundwater basin is maintained through its inherent ability to recharge through winter precipitation and its dynamic adjustment to changes in groundwater levels. Even with lowered water levels due to decreased precipitation and increased pumping, the system's equilibrium between subsurface inflows and outflows ensures that the basin does not experience overdraft. The responsive nature of the groundwater system to climatic and usage variations appears to safeguard its long-term viability, supporting the ongoing demands without compromising the basin's overall health and stability. To ensure the City has an uninterrupted and adequate potable long term water supply for residents, Program HE.1.3.2 commits the City to reviewing the

<sup>9</sup> [https://files.ceqanet.opr.ca.gov/269860-1/attachment/2T\\_AVzMPq421BVe3rUTGi-sqZvf\\_vFcYIBAiinFd-hvSa4T4h6V\\_kOhiqKbXaZfFoZac1PosM1R3opzciQ](https://files.ceqanet.opr.ca.gov/269860-1/attachment/2T_AVzMPq421BVe3rUTGi-sqZvf_vFcYIBAiinFd-hvSa4T4h6V_kOhiqKbXaZfFoZac1PosM1R3opzciQ)

<sup>10</sup> [https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/natural\\_resources/page/28343/butte\\_valley\\_gsp\\_ch2\\_part2.pdf](https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/natural_resources/page/28343/butte_valley_gsp_ch2_part2.pdf)

<sup>11</sup> Personal communication, Rico Tinsman, February 7, 2024.

<sup>12</sup> [https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/natural\\_resources/page/28343/butte\\_valley\\_gsp\\_executive\\_summary.pdf](https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/natural_resources/page/28343/butte_valley_gsp_executive_summary.pdf), accessed August 21, 2023

Groundwater Sustainability Plan to ensure an adequate supply of vacant land to accommodate the City's RHNA and provide a variety of housing types for all income levels annually. Program HE.1.3.4(2) commits the City to preparing a water conservation plan in order to conserve the City's potable groundwater supply in the event of future, multi-year droughts.

**Earthquake Faults:** According to the California Geological Survey (CGS), the nearest Alquist Priolo Study Zone is the Cedar Mountain Fault Zone, approximately 0.5 miles southwest of the WWTP site. Additionally, CGS records identify one potentially active unnamed fault that runs through the northeastern portion of the study area. Although these fault lines could produce low to moderate ground shaking, earthquake activity has not been a serious hazard in the City's history. The City's General Plan states that the planning area is located in a "moderate" seismicity zone with a possible maximum earthquake intensity of VI or VII on the Modified Mercalli Scale. According to the scale, earthquakes of this magnitude are strong to very strong, depending on the design of the structure, damage to buildings ranges from negligible to moderate.

**Conclusion:** Dorris faces certain environmental constraints such as fire hazards and potential long-term groundwater supply constraints, however, Dorris generally has favorable conditions for housing development, including the absence of significant constraints like flooding, streams, water bodies, wetlands, steep and hazardous slopes. Implementation of appropriate measures, such as fire-resistant building codes and emergency response systems, along with continued monitoring of groundwater supply will be essential to support sustainable development, ensure the safety of residents and preserve the natural resources of Dorris.

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

As discussed in Appendix B, the City's Regional Housing Needs Allocation (RHNA) for the 6th cycle is two housing units targeted for the lower income categories:

- Very low/Extremely low-income households: **1 unit**
  - Low-income households: **1 unit**
  - Moderate income households: **0 units**
  - Above-moderate income households **0 units**
- Total: 2 units**

The low projected housing need in the coming years aligns with population projections from HCD that show the population of Siskiyou County declining during the 6th cycle planning period.<sup>13</sup> This section summarizes the available vacant sites in the City appropriate to satisfy its RHNA obligation of one (1) extremely-low and one (1) low-income housing units. The City's Housing Element assumes it can accommodate its extremely low- and low-income RHNA allocations on available vacant sites in the new M-U Zone which allows up to 20 units per acre. This analysis deems sites as available for residential development during the 6<sup>th</sup> cycle based on the following factors: This analysis is based on the following factors:

- All sites are 0.5 acre or larger or less than 10 acres in size.
- Only vacant sites are included in the analysis.

<sup>13</sup> Buckley, Tyrone. 2021. "Siskiyou County Final Regional Housing Need Determination." <https://www.Hcd.ca.Gov/>. October 21, 2021. Accessed July 11, 2023. <https://static1.squarespace.com/static/620ee2fc3de0eb56a050f862/t/6243b6b809859274024c22b1/1648604857684/Siskiyou+County+RHNA+Determination+Final.pdf>.

- Developments occurring at the state-defined default density standard of 15 units per acre or higher will meet RHNA housing goals for extremely low and low-income housing.
- Sites are zoned to permit by-right residential development at densities of 15 units per acre or higher.
- Sites must not have a very high fire hazard rating, not located near a brownfield or LUST site, are outside flooding hazards, and streams and water bodies are not present.
- All sites have public sewer and water connections available at the property or this infrastructure is available during the 6<sup>th</sup> cycle. Dry utilities are available at the site or are available during the 6<sup>th</sup> cycle for all sites.

Other factors relevant to this analysis:

- The “Realistic Capacity” value is the result of multiplying the maximum allowable density value by the acres value. If this multiplication resulted in a fractional dwelling unit, then the result was rounded up the next whole number consistent with GC Section 65915 et seq.
- 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.
- Infrastructure Capacity: The analysis assumes that the current water and sewer facilities in the City of Dorris can accommodate an increase of at least 20 housing units. This assumption suggests that the City's basic infrastructure is adequate to serve the projected growth for the next five years and beyond. It is worth noting that the City has embarked on a modernization program to repair and replace aging infrastructure associated with wastewater collection and to improve efficiency in the wastewater treatment process but improvements are not intended to increase existing capacity and in future Housing Element cycles, may pose a limiting factor to the number of housing units developable<sup>14</sup>.

Program 4.2.1 commits the City to rezoning vacant property to M-U shown in Table C-1 to meet its regional housing needs allocation (RHNA) pursuant to Government Code C 65583.2(c).<sup>15</sup> As shown in Figure C-1 below, Dorris identified RHNA site is comprised of four adjacent vacant properties that are under the same ownership. The following analysis demonstrates that Dorris’ identified RHNA site meets the statutory requirements:

- Although the APNs that comprise the RHNA site individually range in size from 0.15 to 0.32 acres, together they total 0.77 acres. Program 2.3.3 encourages consolidation of small lots by committing the City to establishing written policy and procedures to grant fee waivers for parcels mergers for multifamily development. The site is readily accessible from three public streets; S Pine Street, Railroad Avenue, and E 3<sup>rd</sup> Street providing flexibility for locating ingress/egress points to the City’s street network. Consolidating the individual APNs into larger site would reduce the number of ingress/egress points onto the City network. Site consolidation would reduce other development costs associated with separate internal driveways, maneuvering areas, and the installation of utilities and their associated easements. Consolidation would reduce these costs by allowing development of a single network of internal infrastructure to serve the

<sup>14</sup> [https://files.ceqanet.opr.ca.gov/269860-1/attachment/\\_ZtdqnRmizeX4rw53aCPaRFVIE8Hd431JVUSQIUoUjBvz4a5p2SmYpigu0AUtlpkVxAC0BXM2YUOZ4Qe0](https://files.ceqanet.opr.ca.gov/269860-1/attachment/_ZtdqnRmizeX4rw53aCPaRFVIE8Hd431JVUSQIUoUjBvz4a5p2SmYpigu0AUtlpkVxAC0BXM2YUOZ4Qe0)

<sup>15</sup> [Site rezoned October 16, 2023 pursuant to Ordinance 236, an ordinance amending Title 18, Zoning, of the Dorris Municipal Code.](#)

development on a larger site. In turn, consolidation also has the potential to reduce the amount of land that must be set aside for the internal infrastructure, along with zoning setbacks.

- All of the APNs that comprise Dorris’ RHNA site are now zoned M-U which allows by-right multifamily residential development at a density of 20 units per acre. Dorris 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. Previously this site was zoned C-2 and was eligible for the residential land inventory of the previous Housing Element, however, the requirement for a conditional use permit for multifamily uses created a regulatory barrier. With the October 2023 zoning change to M-U, multifamily residential development at a density of 20 dwelling units per acre is now a by-right residential use on the site. Development of housing affordable to extremely low and low-income households on this property will satisfy the City’s affordable housing needs described by the RHNA.
- The site is vacant and in October 2023 it was rezoned to M-U, as indicated above. Therefore, the site has not been used in previous housing element cycles. Nonetheless, the site is zoned at residential densities consistent with paragraph (3) of Government Code Section 65583.2(c), and the M-U zone allows residential use by right for all housing developments.
- As reviewed under 2) above, the site's R-3 zoning specifies a by-right density of 17 dwelling units per acre which is consistent with the 15 dwelling unit minimum density for an incorporated city located in non-metropolitan county as per paragraph (3) of Section 65583.2(c)(3) of the Government Code.
- Water and sewer, and dry utilities are available. City sewer runs along the alley that is at the middle of the block. Water is available along S Pine Street, approximately 35 feet north of the northernmost APN of the site.
- A programmatic analysis did not find the presence of the environmental constraints described above in Section 2.0: development of the site is not limited due to 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.
- The site is within walking distance to Dorris’ business district. Dorris’ elementary school is about ¼ mile east of the site. Dorris has one site comprised of four properties under the same ownership which together are over 0.5 acres in size that is zoned M-U which allows by residential development at a density of 20 units per acre as described below in Table C-1 and Figure C-1. Development of housing affordable to extremely low and low-income households on this property will satisfy the City’s affordable housing needs described by the RHNA. This site was zoned C-2 and was eligible for the residential land inventory of the previous Housing Element, however, the requirement for a conditional use permit for multifamily uses created a regulatory barrier. With the zoning change to M-U, multifamily at a density of 20 dwelling units per acre is now a by-right residential use on the site.

**Table C-1  
Dorris’ RHNA Site**

APN	Acres	New Zoning	Current-Pre-vious Zoning / General Plan	Previous Current Density (units/acre)	New Max. Density (units/acre)	Realistic Capacity (units)	Current Use
<b>Mixed-Use</b>							
051-231-100	0.15	M-U	C-2/C	n/a	20	2	Vacant
051-231-110	0.15	M-U	C-2/C	n/a	20	2	Vacant
051-231-120	0.15	M-U	C-2/C	n/a	20	2	Vacant
051-231-130	0.32	M-U	C-2/C	n/a	20	6	Vacant



APN	Acres	New Zoning	<del>Current Pre-</del> vious Zoning / General Plan	<del>Previous Current</del> Density (units/acre)	New Max. Density (units/acre)	Realistic Capacity (units)	Current Use
<b>TOTAL</b>	<b><u>0.77 acres</u></b>					<b><u>120</u> units</b>	

Programs HE.1.3.1 and HE.1.3.2 commit the City to ensure compliance with Not Net Loss statute, and to monitor its supply of vacant land suitable for multifamily residential development as part of annual progress reporting.

Figure C-1

**Affordable Residential Land Inventory Site Identified to Meet Dorris' RHNA**



Legend

 Dorris RHNA site

0 25 50 m  




Source: Planwest Partners, 2023

## 4.0 Adequacy of Sites to Accommodate Emergency Shelters

This section evaluates the adequacy of sites to accommodate emergency shelters pursuant to AB 2339 (2022). Section 1.1.11 of Appendix B evaluates the existing emergency shelter zoning regulations, and concludes they comply with the current requirements of State law. As discussed in Appendix A, emergency shelters are permitted by-right in the C-2 Zone. 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. The following analysis evaluates the capacity of Dorris' C-2 zone for emergency shelters. Program HE-4.2.1 through HE-4.2.8 commit the City to amending the Dorris Municipal Code to comply with the current requirements of State law.

Section 5.6 of Appendix A provides a detailed review of the most recent Point In Time (PIT) 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>16</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>17</sup>

This evaluation acknowledges that the PIT count methodology is not without flaws that results in undercounting. Undercounting is a systemic issue with point in time counts nationwide and is not a reflection of the diligent efforts of the NorCal CoC and the PIT counts, staff and volunteers who organize and perform the counts. Undercounting studies have been commissioned by large national organizations, e.g., the National League of Cities, which 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>18,19</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. The City advised they had not observed people experiencing homelessness. The below methodology applied a 30 percent margin of error given the potential for undercounting. It balances the facts that intracity and intercity public transit is not available in Dorris, 24-hour medical services are not available in Dorris, 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. To calculate if Dorris has sufficient sites to accommodate the need for emergency shelter this assessment uses the following estimating methodology:

- Step 1. To account for possible PIT undercounting, 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

<sup>16</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>17</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 11, 2023

<sup>18</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 11, 2023

<sup>19</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 11, 2023

- Increasing the 2023 values from 231 to 301 individuals
- Step 2. Averaged the adjusted PIT count values: resulting in an estimate of 247 persons
- Step 3. Using 2020 Census data, calculated the pro-rata share of Dorris’ population of 860 persons as a share of Siskiyou county’s total population of 44,076 persons = 2 percent
- Step 4. Applied Dorris’ pro-rata share of the population to Step 2’s value of 247 individuals = 5 individuals.

$$5 \text{ persons} * 200 \text{ sq. ft. per person} = \text{total } 1,000 \text{ sq. ft.}^{20}$$

The result is a cumulative total of 1,000 square feet of land is needed to accommodate the City’s emergency shelter need. The suitability of sites in the C-2 zoning district was assessed using the criteria in Table C-2:

**Table C-2**  
**Criteria to Assess Emergency Shelter Sites**

Variable	Criteria Applied
Zoning	Only sites zoned C-2 are included. Sites that are mixed zoned, e.g., C-2 and another zone, are excluded.
Vacant Lands	Only sites that are vacant are included.
Environmental Constraints	Environmental constraints for flooding, very high fire hazard rating, brownfields, wetlands, streams water bodies were assessed program-matically using publicly available information as discussed above. Sites containing these environmental constraints were removed.
Proximity to retail outlets	Only sites located within a ¼ mile of retail outlet that sells groceries and personal sundries. Retail outlets include grocery stores and national pharmacy chains.
Availability of public water and sewer systems	Sites must have public water and sewer available during the 6 <sup>th</sup> cycle planning period.
Proximity to health care services	Only sites located within a ½ mile of the Butte Valley Health Center are included. Twenty-four hour medical services are not available in Dorris, however. Sky Lakes Medical Center in Klamath Falls, Oregon, provides 24-hour medical services and is located closest to Dorris and is 27 miles away. For California, the Fairchild Medical Center in Yreka is closest and is approximately 67 miles from Dorris.

As shown in Table C-3 below, Dorris has a total of 27 sites that are zoned C-2 and meet all of the criteria in Table C-2. The total area of the 27 sites is 3.57 acres. Applying the metric of 200 square feet per person, Dorris’ C-2 sites have a potential capacity to accommodate 957 individuals. When the City’s limit of 15 beds is applied, the City has a potential capacity to accommodate 405 individuals. All of the capacity values far exceed the estimated emergency shelter need of 1,000 square feet to accommodate approximately 5 individuals.

Additionally, there are a variety of sites, with the smallest site being 3,289 square feet (SF) in size and the largest being 19,485 SF. The average and median sizes of the sites listed in Table C-3 are 5,758 SF and 5,021 SF,

<sup>20</sup> Pursuant to Gov’t Code Section 65583(a)(4)(l) the “200 square feet per person” factor used in the formula to calculate emergency shelter need herein is intended only for calculating site capacity pursuant to the cited Gov’t Code section, and shall not be constructed as establishing a development standard applicable to the siting, development, or approval of a shelter.

respectively. These values are reasonably consistent with all C-2 zoned parcels which have an average and median sizes of 6,437 SF and 8,416 SF, respectively.

**Table C-3**  
**Estimated Capacity of Emergency Shelter Sites**

APN	Zoning	Size in Acres	Size in SF	Capacity (1)	Capacity (2)
051-071-050	C-2	0.09	3,813	19	15
051-081-090	C-2	0.17	7,208	36	15
051-082-080	C-2	0.08	3,293	16	15
051-082-090	C-2	0.23	9,861	49	15
051-082-100	C-2	0.08	3,298	16	15
051-082-120	C-2	0.08	3,627	18	15
051-132-050	C-2	0.15	6,362	31	15
051-201-010	C-2	0.17	7,221	36	15
051-201-020	C-2	0.07	3,246	16	15
051-201-050	C-2	0.07	3,246	16	15
051-201-070	C-2	0.15	6,556	32	15
051-201-090	C-2	0.08	3,294	16	15
051-201-180	C-2	0.07	3,245	16	15
051-214-090	C-2	0.20	8,738	43	15
051-214-120	C-2	0.07	3,239	16	15
051-214-130	C-2	0.08	3,516	17	15
051-223-110	C-2	0.15	6,495	32	15
051-223-120	C-2	0.07	3,248	16	15
051-223-130	C-2	0.07	3,248	16	15
051-223-140	C-2	0.45	19,485	97	15
051-231-030	C-2	0.15	6,490	32	15
051-231-050	C-2	0.15	6,492	32	15
051-231-060	C-2	0.15	6,486	32	15
051-231-140	C-2	0.22	9,732	48	15
051-243-190	C-2	0.13	5,730	28	15
051-243-210	C-2	0.08	3,271	16	15
051-251-030	C-2	0.12	5,021	25	15
<b>Total: 29 sites</b>		<b>3.57 acres</b>	<b>155,459 SF</b>	<b>767</b>	<b>405</b>

“Capacity (1)” values represent the mathematical application of 200 square feet metric per square feet and the result rounded down. “Capacity (2)” values represent the application of Dorris’ 15 bed limit to C-2 zoned sites that are vacant.

The data evidence that Dorris has adequate sites to meet the local need for emergency shelters, and these sites are located near medical services and outlets where individuals can obtain necessities.

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

This section summarizes the available vacant land in the City of Dorris 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 during the 6<sup>th</sup> cycle. ~~The Dorris' housing opportunity properties/sites~~ are listed in ~~Table C-4~~~~Table C-1~~ below and depicted in ~~Figure C-1 and Figure C-2~~ Figure C-2. ~~The following criteria were applied to identify appropriate housing opportunity sites:~~

- ~~The site's zoning must allow by right residential development. Lands that are zoned C-1 and C-2 are not included although the C-1 and C-2 zones permit residential uses with a conditional use permit. Although the Dorris Municipal Codes contain R-3 and M-H, two residential zones that allow multifamily development by right and have a maximum density of 20 dwelling units per acres, at this time there are no lands in the City that are zoned R-3 or M-H. The M-U Zone also allows a 20 unit per acre density and is assumed to apply to indicated properties shown in Table C-1 above and shown in Figure C-4.~~
- ~~Only sites that are vacant and are 2,400 square feet or greater in size are included.~~
- ~~Sites must not have a very high fire hazard rating, be not located near a brownfield or LUST site, are outside flooding hazards, and streams and water bodies are not present as described in the following section.~~
- ~~All sites have public sewer and water connections, and dry utilities available at the property or this infrastructure is available during the 6<sup>th</sup> cycle planning period. Public sewer and water service is readily available within 100 feet of most of the vacant lands identified in Table C-4. In a recent assessment of infrastructure related to housing development, the City of Dorris projected that current water facilities can accommodate an increase of approximately 20 housing units and sewer an increase of approximately 237 housing units. As such, the City's basic infrastructure is adequate to serve the projected growth for the next five years and beyond. Sites without sewer or water service are identified in the table.~~
- ~~The previous vacant land study completed by The City of Dorris assumed realistic development capacity at 70 percent of the maximum density for vacant residentially zoned parcels.~~

~~Pursuant to subdivision (c)(3)(B) of Government Code Section 65583.2, Dorris has opted to rely on the state-defined default density standard of 15 units per acre to demonstrate that an opportunity site is adequate for housing that is affordable to lower income households. Because the new Mixed-Use (M-U) zone allows multifamily residential development at 20 units per acre by-right, this analysis assumes the M-U is able to be developed with housing affordable to households with an AMI of 80 percent or lower inclusive of extremely-low income households. The new Mixed-Use zone allows multifamily residential development at 20 units per acre and is presumed to be able to be developed with housing affordable to low and very low income households. (As described in Section 3.0 above of this Appendix, a centrally located M-U zoned site that is comprised of four adjacent lots that are held in common ownership is identified as Dorris' site that is intended to meet the City's RHNA need.)~~

~~The Medium Density Residential (R-2) zone has a maximum density of 12 dwelling units per acre and allows dwellings to be configured as duplexes and townhouses by-right. For this analysis, opportunity sites that are zoned R-2 are assumed to result in housing that is affordable to moderate income households (80 to 120 percent AMI) because of R-2's higher density and by-right allowances for a greater variety of housing types, i.e., duplexes and townhouses.~~

~~Housing development on sites zoned RPD, PUD, and R-1As described later in this Appendix, a centrally located M-U zoned property comprised of four adjacent lots is intended to meet the projected needs for affordable housing. Program 4.2.1 commits the City to rezoning vacant property to M-U shown in Table C-4 to meet its affordable~~

housing requirements per GC 65583(a)(3). As shown on the preliminary zoning map, Figure C-4 below, the combined properties will be larger than ½ an acre with water and sewer available along the frontage and with pedestrian access to nearby commercial stores. ~~is assumed to be affordable to above moderate income households (greater than 120 percent AMI) due to the lower density of 7 dwelling units per acre. Opportunity sites that are zoned PUD and RPD are assumed to result in housing that is affordable above moderate income households.~~

~~There is another 30 acre opportunity site located on the west side of Dorris will intended to meet the City's future housing needs is was the property recently zoned Residential Planned Development (RDP). It includes eight acres of the site is zoned high density RPD-3 zone, which also allows up to 20 units per acre and multifamily development by-right. While this opportunity site it may accommodate multifamily development affordable to lower income households because it exceeds to the default density and multifamily development is allowed by-right, the establishing ordinance's provisions require the approval of a subdivision is required before the site can be developed withing anything but other than single-family homes. This means on the property so multifamily housing on those properties is discretionary until the opportunity site is subdivided and not principally permitted. As such, for the 2023-2031 planning period, These properties the RDP-3 zone of this opportunity site is assumed to affordable to above moderate income households, and the property is are thus not included identified as a RHNA site in the Affordable Residential Land Inventory presented later. Additionally, in order for this area to be serviced by Dorris' wastewater treatment plant, a lift station will be needed due to the distance from the treatment plant according to the City Engineer.<sup>21</sup>~~

~~While there are numerous sites that are zoned for residential uses located in southeast Dorris, that are east of the railroad tracks. These sites are not identified as housing opportunity sites in the 2023-2031 Housing Element because the City wants to encourage and promote infill development, and the conservation and rehabilitation of existing housing and neighborhoods. The City's priorities to promote infill development and housing rehabilitation will facilitate infrastructure investment in existing neighborhoods, and will further the revitalization of existing neighborhoods, and minimizes the need for costly expansion of infrastructure to support residential development in southeast Dorris. Ultimately the City's priorities to focus on infill and rehabilitation implement place-based strategies as almost 20 percent of Dorris's population were in poverty in 2020. Also, southeast Dorris does not have strong connectivity with Dorris' established neighborhoods, and existing public and private resources, amenities, and infrastructure are primarily located in the established neighborhoods that are west of the railroad tracks. The costs to develop connectivity would be high largely due to the presence of the railroad tracks.~~

All of the properties listed in Table C-4 are ~~Dorris' housing opportunity the inventory of~~ sites for new residential development; see Section 3.0 above for the analysis of sites identified to meet Dorris' RHNA. The ~~sites~~ are vacant and unless noted otherwise, ~~and~~ they are served by public water and sewer services and dry utilities, all of which are available adjacent to each lot.

**Table C-4**

**Dorris' 6<sup>th</sup> Cycle Lands Available and Suitable for Residential Development Housing Opportunity Sites**

<sup>21</sup> Personal communication, Rico Tinsman, February 7, 2024.

APN	Acres	New Zoning	Current Previous Zoning/General Plan	Current Previous Density (units/ac.)	New Max. Density (units/ac.)	Realistic Capacity (units)	In Previous Housing Element	Affordability
<b>Mixed Use – Lower Income</b>								
051-221-050	0.13	M-U	C-2/C	n/a	20	2	N	<u>LI</u>
051-222-150	0.06	M-U	C-2/C	n/a	20	1	N	<u>LI</u>
051-231-100 <sup>s</sup>	0.15	M-U	C-2/C	n/a	20	2	<del>YN*</del>	<u>LI</u>
051-231-110 <sup>s</sup>	0.15	M-U	C-2/C	n/a	20	2	<del>YN*</del>	<u>LI</u>
051-231-120 <sup>s</sup>	0.15	M-U	C-2/C	n/a	20	2	<del>YN*</del>	<u>LI</u>
051-231-130 <sup>s</sup>	0.32	M-U	C-2/C	n/a	20	6	<del>YN*</del>	<u>LI</u>
051-242-030	0.14	M-U	C-2/C	n/a	20	2	N	<u>LI</u>
051-243-010	0.07	M-U	C-2/C	n/a	20	1	N	<u>LI</u>
<b>Subtotal</b>	<b>8 sites; 1.17 acres total</b>					<b>18</b>		
<b>Multifamily – Moderate Income and Above Moderate Income</b>								
051-011-130	0.15	R-2	R-2/MDR	12	12	1	Y	<u>MI</u>
051-011-140	0.15	R-2	R-2/MDR	12	12	1	Y	<u>MI</u>
051-012-140	0.45	R-2	R-2/MDR	12	12	4	Y	<u>MI</u>
051-061-110	0.22	R-2	R-2/MDR	12	12	2	N	<u>MI</u>
<b>Multifamily (continued)</b>								
051-272-020 <sup>s</sup>	0.89	R-2	R-2/MDR	12	12	8	Y	<u>MI</u>
051-281-030 <sup>s</sup>	0.45	R-2	R-2/MDR	12	12	4	Y	<u>MI</u>
051-281-040 <sup>s</sup>	0.45	R-2	R-2/MDR	12	12	4	Y	<u>MI</u>
051-281-060 <sup>s-w</sup>	0.30	R-2	R-2/MDR	12	12	3	Y	<u>MI</u>
051-281-070 <sup>s-w</sup>	0.30	R-2	R-2/MDR	12	12	3	Y	<u>MI</u>
051-281-080 <sup>s-w</sup>	0.45	R-2	R-2/MDR	12	12	4	Y	<u>MI</u>
051-281-090 <sup>s</sup>	0.30	R-2	R-2/MDR	12	12	3	Y	<u>MI</u>
051-281-100 <sup>s-w</sup>	0.45	R-2	R-2/MDR	12	12	4	Y	<u>MI</u>
051-281-110 <sup>s</sup>	0.15	R-2	R-2/MDR	12	12	1	Y	<u>MI</u>
051-281-120 <sup>s</sup>	0.15	R-2	R-2/MDR	12	12	1	Y	<u>MI</u>
051-302-180	0.38	R-2	R-2/MDR	12	12	4	Y	<u>MI</u>
051-311-010	0.76	R-2	R-2/MDR	12	12	6	Y	<u>MI</u>
051-311-020 <sup>w</sup>	0.52	R-2	R-2/MDR	12	12	4	Y	<u>MI</u>
051-352-020	0.75	R-2	R-2/MDR	12	12	6	Y	<u>MI</u>
051-352-040	0.60	R-2	R-2/MDR	12	12	5	N	<u>MI</u>
051-151-050	0.36	RPD	RPD/MU-PD	7	7	1	<del>N**Y</del>	<u>ABMI</u>
051-161-110	0.13	RPD	RPD/MU-PD	7	7	1	N	<u>ABMI</u>
051-381-050	29.77	R-1, RPD	RPD/LDR & MU-PD	7	7	138	<del>N**Y</del>	<u>ABMI</u>
051-391-010	30.23	RPD	RPD/MU-PD	7	7	212	<del>N**Y</del>	<u>ABMI</u>
<b>Subtotal</b>	<b>8 sites; 61.5 acres total</b>					<b>360</b>		
<b>Single-family – Above Moderate Income</b>								
051-141-030 <sup>s</sup>	2.06	PUD	PUD/MU-PD	7	7	14	Y	<u>ABMI</u>



APN	Acres	New Zoning	Current Previous Zoning/General Plan	Current Previous Density (units/ac.)	New Max. Density (units/ac.)	Realistic Capacity (units)	In Previous Housing Element	Affordability
051-151-040 <sup>S</sup>	2.01	PUD	PUD/MU-PD	7	7	14	Y	<a href="#">ABMI</a>
051-151-060 <sup>S</sup>	2.09	PUD	PUD/MU-PD	7	7	15	Y	<a href="#">ABMI</a>
051-152-030 <sup>S</sup>	2.06	PUD	PUD/MU-PD	7	7	14	Y	<a href="#">ABMI</a>
051-161-090 <sup>S</sup>	0.52	PUD	PUD/MU-PD	7	7	1	Y	<a href="#">ABMI</a>
051-161-120 <sup>S</sup>	0.75	PUD	PUD/MU-PD	7	7	1	Y	<a href="#">ABMI</a>
051-162-080 <sup>S</sup>	0.76	PUD	PUD/MU-PD	7	7	1	Y	<a href="#">ABMI</a>
051-162-090 <sup>S</sup>	0.21	PUD	PUD/MU-PD	7	7	1	Y	<a href="#">ABMI</a>
051-162-100 <sup>S</sup>	0.21	PUD	PUD/MU-PD	7	7	1	Y	<a href="#">ABMI</a>
051-162-110 <sup>S</sup>	0.34	PUD	PUD/MU-PD	7	7	1	Y	<a href="#">ABMI</a>
051-021-190	0.45	R-1	R-1/LDR	7	7	1	Y	<a href="#">ABMI</a>
051-031-150	0.15	R-1	R-1/LDR	7	7	1	N	<a href="#">ABMI</a>
051-042-090	0.26	R-1	R-1/LDR	7	7	1	Y	<a href="#">ABMI</a>
051-043-040	0.15	R-1	R-1/LDR	7	7	1	N	<a href="#">ABMI</a>
051-052-080	0.15	R-1	R-1/LDR	7	7	1	Y	<a href="#">ABMI</a>
051-071-120	0.15	R-1	R-1/LDR	7	7	1	Y	<a href="#">ABMI</a>
051-082-220	0.30	R-1	R-1/LDR	7	7	1	Y	<a href="#">ABMI</a>
051-092-190	0.13	R-1	R-1/LDR	7	7	1	N	<a href="#">ABMI</a>
051-101-140	0.19	R-1	R-1/LDR	7	7	1	Y	<a href="#">ABMI</a>
051-111-110	0.11	R-1	R-1/LDR	7	7	1	N	<a href="#">ABMI</a>
051-111-140	0.08	R-1	R-1/LDR	7	7	1	N	<a href="#">ABMI</a>
051-122-070	0.19	R-1	R-1/LDR	7	7	1	Y	<a href="#">ABMI</a>
051-122-190	0.20	R-1	R-1/LDR	7	7	1	Y	<a href="#">ABMI</a>
051-122-210	0.23	R-1	R-1/LDR	7	7	1	Y	<a href="#">ABMI</a>
051-181-060	0.17	R-1	R-1/LDR	7	7	1	Y	<a href="#">ABMI</a>
051-181-070	0.17	R-1	R-1/LDR	7	7	1	Y	<a href="#">ABMI</a>
051-202-090	0.25	R-1	R-1/LDR	7	7	1	N	<a href="#">ABMI</a>
051-211-070	0.06	R-1	R-1/LDR	7	7	1	N	<a href="#">ABMI</a>
051-221-050	0.13	R-1	R-1/LDR	7	7	1	N	<a href="#">ABMI</a>
051-222-030	0.13	R-1	R-1/LDR	7	7	1	N	<a href="#">ABMI</a>
051-222-220	0.13	R-1	R-1/LDR	7	7	1	N	<a href="#">ABMI</a>
051-252-030	0.13	R-1	R-1/LDR	7	7	1	N	<a href="#">ABMI</a>
051-252-070	0.13	R-1	R-1/LDR	7	7	1	N	<a href="#">ABMI</a>
051-252-100	0.13	R-1	R-1/LDR	7	7	1	N	<a href="#">ABMI</a>
051-252-120	0.13	R-1	R-1/LDR	7	7	1	N	<a href="#">ABMI</a>
051-252-130	0.13	R-1	R-1/LDR	7	7	1	N	<a href="#">ABMI</a>
051-253-030	0.22	R-1	R-1/LDR	7	7	1	Y	<a href="#">ABMI</a>
051-253-050	0.16	R-1	R-1/LDR	7	7	1	Y	<a href="#">ABMI</a>
051-253-080	0.09	R-1	R-1/LDR	7	7	1	N	<a href="#">ABMI</a>
051-362-160	1.34	R-1	R-1/LDR	7	7	6	Y	<a href="#">ABMI</a>
<b>Subtotal</b>	<b>40 sites and 17.25 acres total</b>					<b>98</b>		

APN	Acres	New Zoning	<u>Current Previous Zoning/General Plan</u>	<u>Current Previous Density (units/ac.)</u>	New Max. Density (units/ac.)	Realistic Capacity (units)	In Previous Housing Element	<u>Affordability</u>
<b>TOTAL</b>	<b><u>56 sites; 79.9 acres total</u></b>					<b><u>537</u> — <u>476</u> units</b>		

<sup>s</sup> Site does not have sewer service    <sup>w</sup> Site does not have water service\_

LI = Lower Income                      MI = Moderate Income                      ABMI = Above Moderate Income

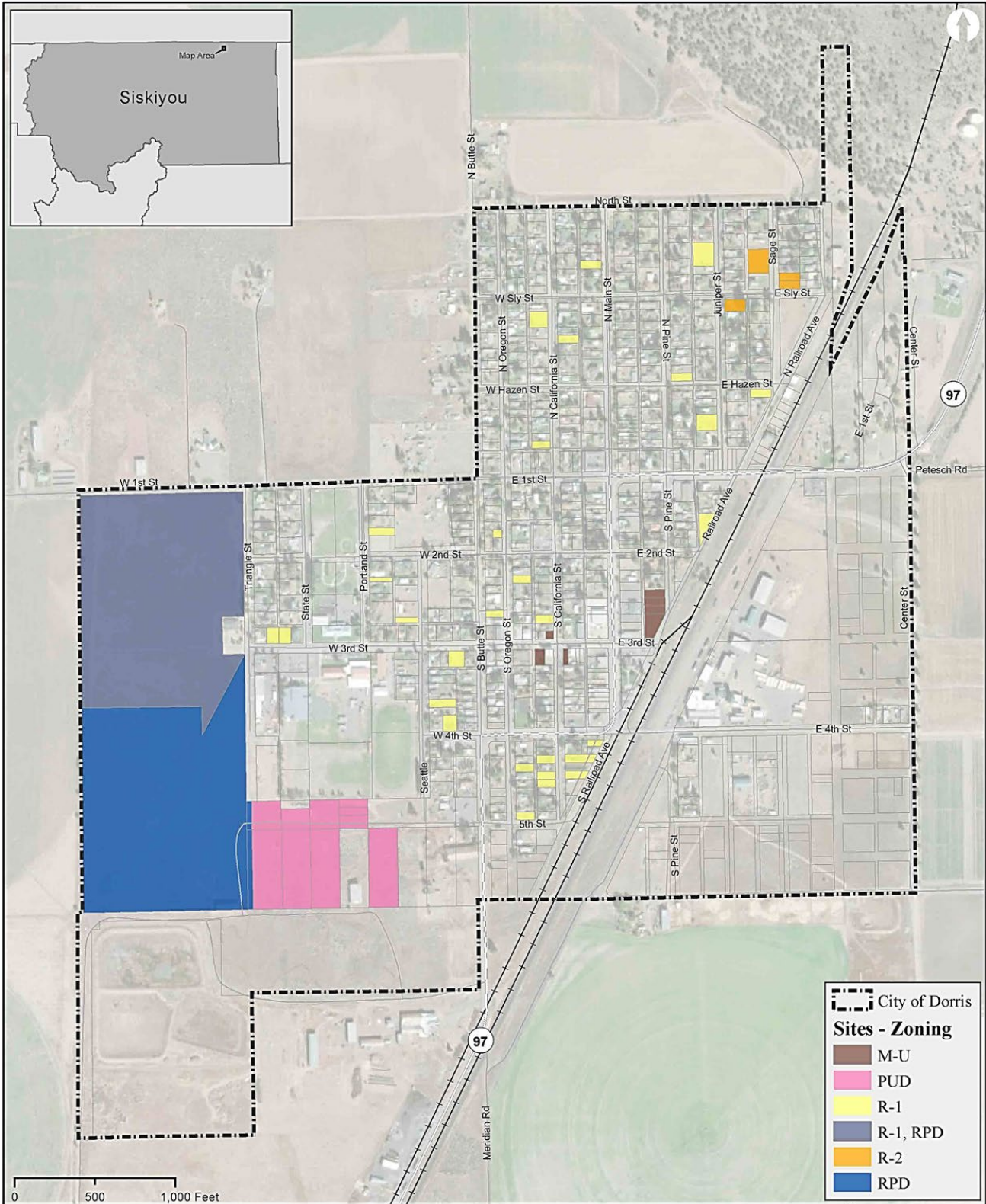
\* Site rezoned October 16, 2023 pursuant to Ordinance 236, an ordinance amending Title 18, Zoning, of the Dorris Municipal Code.

\*\* Site rezoned in 2022 pursuant to Ordinance 233, an ordinance adding Chapter 18.46, Residential Planned Development, to Title 18, Zoning, of the Dorris Municipal Code.

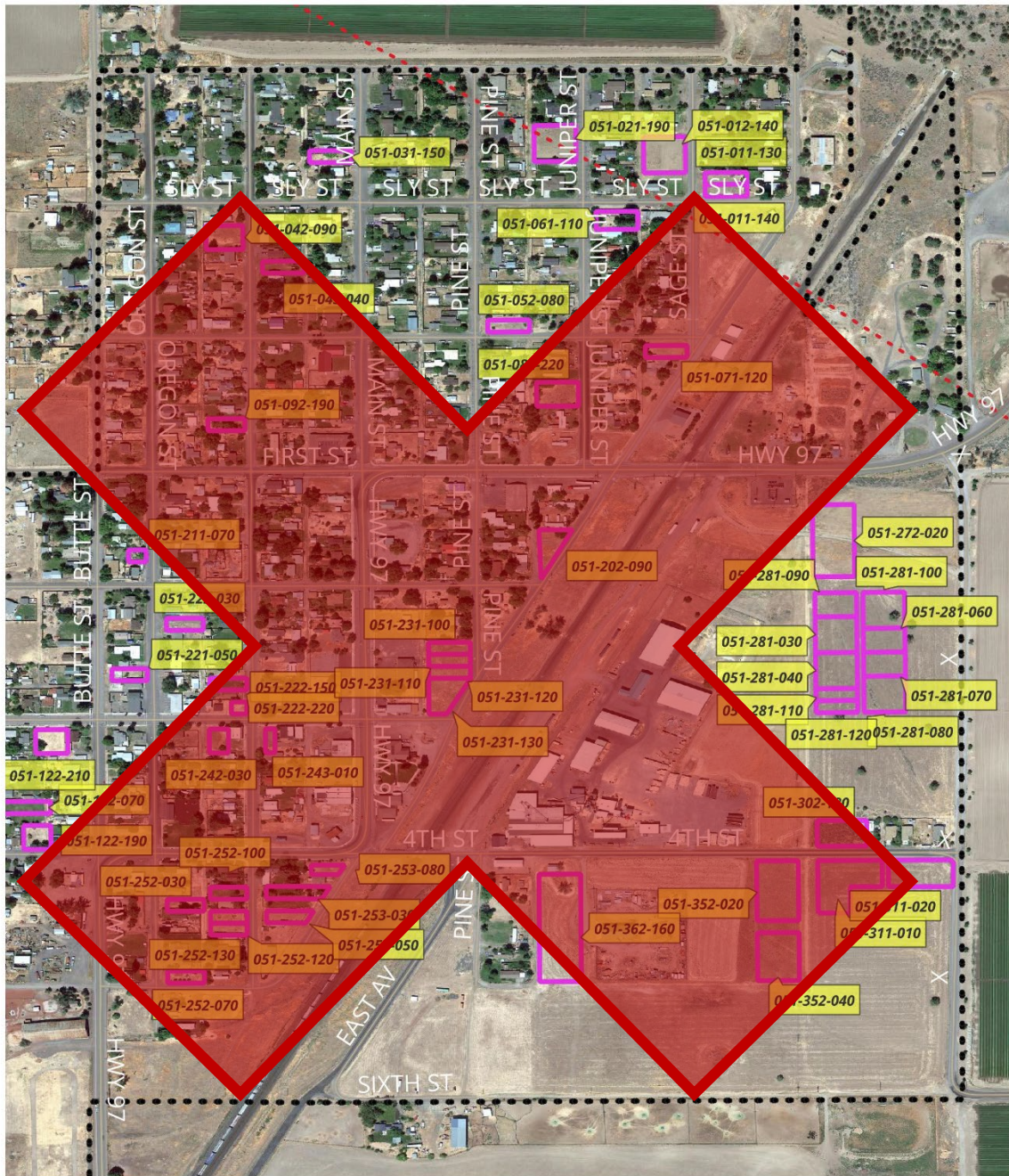
Source: Planwest Partners, 2023

Note: 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.

**Figure C-2**  
**Map of Dorris' Housing Opportunity Sites**



Map of Residential Lands—North Dorris



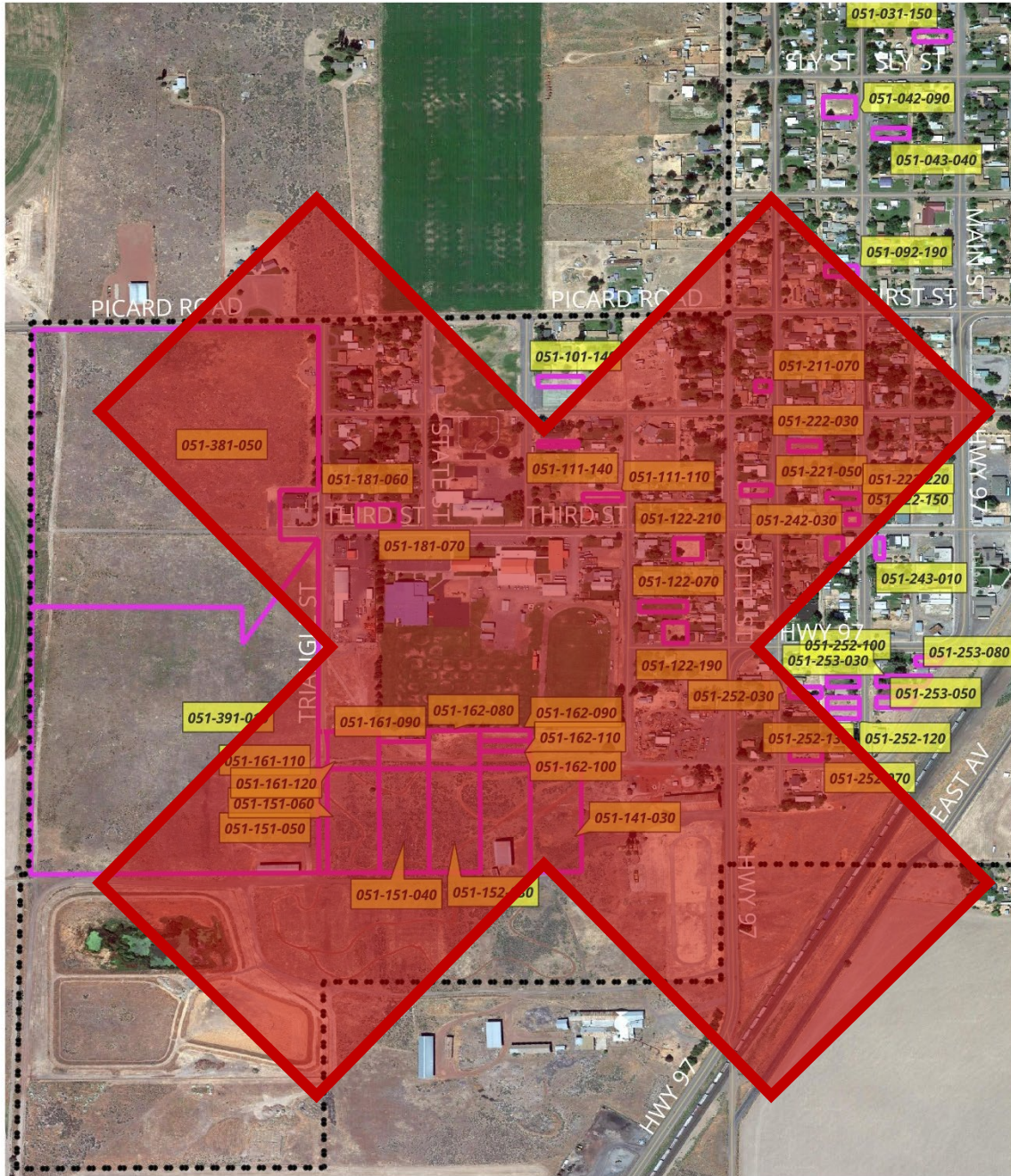
**Legend**

- City Boundary 
- Earthquake Faults 
- Dorris Residential Land Inventory 



Source: Planwest Partners, 2023

Map of Residential Lands—South Dorris



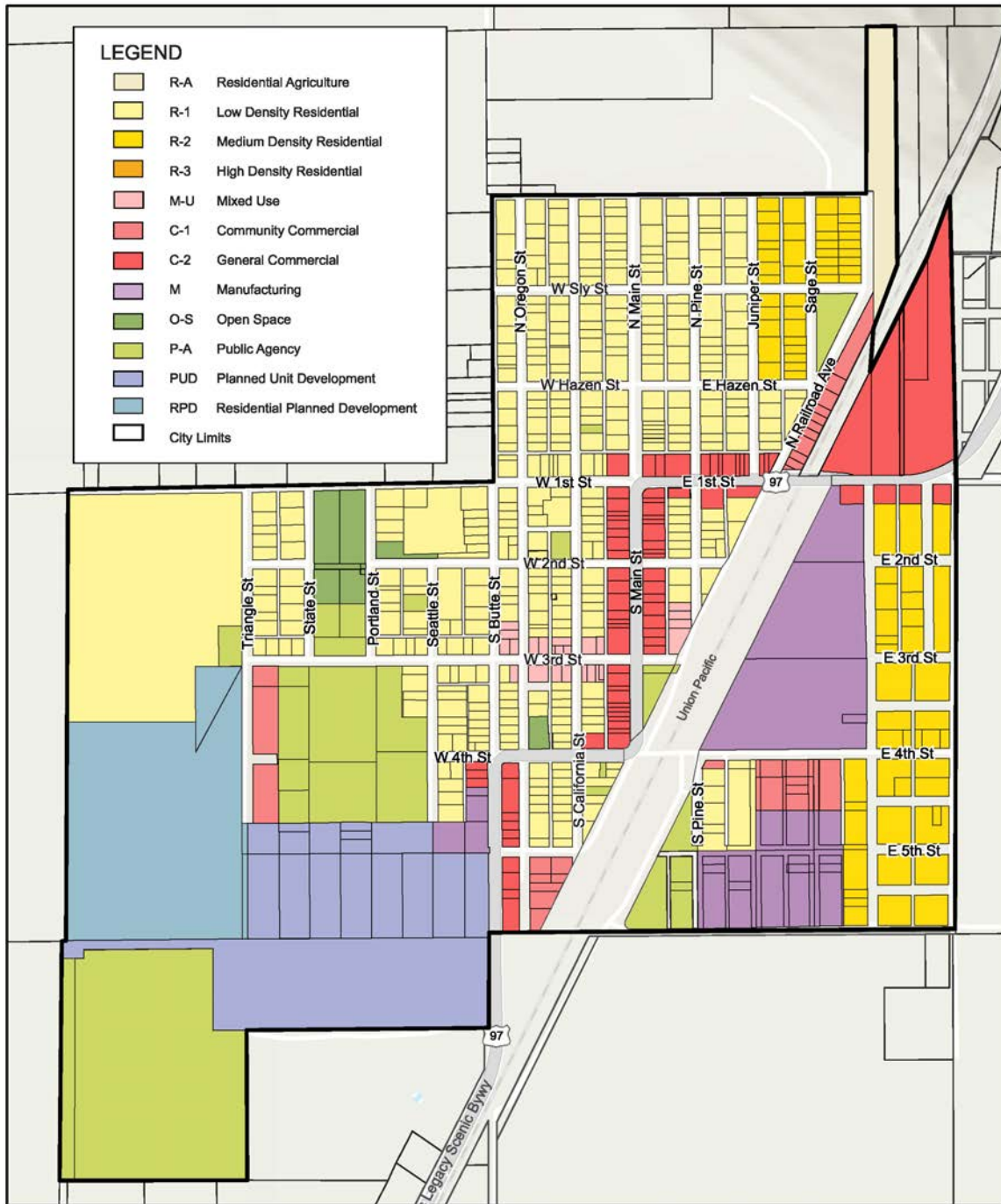
Legend

- City Boundary
- Earthquake Faults
- Dorris Residential Land Inventory



Source: Planwest Partners, 2023

**Figure C-3**  
**City of Dorris ~~Proposed~~ Zoning (adopted October 2023)**



The following criteria were applied to identify appropriate sites:

- The site's zoning must allow by right residential development. Lands that are zoned C-1 and C-2 are not included although the C-1 and C-2 zones permit residential uses with a conditional use permit. Although the Dorris Municipal Codes contain R-3 and M-H, two residential zones that allow multifamily development by right and have a maximum density of 20 dwelling units per acres, at this time there are no lands in the City that are zoned R-3 or M-H. The M-U Zone also allows a 20-unit-per-acre density and is assumed to apply to indicated properties shown in Table C-1 above and shown in Figure C-4.
- Only sites that are vacant and are 2,400 square feet or greater in size are included.
- Sites must not have a very high fire hazard rating, be not located near a brownfield or LUST site, are outside flooding hazards, and streams and water bodies are not present as described in the following section.
- All sites have public sewer and water connections, and dry utilities available at the property or this infrastructure is available during the 6<sup>th</sup> cycle planning period. Public sewer and water service is readily available within 100 feet of most of the vacant lands identified in Table C-4. In a recent assessment of infrastructure related to housing development, the City of Dorris projected that current water facilities can accommodate an increase of approximately 20 housing units and sewer an increase of approximately 237 housing units. As such, the City's basic infrastructure is adequate to serve the projected growth for the next five years and beyond. Sites without sewer or water service are identified in the table.
- The previous vacant land study completed by The City of Dorris assumed realistic development capacity at 70 percent of the maximum density for vacant residentially zoned parcels.

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 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	New Construction Rehabilitation Acquisition Support Services Supportive Housing Homebuyer Assistance

Program Name	Description	Eligible Activities
	operate, including low- and moderate-income neighborhoods, 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	Housing element updates Updates to zoning, plans or procedures to increase/accelerate housing production

Program Name	Description	Eligible Activities
	governments for the preparation and adoption of planning documents, and process improvements that: 1) Accelerate housing production Facilitate compliance to implement the sixth-cycle Regional Housing Needs Assessment.	Pre-approved architectural and site plans Establishing State-defined Pro-housing policies 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.

Program Name	Description	Eligible Activities
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 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>

Program Name	Description	Eligible Activities
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 maintain housing, prioritizing young adults in the foster care system.	<ul style="list-style-type: none"> <li>• Assist young adults to secure/maintain housing</li> <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>

Program Name	Description	Eligible Activities
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>
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

Program Name	Description	Eligible Activities
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 terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.	Rental Acquisition Rental Rehabilitation
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



Program Name	Description	Eligible Activities
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
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.

**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

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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>

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

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## 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 has incomes above the median and the other having incomes below the median.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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