

MEMORANDUM

DATE: June 5, 2024

TO: David Dunn, City Administrator; Rico Tinsman, Contract City Planner

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

SUBJECT: Revisions to the 2023-2031 Adopted Housing Element per HCD 5/31/2024 Input

On April 23, 2024, Planwest Partners submitted Montague’s adopted Housing Element to HCD for a mandatory 60-day certification review. The purpose of this review is for HCD to assess whether the adopted housing element substantially complies with State housing law. When HCD finds that an adopted housing element substantially complies with State housing law, it is certified.

At the request of HCD staff, on May 31, 2024, Michelle Nielsen, David Dunn, and Rico Tinsman met with HCD representatives. During the meeting HCD provided preliminary findings on Montague’s adopted housing element. In response to HCD’s May 31 input, Chapters 1 and 2, and Appendices A, B, and C have been revised. The below table summarizes the revisions made to the adopted housing element. As part of the meeting, Montague was given an opportunity to revise the housing element to address HCD’s preliminary findings prior to the close of HCD’s 60-day review period.

Corrected Housing Element Chapter or Appendix	Notes–Comments
Chapter 1, pg. 1-5, and 1-10 to 1-12	Summarized how Mr. Kellogg’s November 2022 comments were incorporated and responded in Montague’s Housing Element. Also attached Mr. Kellogg’s November 2022 comment letter to Chapter 1 for visibility.
Chapter 2, pgs. Various Programs 2.2.1, 2.3.2, 2.3.3, 2.3.5, 4.2.1, 4.2.2, HE.4.2.3, 4.2.4, and 4.2.5	Programs containing a “Timing” standard of <u>“As part of the City’s Zoning Ordinance update which is planned to be adopted in Q4 2023”</u> : the Timing has been changed to <u>“Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.”</u>
Chapter 2, pg. 2-14 Program 4.2.5	As recommended by HCD, removed language and made revisions for group homes for more than 6 residents (regardless of licensing) for equal treatment as other residential uses in the same zone and subject only to the provisions that apply to other residential uses in the same zone. Program 4.2.5, as revised, also expressly indicates this equal treatment is to extend to parking.
Chapter 2, pg. 2-19 to 2-20	In Program HE.7.1.2 of Chapter 2, corrected references to Tables A-42 and A-43 of Appendix A that were incorrect.
Appendix A, pg. A-31 to A-32	Added an estimate by City official, Montague’s City Administrator, as to the number housing units that need substantial rehabilitation and replacement.
Appendix B, pg. B-14 to B-15	The narrative in Table B-5 has been updated to be consistent with the revisions to Program 4.2.5.
Appendix B, pg. B-27 to B-29	Added description of Montague’s current procedures and milestones for housing projects subject to discretionary permits, along with a flow chart

Corrected Housing Element Chapter or Appendix	Notes–Comments
	illustrating the process, and how the City complies with Permit Streamlining Act (PSA) and the California Environmental Quality Act (CEQA) streamlining requirements for discretionary housing projects.
Appendix C, pg. C-6 to C-7, and C-12	Added statements that there are no other known constraints that would impede development of Montague’s RHNA site, J/ADU development, or opportunity sites (see Table C-4).
Appendix C, pgs. C-7 to C-8	Added discussion of junior accessory dwelling units and accessory dwelling units (J/ADUs) for providing affordable housing based on City’s recent permit history and Chapter 2 programs to encourage J/ADUs.
Appendix C, pg. C-13	Revised Table C-4, Montague’s Opportunity Sites, to recategorize APN 052-193-040 from the lower income opportunity sites category to the moderate income category because the site is less than 0.50 acres in size.

It is noted that although the adopted Housing Element was revised to address HCD’s preliminary findings and comments, these revisions are non-substantive and are consistent with Montague City Council Resolution 24-03. Resolution 24-03 provides for minor changes to the adopted Housing Element to address any non-substantive changes suggested or requested by HCD, and these changes do not require further review by the City Council.

The adopted Housing Element that has been revised to address HCD’s comments follows this memo. The text of Chapters 1 and 2, and Appendices A, B, and C that has been revised are shown with track changes: Revisions are shown in ~~strikeout~~ and underline. NOTE: You will notice **RED**, **BLUE**, and **GREEN** strikethrough/underline text. **RED** and **BLUE** indicates deletion/addition of text; **GREEN** indicates movement of text from one location to another location within the document.

The revised June 5, 2024 Housing Element follows this memo. It can be read and downloaded by also clicking the link to Montague’s website: <https://cityofmontagueca.com/>

HCD will issue their letter on or before June 21, 2024. Should HCD not certify the housing element, the City will be able to again address HCD’s findings by revising the housing element further as needed to ensure it complies with State housing law.

If you would like to be notified by email of the upcoming housing element updates, please email the Montague City Clerk (clerk@cityofmontagueca.com) and include “Housing Element Update” in the subject line.

RESOLUTION 24-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTAGUE ADOPTING THE 2023-2031 HOUSING ELEMENT UPDATE AS AMENDED TO ADDRESS HCD COMMENTS

WHEREAS, the City of Montague General Plan Housing Element for the 5th cycle planning period was adopted in 2014; and

WHEREAS, state housing element law (Government Code Sec. 65580 et seq.) requires that the City update the Housing Element every eight years; and

WHEREAS, the City prepared an update of the Housing Element for the 6th cycle planning period (2023-2031) that sets forth housing policies and programs to facilitate the preservation and development of housing; and

WHEREAS, Chapter 1 of the 6th cycle Housing Element update describes the public participation effort undertaken to update the Housing Element; and

WHEREAS, in accordance with Government Code Sec. 65585(b), the City posted the draft Housing Element online on September 29, 2023, and requested public comment for a 30-day review period, with the City subsequently extending the public review period until November 3, 2023; and

WHEREAS, on October 18, 2023, the Planning Commission conducted a duly noticed hearing to accept public comment and consider the draft Housing Element, and by unanimous vote adopted Resolution 23-06 and recommending the City Council adopt the 2023-2031 Housing Element; and

WHEREAS, on November 2, 2023, the City Council conducted a duly noticed hearing to accept public comment and consider the draft Housing Element, and by unanimous vote adopted Resolution 23-07, thereby finding the 6th Cycle Housing Element update exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sec. 15061(b)(3) and adopting the 2023-2031 Housing Element; and

WHEREAS, following completion of the 10-business day period required by Government Code Sec. 65585(b)(1), the City's consultant Planwest Partners, Inc. transmitted the adopted 6th Cycle Housing Element to the California Department of Housing and Community Development (HCD) for review on November 20, 2023; and

WHEREAS, on February 13, 2024, HCD issued a letter with the Department's findings regarding the adopted Housing Element, which noted that the City's 6th Cycle Housing Element addresses most of the requirements of state housing element law but that amendments are needed for HCD to consider the Housing Element for certification; and

WHEREAS, the City considered HCD's findings and recommended amendments, and has incorporated draft revisions into the Housing Element to respond to HCD's comments and ensure the Housing Element will substantially comply with state housing element law once readopted; and

WHEREAS, on March 9, 2024, the City's consultant Planwest Partners, Inc. published the revised draft Housing Element update online at <https://www.siskiyou-housing.com/montague-california/> and invited public comment; and

WHEREAS, on March 11, 2024, the City published the revised draft Housing Element update on its website and invited public comment; and

WHEREAS, on March 20, 2024, the Planning Commission of the City of Montague held a duly noticed public hearing as prescribed by law to consider the draft 2023-2031 Housing Element Update; and

WHEREAS, after consideration of the staff report, all public testimony, and evidence presented at the public hearing, by unanimous vote the Planning Commission found the draft 2023-2031 Housing Element Update to be exempt from the CEQA pursuant to Section 15061(b)(3) of the CEQA Guidelines, and adopted Resolution 24-02 A Resolution of the Planning Commission of the City of Montague Recommending the City Council Adopt the 2023-2031 Housing Element Update; and

WHEREAS, on April 15, 2024, the City Council conducted a duly noticed public hearing to accept public comment and consider the revised draft Housing Element update; and

WHEREAS, the City Council determined the revised draft Housing Element updated housing policies and programs consistent with state law; and

WHEREAS, the City Council further determined the revised draft Housing Element does not have the potential to cause a significant impact to the environment and is exempt from the CEQA pursuant to CEQA Guidelines Sec. 15061(b)(3), because it will not entitle, propose, or otherwise require the construction of new development or rehabilitation of existing development, nor will it result in: any direct or indirect physical changes to the environment; any changes to the General Plan Land Use Map; modifications to General Plan land use designations, densities, or intensities, nor any changes to intensities or densities beyond those permitted by the General Plan, Zoning Code, and/or state law; and

WHEREAS, the City Council has found that the revised draft Housing Element, and the programs and housing action plan contained therein, take meaningful actions to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics consistent with the City's obligation to affirmatively further fair housing pursuant to Government Code Sec. 8899.50; and

WHEREAS, the City Council has found that the revised draft Housing Element is in the public interest because it provides the City with a mechanism to further social, economic, housing and other goals that have been adopted by the City Council and the State Legislature. The revised draft Housing Element will help the City achieve the following housing goals:

1. Provide adequate sites.
2. Ensure the availability of a variety of housing types and increase the affordability of housing.
3. Conserve, rehabilitate, and enhance the condition of the existing housing stock and residential neighborhoods.
4. Facilitate the provision of housing suited to persons with special needs.
5. Encourage and support the development of affordable housing.
6. Encourage sustainable housing development and energy conservation.
7. Promote equal and fair housing opportunities for all people.

WHEREAS, the City Council has found that the revised draft Housing Element is consistent with a comprehensive view of the Montague General Plan, and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Montague:

1. Hold a public hearing in the manner prescribed by law; and
2. Determine that the revised draft Housing Element is exempt from the CEQA pursuant to Sec. 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that it will not have a significant effect on the environment; and
3. As required by Government Code Sec. 65585(e), consider the findings made by HCD in the Department's letter to the City dated February 7, 2024, and find that the 6th Cycle Housing Element was amended to respond to HCD's findings, as set forth in Attachment C to the staff report dated March 19, 2024, and to substantially comply with the requirements of state housing element law as interpreted by HCD; and
4. Adopt the revised draft Housing Element; and
5. In accordance with Government Code Sec. 65585(b)(1), direct the City Clerk or their designee to publish the Housing Element on the City's website and email a link to all individuals and organizations that have previously requested notices regarding the Housing Element at least seven (7) days prior to the Housing Element being resubmitted to HCD; and
6. Authorize city staff and the City's consultant Planwest Partners, Inc. to transmit the adopted Housing Element to HCD for review upon completion of the seven-day period prescribed by Government Code Section 65585(b)(1).

BE IT FURTHER RESOLVED that minor changes to the revised draft Housing Element that do not substantially change the goals, policies, programs, or objectives, that are reasonably based on credible information that is readily accessible to the public, to make the Housing Element internally consistent or to address any non-substantive changes or amendments suggested or requested by HCD, and that are published in accordance with Government Code Section 65585(b)(1) shall not be considered to be substantial changes requiring further review by the City Council. However, should HCD require substantial modifications to the revised draft or adopted Housing Element not previously considered by the City Council, city staff shall bring such modifications back to the City Council for its review, consideration, and recommendation pursuant to Government Code Section 65356.

IT IS HEREBY CERTIFIED that the foregoing Resolution 24-03 was duly adopted on a motion by Council Member Dooley and seconded by Council Member Jackson at a regular meeting of the City of Council held on the 15th day of April 2024, by the following vote:

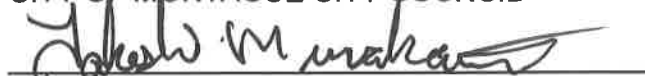
AYES: Murakami, Vela, Dooley, & Jackson

NOES: N/A

ABSENT: N/A

ABSTAIN: N/A

CITY OF MONTAGUE CITY COUNCIL



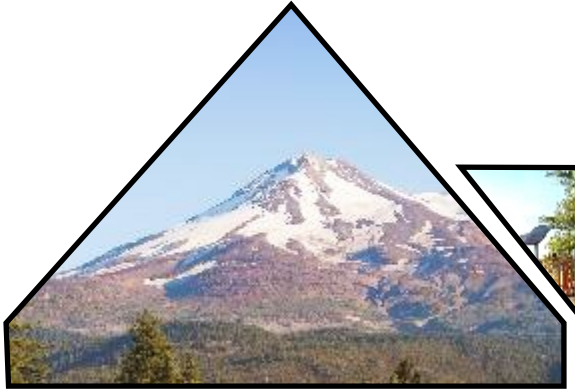
Takeshi Murakami, Mayor

WITNESS, my hand and seal this 15th day of April 2024

Jessie Monday
Jessie Monday, City Clerk

ADOPTED HOUSING ELEMENT

APRIL 15, 2024



City of Montague
230 S. 13th Street
(530) 459-3030

Prepared By:
PLANWEST
PARTNERS, INC. 

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Chapter 1 – Introduction

1.0 Overview

The Housing Element is a mandatory element of the Montague 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 Montague’s existing and future housing needs and establishes proposed actions to facilitate the provision of housing to meet those needs for all income levels. The Housing Element’s policies and programs in Chapter 2 reflect a combination of the concerns of the local Montague 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 Montague’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 Montague's 5th cycle Housing Element was adopted in 2014, a significant number of housing laws have been enacted. These new housing laws mandate new analyses or programs in each Housing Element and apply to the 2023-2031 Montague Housing Element update. Wherever available, City staff has consulted the HCD guidance memos to prepare this Housing Element. These housing and Housing Element new laws include, but are not limited to:

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

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

3.0 Public Participation

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

The Housing Element was developed through the combined efforts of City staff, the Planning Commission, the City Council and the City’s consultant. The inclusion of community stakeholders in the Housing Element public participation process helps ensure appropriate housing strategies are more efficiently and effectively evaluated, developed, and implemented. In an effort to involve all segments of the community, City staff and consultants developed a community outreach program including announcements on the City website, public survey, opportunity for housing element review and input at Planning Commission and 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.

**2023 – 2031
Housing Element Update**

Community Workshop | Taller Comunitario
The workshop will be presented in English | El taller se presentará en inglés.

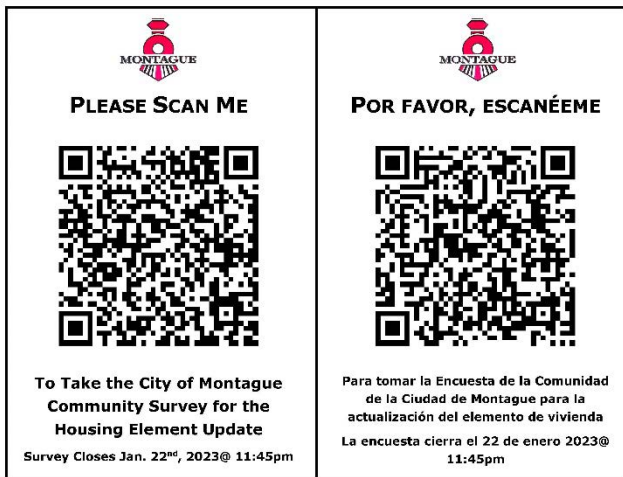
Thursday, Dec. 8, 2022, at 3:00 pm | Jueves, 8 dic. 2022 a las 3:00 pm

Attend In-Person at the Council Chambers, 230 South 13 th Street, Montague	Asistir en persona a la Council Chambers, 230 South 13 th Street, Montague
If you have questions or to request reasonable accommodation, please contact the City at (530) 459-3030	Si tiene preguntas o desea solicitar una adaptación razonable, comuníquese con la ciudad al (530) 459-3030.
For more information: www.siskyou-housing.com/montague-california/	Para más información: www.siskyou-housing.com/montague-california/

**Come share your input & ideas!
¡Ven a compartir tus aportes e ideas!**

Public Workshop at City Council Meeting on December 8, 2022: This meeting was noticed on the City’s website, email notification to interested parties was sent out, and flyers were distributed online with print copies posted at City Hall. The meeting presentation introduced the Housing Element and update process, provided an overview of the essential components of housing elements, reviewed the City’s regional housing needs allocation (RHNA), identified recent legislation, discussed current City demographics, and gathered public input on housing needs and opportunities. Meeting participants were asked to identify challenges and/or opportunities for housing, and to identify housing priorities in the City. Verbal comments received during this meeting noted that some people may not have participated in the census and that California is losing residents overall. Commenters also indicated

there are vacant and abandoned houses that are not being maintained or lived in. In addition, there are challenges to building new houses due to increasing costs and the amount of time it can take to receive building permits (which are currently processed through the County).



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. Unfortunately, no surveys were completed by Montague residents during the initial survey period. The complete results for other small cities in Siskiyou County are on the following webpage: <https://www.siskiyou-housing.com/montague-california/>.

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.

Public Review Draft and Public Hearings: On September 29, 2023, the Public Review Draft Housing Element was published on the City of Montague’s webpage (<https://cityofmontagueca.com/235-2>) and on the project webpage maintained by Planwest Partners, Inc. at <https://www.siskiyou-housing.com/montague-california/>. The September 29 release initiated the 30-day public review period. To notify Montague residents and stakeholders of the availability of the Public Review Draft and to request public comments, the City posted a Notice of Housing Element Availability on September 29, 2023. The notice also alerted residents and stakeholders that the public review period was extended and would close November 3, 2023. The notice of availability was published in both English and Spanish. Full paper copies of the draft housing element was made available at Montague City Hall.

The Montague Planning Commission and City Council held duly noticed public hearings on October 13, 2023 and November 2, 2023, respectively. At the public hearings public comments were accepted. The Planning Commission recommended that the City Council adopt the housing element. On November 2nd, the City Council took action and adopted the 2023-2031 Housing Element update for the City of Montague.

David Kellogg submitted comments to HCD on November 18, 2022, which are attached as Figure 1-1.¹ Mr. Kellogg expresses concern that Montague’s Housing Element does not provide an adequate analysis of compliance with State streamlining requirements pursuant to the Public Resources Code 21080.1 and 21080.2. It is unclear which housing element Mr. Kellogg is commenting on because in November 2022, a 6th cycle public review draft had not been released, nor had the City adopted a 6th cycle housing element or submitted a draft to HCD. Nonetheless, Section 2.7 of Appendix B has been revised and analyzes how the City permit processing procedures and timelines comply with the Permit Streamlining Act and CEQA for residential development that is subject to a discretionary permit. As of June 4, 2024, no other written public comments have been received by the City or the City’s housing element consultant since the City initiated in November/December 2022.

In February 2024, HCD provided the City their 90-day written comments and preliminary findings regarding the housing element’s compliance with state housing law. The Housing Element was revised to address HCD’s comments and preliminary findings. The Montague Planning Commission and City Council held duly noticed public hearings on March 20, 2024 and April 15, 2024, respectively, to consider the revised Housing Element. At the public hearings public comments were accepted, although no written or oral public comment were submitted prior, during, or after the public hearings in 2023 or 2024. The public hearing notices were posted in English, Spanish, and Hmong Daw. The Planning Commission recommended that the City Council adopt the housing element. On April 15, the City Council took action and adopted the 2023-2031 Housing Element update for the City of Montague.

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/Mmontague-california/>). 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. Visitors could also submit comments and questions using the webpage’s comment form, although no comments or questions were received.

Stakeholders:

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

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

¹ Mr. Kellogg’s comments were received by the City’s housing element consultant in May 2024.

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 city.

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

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

5.0 Analysis of the Previous Housing Element

An important aspect of the Housing Element is an evaluation of achievements of the implementation of programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and the extent to which these programs continue to be relevant in addressing current and future housing needs in Montague. 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, Montague 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.² 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”.³ 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

² See HCD’s briefing materials for the State Income Limits for 2022: <https://www.hcd.ca.gov/docs/grants-and-funding/inc2k22.pdf>

³ Ibid.

(commencing with Section 21000) of the Public Resources Code. [Reference Government Code section 65583.2 (i)]

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Figure 1-1

michellen@planwestpartners.com

From: David Kellogg <david.kellogg@gmail.com>
Sent: Friday, November 18, 2022 5:09 PM
To: Housing Elements@HCD
Subject: Public Comment on Housing Element

Nov 18, 2022

On behalf of David Kellogg (a Contra Costa County resident), 350 Contra Costa, Greenbelt Alliance, CaRLA, Scott O’Neil (a resident of Palo Alto), Watson Ladd (a resident of Berkeley), Marven Normal (a resident of San Bernadino), Dara Dadachanji (a resident of San Francisco), and George Grohwin (a resident of San Francisco), we provide the following comment on the Housing Element from MONTAGUE.



Issue

- The Housing Element from MONTAGUE fails to adequately analyze compliance with one of the state’s fundamental streamlining laws.
- Under PRC 21080.1 & 21080.2, a lead agency must determine if a housing development is exempt from CEQA within 30 days of completeness, or if an EIR or other CEQA document will be required.
- For CEQA-exempt housing, this CEQA determination then triggers a 60-day approval clock (with deemed approved remedies) under the Permit Streamlining Act. Thus, if state housing laws were followed, CEQA-exempt housing projects should generally receive approvals in about 120 days.
 1. 30 days to determine completeness
 2. 30 days for CEQA review
 3. 60 days for approval.
- MONTAGUE does not appear to issue determinations of CEQA-exemption within 30 days of completeness. As a result, **builders and the public are denied the right to the timely approval of housing**. Additionally, the builders are forced into an unreasonable bargaining position, as they lack the “deemed approved” options they should have. This improperly empowers jurisdictions to treat builders arbitrarily in the entitlement process.
- Moreover, MONTAGUE has no apparent good-faith basis for delaying CEQA-exemption determinations beyond the allowance of Public Resources Code 21080.1 & 21080.2. In the vast majority of instances, these exemptions are uncontested and straightforward.

Recommendation

- The Housing Element from MONTAGUE should include an analysis of compliance in its approval process with PRC 21080.1 & 21080.2.
- The Housing Element from MONTAGUE should add a program to specify (i) who is responsible for making the CEQA determination of PRC 21080.1, specify (ii) that their decision will be made within the timeframe permitted by PRC 21080.2, and specify that (iii), when they determine a project is exempt

from CEQA, their determination triggers the Permit Streamlining Act (PSA) 60-day deadline (Gov. Code 65950(a)(5)). If existing local practices or regulations are incompatible with these state laws, the program should commit to enacting reforms necessary to achieve compliance within a reasonable and definite timeline.

HCD Technical Assistance Letter

- The CEQA issues mentioned herein are discussed in the June 3, 2022 Technical Assistance letter sent to Berkeley by Shannan West, Housing Accountability Unit Chief (copy included below).
- In the letter, HCD notes that Berkeley had been issuing “recommendations” of CEQA-exemption and that the actual “determinations” were made more than 30 days beyond the completeness date. HCD notes that such practice was in violation of PRC 21080.1 & 21080.2 and “may act as a governmental constraint on housing.”

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, Governor
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
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 Sacramento, CA 95833
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June 3, 2022

Sharon Gong, Senior Planner
 City of Berkeley
 1947 Center Street, 2nd Floor
 Berkeley, CA 94704

Dear Sharon Gong:

RE: Berkeley – Letter of Technical Assistance

The purpose of this letter is to provide technical assistance to the City of Berkeley (City). The California Department of Housing and Community Development (HCD) has become aware of potential conflicts between the practices of the City’s Zoning Adjustments Board (ZAB) concerning determinations for projects determined to be exempt from the California Environmental Quality Act (CEQA) and timelines pursuant to Public Resources Code section 21080.1, subdivision (a), and Public Resources Code section 21080.2. HCD is concerned that these actions may act as a governmental constraint on housing development and requests the City review the CEQA determination process in Berkeley’s 6th Cycle Housing Element and include programs to mitigate or remove constraints as necessary.

Obligations Under Public Resources Code sections 21080.1 & 21080.2

HCD has been made aware of at least five development applications where the final ZAB determination was made more than 30 days after the relevant permit was determined to be complete. As the City is aware, under the Public Resources Code, a lead agency must make a determination under CEQA for projects exempt from environmental review within 30 days of a project application being deemed complete. These provisions are critical to meeting the Permit Streamlining Act requirement set in Government Code section 65950, subdivision (a) (5), and generally facilitate the processing of housing developments.

6th Cycle Housing Element

As Berkeley is updating its 6th Cycle Housing Element, the City must describe and analyze the permit process from application to approvals, including a discussion on timeframes for each step in the process, impediments, and how it addresses the

Sharon Gong, Senior Planner
Page 2

application of state law on application processing pursuant to Government Code section 65583, subdivision (a)(5). In addition, the element must also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need and include program actions to remove or mitigate identified constraints pursuant to Government Code section 65583, subdivision (c)(3). Excessive CEQA review timeframes can delay project approval and pose a constraint to the development of housing and should be reviewed as part of the City's housing element update.

Conclusion

HCD understands that the City is currently reviewing its compliance with these provisions and is looking at strategies to transparently document the process to ensure timely approval of CEQA determinations and provide additional transparency. HCD supports these efforts and encourages the City to take meaningful steps to ensure that its processes comply with provisions of state housing law.

If you have questions or need additional information, please contact Kevin Hefner at Kevin.Hefner@hcd.ca.gov

Sincerely,



Shannan West
Housing Accountability Unit Chief

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 Montague’s fair housing issues and the contributing factors.

The identified contributing factors are prioritized in Appendix A. Table A-40, Section 7.0, contains Montague’s 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 1 - Provide Adequate Sites](#)

[Goal 2 - Ensure the Availability of a Variety of Housing Types and Increase the Affordability of Housing](#)


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


[Goal 4 - Facilitate the Provision of Housing Suited to Persons with Special Needs](#)

[Goal 5 - Encourage and Support the Development of Affordable Housing](#)

[Goal 6 - Encourage Sustainable Housing Development and Energy Conservation](#)

[Goal 7 - Promote Equal and Fair Housing Opportunities for All People](#)

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

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

Goal 1 – Provide Adequate Sites

Assist in increasing the affordability of housing in Montague, 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 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 Montague’s share of the regional housing needs, the City shall encourage

and facilitate the rehabilitation and construction of the following number of housing units according to the following income levels:

**Table 2-1
City of Montague’s Quantified Objectives, 2023-2031**

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	1	0	1	1	1	4
Rehabilitation	1	1	1	1	0	4
Conservation**	1	1	2	1	0	5
Totals	3	2	4	3	1	13

* The City has not established an objective for preservation of affordable housing as there are no assisted housing developments or units in the City considered to be at risk as the affordability covenant for that development expires in 2050 and are assessed as low risk for conversion during the planning period. See Appendix B, Section 4.0 for more details.

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

Policy 1.2

Ensure Montague 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 Ordinance 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 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 1.3.1 Provide Adequate Sites and No Net Loss Compliance

To ensure at all times during the planning period the City has an adequate inventory to accommodate its designated regional housing need allocation, the City will evaluate and make written findings for entitlement and building permit applications seeking to develop designated inventory sites for decreases in density and affordability of housing units consistent with No Net Loss Law, Government Code Section 65863 et seq. If project approval will result in an inventory deficit, steps will be taken to replace the lost inventory sites by rezoning qualified properties in other areas as needed to meet the City’s remaining RHNA for lower-income households in accordance with Government Code Section 65863 et seq.

Administration: City Administrator and Planning Department

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 1.3.2 Monitor Availability of Opportunity Sites

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

Administration: City Administrator and Planning Department

Funding: General Fund

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

Policy 1.4

- 1) The City shall provide adequate water and sewer services to meet the needs of existing residents and serve the demand for new housing and economic development. Should the City’s existing water or sewer infrastructure be found to be inadequate to serve future population growth, the City will program improvements as needed, including seeking grant funding.
- 2) It shall be the policy of the city of Montague to grant priority for the provision of water and sewer services to proposed developments that include housing units affordable to lower income households in compliance with State law, i.e., subparagraph (a) of Government Code Section 65589.7, at all times for the duration of the 2023-2031 housing element planning period.

Program 1.4.1 Procedures for Water and Sewer Connections

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

Administration: Department of Public Works and City Administrator

Funding: General Fund

Timing: Within one year from adoption of the 2023-2031 Housing Element.

Program 1.4.2 (was Programs III-7 and III-8) Monitor Public Infrastructure and Improve as Funding is Available

- 1) Continue to review on an annual basis the existing water/sewer capital improvement program to determine if the current fee structure is adequate to finance needed improvements in the capacity of the utility systems to accommodate future development.
- 2) The City will seek funding to complete a public facility plan to provide sewer and water service to undeveloped land in the City. If the capacity is deemed to be inadequate to serve future population growth, improvements shall be programmed as needed.
- 3) The City shall continue to improve the sewer system, as necessary, to meet the needs of residents and to encourage, support, and accommodate housing and economic development.

Administration: City Council

Funding: State and federal and grants/loans

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

Policy 1.5

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

Program 1.5.1 Monitor Public Infrastructure and Development in Sphere of Influence

Subject to availability of funding, the City shall work with developers of housing outside of existing sewer and/or water service areas, and in areas where existing systems are at or near capacity, to develop or improve essential utility systems to facilitate housing development. City assistance may involve direct participation in improvements or cooperation in the formation of assessment districts or other means of financing necessary improvements.

Administration: City Administrator

Funding: To be determined.

Timing: As opportunities are recognized.

Goal 2 – Ensure the Availability of a Variety of Housing Types and Increase the Affordability of Housing

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

Policy 2.1

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

Program 2.1.1 Promote the City Housing Programs to Residents  

The City will improve community awareness and support for the City’s housing programs citywide by publicly sharing information on the City’s website about zoning ordinances, development standards, fees, exactions,

surplus public lands, fair housing resources, reasonable accommodation procedures, and housing affordability requirements, and will use affirmative marketing best practices to prepare and publish housing information. This will include clear informational handouts for applicants explaining how to determine which Airport Compatibility Zone applies and what Airport Height Overlay requirements apply to their proposed development, and the implications for their projects considering the allowed uses, residential densities, and height of structures.

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

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

Administration: City Administrator and Planning Department

Funding: General Fund

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

Policy 2.2

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

Program 2.2.1 Establish and Promote Local Density Bonus Procedures

- 1) The City shall amend the Montague Municipal Code, Title 17, 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 application and documents and information required to be submitted with the density bonus application in order for a density bonus 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.
- 2) To ensure ongoing compliance with state Density Bonus Law, the City shall continue to monitor for amendments to Government Code Section 65915 et seq. and amend Title 17, Zoning, as necessary.
- 3) 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.
- 4) 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.

Administration: Planning Department, City Administrator

Funding: General Fund

Timing: 1) ~~As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024. Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.~~ 2) Following adoption of the Zoning Ordinance update, 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; 3) As qualifying prospective projects are submitted; 4) within 30 days of adoption of amendments to the Title 17, of the Montague Municipal Code;

Program 2.2.2 Monitor Existing Fees and Possible Fee Reductions for Affordable Housing

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: Building Department, Planning Department, and City Administrator

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 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 2.3.1 Monitor Development Incentives

- 1) Encourage the developers of low- and moderate-income housing to utilize existing scattered developable lots within the city.
- 2a) The City will meet with housing consultants to review incentives for infill development. (was Program III-5)
- 2b) The City will continue to be represented on the Siskiyou Association of Governmental Entities (SAGE) working group to develop a strategy for affordable housing development. (was Program III-5)

Administration: Planning Department, City Clerk, City Administrator

Funding: General Fund

Timing: 1) transactionally as inquiries are received; 2a) by 2025 and biennially thereafter; and 2b) quarterly for SAGE

Program 2.3.2 Update Local J/ADU Ordinance

The City's amendments to the Montague Zoning Ordinance for Accessory Dwelling Units and Junior Accessory Dwelling Units (J/ADUs), and other sections as applicable, shall 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. The amendments will provide for J/ADUs to be expressly exempt to the lot coverage standard in all zones where J/ADUs are allowed. Residential or mixed-use zones shall be construed broadly to mean any zone where residential uses are permitted by-right or by conditional use. Within sixty (60) days of adoption, the City shall submit a copy of the adopted J/ADU to HCD for a review for compliance with State law pursuant to Government Code Section 65852.2(h). The City shall amend the J/ADU Ordinance to address any written findings issued by HCD.

Administration: Planning Department and City Council

Funding: LEAP and General Fund

Timing: ~~As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024. Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.~~ The City shall amend the J/ADU ordinance within one year to address any written findings from HCD (should HCD issue findings pursuant to Government Code Section 65852.2(h)).

Program 2.3.3 Reduce Parking Requirements for One-Bedroom Units and Other Similar Dwellings

The City's amendments to the Montague Zoning Ordinance shall require a single parking space for each efficiency unit, studio apartment, one-bedroom unit in multifamily housing developments, and each single room occupancy unit.

Administration: Planning Department and City Council

Funding: LEAP and General Fund

Timing: ~~As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024. Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.~~

Program 2.3.4 Small Lot Consolidation

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

Administration: Planning Department and City Council

Funding: General Fund

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

Program 2.3.5 Provision for Dwelling Groups

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

Administration: Planning Department and City Council

Funding: LEAP and General Fund

Timing: As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024. Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.

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

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

Policy 3.1

To improve the safety and livability of existing housing stock the City shall support housing rehabilitation and encourage housing maintenance in order to avoid future need for significant rehabilitation or replacement.

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

- 1) The City shall continue to encourage the construction of new housing and/or the rehabilitation of existing housing for residents with special needs by granting these persons and/or households priority in the City's CDBG housing rehabilitation program.
- 2) Continue to apply for CDBG funds, and as other appropriate funding becomes available, to assist homeowners with low interest loans and/or grants through the City's Housing Rehabilitation Program. With a goal of assisting four (4) households over the next eight years, strive to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program.
 - A) If the City has available program income and rehabilitation is an eligible use of program income per the grantor, the City will consider amendments to the program income reuse plan to include an OOR activity, and establish a suballocation of the program income for the OOR activity.
 - B) The City shall provide free guidance and technical assistance through the Building Department to homeowners who wish to repair and improve the habitability and weatherization of existing housing. The availability of this service will be advertised as part of the City's proactive public outreach for housing to improve community awareness.
- 3) The City shall support third-party and non-profit organizations, such as Great Northern Corporation, which offer zero- and low-cost rehabilitation or weatherization programs, including but not limited to, facilitating notification of owners of homes in need of rehabilitation or weatherization about programs that could help meet rehabilitation needs.
- 4) The City shall continue to perform proactive code enforcement to improve housing units that are substandard and have habitability issues in order to conserve the inventory of housing, and as a means to maintain safe and decent housing. The City will continue to respond to complaints or obvious potential code violations. The City will encourage the removal of dilapidated housing, using CDBG funds where possible, to offset the cost of replacement housing. The City shall continue to perform proactive code enforcement to improve housing units that are substandard and have habitability issues in order to conserve the inventory of housing.

5) The City will promote and publicize the availability of funding for housing rehabilitation, energy conservation, and weatherization programs by providing printed handouts available at public locations, and publishing them on its social media and website. The City will implement affirmatively marketing of its housing programs. An affirmative marketing program will include:

- Advertising the availability of programs in multiple languages, and advertise in various media outlets, such as newspapers, magazines, radio, or online platforms, that reach a wide and varied audience.
- Provide information about the program to potential applicants in multiple languages.
- Offering reasonable accommodations to persons with disabilities to ensure equal opportunity to apply. This measure includes placing information relating to requests for reasonable accommodations at the main counter at City Hall and on meeting agendas.
- Creating materials that feature images and messages that appeal to a diverse range of potential applicants, including classes protected under fair housing laws.

Administration: City Administrator, and Planning and Building Departments

Funding: General Fund

Timing:

- 1) For the duration of the planning period of the 2023-2031 Housing Element.
- 2) The City will review state funding calendars to identify programs that allow rehabilitation as an eligible activity. As state and federal funding becomes available, the City will apply for funding for the duration of the 2023-2031 housing element planning period.
- 3) The City shall contact third-party and non-profit organizations no less than annually about availability of zero- and low-cost rehabilitation or weatherization programs.
- 4) Transactionally during the planning period, and as substandard housing conditions are verified by the City.
- 5) For the duration of the 6th cycle housing element planning period.

Policy 3.2

Establish and implement replacement housing to mitigate the loss of affordable housing units on Housing Element designated inventory sites. Upon City Council adoption of the 6th Cycle Housing Element Update, the City shall immediately begin implementing replacement housing, when applicable, in accordance with Government Code Section 65583.2(g)(3). The replacement housing policy shall require new housing developments on the City's designated 2023-2031 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 3.2.1 Establish a Local Replacement Housing Policy

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

- currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and
- was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or

- subject to any other form of rent or price control through a public entity's valid exercise of its police power, or
- occupied by low or very low-income households.

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

Administration: Planning Department and City Administrator

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 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 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 4.2

The City shall amend Title 17, Montague 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 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 by-right in the same zones that permit emergency shelters as well as areas zoned for mixed use and nonresidential zones permitting multifamily uses when the statutory requirements are met.
- Employee housing including farmworker housing consistent with Health and Safety Code Sections 17021.5, 17021.6, and 17021.8.

Program 4.2.1 Amend City Regulations for Supportive Housing Developments, Low Barrier Navigation Centers Consistent with State Law

- 1a) Pursuant to the draft Zoning Ordinance, the R-1, R-2, R-3, MU, T-C, and P-D zones are zones where multifamily uses are permitted. Consistent with Government Code Section 65650 et seq., the City shall amend the Zoning Ordinance to be substantially the same as the draft circulated in June 2023, which allows by-right supportive housing developments meeting the requirements of Government Code Sections 65651 and 65652 in the R-1, R-2, R-3, MU, T-C, P-D zones as a by-right use, not subject to a conditional use permit or other discretionary approval, and only require a qualifying supportive housing development to comply with the objective development standards and policies that apply to other multifamily development within the same zone.
- 1b) Consistent with Government Code Section 65650 et seq., the City shall revise the G-C zone of the draft Zoning Ordinance to allow supportive housing developments that meet the requirements of Government Code Sections 65651 and 65652 as a by-right use and not subject to a conditional use permit or other discretionary approval, and only require a qualifying supportive housing development to comply with the objective development standards and policies that apply to other multifamily development within the same zone.
- 1c) The City shall revise the minimum off-street parking requirements of the draft Zoning Ordinance for qualifying supportive housing developments to be consistent with Government Code Section 65653.
- 1d) 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 65583(c)(3), the City shall amend the Montague Zoning Ordinance to allow by-right low barrier navigation centers meeting the requirements of Government Code Section 65662 as a by-right use and not subject to a conditional use permit or other discretionary approval in the same zone(s) that permit emergency shelters and s zoned for mixed use and nonresidential zones permitting multifamily, which include the R-3 and T-C zones.

Administration: Planning Department and City Administrator

Funding: LEAP and General Fund

Timing: 1)-2): As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024. Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.

Program 4.2.2 Amend City Regulations for Emergency Shelters

The City shall amend Title 17 of the Montague Municipal Code and other sections as applicable, for emergency shelters to comply with State law. The amendments shall continue to permit emergency shelters in the R-3 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 Title 17 to expressly allow emergency shelters as a by-right use not subject to a conditional use permit or other discretionary approval in the R-3 zone.

- 2) Emergency shelters shall be subject only to written objective standards specified in Government Code Section 65583(a)(4)(B), and development and management standards that apply to residential or commercial development in the same zone.
- 3) Off-street parking standards for emergency shelters shall be sufficient to accommodate the staff working in emergency shelters, and does not require more parking for emergency shelters than other residential or commercial uses within the same zone.

Administration: Planning Department and City Administrator

Funding: LEAP and General Fund

Timing: ~~As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024. Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.~~

Program 4.2.3 Amend City Regulations for 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. 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.
 - C) Pursuant to Government 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 on lands designated as agricultural in the Land Use Element of the Montague 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 Montague 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.

Administration: Planning and Building Department, City Council

Funding: LEAP and General Fund

Timing: ~~1) As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024. Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt~~

Housing and Community Development (HCD) Group Home Technical Advisory published December 2022, or any updates thereto.

Administration: Planning Department

Funding: LEAP and General Fund

Timing: ~~As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024. Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.~~

Program 4.2.5 Amend City Regulations for Group Homes

The City shall amend Title 17 of the Montague Municipal Code to allow group homes in the same manner as other residential development in the same zone. The amendments shall remove regulatory barriers and allow for development of a range of group and assisted care housing for individuals with disabilities by ensuring appropriate zoning for all ranges of housing from group housing, independent living with services on-site, and institutional care facilities. The City shall allow group homes in all residential zones including single family zones in compliance with Affirmatively Furthering Fair Housing and applicable Health and Safety Codes. The City may consult the Department of Housing and Community Development (HCD) Group Home Technical Advisory published December 2022. The amendments to the Montague Municipal Code shall allow:

- ~~1) Group homes that operate as single-family residences and that do not provide licensable services shall be allowed in single-family neighborhoods, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences.~~
- ~~2)1) Group homes that operate as single-family residences and that provide licensable services to six or fewer residents shall be allowed in single-family neighborhoods, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residences.~~
- ~~3)2) Group homes operating as single-family or multifamily residences that provide licensable services to for more than six residents (regardless of licensing) shall be allowed by right in all residential zones and in mixed-use zones that permit residential uses. They shall be subject only to development, performance, and design standards that are objective; to nondiscriminatory health, safety, and zoning laws; and to provisions similar to other residential uses of the same type in the same zone, such as setbacks, lot coverage, parking requirements, etc. by right in the R-3 and M-U districts. Group homes operating as single-family residences that provide licensable services to more than six residents shall be subject to use permit approval in the R-E, R-1, R-2, and P-D districts. Group homes operating as multifamily residences that provide licensable services to more than six residents shall be subject to use permit approval in the R-2 district. Development, performance, and design standards shall be objective and nondiscriminatory. If requested, the City shall provide flexible and efficient reasonable accommodation(s) in the permitting process.~~
- ~~4)3) Amend the definition of group home to be consistent with State law, including the City's obligation to affirmatively further fair housing.~~

Administration: Planning Department

Funding: LEAP and General Fund

Timing: ~~As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024. Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.~~

Administration: Planning Department

Funding: LEAP and General Fund

Timing: As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024. Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.

Policy 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 4.3.1 Inter-Jurisdictional Coordination and Planning to Address Homelessness

- 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 shall partner with area social services agencies and non-profit organizations to assess the housing needs for seniors, people with disabilities (including developmental disabilities), and extremely low-income residents, and identify funding sources to develop needed services in the City.
- 7) The City shall maintain a list of non-profit organizations interested in the construction of affordable housing in the City and the region, and meet with and assist organizations desiring to maintain affordable housing in the City.
- 8) Support applications by housing developers to utilize governmental housing programs such as the USDA RD 504 programs, CDBG programs, and other housing rehabilitation programs. (was Program II-3)
- 9) To address the needs of single-parent households, the City will support the development of low-cost child care facilities and job training programs in the city to encourage the householders to enter and stay in the job

market. Refer residents to and meet with child care council and HUB Communities Family Resource Center as needed to review the possible child care needs of the community.

Administration: City Administrator

Funding: General Fund

Timing: Coordination will occur at least annually from 2024 to 2031; the City will apply for funding annually for the duration of the planning period of the 2023-2031 Housing Element. The City Clerk will meet with CDBG consultants on a quarterly basis to review housing programs for the duration of the planning period of the 2023-2031 Housing Element.

Goal 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 5.1

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

Program 5.1.1 Support the Development of Housing for Extremely Low Income

Households and Remove Barriers

- 1) To support the development of housing affordable to extremely low-income households, the City shall continue to seek and pursue state and federal funds annually, or as funding becomes available; and grant priority to projects that include units affordable to extremely low-income households.
2. The City will proactively outreach to affordable housing developers in the region to identify development opportunities in the City including opportunities for self-help housing (housing in which the eventual owner participates in its construction under the supervision of a building contractor).
- 3) The City shall encourage and support plans that include extremely low, very low, and low income housing in the residential and mixed-use zoning districts when located within a quarter mile of a transit stop and/or when the development is located within a distance a person can reasonably walk to services (e.g., quarter mile). The term “encourage and support”, as used herein, may include, but is not limited to:
 - Site identification;
 - Providing local, state, and federal permit assistance;
 - Give priority to processing of affordable housing projects, taking the applications out of submittal sequence if necessary to receive an early hearing date;
 - Allow phasing of infrastructure whenever possible at time of project review;
 - Facilitate the provision of public transportation services to serve residential areas, including services for individuals with disabilities and the installation of bus stops at safe and convenient locations;
 - Maintenance of relationships with funding and facilitating agencies and organizations; and

- The City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development or rehabilitation of single-room occupancy units and/or other units affordable to extremely low income households.
- Any other action on the part of the City that will reduce development costs.

Administration: City Council, City Administrator, Planning Department

Funding: General Fund, CDBG, HOME

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

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

Administration: Planning and Building Department, City Administrator

Funding: General Fund, CDBG, HOME

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

Goal 6 – Encourage Sustainable Housing Development and Energy Conservation

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

Policy 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 6.1.1 Alternative Building Materials and Construction Methods for Energy Conservation

The City may consider exploring options for building regulations that allow the use of alternative building materials and construction methods, within the City's legal authority, which demonstrate energy conservation and sustainability while protecting the public health, safety, and welfare.

Administration: Building Department, City Administrator

Funding: General Fund

Timing: Initiate no later than December 2025.

Program 6.1.2 Promote Energy Efficiency and Conservation

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 6th cycle planning period by providing information

Administration: Building Department, City Administrator

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 6.1.3 Enforce Title 24 for Energy Efficiency and Conservation for New Construction

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.

Program 6.1.4 Apply Title 24 for Energy Efficiency and Conservation for Housing Rehabilitation

To improve energy conservation, the City will require all units rehabilitated under the rehabilitation program described in Program 3.1.1 and supported with state or federal 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.

Administration: Building Department

Funding: General Fund

Timing: On a project-by-project basis for the duration of the 2023-2031 planning period.

Goal 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 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 7.1.1 Disseminate Fair Housing Information and Respond to Fair Housing Complaints

- 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, , 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 Council

Funding: General fund

Timing:

1)–3) At all times during the 2023–2031 Housing Element cycle.

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

Program 7.1.2 Implementation of the AFFH Action Plan

Section 7.0 of Appendix A analyzes fair housing conditions in the City of Montague and provides a regional comparison. Table A-42 in Section 7.08 of Appendix A ~~enumerates-identifies~~ the conditions that contribute to the City’s fair housing issues ~~and-contributing factors,~~ and ~~t~~he contributing factors are prioritized in Table A-423, of sSection 7.08 of Appendix A.

The City's Affirmatively Furthering Fair Housing ~~a~~Action ~~p~~Plan, which is identified as Table A-432, Section 7.80, Appendix A, ~~and is~~ hereby incorporated into Program 7.1.2 by reference. The ~~City's~~AFFH Action Plan addresses the identified fair housing issues and contributing factors; includes a schedule and objective and measurable outcomes; and is intended to address the housing needs of all economic segments of the community.¹

The City shall implement the ~~Affirmatively Furthering Fair Housing-AFFH a~~Action ~~p~~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.

¹ AFFH Guidance Memo, HCD, pg. 53

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 Montague. The evaluation also provides the basis for recommended modifications to programs and the establishment of new objectives in the Housing Element. While many of the City’s former programs were continued or modified in this update, some were removed due to being successfully implemented and others were added to respond to changes in state law and local conditions.

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

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>Program I-1: Refer persons with housing discrimination complaints to the appropriate local, state, or federal agency. Fair housing notices published by the state Department of Fair Employment and Housing Department are posted at City Hall. The City Clerk will provide referral service to those persons with housing discrimination complaints.</p> <p>Timing: Ongoing</p> <p>Responsibility: City Clerk/City Council</p> <p>Financing: General Fund</p>	<p>Progress: Implemented. The City Clerk continues to be the designated contact for referral of fair complaints. Notices are posted at City Hall.</p> <p>Effectiveness: The City has not received any complaints during the current planning period. The City considers this a effective and important program and as such will continue the program.</p>	<p>Modify and continue: This program has been modified and is part of a larger community awareness program (Program HE.2.1.1), and is incorporated as a component of Programs HE.7.1.1 and HE.7.1.2 as the City has a duty to affirmatively furthering fair housing.</p>
<p>Program I-2: The City will provide density bonuses as well as other regulatory incentives to housing developers that propose affordable housing for special needs groups. The City shall amend the Zoning Ordinance to codify procedures for obtaining a density bonus per Government Code Section 65915. The City shall inform developers of these incentives and advise of these policies at the permit processing stage.</p> <p>Timing: Amend Zoning Ordinance by 2015 and as applications for development are received.</p> <p>Responsibility: City Clerk/City Council</p> <p>Financing: General Fund</p>	<p>Progress: Incomplete. There has been a lack of adequate money available with which to update the Zoning Ordinance.</p> <p>Effectiveness: 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 ensure compliance with State law. A portion of the City’s SB 2 Planning Grant funds are being used to update the Zoning Ordinance consistent with Implementation Measure I-2.</p>	<p>Modify and continue: This program has been modified and will continue as Program 2.2.1. The implementing language reflects the City’s commitment to amend the Zoning Ordinance to codify density bonus procedures. The Program includes the option for the City’s density bonus ordinance to allow for a density bonus greater than what is described in State Density Bonus Law for qualifying projects.</p>
<p>Program I-3: The City invites special needs groups to participate in the annual review of general plan implementation and consider ways to work with housing providers to ensure that special housing needs are addressed.</p> <p>The City will seek to meet these special housing needs through a combination of new housing construction programs and supportive services programs when resources permit. Implementation Measure I-2 contains incentives the City plans to implement.</p>	<p>Progress: Incomplete. The City is interested in engaging with special needs groups and with developers of affordable housing. Unfortunately, however, engagement with special needs groups has so far been limited during the current planning period.</p> <p>Effectiveness: This program has not been very effective. The housing needs of special</p>	<p>Modify and continue: The engagement aspect of this program will be modified and continued as Programs 2.1.1. and 2.3.2.</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>The City may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facility Financing 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>Timing: Annually meet with affordable housing development and special needs service providers.</p> <p>Responsibility: City Clerk/City Council</p> <p>Financing: General Fund</p>	<p>populations continues, and the City will modify this program as summarized to the right.</p>	
<p>Program I-4: Continue to assist with modifications to housing for persons with disabilities through the City-sponsored housing rehabilitation programs.</p> <p>Timing: Apply for grant every other year.</p> <p>Responsibility: City Clerk</p> <p>Financing: Community Development Block Grant (CDBG)</p>	<p>Progress: Implemented. The City continues to apply for grants for the rehabilitation of housing. During the 5th cycle, the grants awarded to the City resulted in the rehabilitation of two units for lower income households during the current planning period.</p> <p>Effectiveness: This program has been effective and will be continued.</p>	<p>Continue: This program has been modified and will be continued: see Program 4.2.6.</p>
<p>Program I-5: The City shall continue to refer lower-income, special needs households to the operators of the Section 8, weatherization, and energy crisis intervention programs. The City Clerk shall meet with providers annually to review programs available for this population when programs are updated or available assistance changes.</p> <p>Timing: Meet with providers annually.</p> <p>Responsibility: City Clerk</p> <p>Financing: General Fund</p>	<p>Progress: Implemented. During the 5th cycle, the City referred lower income and special needs households to the Housing Authority and to Great Northern Corporation for housing assistance. In addition, the City Council and staff periodically met with representatives from Great Northern Corporation to go over any changes to the weatherization and housing rehabilitation programs.</p> <p>Effectiveness: This program has been moderately effective and should be continued.</p>	<p>Modify and continue: This program has been modified and will be continued. (See Program 3.1.1(2), (3), and (5). For households who may be eligible for housing choice vouchers (aka Section 8), see Affirmatively Furthering Fair Housing Action Plan, Program B: Local Long Term Rental Housing Program, in Section 7 in Appendix A.</p>
<p>Program I-6: To address the needs of single-parent households, the City will support the development of</p>	<p>Progress: Incomplete. Although the City is supportive of the development of low-cost child care</p>	<p>Continue: This program will be continued. (See Program 4.3.1(8) to reflect</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>low-cost child care facilities and job training programs in the city to encourage the householders to enter and stay in the job market. Refer residents to and meet with child care council and HUB Communities Family Resource Center as needed to review the possible child care needs of the community.</p> <p>Timing: Confer with organizations as needed and support development of facilities and training programs as development applications come in and grant/funding opportunities arise.</p> <p>Responsibility: City Clerk</p> <p>Financing: General Fund</p>	<p>facilities and job training programs in the City, there have been none proposed or developed during the current planning period. The City does, however, continue to refer individuals to the HUB Communities Family Resource Center in Montague for the many services that are provided by that organization.</p> <p>Effectiveness: This program has been moderately effective and should continue. The City will apply for grants to implement legislative changes into the Zoning Ordinance.</p>	<p>the City’s commitment to single-parent households and organizations provide low-cost childcare.</p>
<p>Program I-7: The City shall encourage the development of affordable housing and subsidized rental housing in the city through the following actions:</p> <ul style="list-style-type: none"> Refer potential housing developers to the local Great Northern Corporation for discussion of various subsidized housing alternatives (such as the programs discussed in Goal II, Section C). Refer potential housing developers to the local Rural Development program for review of various subsidized housing alternatives. Refer lower-income households overpaying for housing to the operators of the Section 8 program and programs for weatherization and energy crisis intervention assistance. Meet with local and regional economic development and job training programs to assist with developing programs which will enable lower-income households to increase their income, such as the HUB Communities Family Resource Center. <p>Timing: Ongoing and annually</p>	<p>Progress: Partially complete. During the 5th cycle the City did not have the opportunity to implement this program with respect to housing construction. Overall, the City has experienced very little growth during the planning period. During the 5th cycle the City met with housing organizations and consultants to encourage the development of affordable housing.</p> <p>Effectiveness: While this program did not result in the construction of new affordable housing units, this was due more to the lack of any housing development over the past eight year period. The City will continue to encourage the development of affordable housing through this program, and to engage with Great Northern Corporation, Rural Development, the Housing Authority, and HUB Communities Family Resource Center to address the housing and economic development needs of the community.</p>	<p>Modify and continue: Portions of this program will be continued as Program 5.1.1. While the implementing language of the original program has been modified, the Program’s intent, extent of incentives/concession the City may offer, etc. remain the same as the previous housing element. The points regarding Section 8 and economic development, see Affirmatively Furthering Fair Housing Action Plan in Section 7 in Appendix A. Specifically, Program B: Local Long Term Rental Housing Program and Program E: Local economic development for business and workforce development to improve economic opportunities.</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>Responsibility: City Clerk/City Consultant Financing: General Fund</p>		
<p>Program I-8: Pursuant to SB 2 (2007), the City will amend the Zoning Ordinance to include separate definitions of “supportive housing” and “transitional housing” consistent with Government Code Sections 65582(f), (g) and (h). Further, the City will amend the Zoning Ordinance to list supportive and transitional housing as permitted uses within all zoning districts allowing residential development, subject only to those regulations that apply to other residential dwelling of the same type in the same zoning. Timing: December 2014 Responsibility: City Council Financing: General Fund</p>	<p>Progress: Complete. This implementation measure was successfully implemented in 2012. It is unclear why this program was included in the 5th cycle Housing Element. Effectiveness: This program has been effective, but will not be continued.</p>	<p>Discontinue: This program will not be continued because the Zoning Ordinance was amended consistent with State law for supportive and transitional housing.</p>
<p>Program I-9: The City will support any public and/or nonprofit entity who proposes to develop a shelter for homeless persons in the city. Timing: Ongoing when the potential for a shelter application arises. Responsibility: City Clerk/City Consultant Financing: General Fund</p>	<p>Progress: Partially implemented. The City supports the development of an emergency shelter; however, no such shelter has been proposed or developed in the City during the 5th cycle. The City delegated its PLHA funding allocation for the construction of an emergency shelter in Yreka, a Siskiyou County sponsored project. Effectiveness: This program has been moderately effective and should continue. The City will continue to support shelter proposals.</p>	<p>Modify and continue: This program has been modified and will be continued. (See Program 4.3.1)</p>
<p>Program I-10: Continue to provide information and referral information at City Hall for housing, human, and social service programs operating in the county. Timing: Ongoing Responsibility: City Clerk/City Consultant Financing: General Fund</p>	<p>Progress: Implemented. The City continues to provide information at City Hall regarding housing, human, and social service programs that are available in Siskiyou County.</p>	<p>Modify and continue: This program has been modified and is part of a larger community awareness program (Program HE.2.1.1), and is incorporated as a component of Programs HE.7.1.1 and</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
	<p>Effectiveness: This program has been moderately effective and should continue.</p>	<p>HE.7.1.2 as the City has a duty to affirmatively furthering fair housing.</p>
<p>Program I-11: To comply with the state Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6), the City will amend the Zoning Ordinance to treat employee housing that serves six or fewer persons as a single-family structure and permitted in the same manner as other single-family structures of the same type in the same zone (Section 17021.5). The Zoning Ordinance will also be amended to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone (Section 17021.6) in zones where agricultural uses are permitted. Timing: December 2014 Responsibility: City Clerk/City Consultant Financing: General Fund</p>	<p>Progress: Partially complete. In 2020, the City’s Zoning Ordinance was amended consistent for Health and Safety Code Section 17021.5.</p> <p>Effectiveness: This program was moderately effective and will be continued.</p>	<p>Modify and continue: Using LEAP funds, Program 4.2.3 commits the City to amending the Zoning Ordinance to be consistent with Health and Safety Code regulations for farmworker housing.</p>
<p>Program I-12: The City shall revise the Zoning Ordinance to specifically address group homes (or licensed residential care facilities) of six or fewer in the R-2 and R-3 zones to comply with state Health and Safety Code 1267.8. Jurisdictions are required to permit “by right” intermediate care facilities (group homes) for the developmentally disabled which serve six or fewer persons in any residential zone. Group homes may be approved for more than six clients with approval of a conditional use permit. Timing: December 2014 Responsibility: City Council Financing: General Fund</p>	<p>Progress: Incomplete. There has been a lack of adequate money or grants available with which to update the City’s Zoning Ordinance.</p> <p>Effectiveness: This program will be continued.</p>	<p>Modify and continue: This program will be continued and modified as Programs 4.2.4 (for the definition of family) and 4.2.5 (for group homes). 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 8899.50. The City will use its SB 2 and/or LEAP funding to implement legislative changes into the Zoning Ordinance. The language of the program has been modified to ensure consistency with State law for fair housing by way</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
		consulting HCD’S group home technical assistance memo.
<p>Program II-2: On a complaint basis, the Code Enforcement Officer will review existing buildings and the surrounding yards to determine if health, safety, and building codes are being met. If not, the officer will seek to remedy the situation.</p> <p>Timing: Ongoing, as complaints are filed with the City.</p> <p>Responsibility: Building Inspector and Code Enforcement Officer</p> <p>Financing: General Fund</p>	<p>Progress: Implemented. The City maintains an active code enforcement program to address health, safety, and building code violations in the community.</p> <p>Effectiveness: This program has been effective and should continue.</p>	<p>Continue: This program will be continued and has been incorporated into Program 3.1.1(4).</p>
<p>Program II-3: Continue to support restoration and maintenance of historic buildings. Establish a Historic Committee during the planning period to develop a restoration plan and identify potential funding for restoration and maintenance.</p> <p>Timing: Establish committee by 2017 and ongoing.</p> <p>Responsibility: City Council/Public Works</p> <p>Financing: General Fund</p>	<p>Progress: Implemented. Although a Historic Committee has yet to be established during the current planning period, the City was able to assist with a remodel of the historic Dutchman building in 2017 using CDBG funding.</p> <p>Effectiveness: This program was effective and should continue.</p>	<p>Discontinue. This program encourages restoration and maintenance of historic structures. While a worthwhile program, it is more appropriate for inclusion in the open space element of Montague’s general plan. The general plan requirements for open space elements are contained in Government Code Section 65560. Subdivision (h)(3) identifies “areas and resources of outstanding historic and cultural value” as resources to be included in the general plan analysis and accompanying goals, policies and implementation measures. Alternatively, a locality’s general plan may include a historic preservation element.</p>
<p>Program II-4: Support applications by housing developers to utilize governmental housing programs such as the USDA RD 504 programs, CDBG programs, and other housing rehabilitation programs. City Clerk will meet</p>	<p>Progress: Incomplete. The City experienced very little growth during the 5th cycle planning period. Although no applications for the development of affordable housing have been received during the current planning period, the City Clerk continues</p>	<p>Modify and continue: This program will be continued as Program 3.1.1. While the implementing language of the original program has been modified, the Program’s intent remains similar as</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>with CDBG consultants on a quarterly basis to review housing programs. Timing: Quarterly and ongoing Responsibility: City Council/City Clerk, in consultation with Great Northern Corporation Financing: General Fund, CDBG</p>	<p>to meet with consultants to review available housing programs. Effectiveness: This program has been moderately effective and should be continued.</p>	<p>Program II-4 from the previous housing element.</p>
<p>Program II-5: Apply for CDBG funds to assist residents in rehabilitating existing housing and make information available at City Hall to persons interested in housing rehabilitation programs. Timing: Apply for CDBG funds every other year and ongoing. Responsibility: City Clerk, in consultation with Great Northern Corporation; City Council Financing: General Fund</p>	<p>Progress: Implemented. The City continues to make information on its housing rehabilitation program available to the public and has supported the rehabilitation of two housing units during the current planning period. Effectiveness: The program has been effective.</p>	<p>Continue: This program will be continued: see Program 4.3.1(8).</p>
<p>Program III-1: Review and, if necessary, update all elements of the General Plan, maintaining consistency with the goals of the Housing Element, when funding is available. Timing: If needed in response to SB 244 analysis and then annually, 2014–2019. Responsibility: City Council Financing: General Fund; obtain CDBG support, if possible.</p>	<p>Progress: In progress. The City is using LEAP grant funds to update the general plan. The work on the general plan update will begin in 2023 and be completed in 2024. Effectiveness: This program has been moderately effective during the 5th cycle planning period.</p>	<p>Discontinue: Internal consistency between all general plan elements is a fundamental legal requirement for all general plans. This program will not be continued as the City has secured funding to update its general plan, and the housing element is scheduled to be complete prior to completion of the general plan update.</p>
<p>Program III-2: During the planning period, review the City’s Zoning Ordinance and zoning districts to assure that there remain sufficient sites of multifamily and single-family housing to meet future basic construction needs and the City’s regional housing needs in particular for extremely low-, very low-, and low- income households. Timing: Annually, 2014–2019</p>	<p>Progress: With only two housing units developed during the 5th cycle planning period, there has been little change to the City's inventory of vacant land. Therefore, the City remains capable of accommodating its share of regional housing needs for the 2014-2023 planning period.</p>	<p>Modify and continue: This program has been modified and will continue as Programs 1.3.1 and 1.3.2. Program 1.3.1 reflects the requirements of No Net Loss (Government Code Section 65863) for the transactional review of ministerial and entitlements for the</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>Responsibility: City Council Financing: General Fund</p>	<p>Effectiveness: This program has been moderately effective during the 5th cycle planning period.</p>	<p>development of sites designated by the City to meet its RHNA to assure the City still has adequate margin in its RHNA inventory. Program 1.3.2 commits the City to an annual review of its vacant land inventory to assure it the City can accommodate a variety of housing types for all income levels. Should a deficit be projected to occur Program 1.3.2 commits the City to taking specific actions to increase the amount of available land.</p>
<p>Program III-3: Review the building permit, use permit, planning and environmental review process as part of the City’s required annual review of general plan implementation to identify potential constraints to housing development and evaluate possible means by which those constraints may be reduced. Timing: Annually, 2014–2019 Responsibility: City Clerk/Building Inspector Financing: General Fund</p>	<p>Progress: Implemented. A review of the standards found in the General Plan, Zoning Ordinance, Building Codes, and CEQA, found these standards do not pose a constraint to the development of housing nearly as much as the region's economy. Nevertheless, the City is using its a SB 2 Planning grant to amend the Zoning Ordinance to allow a greater number of multifamily units by right in the R-3 zoning district. Effectiveness: This program has been effective.</p>	<p>Modify. This Program will sunset upon adoption of the comprehensive Zoning Ordinance update.</p>
<p>Program III-4: The City shall continue to work with the private sector and nonprofit agencies to assist in securing funds through state and federal programs for development of new extremely low-, very low-, and low-income housing and rehabilitation of existing lower-income households. As funding becomes available, the City will prioritize a portion of the funds to encourage the development of housing for extremely low-income</p>	<p>Progress: Implemented. The City continues to apply for grants for the rehabilitation of housing as well as support the development of housing for lower income households. It also continues to make program information available to residents as described in Implementation Measure III-4.</p>	<p>Continue: This program will be continued: see Program 4.3.1.</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>households. The City shall continue to provide information regarding housing assistance to qualified extremely low-, very low-, low-, and moderate-income households. Information on all housing assistance programs will be readily available at the front counter of City Hall, the HUB Communities Family Resource Center, and the public library.</p> <p>Timing: Annually and ongoing Responsibility: City Clerk/City Council Financing: General Fund, CDBG, HOME, as NOFAs are released</p>	<p>Effectiveness: The program has been moderately effective and should continue.</p>	
<p>Program III-5: Encourage the developers of low- and moderate-income housing to utilize existing scattered developable lots within the city. Meet with housing consultants to review incentives for “infill” development. The City will be represented on the Siskiyou Association of Governmental Entities (SAGE) working group to develop a strategy for affordable housing development.</p> <p>Timing: Annually for review, quarterly for SAGE Responsibility: City Clerk/City Council/Public Works Director Financing: General Fund</p>	<p>Progress: Implemented. The City continues to support the development of housing for all segments of the community, however, there was little developer interest throughout the 5th cycle planning period. Nonetheless, as a matter of policy the City encourages anyone who would provide low-income housing development.</p> <p>Effectiveness: While this program did not result in the construction of new affordable housing units, this was due more to the lack of any housing development over the past eight year period. The City will continue to encourage the development of affordable housing through this program.</p>	<p>Modify and continue: The Program language regarding incentives has been incorporated into Program 2.1.1 commit the City to conducting proactive outreach to developers about the City’s housing opportunities. Program 2.3.1 commits the City to cultivating housing incentives.</p>
<p>Program III-6: The City will maintain a list of nonprofit organizations interested in the retention and construction of affordable housing. The City will respond to the property owner on any federal or state notices including Notice of Intent or Opt-Out Notices on local projects. The City will meet with and assist organizations desiring to maintain affordable housing in the city. No assisted</p>	<p>Progress: The City maintains a list of nonprofit organizations interested in the retention of affordable housing; however, there are subsidized housing units in the city of Montague at this time.</p> <p>Effectiveness: The City has found this program to be effective historically.</p>	<p>Modify and continue: Because the City currently does not have subsidized housing of multifamily units that were constructed with government funding, there is not a tracking need.</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>units have been identified as being at risk during the planning period. If any units do become at risk, the City will work with property owners of the at-risk deed-restricted units to preserve the lower-income housing by providing incentives or resources, such as working with the Shasta County Housing Authority to target Housing Choice Vouchers for the units or assist in identifying other funds for improvements.</p> <p>Timing: As need arises; 2014–2019 Responsibility: City Clerk/City Council Financing: General Fund</p>		<p>The City has only been utilizing the CDBG Homeownership Assistance loans for single family dwellings.</p> <p>Program 4.3.1(7) commits the City to maintaining a list of non-profit organizations interested in the construction of affordable housing in the City and the region, and meet with and assist organizations desiring to maintain affordable housing in the City.</p>
<p>Program III-7: Prepare a public facility plan that provides for the expansion of water and sewer facilities to serve residentially designated land when funding becomes available.</p> <p>Timing: August 2016 Responsibility: Public Works Director Financing: General Fund, seek grant support</p>	<p>Progress: Incomplete. The City has not yet developed a public facility plan to provide sewer and water service to undeveloped land in the City as it is anticipated that the funding to do so will likely need to come from developers of those properties.</p> <p>Effectiveness: The City has found this program to be effective.</p>	<p>Continue: This program will be continued as Program 1.4.2. Added to the implementing language of the original program is consideration of whether a fee(s) may impose a constraint on housing affordability and availability.</p>
<p>Program III-8: Continue to review on an annual basis the existing water/sewer capital improvement program to determine if the current fee structure is adequate to finance needed improvements in the capacity of the utility systems to accommodate future development.</p> <p>Timing: Annually Responsibility: City Council/Public Works Director Financing: General Fund</p>	<p>Progress: Implemented. The City continues to conduct its reviews of sewer and water rates relative to needed improvements. As a result, the City has been increasing these rates annually over the past several years.</p> <p>Effectiveness: The City has found this program to be effective.</p>	<p>Modify and continue: This program will be continued as Program 1.4.2. Added to the implementing language of the original program is consideration of whether a fee(s) may impose a constraint on housing affordability and availability.</p>
<p>Program IV-1: The City will continue support Pacific Power and Great Northern Corporation’s energy audit and weatherization programs, and will provide referrals and participate in informing households that would</p>	<p>Progress: Implemented. The City continues to support Pacific Power and Great Northern Corporation’s energy audit and weatherization</p>	<p>Continue: This program will be continued: see Program 3.1.1.</p>

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
<p>potentially benefit from these programs. The City has information available for the public at the front counter at City Hall and will distribute related information when appropriate, including distribution through the mail.</p> <p>Timing: Ongoing Responsibility: City Clerk Financing: General Fund</p>	<p>programs and makes information regarding these programs available to the public at City Hall.</p> <p>Effectiveness: The City has found this program to be effective.</p>	
<p>Program IV-2: Continue to enforce state requirements, including Title 24 of the California Code of Regulations, for energy conservation in new residential projects and encourage residential developers to employ additional energy conservation measures for the siting of buildings, landscaping, and solar access through development standards contained in the Zoning Ordinance and Building Code, as appropriate.</p> <p>Timing: Ongoing Responsibility: City Council Financing: General Fund</p>	<p>Progress: Implemented. The City continues to enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in residential projects.</p> <p>Effectiveness: The City has found this program to be effective.</p>	<p>Continue: This program will be continued: see Programs 6.1.3 and 6.1.4 for rehabilitation units.</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 7.0.

2.0 Population and Employment Trends

2.1 Population Change

The population of Montague decreased by 15 percent from 1,443 in 2010 to 1,226 in 2020, as shown in Table A-1. The US Census estimated Montague’s 2010 population to be 1,443 persons, which represented a decrease of 0.9 percent from 2000. The trend within the City of slow growth or no growth at all is fairly common for rural Siskiyou County, where a shortage of economic opportunities deters growth.

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

Geographic Area	Population			Percent Change	
	2000	2010	2020	2000–2010	2010–2020
Montague	1,456	1,443	1,226	-0.9%	-15.0%
Dorris	886	939	860	6.0%	-8.4%
Dunsmuir	1,923	1,650	1,707	-14.2%	3.5%
Etna	781	737	678	-5.63%	-8.01%
Mt. Shasta	3,621	3,394	3,223	-6.3%	-5.0%
Tulelake	1,020	1,010	902	-1.0%	-10.7%
Weed	2,978	2,967	2,862	-0.4%	-3.5%
Yreka	7,290	7,765	7,807	6.5%	0.5%
Unincorporated Co.	23,686	24,156	24,116	2.0%	-0.2%
All of Siskiyou Co.	44,301	44,900	44,076	1.4%	-1.8%

Source: US Census 2000, 2010, 2020

2.2 Population Growth Projections

Standalone population projections are not currently available for the City of Montague. The California Department of Finance (DOF) provides projections for all counties through 2060 but does not provide them at the city level. Because of Montague’s small size, no other data source for projections at the city level could be located. Table A-2 below shows the expected population for both the incorporated and unincorporated portions of Siskiyou County from 2010 to 2060. Based on DOF projections, the County’s population is expected to decrease by approximately 12.2 percent from 2010 to 2060. The data indicates that it is likely Montague’s population will continue to decline into the future.

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

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

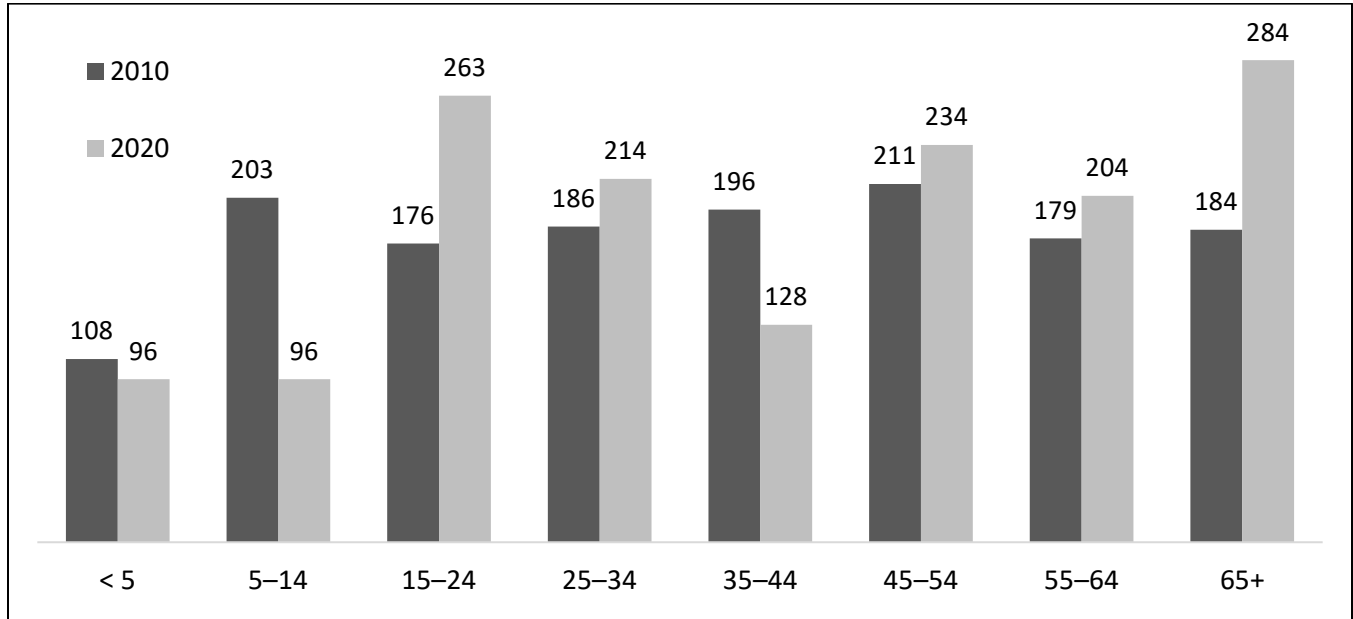
Source: Department of Finance, July 2021

2.3 Population by Age

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

The distribution of Montague’s population by age group is displayed in Figure 1 and Table A-3, showing that the distribution for most age groups has not changed significantly since 2010 with two notable exceptions: the number of residents in the age group between the ages of 15 and 24 increased by nearly 50 percent (87 persons), and the number of residents 65 and older increased by 100 persons.

Figure 1: Montague's Population by Age, 2010 to 2020¹



The most significant difference in the 2020 population by age between Siskiyou County and Montague is that Montague had fewer persons who are 65 and older as a percentage of the population than the County.

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

Age (years)	Montague				Siskiyou County			
	2010		2020		2010		2020	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
< 5	108	7.5%	96	6.3%	2,473	5.5%	2,232	5.1%
5-14	203	14.1%	96	6.3%	5,136	11.4%	5,074	11.7%
15-24	176	12.2%	263	17.3%	4,935	11.0%	4,414	10.1%
25-34	186	12.9%	214	14.1%	4,277	9.5%	4,446	10.2%
35-44	196	13.6%	128	8.4%	4,536	10.1%	4,391	10.1%
45-54	211	14.6%	234	15.4%	6,910	15.4%	4,751	10.9%
55-64	179	12.4%	204	13.4%	7,851	17.5%	7,225	16.6%
65+	184	12.8%	284	18.7%	8,782	19.6%	10,983	25.2%
Total	1,443	100%	1,519	100%	44,900	100%	43,516	100%

Source: 2010 US Census P12, 2020 ACS 5-year estimates

2.4 Population by Race and Ethnicity

Figure 2 below shows geographically that Whites are the predominant racial/ethnic group in most of the region including Montague. The geographic distribution is consistent with the U.S. Census data discussed below.

¹ Source: 2010 Decennial Census Summary File 3, U.S. Census Bureau, Table P8. 2020 ACS 5-Year Estimates Subject Tables. U.S. Census Bureau, Table S0101.

Figure 2: Regional Ethnicity Hispanic and White Majority

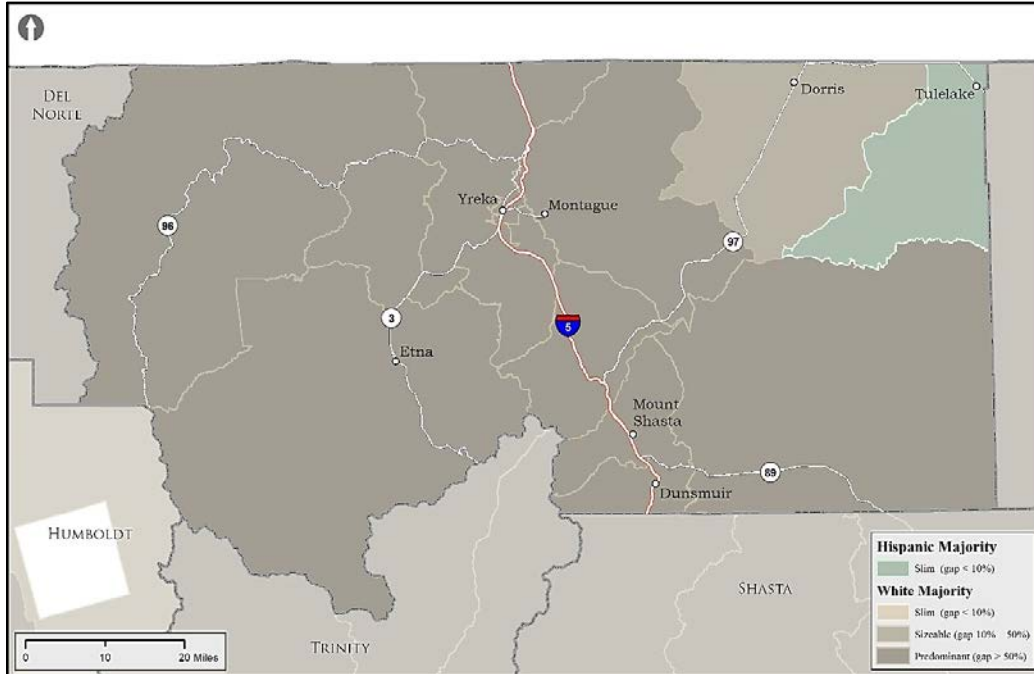


Table A-4 shows the racial and ethnic composition of the City of Montague alongside the same data for Siskiyou County. Persons who identify as White, non-Hispanic--Latino comprise 76.4 percent of the City’s population; persons who are Hispanic or Latino are the next largest ethnic group comprising 11 percent of the City’s population. Persons who are two or more races are the next largest racial group at 7.8 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 and increases for these same groups. The City saw a greater increase in the number of Hispanic or Latino persons in comparison to the Siskiyou County.

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

	Montague					Siskiyou County				
	2010		2020		% Δ	2010		2020		% Δ
		%		%			%		%	
Total:	1,443		1,226		-15.0%	44,900		44,207		-1.5%
Hispanic or Latino	107	7.4%	135	11.0%	26.2%	4,615	10.3%	5,527	12.5%	19.8%
Not Hispanic or Latino:	1,336	92.6%	1,091	89.0%	-18.3%	40,285	89.7%	38,549	87.2%	-4.3%
Population of one race:	1,263	87.5%	996	81.2%	-21.1%	38,445	85.6%	35,454	80.2%	-7.8%
White alone	1,191	82.5%	937	76.4%	-21.3%	35,683	79.5%	32,057	72.5%	-10.2%
Black or African American alone	4	0.3%	8	0.7%	100.0%	552	1.2%	471	1.1%	-14.7%
American Indian and Alaska Native alone	60	4.2%	44	3.6%	-26.7%	1,549	3.5%	1,757	4.0%	13.4%
Asian alone	8	0.6%	4	0.3%	-50.0%	528	1.2%	866	2.0%	64.0%
Native Hawaiian and Other Pacific Islander alone	0	0.0%	0	0.0%	0.0%	69	0.2%	38	0.1%	-44.9%
Some Other Race alone	0	0.0%	3	0.2%	0.0%	64	0.1%	265	1.6%	314.1%
Population of two or more races:	73	5.1%	95	7.8%	30.1%	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

2.5 Labor Force and Employment

The U.S. Census estimates the City’s 2020 unemployment being 56 persons, which represents an 8.5 percent unemployment rate. This is higher than the County (7.4 percent) and the State’s (6.1 percent) rate. Table A-5 illustrates labor force information, including that approximately 91.5 percent, or 605 persons, of the City’s labor force was employed in 2020. Mt. Shasta has an unemployment rate that is about 5 percent less than that of Montague. California’s 2020 unemployment rate was lower than the City and County at 6.1 percent.

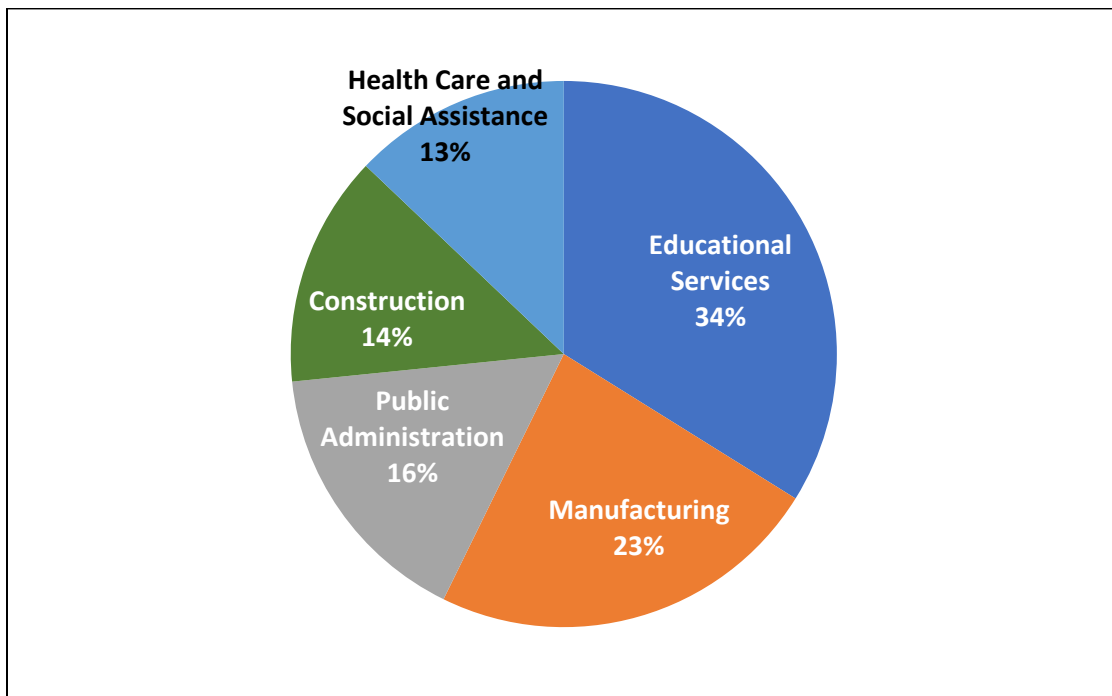
**Table A-5
Regional Labor Force, 2020**

	Montague	Mt. Shasta	Weed	Yreka	Siskiyou County	California
Labor Force	661	1,450	1,056	3,089	17,939	20,016,955
Employment	605	1,401	966	2,868	16,597	18,646,894
Unemployment	56	49	90	220	1,325	1,229,079
Unemployment Rate	8.5%	3.4%	8.5%	7.1%	7.4%	6.1%

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

According to Census data, there were 161 jobs in Montague in 2020, and Figure 3 presents the top five Montague industries by job count. By industry, the educational services sector had the largest share of jobs.

Figure 3: Top 5 Jobs by NAICS Industry Sector for Montague, 2020²



² Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2020).

Table A-6 shows the top ten industries, by job count, for the region for 2010 and 2020. According to the US Census data, since 2010, the construction; agriculture, forestry, fishing and hunting; and health care and social assistance sectors have experienced the largest job growth increases as a percentage. The health care and social assistance sector provides nearly 2,000 jobs and is the largest industry sector by the number of jobs in Siskiyou County. Overall, since 2010, the number of jobs has declined by one percent.

**Table A-6
Top 10 Jobs by Industrial Sector, Siskiyou County 2010-2020**

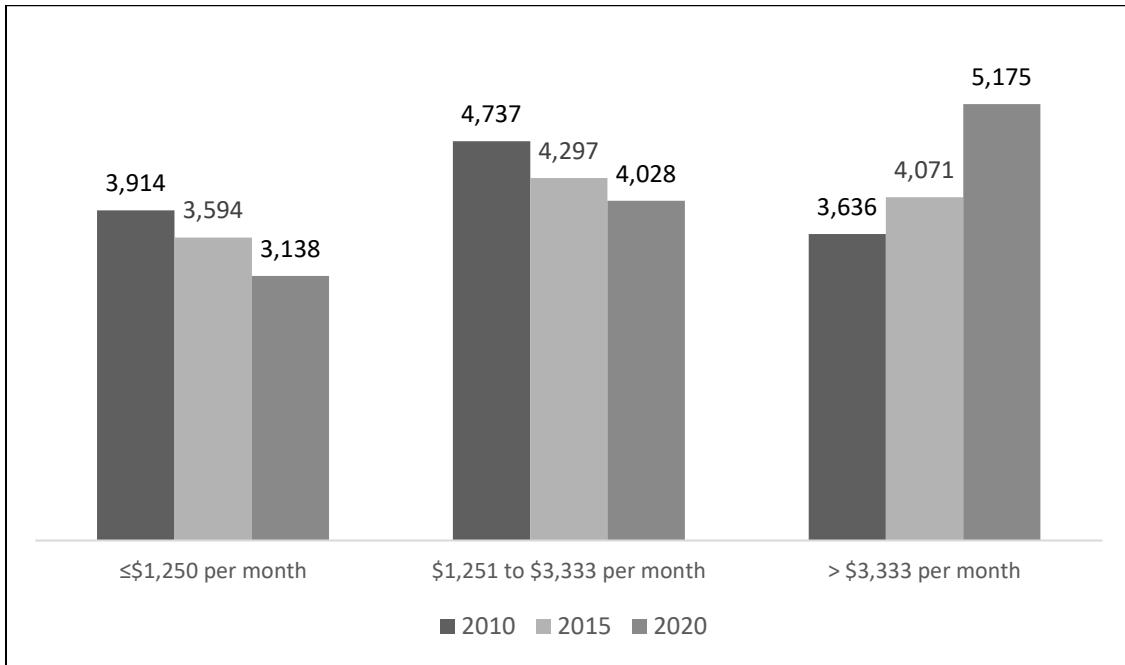
Industry Sector	2010		2020		2010-2020	
	Job Count	Percent	Job Count	Percent	Absolute Change	% Change
Educational Services	1,942	15.8%	1,717	13.9%	-225	-11.6%
Public Administration	1,636	13.3%	1,352	11.0%	-284	-17.4%
Health Care and Social Assistance	1,535	12.5%	1,974	16.0%	439	28.6%
Retail Trade	1,513	12.3%	1,435	11.6%	-78	-5.2%
Accommodation and Food Services	1,242	10.1%	1,148	9.3%	-94	-7.6%
Manufacturing	751	6.1%	915	7.4%	164	21.8%
Other Services (excluding Public Administration)	650	5.3%	424	3.4%	-226	-34.8%
Agriculture, Forestry, Fishing and Hunting	532	4.3%	960	7.8%	428	80.5%
Administration & Support, Waste Management and Remediation	358	2.9%	314	2.5%	-44	-12.3%
Finance and Insurance*	348	2.8%	166	1.3%	-182	-52.3%
Construction**	255	2.1%	524	4.2%	269	105%
Total Jobs	10,507		10,405		-102	-1.0%

* Ranked in the top 10 in 2010 but ranked 15th in 2020. ** Ranked in the top 10 in 2020 but ranked 14th in 2010.

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2020).

Figure 4 shows job counts by monthly gross pay over time. The number of jobs that pay less than \$1,250 a month has decreased, while the number of jobs paying more than \$3,333 has increased by 42 percent.

Figure 4: Siskiyou County Jobs by Earnings, 2010-2020



Fastest Growing Occupations

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

**Table A-7
Fastest-Growing Occupations, North Mountains Region**

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

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

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

2.6 Commuting and Transportation Costs

Related to local and regional employment is the commute distance. Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household’s ability to occupy decent housing without being overburdened by cost. According to the ACS 5-Year Estimates, the average commute time for Montague residents is 22.5 minutes, which is comparable to the average commute time for County residents (19.2 minutes).³ According to this data, 9.3 percent of Siskiyou County residents worked at home, while 4.5 percent of Montague residents work from home.

Table A-8 shows where Montague residents are commuting to for employment. By far, most residents commute to Yreka for work. Yreka is approximately 6 miles southwest of Montague. According to the ACS 5-Year Estimates, 3.3 percent of Montague’s occupied housing units have no vehicles available, a rate that is nearly three percentage points lower than Siskiyou County’s rate of 6.0 percent, which affects 6.5 percent of renter occupied housing units.⁴ Montague’s rate of occupied housing units with one vehicle is 31.1 percent which is relatively comparable (as a percentage) to the County rate of 29.7. Approximately nearly 66 percent of Montague’s occupied households have two or more vehicles, which is slightly higher (as a percentage) than the County rate of 64.2 percent.

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

³ <https://www.census.gov/acs/www/about/why-we-ask-each-question/commuting/> accessed September 11, 2023, and US Census Table S2504 2021.

⁴ <https://www.census.gov/acs/www/about/why-we-ask-each-question/index.php>, accessed September 12, 2023.

**Table A-8
Commuting Patterns for Montague Residents, 2020**

Jurisdiction Where Employed	# of Residents	Percent
Yreka	139	38.2%
Montague	16	4.4%
Redding	16	4.4%
Weed	15	4.1%
Mount Shasta	11	3.0%
Medford, OR	7	1.9%
Eureka	5	1.4%
Chico	4	1.1%
Happy Camp	4	1.1%
Lake Shastina	4	1.1%
All Other Locations	143	39.3%
Total Jobs	364	100%

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2020).

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

3.0 Household Characteristics and Trends

3.1 Household and Family Size

Table A-9 shows Montague’s growth trends (by occupied housing units) for households and families from 2010 to 2020.⁵ During the first five years of the ten-year period, the number of households decreased while the number of families increased. For the second five-year period, the number of both households and families increased. Overall, Montague’s count of households and families increased as measured by occupied housing units. The average household and family size both decreased overall from 2010-2020.

⁵ A family household consists of a householder living in the home with one or more individuals who are related to the householder by birth, marriage, or adoption. A non-family household consists of the householder living alone or the home is occupied exclusively by unrelated people.

**Table A-9
Montague Household and Family Trends, 2010-2020**

	Number			Percent Change		
	2010	2015	2020	2010–2015	2015-2020	2010–2020
Households	556	554	619	-0.36%	11.73%	11.33%
Families	323	394	411	21.98%	4.31%	27.24%
Avg. Household Size	2.52	2.69	2.41			
Avg. Family Size	3.07	3.02	2.63			

Source: 2010, 2015, and 2020 US Census ACS Table DP02 and S1101

Household size by tenure from 2010 to 2020 is shown in Table A-10. The overall number of renter households was nearly identical in 2020 as it was in 2010, whereas the number of owner households increased by over 19 percent over the same period. Two person households saw the biggest change during the reporting period, with two-person renter households increasing by 84 persons (or 240 percent) and two-person owner households increasing by 110 persons (or 99 percent). Renter households of all other sizes decreased or there was no change. For owner households, the number of four-person households increased by 5 persons (or nearly 22 percent). According to the Census data, the number of five-person renter and owner households declined.

**Table A-10
Montague Household Size by Tenure, 2010 and 2020**

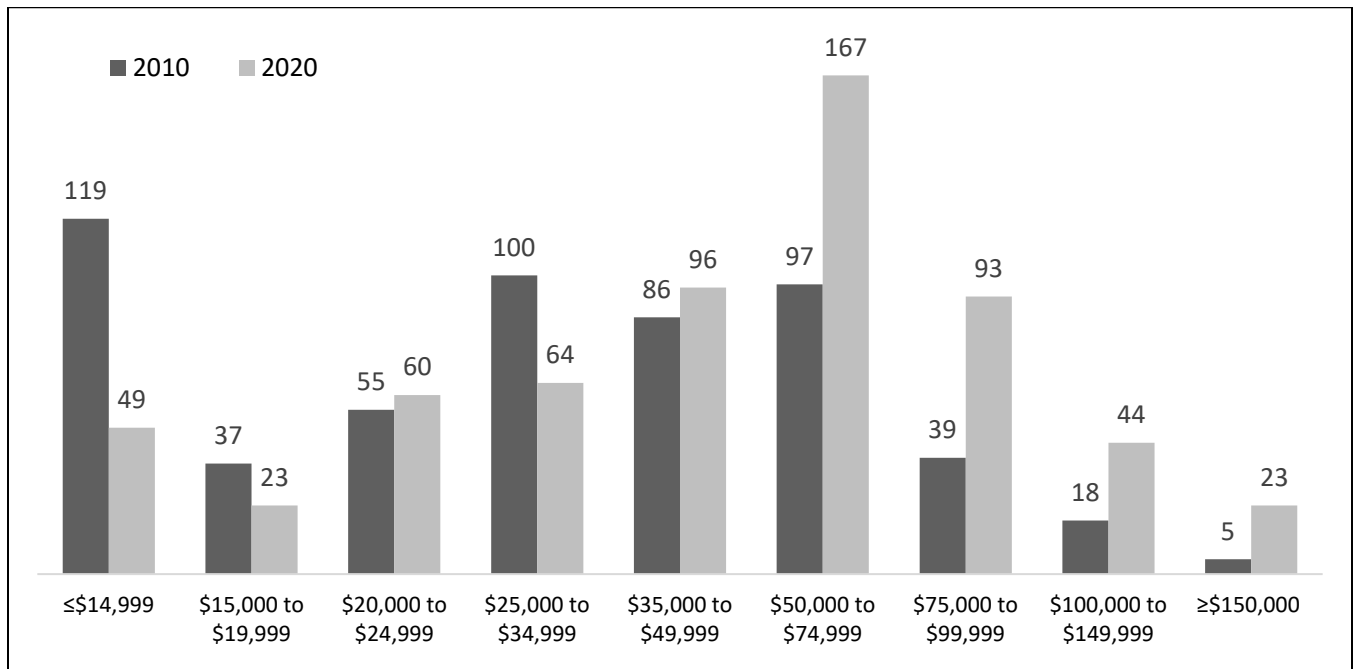
Household Size	2010		2020		Change	
	Households	Percent	Households	Percent	Households	Percent
Total Households	556		619		+ 63	11.3%
Owner-Occupied Households						
1 person	97	29.4%	77	19.5%	-20	-20.6%
2 persons	111	33.6%	221	56.1%	+ 110	99.1%
3 persons	57	17.3%	52	13.2%	-5	-8.8%
4 persons	23	7.0%	28	7.1%	+ 5	21.7%
5 persons	25	7.6%	12	3.0%	-13	-52.0%
6 persons	3	0.9%	0	0.0%	-3	-100.0%
≥7 persons	14	4.2%	4	1.0%	-10	-71.4%
Total	330	100.0%	394	100.0%	+ 64	19.4%
Renter-Occupied Households						
1 person	76	33.6%	35	15.6%	-41	-53.9%
2 persons	35	15.5%	119	52.9%	84	240.0%
3 persons	53	23.5%	34	15.1%	-19	-35.8%
4 persons	46	20.4%	11	4.9%	-35	-76.1%
5 persons	16	7.1%	10	4.4%	-6	-37.5%
6 persons	0	0.0%	6	2.7%	6	0%
≥7 persons	0	0.0%	10	4.4%	10	0%
Total	226	100%	225	100%	-1	-0.4%

Source: 2010 and 2020 US Census ACS Table B25009

3.2 Household Income and Poverty

Figure 5 shows the change of the median household income for Montague residents from 2010 to 2020. Montague’s incomes have risen. Those earning \$50,000-\$74,999 increased the most, jumping from 97 households in 2000 to 167 households in 2020. Table A-11 documents that the median income for Montague’s households in 2020 was \$53,837.

Figure 5: Montague Median Household Income, 2010-2020



2010 and 2020 ACS 5-Year Estimates Table S2503

**Table A-11
Median Household Income by Size, 2021**

Households Size	2021 Estimated Median Income*
1-person households	\$19,853
2-person households	\$54,492
3-person households	\$83,359
4-person households	-
5-person households	\$54,091
≥6 person households	-
Total	\$53,837

* Income in the last 12 months (in 2021 inflation adjusted dollars).
Source: US Census ACS Table B19019.

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

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. Table A-12 below illustrates the number of households in each income group based on the 2015-2019 American Community Survey as presented by HUD’s CHAS data. Approximately 55 percent of the City’s households have incomes at or below the low-income limit (80 percent of or less of HAMFI), with approximately 8.5 percent of all households in the extremely low-income category, less than 30 percent of AMI. About 12 percent

of households have earnings in the moderate-income category, and the remaining 32.7 percent have earnings in the above moderate-income category.

**Table A-12
Households by Income Group by Tenure, 2015-2019 ACS**

Income Group for 2019*		Owner		Renter		Total	
		Number	Percent	Number	Percent	Number	Percent
Extremely Low Income (Below 30% of HAMFI)	<\$25,750	30	9%	20	8%	50	8.5%
Very Low Income (30–50% of HAMFI)	\$25,751-\$32,400	60	17%	35	14%	95	16.4%
Low Income (50–80% of HAMFI)	\$32,401-\$51,850	75	22%	100	41%	175	30.2%
Moderate Income (80–100% of HAMFI)	\$51,851-\$52,000	40	12%	30	12%	70	12.1%
Above Moderate Income (Over 100% of HAMFI)	≥\$52,001	135	39%	55	22%	190	32.8%
Total Households		345	100%	245	100%	585	100%

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

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

** “HAMFI” means “HUD Area 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

The estimated of the number of extremely low income Montague households for the planning period of the 6th cycle, 2023 to 2031, Table A-13 below presents the number of Montague households with a gross income of 30 percent or less of the HAMFI according to HUD’s CHAS for Montague. The trend line for Table A-13's data is depicted in Figure 6.⁶ The average number of extremely low income Montague households reported for this period time is 52 households, or 52 housing units.

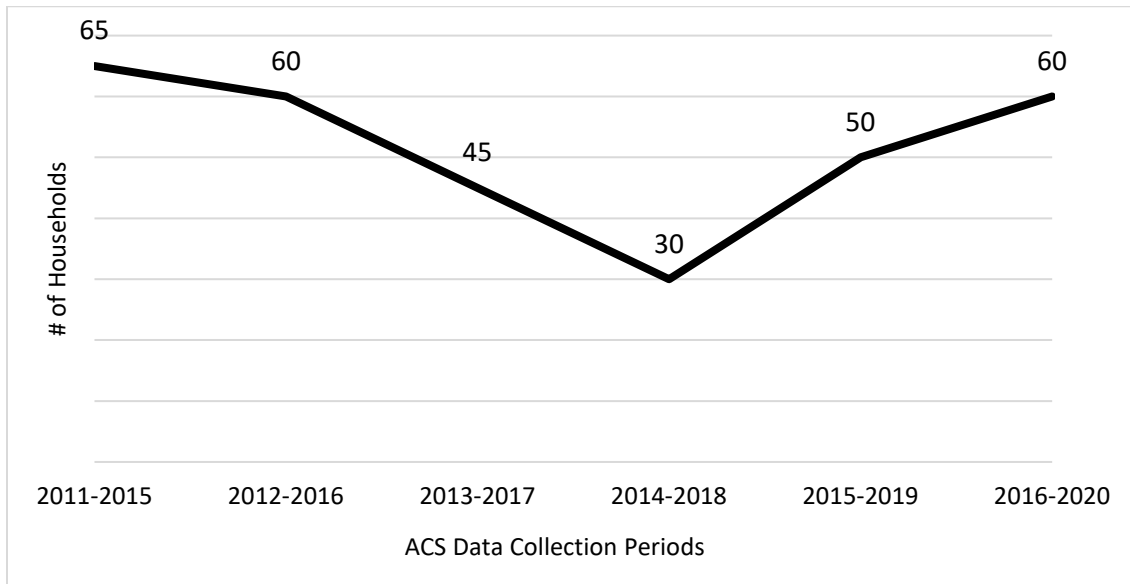
**Table A-13
Montague ACS Multiyear Estimates for Extremely Low Income Households**

ACS Data Collection Period	2011-2015	2012-2016	2013-2017	2014-2018	2015-2019	2016-2020
# of HH	65	60	45	30	50	60

“HH” = households. Source: <https://www.huduser.gov/portal/datasets/cp.html>

⁶ Although the ACS collection periods overlap, single year estimates are only available for geographic areas with populations of 65,000 or more. “For geographic areas with smaller populations, the ACS samples too few housing units to provide reliable single-year estimates. For these areas, several years of data are pooled together to create more precise multiyear estimates” https://www.census.gov/content/dam/Census/library/publications/2018/acs/acs_general_handbook_2018_ch03.pdf, accessed February 27, 2024.

Figure 6: Number of ELI Households, Montague



ELI = "extremely low income"

Figure 7 shows 2021 household median incomes geographically and that the Montague household income of less than \$55,000 is similar to much of the region. Table A-14 and Figure 8 compare the 2020 household incomes and the distribution of incomes between the City of Montague and the County with more detail. The data shows the 2020 median income of Montague households was approximately \$3,339 higher than Siskiyou County households. The most notable differences between Montague and the region are that Montague has a significantly lower percentage of households with an income of less than \$15,000 and a higher percentage of households with an income between \$50,000 and \$74,999. There are more Siskiyou County households with an annual income of \$100,000 or greater compared to Montague.

Figure 7: Regional Median Income, 2021

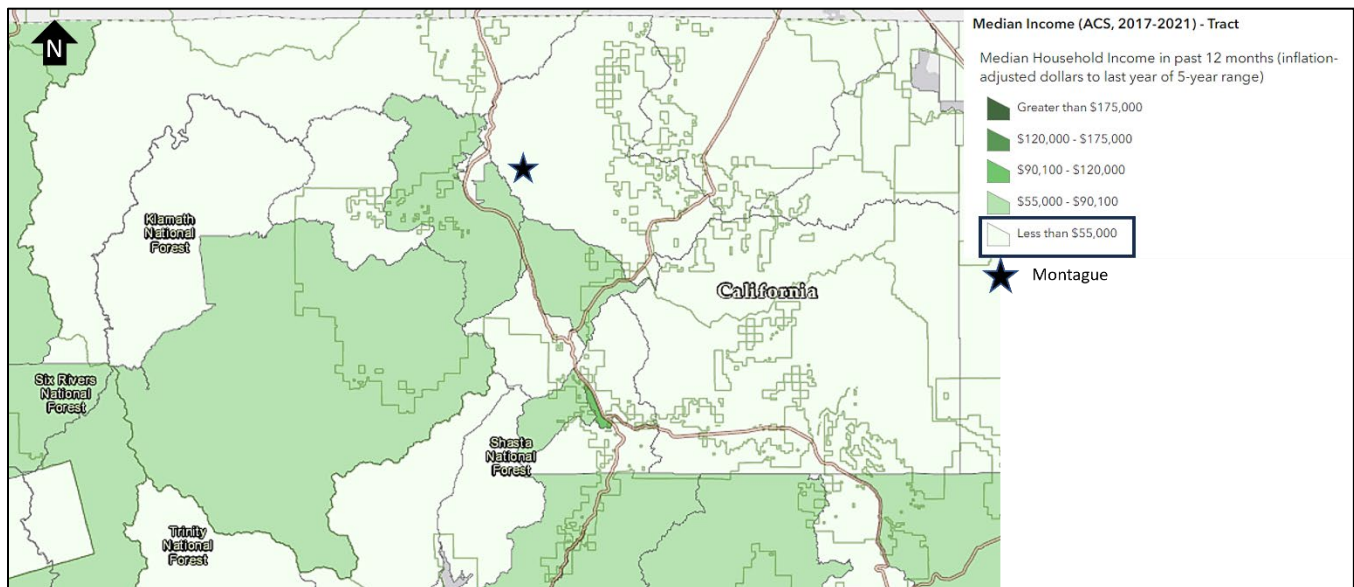
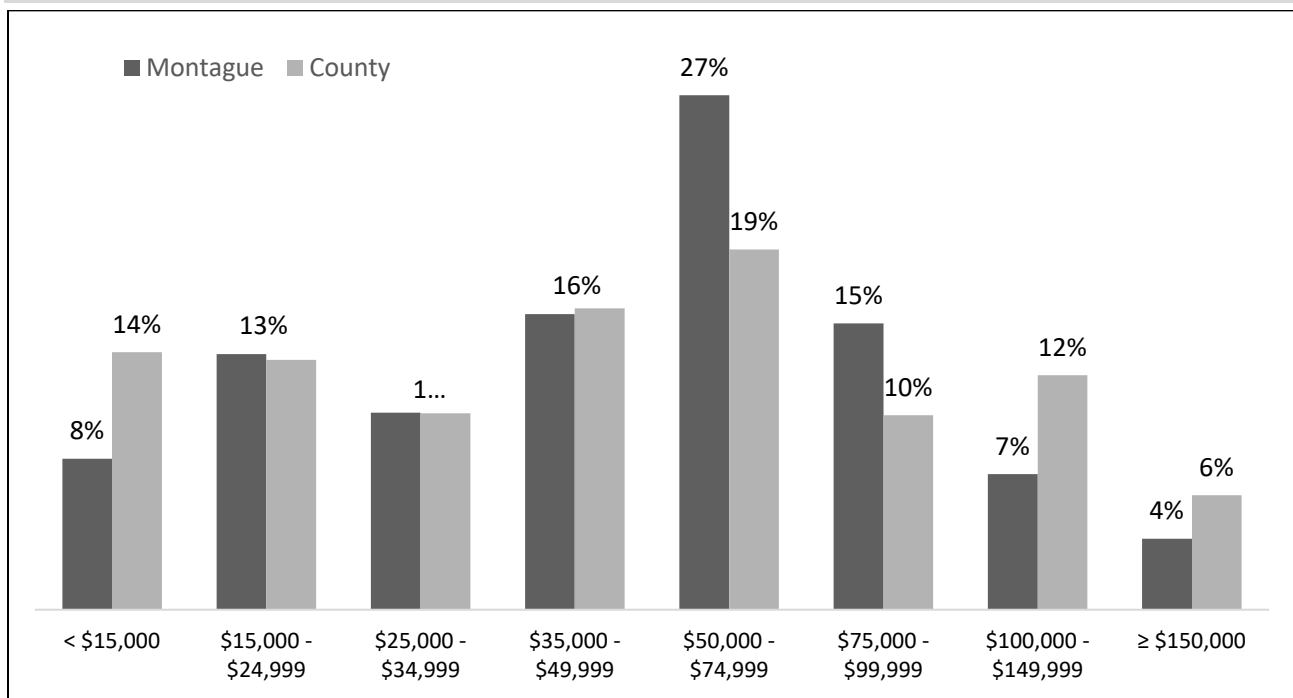


Table A-14
2020 Household Income

Annual Income	Montague		County	
	Households	%	Households	%
< \$15,000	49	7.9%	2,591	13.5%
\$15,000 - \$24,999	83	13.4%	2,515	13.1%
\$25,000 - \$34,999	64	10.3%	1,977	10.3%
\$35,000 - \$49,999	96	15.5%	3,033	15.8%
\$50,000 - \$74,999	167	27.0%	3,628	18.9%
\$75,000 - \$99,999	93	15.0%	1,958	10.2%
\$100,000 - \$149,999	44	7.1%	2,361	12.3%
≥ \$150,000	23	3.7%	1,152	6.0%
Total	619	100.0%	19,195	100.0%
Median Income	\$50,742		\$47,403	

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

Figure 8: Comparison of 2020 Household Incomes



The State of California publishes annual income limits for each county that are used to determine eligibility for assisted housing programs within that county. Further, the California Health and Safety Code requires that limits established by the State for the low-, very low-, and extremely low-income categories will be the same as those in the equivalent levels established by the US Department of Housing and Urban Development (HUD) for its Housing Choice Voucher (Section 8) program. The area median income (AMI) for Siskiyou County in 2023 is \$83,800 for a four-person household, as indicated in Table A-15.

**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	\$83,800	\$90,500	\$97,200	\$103,900	\$110,600
Moderate	\$70,400	\$80,450	\$90,500	\$100,550	\$108,600	\$116,650	\$124,700	\$132,750

Source: HCD, May 2023

HCD defines “affordable” to mean that a household is not paying more than 30 percent of its income in order to meet its housing needs, regardless of whether the house is rented or owned. This section discusses the affordability of housing within Montague based on this criterion. This section also analyzes the issue of substandard housing as it relates to affordability.

Table A-16 shows the poverty rates for various age groups, as well as for single-parent households, in the City. The poverty rate is the percentage of people in a given group that live below the poverty level out of the total population. The City’s overall poverty rate is approximately 20 percent, with 65 persons under 18 years of age living below the poverty level.

The poverty rate is higher for individuals in female-headed single-parent households than it is for other households. The “percent below poverty level” illustrates the proportion of each subpopulation out of the total living below the poverty level. This column indicates that approximately 6.1 percent of all households with children under the age of 18 that are living in poverty are headed by single-parent females, while 0 percent of these households are headed by two parents.

**Table A-16
Population Below Poverty Level, 2020**

Population	Montague		County	
	2020		2020	
	# Below Poverty	%	# Below Poverty	%
Children < 18 years	65	4.5%	1,848	21.6%
Adults (18-64)	199	13.8%	4,397	18.6%
Elderly (65+)	25	1.7%	1,049	9.6%
Total Population Below Poverty Level	289	20.0%	7,294	16.9%
Male-headed Single-Parent Family	9	2.2%	190	22.4%

Population	Montague		County	
	2020		2020	
	# Below Poverty	%	# Below Poverty	%
Female-headed Single-Parent Family	25	6.1%	531	28.2%
Two Parent Families	0	0.0%	502	5.8%
Total Families Below Poverty Level	34	8.3%	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 Special Needs Analysis

4.1 Persons with Disabilities

Table A-17 illustrates the population of persons with disabilities who may require housing with special features such as wheelchair ramps, special doorbells, roll-in showers, high-set toilets, or other adaptive devices or medical equipment. The majority of individuals in the City with disabilities are in the working age group (18 to 64). Most of the persons with disabilities in this group have either independent living impairments (8.3 percent of total persons) or ambulatory impairments (7 percent). The next largest group of persons with disabilities are 65 years and older, making up 7.6 percent of the total persons. A majority of those persons with disabilities have some kind of hearing (3.6 percent) or ambulatory (4 percent) impairment. The smallest group of persons with disabilities is between the ages of 5 and 17 years old with all 4 persons having a cognitive impairment and self-care impairment.

**Table A-17
 Persons with Disabilities by Age Group, Montague 2020**

	Number	Percent
Total Population 5-17 years	161	10.6%
Population 5-15 years with disability	4	0.3%
Hearing	0	0.0%
Vision	0	0.0%
Cognitive	4	0.3%
Ambulatory	0	0.0%
Self-care	4	0.3%
Independent Living	-	-
Total Population 18-64 years	978	64.4%
Population 18-64 years with disability	183	12.0%
Hearing	39	2.6%
Vision	43	2.8%
Cognitive	105	6.9%
Ambulatory	106	7.0%
Self-care	48	3.2%
Independent Living	126	8.3%
Total Population 65 years and older	284	18.7%
Population 65 and older with a disability	116	7.6%
Hearing	55	3.6%
Vision	7	0.5%
Cognitive	12	0.8%

	Number	Percent
Ambulatory	61	4.0%
Self-care	0	0.0%
Independent Living	28	1.8%
Total Population over 5 years	1,519	100%
Total Population over 5 years with a disability	303	19.9%

Note: Percentages may not add up to 100 percent due to rounding. Source: 2020 ACS 5-Year Estimates Table S1810.

The County has a similar makeup with the largest group of persons with disabilities being between the ages of 16 to 64 at 3,850 persons, making up approximately 9.4 percent of the total population as shown in Table A-18. A majority of those persons have some kind of cognitive impairment (1,922 persons or 4.7 percent) or ambulatory impairment (1,687 persons or 4.1 percent). Close behind, there are 3,822 persons 65 and older with a disability, with a majority having some kind of sensory impairment at 2,537 persons (6.2 percent).

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

	Number	Percent
Total Population 5-15 years	6,557	15.9%
Population 5-15 years with disability	370	0.9%
Sensory (Hearing/Vision)	97	0.2%
Ambulatory	64	0.2%
Cognitive	319	0.8%
Self-care	107	0.3%
Independent Living	0	0.0%
Total Population 16-64 years	23,692	57.5%
Population 16-64 years with disability	3,850	9.4%
Sensory (Hearing/Vision)	1,488	3.6%
Ambulatory	1,687	4.1%
Cognitive	1,922	4.7%
Self-care	620	1.5%
Independent Living	1,514	3.7%
Total Population 65 years and older	10,924	26.5%
Population 65 and older with a disability	3,822	9.3%
Sensory (Hearing/Vision)	2,537	6.2%
Ambulatory	2,105	5.1%
Cognitive	878	2.1%
Self-care	526	1.3%
Independent Living	1,342	3.3%
Total Population over 5 years	41,173	100%
Total Population over 5 years with a disability	8,042	19.5%

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

Table A-19 below reports employment status for 16–64-year-old persons with a disability in the City. Of the total number of working-age residents with a disability, 27 persons are employed.

**Table A-19
Working Age Persons with Disabilities by Employment Status, Montague 2020**

Category/Type Persons with a Disability	Number	Percent
Age 5–64, Employed Persons with a Disability	27	8.31%
Age 5–64, Not Employed Persons with a Disability	2	0.62%
Persons Aged 65 Plus with a Disability	109	33.54%
Total Persons with a Disability	325	100.00%
% of Total Population (Civilian Non-institutional)		35.75%

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

4.2 Persons with Developmental Disabilities

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

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

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

A number of housing types are appropriate for people living with a development disability, including rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and homes identified as “SB 962 homes”. The design of housing-accessibility modifications, proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating barrier-free design in all new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices possible for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. Table A-20 identifies the number of persons with developmental disabilities in Siskiyou County registered with the Department of Developmental Services.

**Table A-20
Persons with Developmental Disabilities by Age, Siskiyou County**

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

Source: Siskiyou_6thHE_Data Package1.xls

4.3 Senior Population

Table A-21 shows the population of residents aged 55 and older in 2000, 2010, and 2020. In 2010, 335 seniors lived in the City. Overall, the number of senior households increased by 45.7 percent from the addition of 153 persons from 2010 to 2020. This is after a decrease of 21 persons from 2000 to 2010. Currently, 488 seniors live in the City with a majority being between the ages of 65 to 74. Planning for housing that serves seniors has become more important in Montague since 2000.

In Siskiyou County, the makeup of seniors is slightly different with the majority being between the ages of 55 to 64.

**Table A-21
Senior Population, 2000-2020**

Age Group	Montague						County	
	2000		2010		2020		2020	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
55 to 64 years	171	48.0%	177	13.30%	204	41.8%	7,225	39.7%
65 to 74 years	104	29.2%	77	5.50%	221	45.3%	6,840	37.6%
75 and over	81	22.8%	81	5.4%	63	12.9%	4,143	22.8%
Total Seniors	356	100.0%	335	100.0%	488	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.

In 2010, the 184 persons that are older than 65 in Montague accounted for approximately 19 percent of the total population. In 2020, the percent of persons 65 years and older of the total population jumped to 18.7 percent, or 284 people. As shown in Table A-22, the vast majority of seniors own their homes (88.7 percent in 2010 and 94.8 percent in 2020 of total senior households). The number of renter-occupied households is much lower at 11.3 percent of all senior households, or 12 households, in 2010 and 5.2 percent of all senior households, or 9 households, in 2020.

**Table A-22
Senior Population and Tenure, 2010-2020**

	2010	2020
Number of Persons 65 Years and Over	184	284
Seniors as a Percentage of Total Population	12.8%	18.7%
Households with Persons 65 Years and Over	106	174
Owner-Occupied	94	165
Renter-Occupied	12	9
Senior Households as a Percentage of All Households	19.1%	28.1%

Source: 2010 US Census H14, and 2020 Census ACS

The previous Housing Element identified the licensed senior care facilities and senior apartments in the vicinity of the City along with the capacity of each facility, which still applies in 2023. They are described below in Table A-23. While senior facilities in the City are fairly limited, there are a number located in Yreka, within 6 miles of Montague.

**Table A-23
Senior Facilities**

Facility Name	Address	Capacity	Type
A Touch of Home	1124 Serpa Lane, Etna	6	Sr. Care
Grenada Gardens Senior Living	424 Highway A-12, Grenada,	90	Sr. Care
Sierra Vista Retirement Center	885 Sierra Vista Way, Yreka	31	Sr. Care
Yreka Guest Home	520 N Main Street, Yreka	12	Sr. Care
Mountain View Manor	2102 Fort Jones Road, Yreka	24	Sr. Care
Brookdale Yreka	351 Bruce Street, Yreka	85	Sr. Care
Deer Creek Apartments	1060 Deer Creek Way, Yreka	35	Sr. Apt
Emerald Pointe Apartments	450 N. Foothill Drive, Yreka	81	Sr. Apt
Juniper Terrace	800 Jasper Way, Yreka	50	Sr. Apt

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

4.4 Large Households

A large family is one with five or more family members. Large families are considered a special needs group because they require larger homes, but do not necessarily make enough money to afford many of the larger homes available. Those homes are luxury homes out of the range of affordability for lower-income families. Thus, a large family may struggle to find suitable affordable housing. The number of large households in the City is shown in Table A-24. The number of large-owner households has decreased from 42 households in 2010 to 16 in 2020. The number of large renter households increased from 16 in 2010 to 26 households in 2020. In 2020, the majority of large owner-occupied households were inhabited by 5 persons (28.6 percent of total large households). The majority of renter-

occupied households were inhabited by either 5 persons or 7 or more persons, each making up 23.8 percent of all large households. Between 2010 and 2020, large households decreased by about 16 households.

**Table A-24
Large Households by Tenure, 2010-2020**

Household Size	Montague				Siskiyou County	
	2010		2020		2020	
	Households	%	Households	%	Households	%
Large Owner Households	42	72.4%	16	38.1%	541	52.4%
5 persons	25	43.1%	12	28.6%	349	33.8%
6 persons	3	5.2%	0	0.0%	156	15.1%
7 or more persons	14	24.1%	4	9.5%	36	3.5%
Large Renter Households	16	27.6%	26	61.9%	492	47.6%
5 persons	16	27.6%	10	23.8%	278	26.9%
6 persons	0	0.0%	6	14.3%	148	14.3%
7 or more persons	0	0.0%	10	23.8%	66	6.4%
Total Large Households	58	100%	42	100%	1,033	100%

Source: US Census 2010, ACS 2020 B25009

4.5 Single-Parent 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. The City of Montague recognizes these problems and has included policies and programs to address affordability, overcrowding, and discrimination for all segments of the population.

Table A-25 presents the number of households that are headed by single parents. Single-parent households comprise approximately 14.9 percent of all households in the City. Of this percentage, female-headed households comprise approximately 90 percent while male-headed households represent almost 10 percent of single-parent households.

Siskiyou County has a similar makeup with single-parent households making up approximately 14 percent of all households. Female-headed single-parent households comprise 68.9 percent of single-parent households, and male-headed single-parent households makeup 31.1 percent.

**Table A-25
Single-Parent Households, 2020**

	Montague			Siskiyou County		
	Households	% of Single-Parent Households	% of Total Households	Households	% of Single-Parent Households	% of Total Households
Female-Headed Single-Parent Households	83	90.2%	13.5%	1,884	68.9%	10.0%
Male-Headed Single-Parent Households	9	9.8%	1.5%	852	31.1%	4.0%
Total Single-Parent Households	92	100%	14.9%	2,736	100%	14.0%

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

4.6 Farmworkers

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

As part of the USDA Census, farms were asked whether any hired or contract workers were migrant workers, defined as “a farm worker whose employment required travel that prevented the migrant worker from returning to his/her permanent place of residence the same day.” This information is available at the County level. There is no information available about the number of farmworkers and their families living specifically in Montague.

Table A-26 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-26
Farmworkers, 2017**

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

Source: USDA Census of Farmworkers 2017

Review of the Zoning Ordinance in Appendix B describes how the City of Montague Zoning Ordinance addresses farmworker housing in two ways. It defines Farmworker Housing which allows facilities for up to six persons and allows them as a principally permitted use in the R-A Residential Agriculture (R-A) Zone. It also accommodates farmworkers by defining “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 Mixed-Use zones by-right. Large Employee Housing is not listed as an allowed use in any of the zones although single-room occupancy units described above could fill that need.

4.7 Homelessness

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

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

Table A-27 shows the ethnic/racial identities of unsheltered persons in the service area of NorCal Continuum Care that may benefit from emergency shelters. The number of homeless persons regionally has increased from 2020 to 2022 by approximately 858 persons. A majority of those homeless persons identify as White at 78.6 percent (1,445 persons), with the next highest being American Indian/Alaska Native at 14.53 percent (267 persons). People who identify as Asian make up the smallest number of homeless persons at 0.82 percent (15 people).

**Table A-27
Racial and Ethnic Information, 2020 and 2022 PIT Counts
Service Area of NorCal Continuum Care**

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

Table A-28 shows gender information for Siskiyou County, as well as the number of sheltered and unsheltered individuals. The majority of persons in Siskiyou County in both 2020 and 2022 identified as male with 208 persons in 2020 and decreasing to 172 persons in 2022. The population of female identifying persons has increased from 95 to 146 persons. Gender non-conforming persons has decreased from 4 to 2, and persons identifying as transgender decreased from 2 to 0. The number of sheltered persons increased by 136 persons and the number of unsheltered decreased by 126 persons. The decrease in unsheltered persons does not follow the trend of the service area discussed above or the rest of the state.

**Table A-28
Gender Information, 2020 and 2022 PIT Counts for Siskiyou County**

	2020 Total Persons	2022 Total Persons
Male	208	172
Female	95	146
Gender Non-Conforming	4	2
Trans	2	0
Did not Respond	2	1
Refused	n/a	
Total	311	321
Sheltered	37	173
Unsheltered	274	148

Table A-29 breaks down additional demographics for Siskiyou County. The number of chronically homeless persons decreased from 92 to 83. The County is unlike the rest of the State, where homelessness continues to increase.

**Table A-29
Additional Demographics, 2020 and 2022 PIT Counts for Siskiyou County**

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

Through the Siskiyou County Health and Human Services Agency, the California Work Opportunity and Responsibility to Kids (CalWORKs) program provides eligible individuals temporary cash aid for emergency housing and other needs. If a family has little or no cash and needs housing, food, utilities, clothing, or medical care, they may be eligible to receive immediate short-term help. Families that apply and qualify for ongoing assistance receive money each month to help pay for housing, food, and other necessary expenses.

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

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

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

Natural emergencies that result in temporary homelessness are fairly uncommon in this area. Should such an emergency occur, there is ample space in churches, school gymnasiums, and community facilities to temporarily accommodate displaced individuals and families. The City of Montague has one facility, the Barker’s Board and Care facility on 200 S. 4th Street, which provides 24-hour adult board and care services for mentally ill patients. Additional services for homeless individuals and families are readily available in the City of Yreka and elsewhere in the

County. The City has amended its Zoning Ordinance to facilitate the development of additional shelters should there be an increased need for these facilities at some point in the future.

Other services for homeless individuals and families in Siskiyou County are primarily available in the City of Yreka approximately six miles away from Montague. Table A-30 illustrates a number of programs in the area that provide homeless assistance.

**Table A-30
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	

4.7.2 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. Montague’s Zoning Ordinance includes a definition of Transitional Housing and a listing of the zones where the use is principally permitted, which includes the Residential zones and Mixed-Use zones.

4.7.3 Temporary Shelters

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

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

5.0 Housing Characteristics

5.1 Housing Composition

The composition of housing units in Montague is mostly single-family and the mix of housing did not change significantly between 2011 and 2021. Table A-31 displays the estimated number of each type of housing unit for 2011 and 2021. Over this period, the number of mobile homes increased slightly by two units.

**Table A-31
Housing Unit Types, 2011-2021**

	2011		2021	
	Number	Percentage	Number	Percentage
Single-Family				
Detached	407	64%	404	64%
Attached	6	1%	7	1%
Mobile Homes	99	16%	101	16%
Multifamily				
2–4 Units	58	9%	58	9%
5+ Units	63	10%	63	10%
Total Units	633	100%	633	100%

Source: State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011- 2021

5.2 Housing Conditions

Housing Element law requires an estimate of substandard housing in the community. Determining the percentage of units built prior to 1960 provides an estimate of major rehabilitation or replacement needs. One can also assume that homes built prior to 1980 may require some form of rehabilitation. Table A-32 indicates that approximately 30 percent of the units in the City were constructed prior to 1960 and 26 percent of units were constructed between 1960 and 1980. Therefore, based upon age alone, it would appear that approximately 55 percent of homes in the city may require rehabilitation or replacement depending on the level of maintenance these units have received.

Local information and knowledge provided by Montague’s City Administrator and Public Works Director, David Dunn, indicates a significantly lower number of units are in need of substantial rehabilitation and replacement.

According to Mr. Dunn there are five units in need to removal and replacement, however, two of the units are in commercial/mixed-use structures. With respect to the two HCD-licensed mobile home parks in Montague:

- The mobile home park on 13th and Highway 3 has an old recreation building and pool that are non-useable. Every other mobile home in the park is occupied.
- The mobile home park off W Scobie: is a nicer park and is observed to be in good condition.

**Table A-32
Age of Housing, 2020**

Year Built	Units	% Total
Built 1939 or earlier	71	10%
Built 1940 to 1949	97	14%
Built 1950 to 1959	44	6%
Built 1960 to 1969	79	11%
Built 1970 to 1979	100	14%
Built 1980 to 1989	151	22%
Built 1990 to 1998	50	7%
Built 1999 to 2020	103	15%
Total	695	100%

ACS B25034: Year Structure Built

5.3 Occupancy and Tenure

**Table A-33
Occupancy Status, 2000-2023**

	2000		2010		2023	
	Units	Percent	Units	Percent	Units	Percent
Total Occupied Housing Units	526	88%	499	90.0%	519	91%
Total Vacant Units	49	12%	57	10.0%	51	9%
Total Housing Units	575	100%	556	100%	570	100%

Source: 2000 US Census DEC Table H003. 2010 and Department of Finance Report E5, 2023.

Of those occupied housing units, slightly more than 63 percent of them are owner-occupied, and the share of owner-occupied housing units increased by 4.3 percent over the past decade in Montague.

**Table A-34
Occupied Housing Units by Tenure, 2010-2020**

	2010		2020		% Change 2010-2020
	Units	Percent	Units	Percent	
Owner-Occupied	330	59.4%	394	63.7%	+4.3%
Renter-Occupied	226	40.6%	225	36.3%	-4.3%
Total Occupied Units	556	100%	619	100%	

Source: 2010 US Census H16, 2020 ACS 5-year estimates B25009

5.4 Housing Unit Size

Table A-35 illustrates the number of bedrooms in housing units in the City in 2020 by tenure. As with most communities, three-bedroom homes are the primary home size in the City, representing close to 50 percent of both owner-occupied and renter-occupied housing units in 2020.

**Table A-35
Housing Units by Bedrooms and Tenure, 2020**

Bedrooms	Owner		Renter	
	Owner	Percent	Units	Percent
No bedroom	0	0.0%	2	1.1%
1 bedroom	0	0.0%	26	14.0%
2 bedrooms	132	35.5%	69	37.1%
3 bedrooms	195	52.4%	89	47.9%
4 bedrooms	38	10.2%	0	0.0%
5 or more bedrooms	7	1.9%	0	0.0%
Total	386	100.0%	299	100.0%

<https://www.city-data.com/housing/houses-Montague-California.html> accessed 9-22-23

5.5 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-36 illustrates the number and percentage of units in the City according to occupants per room. Overall, the City of Montague averaged about 0.50 persons per room. For owner-occupied housing units, there is minimal overcrowding at 1 percent while renter-occupied households had an overcrowding rate of 11.6 percent, which is a higher rate than the County’s rate of 6 percent in 2020.

**Table A-36
Overcrowded Housing, 2020**

Occupants Per Room	Montague				Siskiyou County			
	Owner-Occupied	Owner Percent	Renter-Occupied	Renter Percent	Owner - Occupied	Owner Percent	Renter-Occupied	Renter Percent
0.50 or Less	307	77.9%	146	64.9%	724	92.1%	4,088	63%
0.51 to 1.00	83	21.1%	53	23.6%	62	7.9%	1,998	31%

Occupants Per Room	Montague				Siskiyou County			
	Owner-Occupied	Owner Percent	Renter-Occupied	Renter Percent	Owner - Occupied	Owner Percent	Renter-Occupied	Renter Percent
1.01 to 1.50	0	0.0%	26	11.6%	0	0.0%	350	5%
1.51 to 2.00	4	1.0%	0	0.0%	0	0.0%	70	1%
2.01 or More	0	0.0%	0	0.0%	0	0.0%	30	0%
Total	394	100.0%	225	100.0%	786	100%	6,536	100%

Source: 2016-2020 ACS.

6.0 Housing Costs and Affordability

6.1 Single-Family Home Costs

Table A-37 presents the homes on the market in the City in November 2022. The lowest cost house in November 2022 was \$225,000 for a home with two bedrooms and two bathrooms. The highest cost house in November 2022 was \$777,700 for a multi-family apartment complex. The median and mean price for a home was \$501,350.

**Table A-37
Home Prices, November 2022**

Address	Type	Bedrooms	Bathrooms	Price	SF
731 Old Montague Rd. (located barely outside City Limits)	House with Guest House	2	2	\$225,000	1,800
160 N. 11th St.	Multi-Family Apartment Complex	6 - 2 bed, 1 bath 2 - 3 bed, 1 bath	-	\$777,700	7,400

Source: Zillow.com, Accessed November 2022

Table A-38 compares the home prices in Montague with other nearby jurisdictions in recent years. It shows home prices have increased significantly in the region in the past few years and that Montague’s housing price increases are similar to the increases in other areas.

**Table A-38
Home Prices, October 2015 - 2022**

	2015 Median Price	2019 Median Price	2022 Median Price	2015-2022 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

6.2 Rental Housing Costs

Table A-39 shows the available homes for rent in the City of Montague during a survey of online rental listings in November 2022. In Montague, one unit was listed for rent. It was a 1-bedroom unit with an unknown number of bathrooms which listed for \$1,200 a month.

**Table A-39
Rent Prices, November 2022**

Address	Type	Bedrooms	Bathrooms	Security Deposit	Rent
2606 Scala Lane	House	1	-	\$1,200	\$1,200

Source: Craigslist.com, November 2022

6.3 Overpayment (Cost Burdened)

Definitions of housing affordability can vary, but in general a household should spend 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 amount of people paying more than this percentage helps define an area’s affordability problem. Table A-40 illustrates the extent of overpayment by tenure and income category. Extremely low-income households had the highest percentage of severely cost-burdened households with 100 percent of renter households and almost 14 percent of owner households paying more than 50 percent of their income for housing. According to HUD’s CHAS data, very low-income households were the next largest income group, as a percentage, with 58.3 percent of owner households being severely cost burdened. Interestingly, there were no very low income severely cost burdened renter households.

**Table A-40
Cost Burdened Households, 2015-2019**

Household Income Range	Total Households	Overpayment	(> 30% inc. on housing)	Severe Overpayment	(> 50% inc. on housing)
		Number	%	Number	%
Owner Households	345*	113	32.8	14	12.4%
Extremely Low Inc. (<=30% HAMFI)	30	29	96.7%	4	13.8%
Very Low Inc. (>30% to <=50% HAMFI)	60	35	58.3%	10	28.6%
Low Inc. (>50% to <=80% HAMFI)	75	35	46.7%	0	0.0%
Moderate Inc. and above (>80% to <=100% HAMFI)	40	10	25.0%	0	0.0%
Upper Income >100% HAMFI†	135	4	3.0%	0	0.0%
Renter Households	245*	80	32.7%	15	18.8%
Extremely Low Inc. (<=30% HAMFI)	20	15	75.0%	15	100.0%
Very Low Inc. (>30% to <=50% HAMFI)	35	25	71.4%	0	0.0%
Low Inc. (>50% to <=80% HAMFI)	100	30	30.0%	0	0.0%
Moderate Inc. and above (>80% to <=100% HAMFI)	30	10	33.3%	0	0.0%
Upper Income >100% HAMFI†	55	0	0.0%	0	0.0%

Household Income Range	Total Households	Overpayment	(> 30% inc. on housing)	Severe Overpayment	(> 50% inc. on housing)
All Households	585*	194	33.2%	29*	14.9%
Extremely Low Inc. (<=30% HAMFI)	50	45	90.0%	20	44.4%
Very Low Inc. (>30% to <=50% HAMFI)	95	60	63.2%	10	16.7%
Low Inc. (>50% to <=80% HAMFI)	175	65	37.1%	0	0.0%
Moderate Inc. and above (>80 to <=100% HAMFI)	70	20	28.6%	0	0.0%
Upper Income >100% HAMFI†	190	4	2.1%	0	0.0%

Source: HUD, CHAS which is based on American Community Survey (ACS) data, 2015-2019 5-year estimates.

*Values contained herein are verbatim from the source; some values and percentages contained may not add up due to rounding.

Household Income Range	Total Households	Overpayment	(> 30% inc. on housing)	Severe Overpayment	(> 50% inc. on housing)
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“HAMFI” means “HUD Adjustment Median Family Income”. =Per HUD’s methodology, adjustments to the calculated income limit may be applied resulting in income limits that may be different than the calculated value. For more info, visit <https://www.gov.huduser.gov/portal/datasets/il/il2019/2019ILCalc3080.odn>

† Income category labels per CHAS Affordability Analysis, Paul Joice, May 20, 2013, https://www.huduser.gov/portal/publications/pdf/CHAS_affordability_Analysis.pdf

7.0 Assessment of Fair Housing

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

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

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

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

7.1 Introduction

An assessment of fair housing (AFH) is a comprehensive analysis that considers all of the following to identify fair housing issues in a city:⁷

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

⁷ Source: HCD’s https://www.hcd.ca.gov/community-development/affh/docs/AFFH_Webinar_Slides.pdf, June 15, 2021.

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.⁸

- D. Assessment of disproportionate housing needs, including displacement. To assess if residents in a city are experiencing disproportionate housing needs, data for cost burden and severe cost burden conditions, overcrowding, substandard housing, and homelessness are assessed. Displacement is also considered, and displacement may be driven by investment and/or disinvestment, and disaster.
- E. Cities are to assess whether there are racially/ethnically concentrated areas of poverty (R/ECAP) present within their boundaries or nearby. Mapping of racially concentrated areas of affluence (RCAA) are also consulted.

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

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

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

7.2 Assessment of Fair Housing Enforcement and Outreach Capacity

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

HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO) reports data on queries and cases. For Siskiyou County, queries are reported at the city level whereas cases are reported at the county level. Queries are not official cases but may have value to help identify concerns that residents have about possible discrimination. Cases are fair housing cases filed with the FHEO for alleged discriminatory acts. From 2013 to 2022, there was one FHEO inquiry and no FHEO cases in Montague. This is less than one inquiry per 1,000 people. The basis for the inquiry was race, disability, and familial status. 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 a generally low incident rate of housing discrimination in the City and the region .

⁸ HUD, <https://www.hud.gov/sites/documents/ACCESS-OPPORTUNITY.PDF>, accessed March 28, 2023.

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

The Montague Affirmatively Furthering Fair Housing Action Plan in Table A-42 below to commits the City to continuing to make information on fair housing available to the public and while also improving the materials and distribution by employing affirmative marketing best practices with respect to the content of the fair housing materials, channels of distribution and display, and language availability.

7.2.1 Compliance with Existing Fair Housing Laws and Regulations

Reasonable Accommodation: As discussed in Appendix B, the City’s reasonable accommodation procedures are compliant with state and federal requirements. Program HE.2.1.1 commits the City to affirmatively marketing its reasonable accommodation procedures at all times during the 6th cycle housing element planning period.

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

Government Code Section 8899.50 requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing. The Action Plan in Table A-42 commits the City to implementing strategies that make progress towards addressing the identified fair housing issues. As part of Program HE.7.1.2, the City’s commits to conducting an annual review on the progress made towards achieving the desired outcomes of its Action Plan, and to make adjustments as needed to increase goal obtainment.

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

Density Bonus Law (Government Code Section 65915 et seq.). Program 2.2.1 commits the City to completing a comprehensive update of its density bonus implementing procedures for compliance with State density bonus law (SDBL). Post-adoption, Program HE.2.2.1 commits to annual review of its density bonus regulations to ensure ongoing consistency with SDBL. While the City actively promotes the construction of new housing and will process all housing applications, during the 5th cycle there were limited opportunities to implement the City’s existing density bonus regulations due to low levels of application/permit activity for housing development. Program HE.2.3.1 commits the City to preparing information for property owners and housing developments about density bonus and publishing this content on its website and providing density bonuses and development incentives to qualifying housing developments.

Housing Accountability Act (Government Code Section 65589.5.). The City Planning staff is familiar with recent amendments to the Housing Accountability Act, and actively monitors, no less than annually, online resources for legislative updates. Montague 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, Programs HE.1.3.1 and HE.1.3.2 commit the City to an annual review of the status of its inventory and to forecast whether a deficit may occur. Should a deficit be anticipated, the City will take steps to change the General Plan and zoning as needed to increase the amount of available land consistent with Program HE.1.3.1.

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

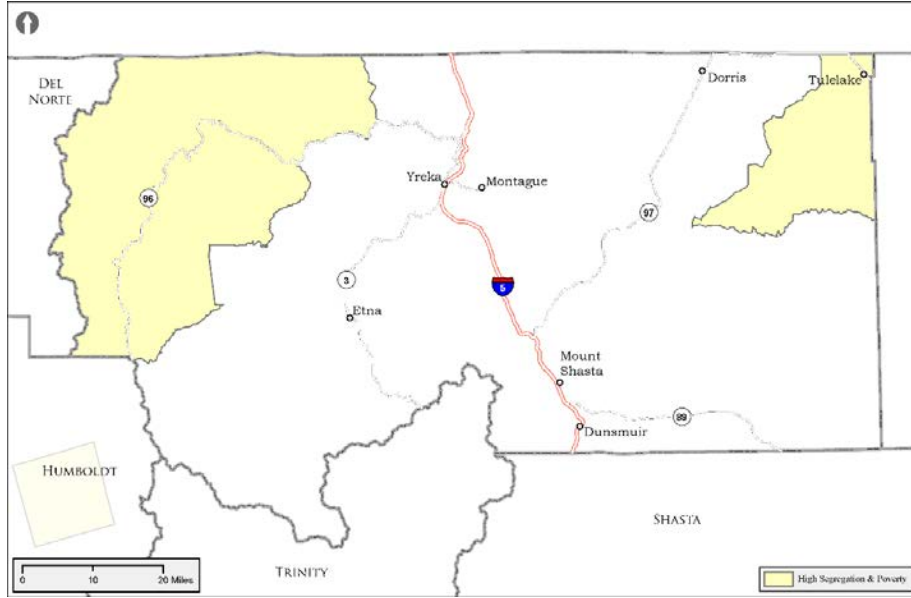
Excessive subdivision standards (Government Code Section 65913.2.) The City complies. The City has no policies, ordinances, or recent practices that impose design controls or public improvement standards for the purpose of rendering development infeasible. Further, the City considers the effect of ordinances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

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

7.3 Presence of R/ECAP and RCAA

The City consulted all available mapping which shows that the City of Montague is not identified in current TCAC mapping as an area of high segregation and concentrated poverty. In Siskiyou County there are two areas identified as having high segregation and concentrated poverty, and neither of these areas are adjacent to Montague and the surrounding area, as shown in Figure 9. The two areas of high segregation and concentrated poverty are in the northwest and northeast reaches of Siskiyou County. Neither community is in the vicinity of Montague. There are no Montague neighborhoods or adjacent unincorporated areas that were identified in the homeowners loan corporation (HOLC) redlining grade created during the New Deal Era, a federal government sponsored program that implemented housing segregation and discrimination. There are no racially concentrated areas of affluence (RCAA) mapped in Montague or Siskiyou County.

Figure 9: Areas of High Segregation and Concentrated Poverty, 2023



7.4 Assessment of Segregation and Integration Patterns and Trends

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

7.4.1 Race and Ethnicity

See 2.4 above. To summarize this section, the racial and ethnic diversity of Montague has increased since 2010 similarly to the greater region as indicated in Table A-4. Whites are the largest racial group in Montague; Hispanics-Latinos comprise approximately 11 percent of Montague’s population which is comparable to the region’s share of 12.5 percent. Montague is not identified as an area of high segregation according to current TCAC mapping. Figure 2 above shows that in Montague, the surrounding Census tract, and most of Siskiyou County, Whites are the predominate majority.

7.4.2 Poverty and Income

See section 3.2 above and sections 7.6.1 and 7.6.2 below. Montague’s 2020 median household income was about \$3,300 more than the region’s. In 2020, approximately 20 percent of Montague’s population (289 persons) were below the federal poverty line, which is about three percentage points higher than the region’s where 16.9 percent of the population (7,294 persons) are below the poverty line. For both Montague and the region, seniors 65 and older comprise the smallest subpopulation that are below the poverty line, at approximately 1.7 percent and 9.6 percent respectively. In 2020, Montague adults (18-64) were the largest subpopulation experiencing poverty at nearly 14 percent, which is about 4 percentage points lower than the region’s rate where adults comprise 18.6 percent of the population who are experiencing poverty. In the region, children (18 years and younger) comprise the largest subpopulation who are below the poverty line at 21.6 percent; in comparison, 4.5 percent of children in Montague are below the poverty line. By family, in 2020 8.3 percent of Montague’s families

are below the poverty line while 10.6 percent of Siskiyou County families were below the poverty line. Female-headed single-parent families had the highest share of poverty at 25 households for a rate of 6.1 percent in Montague, which is considerably lower than the region's share of about 28 percent for female-headed single-parent families.

7.4.3 Familial Status

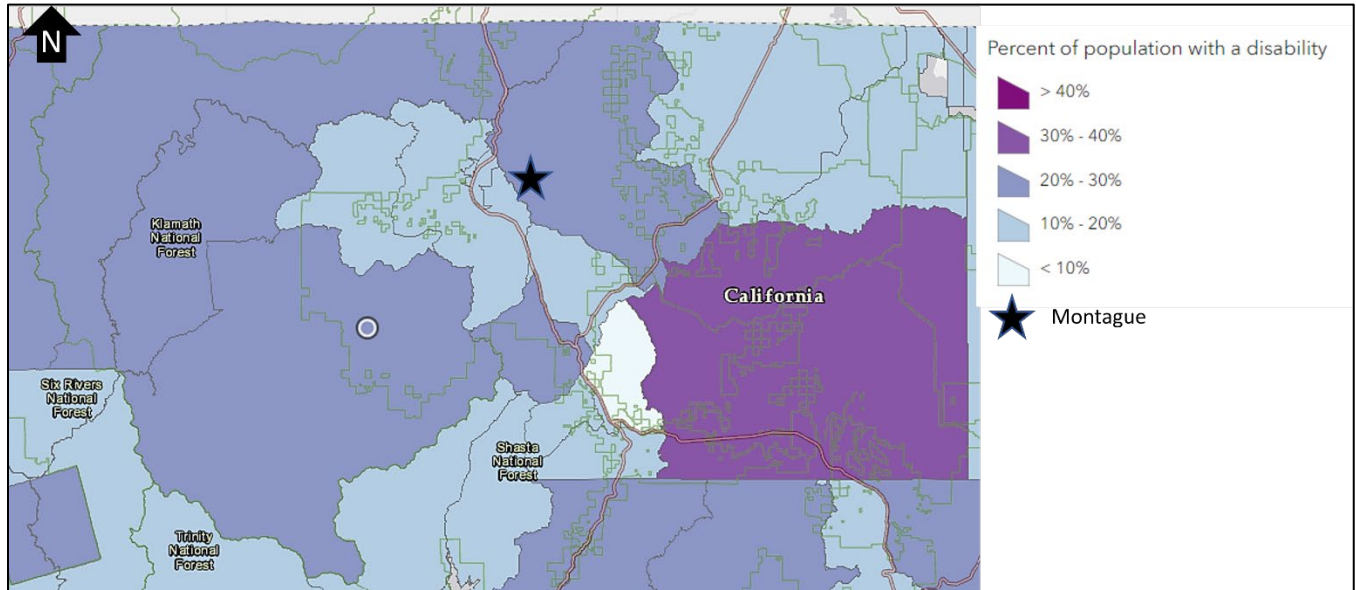
See sections 3.1, 4.4, and 4.5 above for a detailed discussion about single parent households with no spouse/partner, including female-headed households with children and no spouse/partner in Montague, and large families. Montague's average household size and family size has been declining since 2010. As shown in Table A-25, Montague's 2020 rate of single-parent households at 14.9 percent of total households is comparable to the region's rate of 14 percent. However, 90 percent of Montague single-parent households are headed by females, which is approximately 20 percentage points higher than the Siskiyou County where nearly 70 percent of single-parent households are headed by women.

The number of large-owner households in Montague has decreased from 42 households in 2010 to 16 in 2020. The number of large renter households increased from 16 in 2010 to 26 households in 2020. In 2020, the majority of large owner-occupied households were inhabited by 5 persons (28.6 percent of total large households). The majority of renter-occupied households were inhabited by either 5 persons or 7 or more persons, each making up 23.8 percent of all large households. Overall, large households have decreased from 2010 to 2020. Montague's percentage of large owner families is 38 percent, smaller than the County's 52.4 percent in 2020. Montague has a higher percentage of large renter households than the region, however, at nearly 62 percent in comparison to the region's rate of almost 48 percent, as shown in Table A-24.

7.4.4 Persons with Disabilities

See sections 4.1 and 4.2 above. Montague's overall rate (as a percentage) of persons with disabilities is nearly 20 percent and is comparable to Siskiyou County's overall rate of 19.5 percent. The majority of individuals in the City with disabilities are in the 18 to 64 years age group, making up 12 percent of the total population, and 60 percent of all persons with disabilities. Most of the disabilities in this group are independent living, ambulatory, and cognitive, according to Table A-17. Persons who are 65 and older are the second largest group who have a disability: making up 7.6 percent of Montague's total population, and 38 percent of all persons with disabilities. As discussed above in section 4.1, the County has a similar makeup with the largest group of persons with disabilities being between the ages of 16 to 64 at 3,850 persons, making up approximately 41.2 percent of the total persons with disabilities population. Programs HE.4.2.4 and HE.4.2.5 remove regulatory barriers to the group homes, and Program HE.2.1.1 commits the City to improving community awareness of housing programs and regulations including the reasonable accommodation procedures.

Figure 10: Regional Population with a Disability, 2021

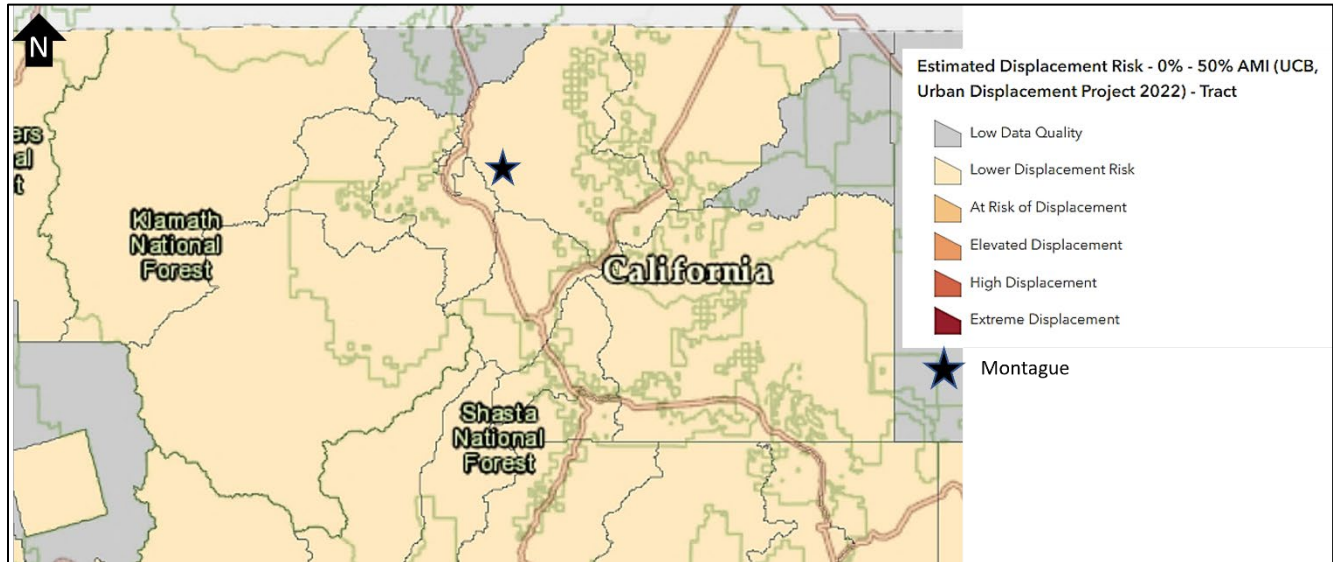


7.5 Assessment of Disproportionate Housing Needs, including Displacement.

Montague is estimated to have a “lower displacement risk”, as seen in Figure 10 below. The estimated risk is similar for the region. The available data indicates the following conditions are occurring in Montague, and may increase the risk of displacement for low-income households, which include female-headed households and persons with disabilities:

- Historically, the rate of housing production in Montague has been low.
- Both renter and owner households are cost burdened, although renter households are disproportionately experiencing overpayment, and severe overpayment. Overpayment is concentrated in extremely very low-income households.
- Extremely low and very-low income households comprise 28 percent of the City households, as shown in Table A-12. The City’s poverty rate is comparable to the County.
- While the median housing costs are low relative to the State, costs are high for many households in the City and the region.

Figure 11: Regional Displacement Risk, 0 to 50% Area Median Income, 2022



7.6 Assessment of Disparities in Access to Opportunity.

Access to opportunity is assessed using indices for education, transportation, economic development and access to jobs, and a healthy environment. The California Tax Credit Allocation Committee (TCAC) has developed Opportunity Areas mapping to evaluate and rank funding application for housing, and these are updated annually. The Opportunity Areas mapping is an approach “to measure and visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment and economic mobility” (Methodology for the 2021 TCAC/HCD Opportunity Map, pg. 1). HCD recommends jurisdictions consult these maps as part of their AFFH analysis to help identify opportunity areas to locate and prioritize affordable housing. The four key indicators indexed for the Opportunity Areas mapping are listed below, followed by a summary assessment of Montague.

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

Figure 12 and Figure 13 below show that according to the 2023 Opportunity Mapping, Montague is indexed as a high resource area based on the composite score. The Census tract that encompasses Montague is also indexed as a high resource area, as is another geographic area that is west of Montague and Yreka.

Figure 12: Regional COG TCAC/HCD Opportunity Map–2023 Composite Assessment

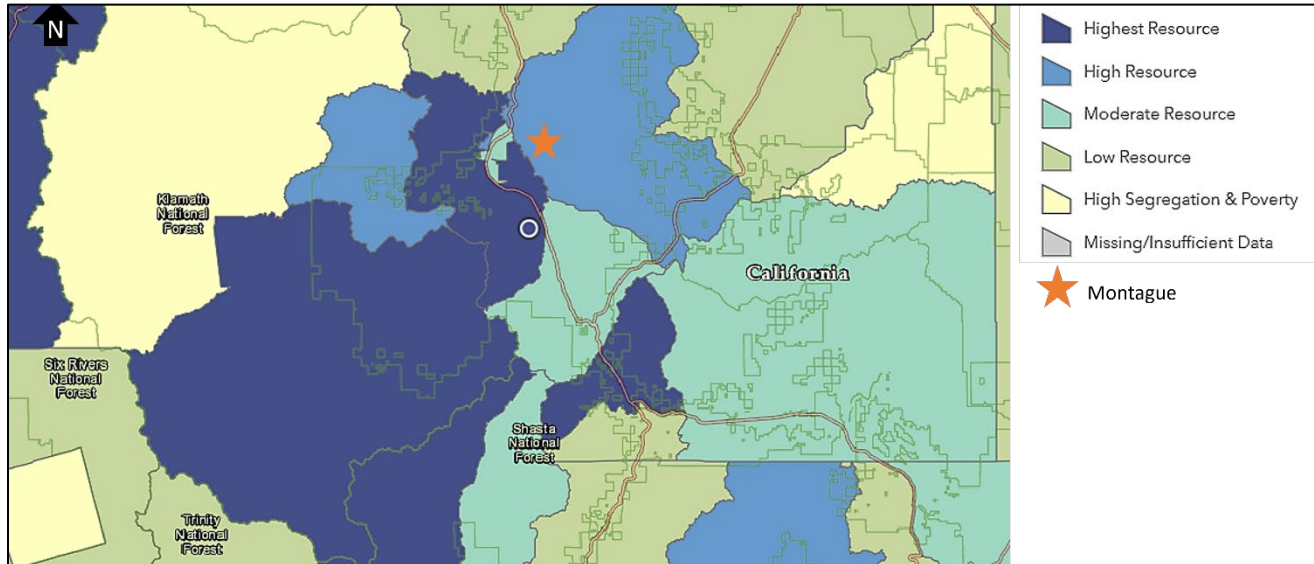
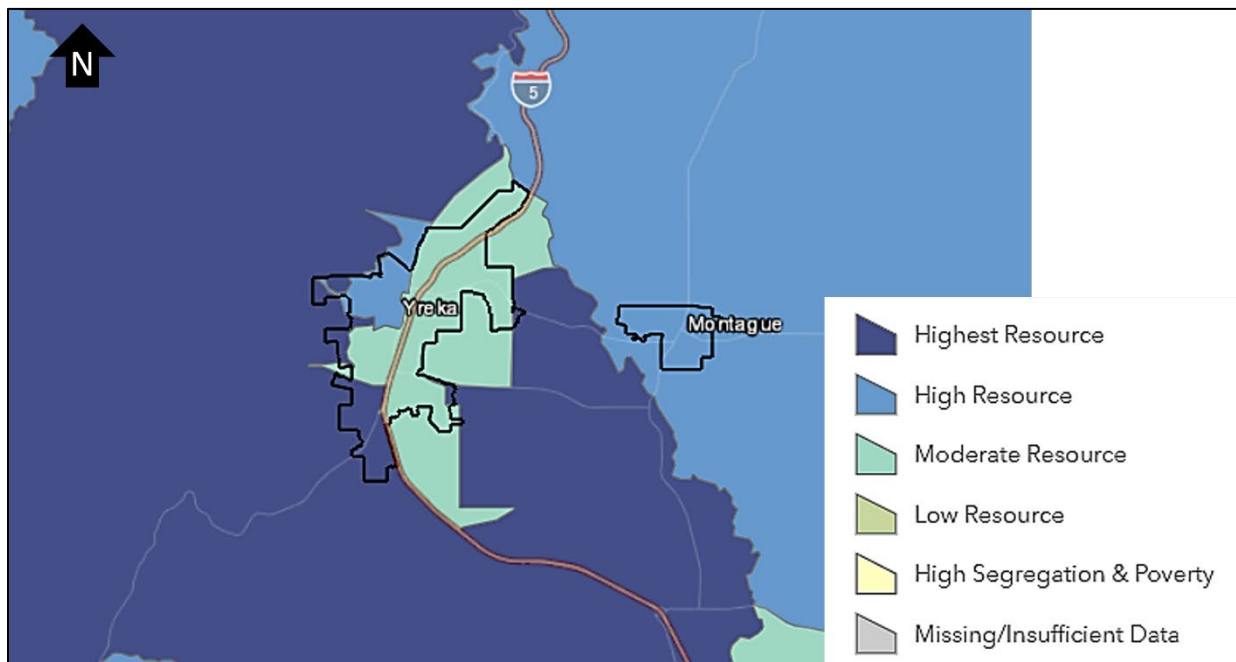


Figure 13: Montague COG TCAC/HCD Opportunity Map–2023 Composite Assessment



7.6.1 High Levels of Employment and Close Proximity to Jobs:

As indicated in Table A-5, in 2020 Montague’s unemployment rate was 8.5 percent which was higher than the Siskiyou County’s rate of 7.4 percent. Figure 3 above presents the top five Montague industries by job count. By industry, the educational services sector had the largest share of jobs. According to City of Montague staff, the largest employers within the City or near the City are as follows:⁹

- Peters Construction – with approximately 20 employees
- Woolgathers Carding Mill – with approximately 10 employees

⁹ J. Monday, City Clerk, personal communication, May 1, 2023.

- Cortright Market and Deli– with approximately 10 employees

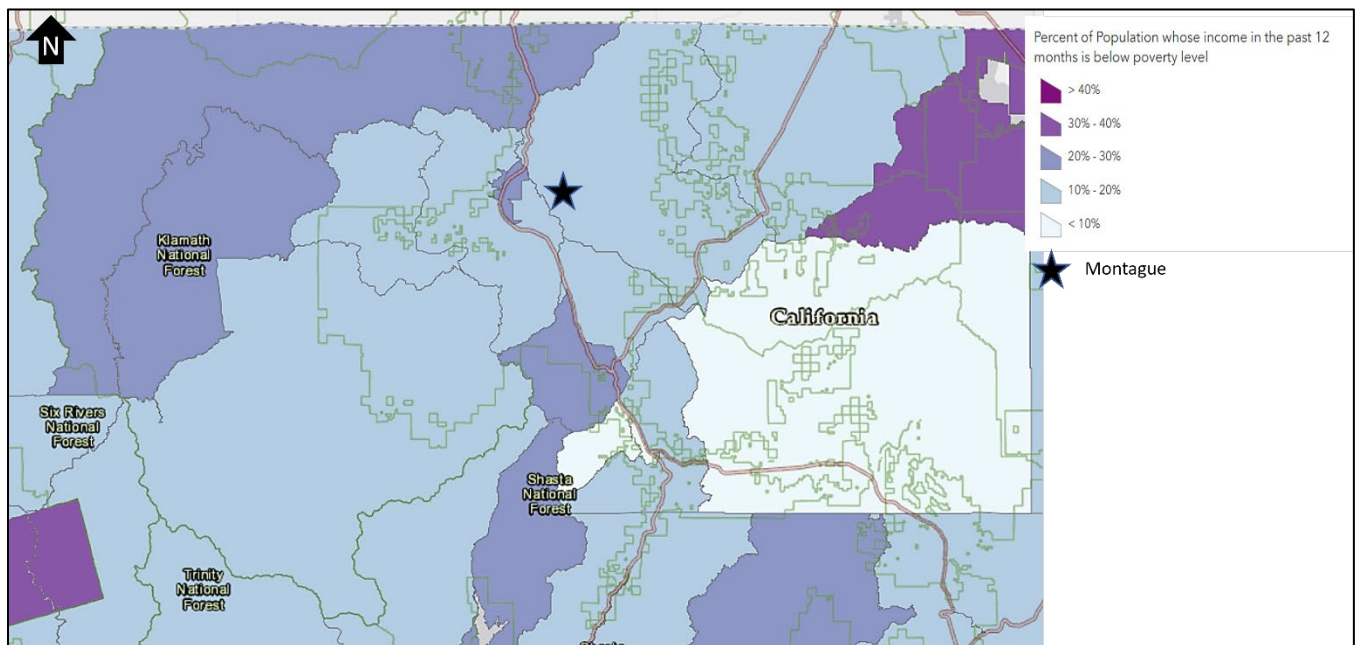
As shown in Table A-6, the number of jobs in Siskiyou County (as measure by top 10 jobs) decreased by one percent from 2010 to 2020. At the same time, Figure 3 above shows the number of jobs earning more than \$3,333 a month, or \$39,996 annually, has increased while the number of jobs earning less than \$1,250 a month, or \$15,000 annually, has decreased. The data indicate overall that the Siskiyou County job pool has decreased but the amount of earnings have improved. However, a household gross annual income of \$39,996 is less than 80 percent of the HUD Adjustment Median Family Income (HAMFI) reviewed above in section 3.2.

The average commute time for Montague residents is comparable to the commute time for the region. Yreka was the most common workplace destination for residents and is approximately six miles away. The number of occupied housing units with no available vehicles is lower than the region. The presence of STAGE, the regional public transit service, is a community asset for improving job mobility while also reducing commuting costs. Overall, transportation costs are high for low-income residents in Montague and Siskiyou County.

7.6.2 Low Concentration of Poverty

Montague is not identified as an area of concentrated poverty, as shown in Figure 14, and Montague has a lower poverty rate in comparison to other portions of the region. The percentage of Montague’s population who are below the poverty line, 20 percent in 2020, is relatively comparable but is higher than Siskiyou County’s rate of 16.9 percent. According to 2019 ACS data, Table A-12 above, approximately 55 percent of Montague’s households are lower income as measured by HUD’s 2019 Adjustment Median Family Income. More Montague renter households are lower income (80 percent or less of the HAMFI) than owner households: about 48 percent of owner households are lower income compared to 63 percent of renter households.

Figure 14: Region Poverty Status, 2021

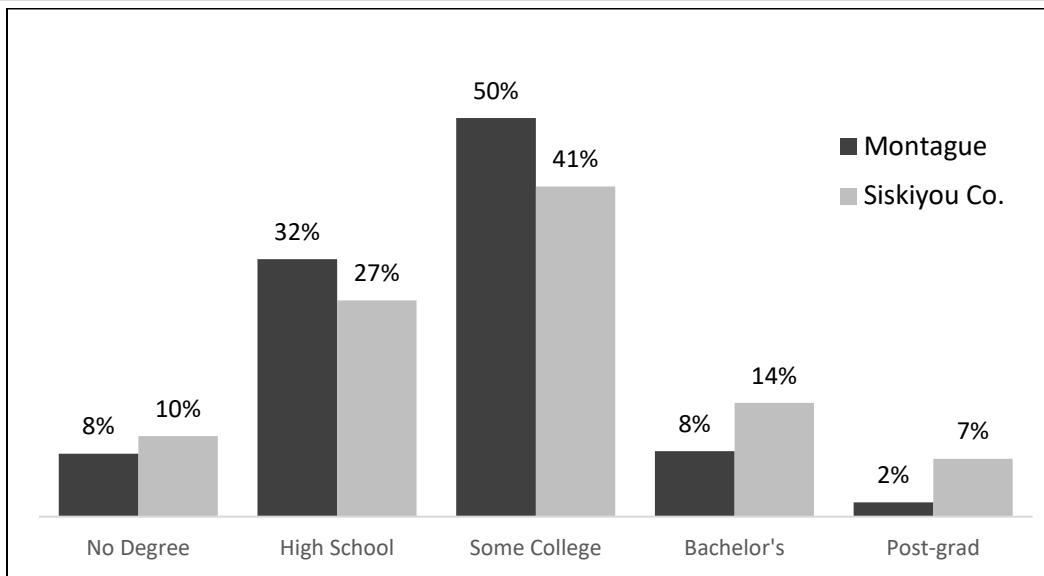


While Montague does not have a high concentration of poverty, renter households have fewer financial resources for housing and other expenses which may limit housing mobility, decrease access to opportunity, and increase risk for displacement.

7.6.3 Access to Effective Educational Opportunities

A comparison of education attainment levels of Montague and Siskiyou County residents is presented in **Figure 15** below. The data indicates that a greater number of Montague residents have attained a high school diploma and some college in comparison to Siskiyou County. Fewer Montague residents have a bachelor’s degree or a post-graduate degree, however, relative to the region. The share of Montague and Siskiyou County residents who do not have a high school degree is relatively similar (measured as percentage) at 8 percent and 10 percent respectively. Montague is served by its own elementary school district, but for post-5th grade education, residents have to travel out of the City for school. The main campus of the College of the Siskiyous is located approximately 8.7 miles southeast of Montague in Yreka. College of the Siskiyous is a regional community college providing continuing education and associate degrees.

Figure 15: Education Attainment, 2021



7.6.4 Low Levels of Pollution Burden from Environmental Exposures and Environmental Effects

Figure 16 depicts Siskiyou County’s CalEnviroScreen 4.0 composite score. Overall, many Siskiyou County regions have relatively low composite scores, including Montague, indicating that overall residents are not disproportionately burdened by pollution. Montague’s environmental composite score is 28, as is the Census tract that encompasses Montague, as shown in Figure 16 and Figure 17. This is a relatively low score, indicating even within Siskiyou County, Montague residents are less burdened by pollution than some of their neighbors. Montague’s composite score is lower than portions of nearby Yreka and the Census tract that encompasses the city of Weed.

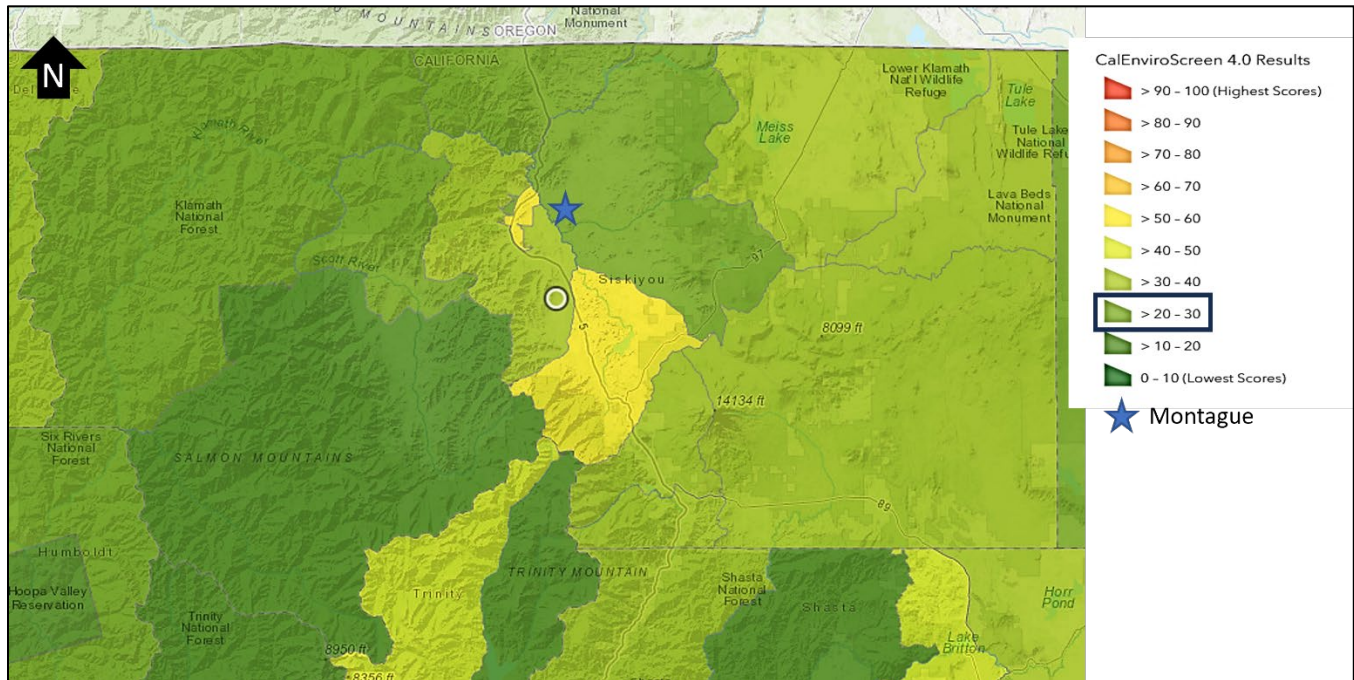
The composite score is the combination of two broad categories: “pollution burden” and “population characteristics”. The pollution burden score “represents the potential exposures to pollutants and adverse environmental conditions caused by pollutions”.¹⁰ The pollution burden score for Montague and the surrounding Census tract is 15. This means that overall Montague’s pollution burden is greater than 15 percent of other California Census tracts. This indicates that Montague residences, overall, have a significantly lower pollution burden than much of the State. For this composite score, the metrics for impaired water, solid waste, and pesticides are highest (72, 70, and 59, respectively) but this is measured across the Census tract. The solid waste score appears to relate to the solid waste facility located at the southeast corner of Montague’s city limits. The

¹⁰ <https://oehha.ca.gov/calenviroscreen/report/calenviroscreen-40>, accessed September 28, 2023.

impaired water metric relates to “streams, rivers and lakes are used for recreation and fishing and may provide water for drinking or agriculture. When water is contaminated by pollutants, the water bodies are considered impaired which can prevent recreational and other uses of the water body. These impairments are related to the amount of pollution, which includes sedimentation if present, that has occurred in or near the water body.”¹¹ According to the CalEnviroScreen 4.0 indicator maps, many of surface waters in Siskiyou County are identified as impaired. The pesticide score relates to potential exposure, especially those who live near fields.

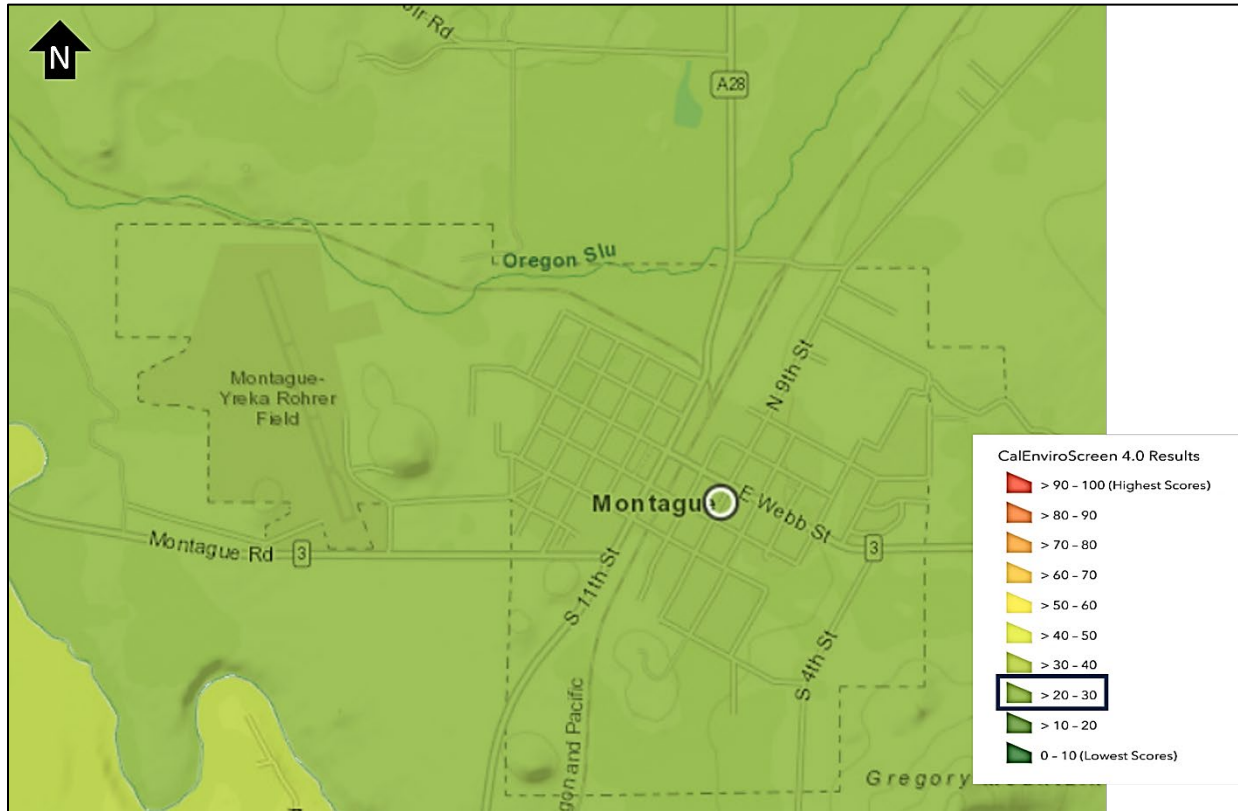
The population characteristics composite score for Montague is 40. As measured by the population attributes, overall Montague’s population is 40 percent higher than the Census tracts of California. Montagues residents are more burdened by unemployment, poverty, and cardiovascular disease (68, 63, and 58, respectively) in comparison to other Census tracts. Overall, according to the CalEnviroScreen, Montague residents are anticipated to have better outcomes as there are less exposures to pollution, and generally the City has better socioeconomic conditions than other parts of Siskiyou County.

Figure 16: Regional CalEnviroScreen 4.0, 2021 Composite



¹¹ <https://oehha.ca.gov/calenviroscreen/indicator/impaired-water-bodies>, accessed September 28, 2023.

Figure 17: Montague CalEnviroScreen 4.0, 2021 Composite



Overall, Montague is rated as a high resource area because of the lower concentration of poverty relative to the region, comparably effective education opportunities, and overall low pollution burden. Access to economic opportunities, however, are constrained which impedes improved housing opportunities. Diminished access to economic opportunities, however, affects the region: Montague and all of Siskiyou County are considered low-income communities because the median income is more than 80 percent below the State median income. The effects of diminished economic opportunities directly affects income and poverty levels, housing mobility, the ability of individuals and households to respond to changing economic conditions, and more. Action Plan Program D in Table A-42, is a strategy for local economic development for business and workforce development to improve economic opportunities that continues and elevates the City’s current efforts to address this region-wide issue.

7.7 Local Knowledge

The need for rehabilitation and replacement of housing is generally spread throughout the City; while there may be differences from one block to another, the blocks are small and differences are not stark. There are no slums or areas of blight in Montague, according to Brandy Caporaso Community Development Manager at Great Northern Corporation.¹² A majority of the housing stock (approximately 55 percent) was built prior to 1980. Newer housing stock built after 2000 represents a small portion of the housing stock (approximately 15 percent) and is dispersed throughout the City. Further, housing types (e.g., single family and multifamily) and age of structures are mixed throughout the City and code enforcement cases generally do not have a distinct and re-occurring pattern in a particular part of the City. Considering that older structures are more likely to be in need of rehabilitation and are located throughout the City, there are no major differences in housing conditions from neighborhood to neighborhood. A windshield survey of housing conditions has not been completed recently, and

¹² Microsoft Teams Interview, March 6, 2024.

the City does not have the resources available to initiate such a survey. Pat Vela, Executive Director of Siskiyou Habitat for Humanity and Montague City Councilman, shared that tracking down property owners of run down housing can be difficult, even when a property owner is found, it can be that the property owner is unable to afford the repairs needed to correct the issues.¹³

About 80 percent of Montague's housing is composed of detached single family dwellings, inclusive of manufactured homes installed on individual lots (does not include manufactured homes installed in a permitted mobilehome park). Detached single family dwellings are uniformly dispersed throughout the community. There are two existing mobilehome parks in Montague that have combined HCD-permitted capacity of 62 mobilehome spaces. Both parks are located in western Montague. Approximately 20 percent of Montague's housing is composed of two or more dwelling units. There is only one assisted housing development in Montague with 27 units, representing about 22 percent of Montague's housing units of greater than 2 units. The balance of units with two or more units are dispersed throughout the community and are not concentrated in specific neighborhoods. All of Montague's residential areas are buffered from major industrial uses at the southern end of the city.

There are no sanctioned or unsanctioned encampments of persons experiencing homelessness in Montague. In interviews with Ms. Caporaso and Pat Vela in March 2024, both attributed the lack of services and support services to the very low presence of persons experiencing homelessness in Montague. Couch surfing is the most common means for persons experiencing homelessness to shelter in Montague according to the City. Local churches serve as a distribution point for services at times. Given the lack of encampments and that couch surfing is common, people experiencing homelessness or at-risk have very low visibility so there are no major differences from neighborhood to neighborhood for this special needs group. However, services and programs could be geographically targeted to provide better access.

Sales prices and rents do not vary substantially throughout the City. Generally, affordability is similar throughout the City with no major patterns or differences in the affordability of homes. Most neighborhoods are established and have been similar size lots (e.g., the average lot size is 8,455 square feet). Large rural estate lots (RA zone) are located in the southeastern area where availability to essential infrastructure is constrained. The lack of differences in sales and rents, and similar lot sizes and housing types indicates a fairly even pattern of income and no major differences between areas or neighborhoods.

Generally, household incomes do not vary substantially throughout the City with most households earning less than \$100,000. In 2020, households earning less than \$50,000 had a slightly majority over those earning \$50,000 to \$100,000, 292 to 260 respectively, as presented in Figure A-5 in Appendix A. Based on local knowledge, this mix of incomes is generally spread throughout the City with no major differences between neighborhoods or areas of the City.

The City is small (approximately 1.8 square miles) which provides easy access to all parts of the City. Streets, lights, sidewalks and other improvements are maintained throughout the City, although the City's network of sidewalks is not complete. Incomplete sidewalks are spread throughout the City, and are not concentrated in specific neighborhoods, however. Safe routes to school and other active transportation projects have occurred throughout the City when funding is available, and the City continues to seek funding to maintain and improve infrastructure. The 2021 Siskiyou County Regional Transportation identifies ten road rehabilitation road projects (some short term and long term) in Montague. The focus on road rehabilitation is to address declining pavement conditions.

¹³ Phone Interview March 7, 2024.

While there are some differences between newer and older neighborhoods, overall, these conditions do not substantially differ and there are no distinct patterns of inequitable conditions or concentrations of substandard conditions. Most of the City was built prior to 1980 when subdivision improvement standards were different. For example, sidewalks have different widths.

There have not been any large master-planned areas or subdivisions with significantly different lot sizes, community amenities, new schools and other features that create stark differences between neighborhoods of the City. 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 developments.

Generally, the City is served by the same water and sewer systems with the only difference being some of the infrastructure is older in parts of the City. Otherwise, there are no major differences in terms of supply and quality. The City provides potable water to all retail customers through the same linked system, and everyone generally shares the same water quality. All sewage is processed by the same City treatment facility.

While State Highway 3 and the railroad tracks are prominent features, City representatives, and interviewees did not find these features to create locational differences. Highway 3 is a two-lane road that traverses through Montague and is part of the State road network. This means the California Department of Transportation (Caltrans) is responsible for maintaining the roadway, signage, etc. Although Highway 3 passes through Montague, it does not impair walkability, and does not create a physical barrier between the east and west neighborhoods. Pedestrian crosswalks are marked in the business district to facilitate walkability. The railroad tracks essentially run north south and there are three roadway crossing locations (Scobie, King, and Montague Rd/E. Webb/Hwy 3) in the City providing easy access to and from all neighborhoods in the City.

According to the STAGE 2023 schedule, there are three transit stops in Montague. One stop is located on the east side of Montague about one block south of Montague Elementary. The other two stops are at City Hall and the Community Center, both of which are located west of Highway 3.

Montague features the following public amenities for residents:

- The block where Montague City Hall is located, 230 S 13th Street, includes the city swimming pool, tennis, pickleball, and basketball courts, a play lot, and the Library Branch
- Two baseball fields: Diggle Field located in southeasterly Montague and the field in western Montague on Hoag Street.
- Montague Community Center
- A railroad park: a landmark greenspace commemorating the City's namesake, Samuel Skerry Montague.

Shopping options for groceries and day-to-day sundries are uniformly limited in Montague. But this condition is not unique to Montague as only the larger cities—Yreka, Mt. Shasta, and Weed—have more diverse shopping opportunities. There is a local market and deli that also offers groceries and essential sundries, a butcher shop and an Asian market operating in Montague. There are no medical services or pharmacies available in Montague at this time.

As indicated above, there is only one public school in Montague which provides schooling for grades kindergarten through eighth grade. Montague Elementary School serves age appropriate children residing in Montague. By February 1 of each year, every school in California is required by state law to publish a School Accountability Report Card (SARC). This report requires reporting on the condition of a school's mechanical infrastructure,

cleanliness, safety, foundation, and external facilities. According to Montague Elementary’s SARC, the school was inspected December 2023 using the Facility Inspection Tool (FIT) report. Using this report, the school received a good condition rating. According to the California School Dashboard, 2023 student performance increased over 2022 levels for all students in categories that are measured, e.g., math and English.

Recent wildland fires has contributed displacement regionally. Siskiyou County’s 6th cycle housing element documents the loss of housing in the unincorporated due to wildland fires:¹⁴

The Boles Fire (2014) destroyed over 200 homes

The Slater Fire (2020) destroyed over 200 homes that primarily belonged to Native American residents

The Lava Fire (2021) destroyed 144 homes which primarily belonged to Hmong populations

The McKinney Fire (2022) destroyed 118 homes

The Mill Fire (2022) destroyed over 100 homes

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

**Table A-41
Siskiyou County Housing Estimates**

Geographic Area	Date	Total Housing	Year/Year Change (units)
All Incorporated Cities	4/1/2020	9,926	
	1/1/2021	9,928	2
	1/1/2022	9,985	57
	1/1/2023	10,006	21
All Unincorporated Areas	4/1/2020	13,003	
	1/1/2021	13,003	0
	1/1/2022	13,189	186
	1/1/2023	13,210	21
Total	4/1/2020	22,929	
	1/1/2021	22,931	2
	1/1/2022	23,174	243
	1/1/2023	23,216	42

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

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

¹⁴ https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/planning/page/2601/pln_20240206_housingelement2022-2030.pdf, accessed March 8, 2024, pg. 66

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

7.8 Conclusions

The local and regional data presented above indicate Montague’s affirmatively further fair housing challenges affect the entirety of the City, and are not concentrated in specific neighborhoods. Again, Montague is a small city that is approximately 1.8 square miles in size, with small blocks, and is walkable. According to the 2020 U.S. Census, Montague has a total population of 1,226 persons who are in 619 households (see Table A-1 and Table A-9 above). According to the 2020 U.S. Census, the Montague household median income in 2020 was \$50,742. While greater than the median of the region of \$47,403, it was significantly lower than HUD’s 2020 median income for the state of California (FY 2020):¹⁵

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

Moreover, as presented in Table A-12 above, the 2015-2019 HUD CHAS data indicates approximately 55 percent of Montague’s households have an income that is 80 percent or lower than the HUD Area Median Family Income. Disproportionate housing needs and disparate access to opportunity are citywide conditions affecting a majority of residents and are not concentrated in specific Montague neighborhoods. Local information and available data do not indicate the presence of segregation patterns in Montague or areas of R/ECAP. Consultations with City representatives and longstanding non-profit providers operating in Montague and the region share similar conclusions. The conditions that are contributing Montague’s fair housing conditions identified in Table A-42, and responding programs. The responding programs employ place-based and mobility strategies. From HUD:¹⁶

- 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.”¹⁷

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

¹⁶ 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.

¹⁷ AFFH Technical Assistance Memo, HCD, pg. 15.

**Table A-42
AFFH Contributing Conditions and Responding Programs**

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

Table A-43 below is Montague’s action plan, and it elaborates on Montague’s place-based and mobility strategies to address fair housing, including geographic targets and quantitative objectives for the 2023-2031 planning period. However, the contributing conditions identified in Table A-42 are not unique to Montague and are present in other Siskiyou cities and the region. To make in-roads on region-wide patterns, however, is beyond the resources and capacity of a single jurisdiction. Moreover, many of the cities in the region, including Montague, lack the staff, financial resources, and local tax base to undertake large scale transformative initiatives without outside financial support. Consequently, some of the Action Plan’s strategies commit the City to continuing and amplifying regional collaboration efforts with local governments, non-profit organizations, residents of Montague, and others.

**Table A-43
City of Montague’s AFFH Housing Action Plan**

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
Fair Housing Outreach and Dissemination of Fair Housing Information (medium priority)			
<u>Contributing Factors:</u> Lack of housing information on City website Lack of variety in the media forms and venues where fair housing information can be found		<u>Geographic Targets:</u> Citywide	
<p>Action Plan Program A:</p> <p>Improve community awareness and knowledge about fair housing.</p>	<p>The City will make information on 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>Increase fair housing awareness by increasing inquiries by two inquiries annually.</p>
	<p>In the preparation and distribution of the City’s fair housing materials, the City will employ affirmative marketing best practices, such as depiction of members of protected classes under fair housing laws.</p>	<p>Beginning in Q4 2024 or Q1 2025, publish an announcement as part of the City’s current newsletter annually.</p>	
	<p>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
<p>Improve access and the supply of ownership and long term rental housing (high priority)</p> <p><u>Contributing Factors:</u> Cost burdened households High cost of housing Low rate of housing production</p> <p><u>Geographic Targets:</u> Citywide</p>			
<p>Action Plan Program B:</p>	<p>The City will meet with the housing authority of Shasta County and other established housing authorities at least twice per year to discuss Housing Choice Voucher needs, Project-Based Voucher opportunities, affirmative marketing and outreach activities, and methods of increasing the number of vouchers allocated to the City, emphasizing households who are at or below the Federal poverty line.</p> <p>The City shall publish information and resources about Housing Choice Vouchers on the City website and at public counters to increase awareness for renter households and landlords.</p>	<p>Convene first meeting within 12 months of adoption of housing element, and meet with organizations at least biannually thereafter during the 2023-2031 planning period.</p>	<p>Facilitate new construction, or conversion, of two housing units affordable to very low and extremely low-income households.</p> <p>Increase the number of Montague applicants for vouchers by at least five percent by 2031.</p>
<p>Local Long Term Rental Housing Program</p>	<p>Develop a program administered by the City or by partnering with a qualified organization, to connect lower-income households and individuals, including extremely-income residents, with affordable rental and homeownership opportunities in the City. Features of the program would include:</p> <ul style="list-style-type: none"> • Landlord recruitment and mentoring, including fair housing training. • Develop and maintain a list of affordable housing units that are available for rent or purchase in the City. • A system for verifying the eligibility of applicants. • A system for matching eligible applicants with available units • Employ affirmative marketing best practices. • Tenant based rental assistance and deposit assistance. 	<p>Launch program by 2025</p>	<p>Assist with the placement of four lower income individuals or households in housing that is affordable by 2031.</p>

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

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
	<p>and supporting grant applications; providing expedited permit processing; and reducing or waiving City permit fees for self-help projects.</p>	<p>organizations to develop a program. Activities include identifying appropriate funding sources (private and government), and applying for funding or supporting applications; identifying candidate sites, etc.</p>	<p>for three households by 2031.</p>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
Improve opportunity by supporting economic development (high priority)			
<u>Contributing Factors:</u> Lack of economic development		Geographic Targets: Citywide	
<p>Action Plan Program D:</p> <p>Local economic development for business and workforce development to improve economic opportunities</p>	<p>The City shall continue to collaborate and partner with local and regional economic development non-profit organizations and agencies to apply for economic development funding that improves the economic opportunities for residents through programs for workforce development; small business assistance and development; recruitment and/or retention of businesses that provide living-wage jobs.</p>	<p>The City will continue to meet and collaborate with local and regional economic development agencies and organizations at least twice per year to discuss existing economic development projects and prospective projects that are available for residents in order to provide referrals.</p>	<p>The City will provide letters of support for economic development grant applications that are consistent with this program.</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 economic development opportunity and funding for residents and businesses in the City and region.</p>	<p>The City will refer two residents to the Siskiyou Economic Development Council, USDA Rural Development, or Small Business Development Center for services annually.</p>	
	<p>Support high school and College of the Siskiyou building trades development programs, including apprenticeships and workforce development.</p>	<p>The City will refer two residents to the Siskiyou Economic Development Council, USDA Rural Development, or Small Business Development Center for services annually.</p>	<p>Issuance of 5 home-based business licenses by end of 2031.</p>
	<p>The City shall amend the zoning regulations to improve regulatory allowances for home-based business, live-work spaces, and accessory commercial uses.</p>	<p>Adopted of amended zoning regulations by the end of 2024.</p>	<p>Issuance of 5 home-based business licenses by end of 2031.</p>

Appendix B – Housing Constraints and Needs

1.0 Introduction

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

2.0 Governmental Constraints

2.1 Land Use Controls

The City of Montague General Plan establishes policies that guide all new development, including residential land uses. They are designed to protect and promote the health, safety, and general welfare of residents and to preserve the character and integrity of existing neighborhoods. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the city. The City is reviewing updates to the General Plan and zoning ordinance. Table B-1 shows the proposed residential land use designations. Implementation of the previous Housing Element resulted in a draft zoning ordinance update with modern development standards which will 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 new zoning regulations by December 31 of 2023.

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

Designation	Maximum Units/Acre	Max. Lot Coverage	Typical Uses
Low Density Residential (LDR)	1 - 5 units/acre	40%	Single-family residential dwellings.
Medium Density Residential (MDR)	1- 10 units/acre	50%	Single-family residential dwellings and duplexes.
High Density Residential (HDR)	1-17 units/acre	75%	Single-family residential dwellings, duplexes, triplexes, apartments, elder housing, group homes, etc.
Mixed Use (MU)	1 - 17 units/acre	Variable	Allows for a compatible mixture of residential and nonresidential uses adjacent to and in close proximity to primary roadways and public transit.

Source: City of Montague General Plan 1989 with proposed changes circulated June 15, 2023, currently under review.

2.2 Residential Development Standards in Residential Zones

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods.

The 1989 Zoning Ordinance was revised several times, most recently in 2020 with adoption of Ordinance 20-02 which made numerous changes, some of them to comply with new housing requirements of state law. A new zoning ordinance is being reviewed by the Montague Planning Commission and City Council which is included in this Appendix in Exhibit A. 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.

The draft zoning regulations allow a variety of housing types including multifamily uses in the new R-2, R-3, and Mixed-Use zoning districts as principally permitted uses. As shown in the tables below, the proposed development standards facilitate multifamily development at a density of up to 17 dwelling units per acre which will help the City meet its projected housing needs by stimulating production of housing, particularly housing at higher densities which tends to be more affordable to lower income households.

**Table B-2
Agricultural/Large Lot Residential Zone Districts and Development Standards**

<u>Development Standard</u>	Residential Agricultural (R-A)	Residential Expanded (R-E)
Housing Types Principally Permitted	Single Family, J/ADUs, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing Farmworker Housing	Single Family, J/ADUs, Duplexes, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing
Housing Types Conditionally Permitted	Large employee housing	Residential Care Facilities
Max. Units Per Acre	1	2 units per 5 acres
Minimum Lot Size (sf)	43,560 (one acre)	15,000
Minimum Lot Width (ft)	150	50
Front Yard Setback (ft)	20	20
Side Yard Setback (ft)	5	5
Rear Yard Setback (ft)	10	10
Max. Building Height:		
Primary Use (ft):	35	35
Accessory Use (ft):	35	18
Max. Lot Coverage	40%	40%

<u>Development Standard</u>	Residential Agricultural (R-A)	Residential Expanded (R-E)
Minimum Parking Spaces Per Unit: Single family:	2 spaces/unit	
Duplexes:	1.5 spaces/unit + 1 guest space for every 3 units	
Multifamily: Units < 700 sf in size:	1.25 spaces/unit + 1 guest space for every 3 units	
Units between 700 - 1,200 sf in size:	1.5 spaces/unit for + 1 guest space per 3 units	
Units > 1,200 sf in size:	1.75 spaces/unit for + 1 guest space for every 3 units	

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

**Table B-3
Residential Zone Districts and Development Standards**

<u>Development Standard</u>	One Family (R-1)	Medium Density (R-2)	High Density (R-3)
Housing Types Principally Permitted	Single Family, J/ADUs, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Single Family, J/ADUs, Duplexes, Triplexes, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Single Family, J/ADUs, Multifamily, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing, Emergency Shelters
Housing Types Conditionally Permitted	Multifamily residential of 4 dwelling units or fewer; Residential care facilities.	Manufactured home parks; Multifamily residential of 4 dwelling units or fewer; Residential care facilities.	Dormitories, dwelling groups, manufactured home parks, residential care facilities, single-room occupancy
Max. Units Per Acre	5	10	17
Minimum Lot Size (sf)	7,500	7,500	7,500
Min. Lot Width and depth (ft)	50, 100	50, 100	50, 100
Front Yard Setback (ft)	20	20	15
Side Yard Setback (ft)	5	5	5
Rear Yard Setback (ft)	10	20	15
Max. Building Height:			
Primary Use (ft):	35	35	45
Accessory Use (ft):	18	18	18
Max. Lot Coverage	40%	60%	60%

<u>Development Standard</u>	One Family (R-1)	Medium Density (R-2)	High Density (R-3)
Minimum Parking Spaces Per Unit: Single family: 2 spaces/unit Duplexes: 1.5 spaces/unit + 1 guest space for every 3 units Multifamily: Units < 700 sf in size: 1.25 spaces/unit + 1 guest space for every 3 units Units between 700 - 1,200 sf in size: 1.5 spaces/unit for + 1 guest space per 3 units Units > 1,200 sf in size: 1.75 spaces/unit for + 1 guest space for every 3 units			

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

**Table B-4
Mixed Use and Commercial Zone Districts Development Standards**

<u>Development Standard</u>	Residential Mixed Use (MU)	Town Center (T-C)	Planned Development (P-D)	General Commercial (G-C)
Housing Types Principally Permitted	Single Family, J/ADUs, duplexes, triplexes, fourplexes, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	When combined with commercial uses: Single Family, J/ADUs, Duplexes, Multifamily, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Residential care homes, Single Family, J/ADUs, Small Employee Housing, Supportive Housing, Transitional Housing	N/A
Housing Types Conditionally Permitted	Dormitories, dwelling groups, emergency shelters, residential care facilities, single-room occupancy.	All of the above residential uses when residential use is located at street level.	Multifamily residential of 4 dwelling units or fewer; Residential care facilities.	Multifamily residential, Residential care homes, Single-family residential, SRO, Small employee housing Supportive housing, Transitional housing
Max. Units Per Acre	17	17	5	17

<u>Development Standard</u>	<u>Residential Mixed Use (MU)</u>	<u>Town Center (T-C)</u>	<u>Planned Development (P-D)</u>	<u>General Commercial (G-C)</u>
Minimum Lot Size (sf)	2,500	2,500		2,500
Min. Lot Width and Depth (ft)	25, 100	25	To be determined by the city council	25
Front Yard Setback (ft)	0; 10 if adjacent to residential district	–		0
Side Yard Setback (ft)	0; 10 if adjacent to residential district	–		0; 10 if adjacent to residential district
Rear Yard Setback (ft)	0; 10 if adjacent to residential district	–		0; 10 if adjacent to residential district
Max. Building Height (ft):				
Primary Use:	45	45		45
Accessory Use	18	18		18
Max. Lot Coverage	75%	85%		75%
Minimum Parking Spaces Per Unit:				
Single family: 2 spaces/unit				
Duplexes: 1.5 spaces/unit + 1 guest space for every 3 units				
Multifamily: Units < 700 sf in size:				
1.25 spaces/unit + 1 guest space for every 3 units				
Units between 700 – 1,200 sf in size:				
1.5 spaces/unit for + 1 guest space per 3 units				
Units > 1,200 sf in size:				
1.75 spaces/unit for + 1 guest space for every 3 units				

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

The tables show Montague’s Zoning Ordinance allows minimum residential lot sizes range from 2,500 square feet to two units per 5 acres. The maximum height limit for residential units is 35 – 40 feet in the residential zones and up to 45 feet in the Town Center zone.

Parking standards in all residential districts require a minimum of two parking spaces per unit single family home, and fewer parking spaces for duplexes and multifamily housing, particularly for those with smaller apartments.

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

- Medium Density Residential (R-2),
- High Density Residential (R-3),
- Mixed Use (M-U) and Town Center (T-C) zones.

The R-2 zone has a maximum density of 10 units per acre and the others allow up to 17 units per acre. One other zone that allows residential uses is the Planned Development (P-D) zone which allows similar uses as the R-1 zone district. Section 2.2.4 later in this Appendix below provides more detail about how the P-D 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.

2.2.1 Airport Overlay Zone Standards

The new Montague Zoning regulations include an Airport Overlay District in Section 17.64 related to the Montague Yreka-Rohrer Field airport adjacent to Montague on the west side of the city. The Overlay Zone is intended to protect the airport from encroachment of land uses that could present safety risks to airport operations, and to protect Montague residents and visitors from noise and safety hazards associated with low-flying aircraft using airport facilities.

The Overlay Zone references Compatibility Zones and Height Review Overlay Zones around the airport established by a 2001 Airport Compatibility Map. These zones affect the allowed uses, residential densities and height of structures within Montague. Compatibility Zone A prohibits new residential development, and Compatibility Zone B restricts residential densities and the heights of structures. Compatibility Zone C alerts the public to expect frequent loud noise from low-flying aircraft, but does not explicitly affect allowed uses. The Height Review Overlay Zone restricts the height of structures in the vicinity of the airport.

The Compatibility Map and Height Review Overlay Zone map were not available at the time of this analysis, so the text of the ordinance was used to derive assumed limits of these zones for the purpose of assessing its potential impacts on housing development of the sites in Montague's residential land inventory. The assumed Compatibility Zones are presented below in Figure B-1. It shows that none of Montague's RHNA sites or Opportunity Sites are within Compatibility Zones A or B, so the Compatibility Overlay Zone is assumed to have no impact on the development potential of the residential land inventory.

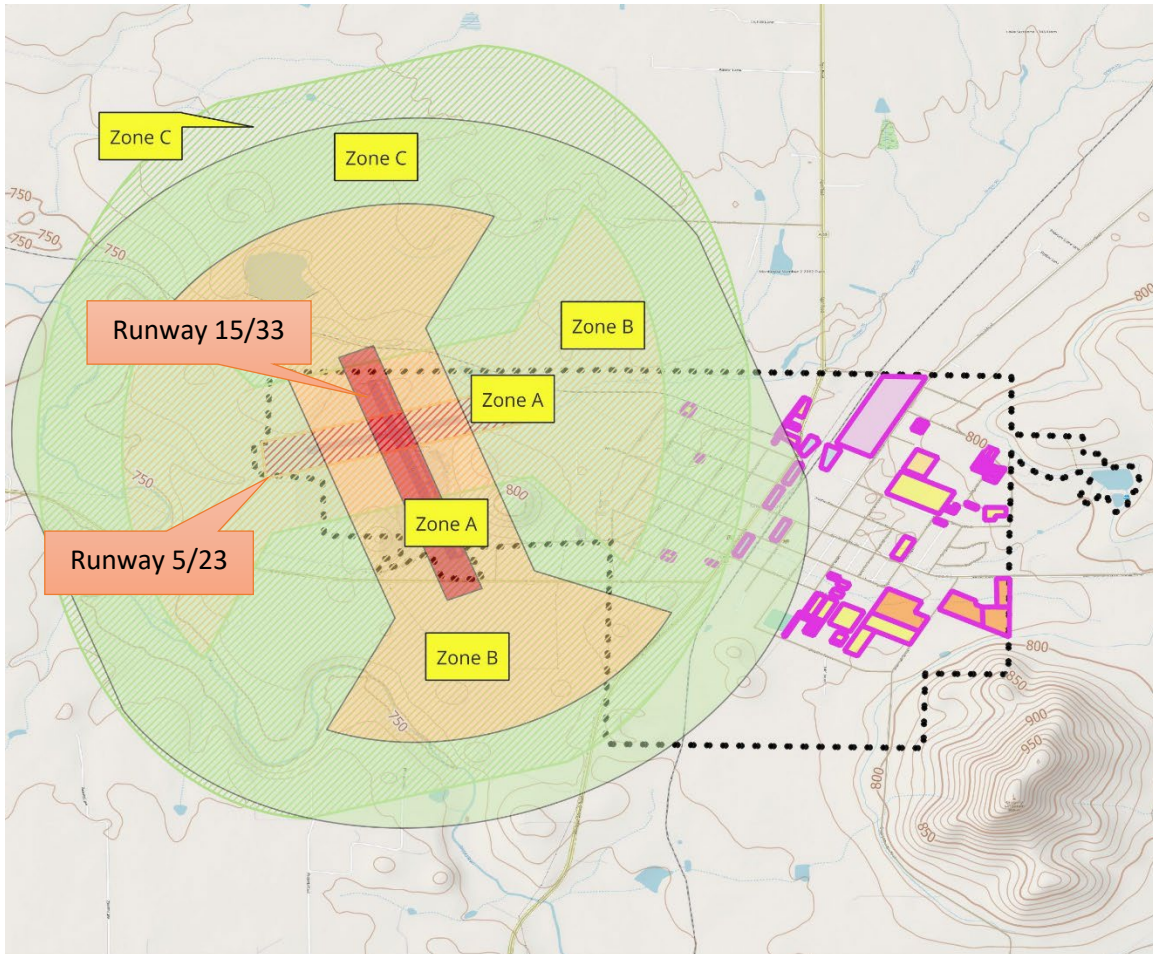
The Height Review Overlay Zone will also not restrict development potential of Montague's RHNA sites or Opportunity Sites. The Overlay Zone uses the threshold limits of the Code of Federal Regulations Section 14 Part 77 (FAR Part 77) to limit the height of new development near the airport. That section establishes a requirement for notification to the Federal Aviation Administration for all new development that exceeds the maximum height allowance of a 50:1 surface from any point on the runway¹. For example, if the height of a structure is 20 feet and it occurs on a property 1,000 feet from the runway, notification to the FAA would be required because $1,000 / 50 = 20$. Topographic maps show the ground surface in Montague to be gradually sloping up from the airport. The center of town is approximately 10 – 20 feet higher in elevation than the airport and the properties with the most residential development potential on the eastern side of the city are 5,500 feet or more from the runway. At that distance, the height restrictions of the zoning ordinance are more limiting than the height restrictions of the Airport Overlay Zone.

While the impact of the Airport Overlay Zone on housing development is limited, the standards presented in the ordinance are written in a way that is difficult to understand for persons unfamiliar with these types of regulations. To help reduce this regulatory constraint, a new program is added to this Housing Element (Program 2.1.1) to develop clear informational handouts for applicants explaining how to determine which Airport Compatibility

¹ <https://www.faa.gov/airports/central/engineering/part77#who> accessed September 26, 2023

Zone applies and what Airport Height Overlay requirements apply to their proposed development, and the implications for their projects considering the allowed uses, residential densities and height of structures.

Figure B-1
Assumed Montague Airport Compatibility Zones



Legend

Assumed Montague Airport Compatibility Zones - Runway 5/23

- Zone A
- Zone B
- Zone C

Assumed Montague Airport Compatibility Zones - Runway 15/33

- Zone A
- Zone B
- Zone C

Montague Vacant Residential Land Inventory

City Boundary

Source: Planwest Partners, 2023

2.2.2 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 Montague, local streets typically include a right-of-way of 60 feet and a pavement width of 28 to 32 feet. This is fairly typical of local roadways throughout the region. While all development-related improvements add to the cost of housing, the City's standards are similar to other communities in the region and do not overly constrain the development of affordable housing.

2.2.3 Adequacy of Zoning Standards to Facilitate Affordable Housing

In combination with the 2020 Zoning Ordinance update, the new zoning ordinance significantly improves the likelihood affordable housing will be developed in Montague. Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) are principally permitted in all the residential and mixed-use zones. The development standards in Section 17.108 mirror state law which allows in some cases development of both an ADU and JADU on the same property already developed with a single-family home or multifamily development. Attached ADU's are limited in the zoning ordinance to a maximum size of 800 square feet in size or 50 percent of the existing living area, whichever is greater and JADU's are limited to a maximum of 500 square feet in size which will significantly reduce construction material costs for these new units.

In addition to new allowances for ADUs and JADUs, the City is also updating its zoning regulations to identify zoning districts where multifamily housing is allowed at various densities. State law recognizes that in rural areas such as Montague, housing constructed at densities of 15 units per acre or more is presumed to be affordable to lower income households and Montague's new Mixed-Use zones allow housing densities of up to 17 units per acre as principally permitted uses. The zoning map shows these zones will be applied to large parts of the City near commercial uses and connected with existing sidewalks which will meet the needs of households that require non-motorized transportation. The new zoning regulations provide the density and development standards that will facilitate the production of housing affordable to very low- and low-income households.

Montague's draft Zoning Ordinance does not stipulate a minimum unit size for any type of dwelling unit. Nor does the draft Zoning Ordinance propose to establish a story limit. The Agricultural/Large Lot and Residential zones specify a maximum height of 35 feet (except for R-3 which allows buildings up to 45 feet in height). A 35 foot height limit can readily accommodate a three story structure because the California Building Code's interior space ceiling height for occupiable spaces is no less 7 feet 6 inches.² As indicated in Table B-3 above, the proposed parking requirement for units that are less 700 square feet in size is 1.25 spaces per unit and one guest space per every three units. Units of this size are likely to be studios, one-bedroom, or single-room occupancy units. For these smaller units one-bedroom the proposed parking standards would be considered to a constraint to housing production due to their associated construction cost; this ratio exceeds HCD's recommended ratio of one space per unit for efficiency units, studio apartments, one-bedroom units, and single room occupancy units. Reducing the parking requirement for these units would reduce this housing cost. Program 2.3.3 commits the City to adopting Zoning Ordinance amendments that require a single parking space for each efficiency unit, studio apartment, one-

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

bedroom unit in multifamily housing developments, and each single room occupancy unit to reduce the number of required parking spaces consistent with this analysis.

2.2.4 Flexibility in Development Standards in the Planned Unit Development Zone

Chapter 17.60 of the new Zoning Ordinance provides flexibility in residential development standards through the approval of a development plan on property zoned Planned Development (P-D). The P-D 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 17.60.
- 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 Montague.
- 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.

2.2.5 Provisions to Allow Development of Nonconforming Lots

Section 17.80.060 of the draft Zoning Ordinance expressly allows for any parcel of land of record at the time the Zoning Ordinance is adopted to be used as a building site even when it has less area or width than the minimums required by the applicable zoning district regulations provided there are no adjoining parcels under the same ownership. This means an existing lot that is substandard to the zone may still be developed as allowed the zone without an requirement for discretionary review. The applicant shall submit a site plan in accordance with Section 17.88.020 (Site Plan). Upon review of the site plan and the finding that the application otherwise complies with all other provisions of this title, the city administrator or their designee may approve the site plan. If the city administrator or their designee denies the application or imposes conditions unacceptable to the applicant, the applicant may file the request with the planning commission who may approve the use if it finds the application otherwise complies with all other provisions of this title.

2.3 Provision for a Variety of Housing

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population. Part of this entails evaluating the City's Zoning Ordinance and its provision

for a variety of housing types. Housing types include single-family dwellings, duplexes, second units, mobile homes, group care facilities, multifamily dwellings, supportive housing, and single-room occupancy units.

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

2.3.1 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 Montague. 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 Montague 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. Montague’s ADU/JADU ordinance is subject to HCD review for compliance with State law. Specific to Housing Element updates, a jurisdiction’s housing element must include a plan that incentivizes and promotes creation of ADUs that can offer affordable rents for very low, low- or moderate-income households (see Program 2.1.1).

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

- ADUs and JADUs are allowed by-right in all zones where single-family residences are allowed.
- The unit may be rented for periods of no less than 30 days.
- There are no connection fees charged to ADUs and JADUs.
- The ADU is not intended for sale separate from the primary, although passage of AB 345 (2021) allows an ADU to be sold separately when the accessory dwelling unit or the primary dwelling was built or developed by a qualified nonprofit corporation and the other requirements are met (chaptered at Government Code Section 65852.26).
- The lot needs to contain an existing or proposed single-family or multifamily dwelling. When the ADU or JADU is proposed a new single- or multifamily the primary dwelling shall be approved for occupancy prior to occupancy of the ADU/JADU.

- Owner-occupancy of the parcel is not a requirement to apply for the construction of an ADU or JADU. In the case of a JADU, however, owner occupancy of the single-family residence in which a JADU will be permitted is required. The owner may occupy either the remaining area of the primary dwelling or the JADU. Disclosure of the JADU occupancy requirement is to be recorded on the property deed.
- The ADU may either be attached or detached from the existing or proposed dwelling and located on the same lot. Junior ADUs, however, must be attached to the existing dwelling and located within the living area of the proposed or existing dwelling.

Several provisions of Montague’s draft local J/ADU may be inconsistent with State law. The draft Architecture Conditions in 17.108.030(E.4) call for accessory dwelling units to be substantially compatible with the principal dwelling and the neighborhood, and establishes a window placement standard for some ADUs. These provisions appear to be inconsistent with State law, as 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 an existing residence, the setback requirement that ADUs attached to the primary residence shall be the same setbacks as the minimum side, front, and rear setback requirements as the primary residence appears to be inconsistent with State law (Reference 17.108.030(E.5)).
- The proposed Condition that manufactured homes used as an ADU be “substantially compatible with the principal unit” is not objective, and appears to exceed the statutory limits for local regulation of ADUs (Reference 17.52.030(E.6)).
- With enactment of AB 976 (2023), cities and counties cannot impose owner-occupancy conditions on ADU projects that are permitted after Jan. 1, 2025. Local agencies are still required to impose owner-occupancy requirements on Junior ADUs (JADU), The owner-occupant provision in 17.108.030(C) in the draft Zoning Code needs to be updated to reflect this new law.

Prior to adopting a local ADU ordinance, cities and counties may seek technical assistance from HCD using their portal. Consultation with HCD prior to adoption is not mandatory. Within 60 days of adoption of a local J/ADU ordinance, paragraph (h)(1) Government Code Section 65852.2 requires cities and counties to submit their adopted ordinance to HCD for a compliance review. Program 2.3.2 commits the City to ~~revising-amending~~ the ~~draft~~ Zoning Ordinance to be consistent with State law, submit it to HCD upon adoption, and to address any written findings issued by HCD.

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 J~~ADU 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 J~~ADUs 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 Montague 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 2022 Freddie Mac press release (<https://sf.freddiemac.com/working-with-us/origination-underwriting/mortgage-products/accessory-dwelling-units>, accessed June 29, 2022).

In 2022 the State of California Housing Finance Agency (CalHFA) launched an ADU grant program that provides up to \$40,000 to reimburse pre-development and non-recurring closing costs associated with the construction of the ADU for eligible homeowners. According to the CalHFA website, “Predevelopment costs include site prep, architectural designs, permits, soil tests, impact fees, property survey, and energy reports” (<https://www.calhfa.ca.gov/adu/index.htm>, accessed June 29, 2022). Homeowners must be low or moderate income to be eligible to apply for the CalHFA program. The income limit for Siskiyou county is \$159,000. The Freddie Mac and CalHFA programs offer loans and financial assistance directly to the customer and the educational toolkit will include information about these financial resources. Policy 2.3 commits the City to applying for State funding that could allow awarded funds to be used for ADU development such as CalHOME.

2.3.2 Constraints to Housing for Persons with Disabilities

As part of a governmental constraints analysis, housing elements need to analyze constraints on the development, maintenance, and improvement of housing for persons with disabilities. This analysis is required because both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e., modifications or exceptions) in their land use regulations, in particular the zoning regulations, and procedures when such accommodations may be necessary to afford persons with a disability an equal opportunity to use and enjoy a dwelling. Also, the Anti-Discrimination in Land Use Law Act prohibits actions by localities that deny an individual or group of individuals residence, land ownership, tenancy, or any other land use due to discrimination. Discrimination based on a protected characteristic, method of financing of any residential development, or that the any of the development is intended for occupancy by persons of very low, low, moderate, or middle income. See Appendix A, section 7.0 for an assessment of affirmatively furthering fair housing. Below is a review of Montague’s draft regulations for group homes, including the definition of family, Table B-5, and reasonable accommodation procedures, Table B-6.

A restrictive definition of “family” that overly scrutinizes a living arrangements and/or limits the number of unrelated people residing in a home differentiates between related and unrelated individuals living together, and may be discriminatory by illegally limiting the development and siting of group homes for persons with disabilities, but not for housing families that are similarly sized or situated. Montague’s draft Zoning regulations do not contain a separate definition of family; rather the definition of “Family” in section 17.08.930 directs readers to the definition of “Household in section 17.08.1230”. A “Household” is defined as “One or more persons, whether or not related by blood, marriage or adoption, sharing a dwelling unit”.

Montague’s proposed definition of household appears to not be a constraint to group homes, regardless of State licensing requirements, because the definition does not differentiate related and unrelated people living together. The definition does not include requirements for shared-housekeeping units, nor does the definition establish a limit as to the number of persons. This means the number of occupants is determined by State licensing requirements (if applicable) and/or by State building code occupancy standards.

State law requires cities allow group homes that provide services for six or fewer clients and are subject to State licensing in any area zoned for residential use. Further cities cannot require these licensed group homes to obtain conditional use permits or variances that are not required of other residential uses in the same zone. Group homes are defined in sections 17.08.1950 “Residential care facility” and 17.08.1960 “Residential care home” of the Montague draft Zoning regulations (below):

17.08.1950 Residential care facility. A facility licensed by the State of California that provides twenty-four (24)-hour non-medical care for more than six (6) persons eighteen (18) years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group care homes, residential care facilities for the elderly, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California. Uses that otherwise meet this definition, but which do not provide licensable services, are allowed as a single-family residential use of property subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residential uses. [emphasis added]

17.08.1960 Residential care home. A home licensed by the State of California that provides twenty-four (24)-hour non-medical care for six (6) or fewer persons eighteen (18) years of age or older, or emancipated minors, with chronic, life-threatening illness in need of personal services, protection, supervision, assistance, guidance, or training essential for sustaining the activities of daily living, or for the protection of the individual. This classification includes group care homes, rest homes, adult residential facilities, wards of the juvenile court, and other facilities licensed by the State of California. Uses that otherwise meet this definition, but which do not provide licensable services, are allowed as a single-family residential use of property subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residential uses. [emphasis added]

The draft definitions above do not distinguish between group homes that are subject to State licensing from those that are not subject licensing. Group homes that are not subject to State license, even those serving six or more clients, are treated indistinguishably from other residential uses in the same zone. Table B-5 is a checklist for the City of Montague that analyzes potential constraints for group homes by applying standards of SB 520 (2002) and HCD’s Group Home Technical Advisory of December 2022. Table B-6 below reviews Montague’s draft reasonable accommodation procedures.

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

Topic	City’s Proposed Regulations
Does Montague’s land use element regulate the siting of special housing in relationship to one another?	No. The Land Use Element does not require a minimum distance between two or more special needs housing.
Does the City allow group homes with six or fewer clients by right in single-family zones?	Yes. As reviewed above, group homes with six or fewer clients are defined as a residential care home. Per Montague’s draft zoning regulations, zones permitting single family uses by right also enumerate residential care homes as a by-right use regardless of whether the group home is subject to State licensing, as indicated in Table B-2, Table B-3, and Table B-4 above
Does the City’s zoning regulations require all group homes of more than six clients obtain permits to locate in single family zones?	<p>No. As discussed above, group homes not subject State licensing, even those with seven or more clients, are treated indistinguishably from other residential uses in the same zone.</p> <p>Group homes that are subject to State licensing and serve seven or more clients are categorized as residential care facilities. Program 4.2.5 of Chapter 2 <u>commits the City to amending Montague’s Zoning Ordinance to remove differential treatment of provides for the following: in the R-3 and M-U zones the groups homes in residential zones and mixed-use zones that permit residential uses. The amendments are to allow groups (regardless of licensing) without a use permit and subject to only those provisions that apply to similar residential uses of the same type in the same zone. This treatment would extend to the parking requirements. The amendments are operating as single-family or multifamily residences will be permitted by right in the M-3 and M-U zones. Those operating as single-family residences in the in the R-E, R-1, R-2, and P-D districts will require a use permit approval. In R-2, those operating as multifamily shall be subject to a use permit approval,</u> consistent with HCD’s Group Home Tehncial<u>Technical</u> Assistance Memo.³ In all cases, development, performance, and design standards shall be objective and nondiscriminatory. If requested, the City shall provide flexible and efficient reasonable accommodations in the permitting process.</p>

³ The language of Chapter 2, Program 4.2.5(3) is consistent with the guidance language of HCD’s Group Home Technical Assistance Memo, dated December 2022: “Group homes operating as single-family residences that provide licensable services to more than six residents may be subject to conditional use or other discretionary approval processes. Local governments must still provide flexible and efficient reasonable accommodations in these permitting processes. This means that some requests for exceptions to permitting processes should be resolved through reasonable accommodation procedures instead of conditional use procedures.”

Topic	City’s Proposed Regulations
<p>Are parking standards for group homes different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?</p>	<p><u>Program 4.2.5 commits the City to amending the Zoning Ordinance to regulate group homes that provide services to six or fewer clients and are subject to State licensing, group homes providing services that are not subject State licensing, and homes in the R-3 and M-U zones are to be regulated</u> in the same manner as other residential types in the same zone. This equal treatment extends to <u>the parking requirements as well as evidenced by the parking requirements table in Chapter 17.72.140.</u></p> <p><u>In the draft 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. Parking exceptions are applied for and processed in accordance with the City’s administrative permit procedures (Chapter 17.84.010). Montague’s administrative permit does not require a public hearing, and the City Administrator acts on filed exception requests.</u></p>
<p>Does the locality restrict the siting of group homes? Does the City’s zoning regulations have spacing requirements for group homes or other developments standards that restrict the siting of group homes?</p>	<p>The amendments to the Zoning Ordinance do not include spacing requirements. <u>As differential treatment may be a barrier to establishing a group home, Program 4.2.5 commits the City to amending the Zoning Ordinance to remove the differential treatment and to treat group homes in the same manner as other residential uses allowed in the same zone, regardless of licensing.</u></p>
<p>Does the City’s zoning regulations have occupancy standard that apply specifically to unrelated adults and not to families?</p>	<p>The new Zoning Ordinance makes no distinction between households comprised of related or unrelated persons. 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.</p>
<p>Does the City’s zoning regulations impose additional building, fire, or other health and safety code requirements?</p>	<p>No. The same general building, fire, and other health and safety codes that apply to other residences, subject to state health and safety code provisions specific to certain types of residential facilities, apply to group homes.</p>
<p>Do the City’s zoning regulations include standards or requirements for group home operators and residents concerning management practices or specific services, or otherwise are beyond those for other land use regulations?⁴</p>	<p>No. Montague’s draft zoning regulations do not impose requirements for group home operators or clients, nor do the regulations seek to regulate a home’s management practices.</p>
<p>Does the City’s zoning code for legal non-conforming uses apply in the same manner to group homes as other uses?</p>	<p>Yes. Montague’s draft zoning regulations do not contain provisions requiring different treatment of a legal nonconforming group home relative to other legal nonconforming uses.</p>

⁴ Consult HCD’s December 2022 Group Home Technical Advisory, section F, for details.

Topic	City’s Proposed Regulations
What kind of community input does the City allow for approval of group homes?	<u>The proposed amendments will eliminate the discretionary permit process for group homes (regardless of licensing) provided they are established to be indistinguishable from other permitted housing types in the same zone. No public input is solicited for licensed group homes serving six or fewer since they are treated as single family dwellings or those located in the R-3 and M-U since they are treated the same as other residential uses. Public input is not solicited for group homes that are not subject to State licensing. For facilities serving more than six and subject to State licensing (i.e., assisted housing), the conditional use permit process would require a public hearing by the City Planning Commission.</u>
Has the City adopted the Uniform Building Code?	Yes, but local amendments do not affect disabled access.
Has the City adopted any universal design element into the code?	The City encourages the incorporation of universal design in new construction.

**Table B-6
Review of Montague’s Draft Regulations for Reasonable Accommodation**

Topic	City’s Proposed Regulations
Does the City of Montague have a process for persons with disabilities to make requests for reasonable accommodation to access City services?	Yes; the City has an existing process and makes information available on its agendas and at the main counter of City Hall concerning the process for making reasonable accommodation (RA) requests.
Has the City made efforts to remove constraints on housing for persons with disabilities?	The City enforces the Building Code. Otherwise, the City has not identified any constraints to housing for persons with disabilities over which the City has discretionary control.
Does the City make information available about requesting reasonable accommodations?	As noted above, the City places information relating to requests for RA at the main counter at City Hall and on meeting agendas.
Does the City of Montague have a reasonable accommodation procedures for persons with disabilities to request reasonable accommodation from City’s land use, zoning, and building regulations, policies, practices, and procedures?	Yes, the City’s adopted procedures are Chapter 17.120 of the Zoning Ordinance. The RA procedures extend to the building regulations per section 17.120.030.C, and it is the City’s practice to manage RA requests related to the Building Code in the same manner.
What are the procedures for persons with disabilities to request reasonable accommodation?	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>Topic</u>	<u>City's Proposed Regulations</u>
	<p>The reviewing authority has 30 days to issue a written decision, or to request further information if necessary to reach a determination on the RA request. The City's written procedures limit requests for new information to that that is consistent with fair housing laws.</p> <p>Consistent with federal and state law, the City does not charge applicants a fee for filing an RA request, or for assisting an RA applicant who requests assistance with completing a request.</p>
<p>Who is the reviewing authorizing of reasonable accommodation requests and what are the findings?</p>	<p>The City Clerk or their designee is the designated reviewing authority of RA requests, unless another discretionary permit is also required. In the latter case, the reviewing authority of discretionary permit will also take action on the RA request concurrently.</p> <p>The City's procedures stipulate that the decisions shall be consistent with fair housing laws. The following findings are consistent with State and federal laws:</p> <ol style="list-style-type: none"> 1. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws; 2. Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws; 3. Whether the requested accommodation would impose an undue financial or administrative burden on the city; and 4. Whether the requested accommodation would require a fundamental alteration in the nature of the city's land use and zoning or building program. <p>The City's adopted RA appeal procedures provide the RA applicant 30 days to appeal the reviewing authority's decision.</p>
<p>Are residential parking standards for persons with disabilities different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?</p>	<p>The City has adopted the Uniform Building Code which includes Section 1129B of Title 24, California Code of Regulations ("Section 1129B"). Section 1129B regulates parking lots or parking structures where parking is provided for the public as clients, guests or employees, shall provide accessible parking. Regulations include ratio of accessible spaces to total number of spaces, parking space size, etc.</p> <p>The City's reasonable accommodation procedures extend to the parking requirements.</p>
<p>Has the City adopted the Uniform Building Code?</p>	<p>Yes, and there are no local amendments do not affect disabled access.</p>

<u>Topic</u>	<u>City’s Proposed Regulations</u>
Has the City adopted any universal design element into the code?	The City encourages the incorporation of universal design in new construction.
Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	Yes. Building permit applications and other building code matters can be accommodated at the front counter of City Hall. If additional assistance is needed (e.g., sign language), a request can be made as addressed above.

The draft Zoning Ordinance amendments are consistent with California and federal law requirements for cities to provide reasonable accommodation in their land use regulations, in the assessment of the preparer of this report.

2.3.3 Senior Housing

According to the US Census, 44 percent of those who own homes in Montague are 60 years of age or older. Given the number of seniors in the City, the lack of senior care facilities in and adjacent to the City is a concern, but there are facilities nearby in the City of Yreka six miles from Montague, and daily bus service is available between the two cities. The new Zoning Ordinance allows group homes of more than six persons in the Residential and Mixed-Use zones with a conditional use permit which could accommodate the need for an assisted living facility for seniors. Additionally, group homes for six or fewer persons are allowed in the Residential and Mixed-Use Zones, so the City’s regulations would allow senior care facilities if a person or organization were to propose one.

2.3.4 Supportive Housing and Supportive Housing Developments

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

The City’s draft Zoning Ordinance defines supportive housing consistent with the State law definition and considers supportive housing to be a residential use of property. Supportive housing is a principally permitted residential use that is allowed in the Residential and Mixed-Use Zones, as indicated in Table B-2, Table B-3, and Table B-4 above. Further, supportive housing is subject to the same restrictions that apply to other residential uses in the same zone. Generally, the City’s draft regulations for supportive housing are consistent with State law; however, the following two revisions are needed:

- A. The definition of supportive housing in Section 17.08.2200 of the Zoning Ordinance defines the target population by referencing Health and Safety Code Section (HSC) 53260(d). While the definition of target population in Section 53260(d) of the HSC aligns with the definition at Government Code Section 65582(i), the definition at HSC Section 53260(d) is difficult to locate. It is difficult to locate because it was part of the California Statewide Supportive Housing Initiative Act which sunset in 2009. Program 4.2.1(1) commits the City to amending to reference the definition of target population contained Government Code Section 65582(i).
- B. As indicated in and Table B-2, Table B-3, and Table B-4 above, supportive housing is principally permitted in all zones except G-C, although supportive housing is enumerated as a conditional use in the G-C zone.

With enactment of AB 2160 (2018) Article 11 “Supportive Housing”[Developments], commencing at Section 65650, was added to Chapter 3, Division 1, Title 7 of the Government Code. AB 2160 applies to a narrowly defined group of housing developments, and complements existing law for supportive housing discussed above. AB 2160 mandates jurisdictions allow qualifying supportive housing developments by-right. More specifically, the new law obligates jurisdictions to permit qualifying supportive housing developments 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 of statute. The G-C zone is a nonresidential zone that permits multifamily; therefore, it is subject to the provisions of AB 2160. In order to comply with AB 2160, the G-C zone of Montague’s draft Zoning Ordinance needs to enumerate supportive housing developments that meet the requirements of Government Code Section 65650 et seq. as a by-right use, is not subject to a conditional use permit or other discretionary approval, and only require a qualifying supportive housing development to comply with the objective development standards and policies that apply to other multifamily development within the same zone. Program 4.2.1(1) commits the City to amending the G-C zone to be consistent with Government Code Section 65650 et seq.

2.3.5 Emergency Shelters and Transitional Housing

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

Legislation (Senate Bill 2 (Cedillo, 2007)) requires jurisdictions to identify a zone where emergency shelters will be allowed as a permitted use without first obtaining a conditional use permit or other discretionary approval. Further, the zone(s) identified must have land available to accommodate an emergency shelter. The City’s new Zoning Ordinance defines emergency shelters consistent with the state’s definition and allows it as a principally permitted use in the R-3 High Density Residential Zone. Out of the four parcels zoned R-3, two properties are identified in Montague (Table B-7 and Figure B-2) where an emergency shelter could be developed because:

- they are allowed by right,
- aside from the mapped intermittent streams described below the lots have no physical or governmental constraints, and are served by public water and sewer and a paved road along the frontage with sidewalks,
- other services are available nearby (within ½ mile) such as a grocery store, a bus stop and city hall.

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

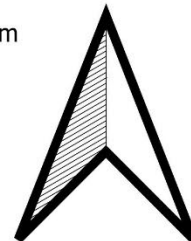
APN	Acres	Developable Acres	Zoning	General Plan	Current Density (units/acre)	Realistic development potential (units)	Current Use
052-305-140	6.9	4.1	R-3	HDR	17	78	Vacant
052-291-140	4.6	2.7	R-3	HDR	17	34	Vacant

**Figure B-2
Emergency Shelter Land Inventory**



Legend

- City Boundary
- Montague Emergency Shelter Land Inventory
- Developable area
- Wetlands



Source: Planwest Partners, 2023

The wetlands on the sites are riverine habitats located along a small unnamed drainage bisecting the city along the 500-year floodplain. The wetland is a specific type of water habitat found within a channel. Unlike wetlands featuring trees, shrubs, or persistent emergent vegetation, this habitat occurs in channels that have moving water periodically with an absence of surface water during dry periods. As shown in above in **Figure B-2** and in recent images of the sites from 4th Street in Google Street View (**Figure B-3** and **Figure B-4**) below, there are approximately 6.7 acres outside of the wetland on the properties that could be developed with structures to accommodate the need for emergency shelters.

Figure B-3
Developable Area on APN 052-291-140 (2.7 acres)



Source: Google Street View, prepared by Planwest Partners, 2023

Figure B-4
Developable Area on APN 052-305-140 (4.1 acres)



Source: Google Street View, prepared by Planwest Partners, 2023

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

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

2.3.6 Single Room Occupancy Units

Housing elements must identify zoning to encourage and facilitate single-room occupancy units (SROs), which are often the most appropriate type of housing for extremely low-income persons. The City’s new Zoning Ordinance defines SRO’s and explicitly allows them as conditionally permitted uses in the R-3 and Mixed-Use zones.

2.3.7 Housing for Farmworkers

The new City of Montague Zoning Ordinance addresses farmworker housing in two ways. It defines Farmworker Housing which allows facilities for up to six persons and allows them as a principally permitted use in the R-A

Residential Agriculture (R-A) Zone. It also accommodates farmworkers by defining “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 Mixed-Use zones by-right. Large Employee Housing is not listed as an allowed use in any of the zones although single-room occupancy units described above could fill that need.

The State Department of Housing and Community Development (HCD) has a record of a 24-person farmworker housing development listed in Montague (Facility #47-16516-EH). Although the location of the facility within city limits was not verifiable based on the address information on file with HCD.

2.3.8 Mobilehomes/Manufactured Housing and Mobile Home Parks

Pursuant to State law, a mobilehome built after June 15, 1976, certified under the National Manufactured Home Construction and Safety Act of 1974, and built on a permanent foundation may be located in any residential zone where a conventional single family detached dwelling is permitted subject to the same restrictions on density and to the same property development regulations. Section 17.08.1540 of Montague’s draft Zoning Ordinance defines a manufactured home consistent with the cited section of State law. The definition of dwelling unit, section 17.08.840, does not include qualifying language giving preferential treatment of conventional single family construction over manufactured housing. Manufactured housing is permitted in all zones permitting single family development.

A mobilehome park is defined in Section 18214 of the California Health and Safety Code (HSC): “any area of land or property that has at least two mobilehomes, manufactured homes, recreational vehicles, and/or lots that are held out for rent or lease” with a statutory exception for installing a mobilehome as an ADU on a lot with existing mobilehome. There are two HCD-permitted mobilehome parks operating in Montague. Both parks are located on the west side of Montague. Montague’s existing Zoning Code permits mobilehome parks in all residential zones with a use permit, and does not require a larger minimum lot size than it requires for other residential uses in the same zone; these provisions will be retained and not modified in the in-progress Zoning Ordinance update in order to remain consistent with Government Code Section 65852.7.

2.4 Other Mandatory State Housing Laws

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

Senate Bill 9 (2021): The California HOME Act—otherwise known as Senate Bill 9—took effect on January 1, 2022 and makes it possible for homeowners to split their home’s lot and build up to four homes on a single-family parcel. For a property to exercise SB 9’s incentives it must be located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau. According to the 2020 U.S Census, the City of Montague does not contain any portion of Urban Area; the cities of Yreka and Mount Shasta are the only cities in Siskiyou county that have U.S. Census Urban Area. This means lands in the City of Montague do not meet the eligibility requirements for property owners to exercise SB 9.

SB 10 (2021): This enacted legislation provides cities with an easier path for "up-zoning" residential neighborhoods close to job centers, public transit, and existing urban areas. Under SB 10, cities can upzone qualifying properties to allow construction of up to ten units on a single parcel. SB 10 exempts the only the zoning and general plan amendment process. Some jurisdictions have leveraged SB 10’s provisions to offer interested property owners no- or low-cost voluntary upzoning of their property. For a city to exercise SB 10, there are two pathways for lands to qualify: 1) as urban infill site, and 2) as a transit-rich area. One mandatory criteria for lands to qualify under the

urban infill pathway is for some lands within the city to be designated as Urban Area by the U.S. Census. This is the same standard reviewed in SB 9 (2021) above. Because Montague is not an U.S. Census Urban Area, the urban infill is not an available pathway. The transit pathway establishes defined service level thresholds that must be met. 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 2.6, Siskiyou county's STAGE provides service to Montague. The availability of STAGE improves access to opportunities for education, employment, and services that is affordable. However, a review of the July 2023 STAGE schedule, indicates the major transit stop or high-quality bus corridors thresholds are not met; therefore, lands in Montague cannot qualify using the transit-rich pathway either.

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, Montague is not identified as an affected city in HCD's April 2023 updated listing of affected cities; therefore, the provisions of HCA prohibiting affected localities from taking certain zoning-related actions does not apply to Montague.

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 Montague 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. However, as discussed above, only the cities of Yreka and Mt. Shasta are designated as urban areas by the 2020 U.S. Census; therefore, there are no sites in the City of Montague that would be eligible for SB 35.

Although the above statutes do not extend to Montague 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.

2.5 Development and Processing Fees

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

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

**Table B-8
Development Impact Fees**

Facility	Fee Per Dwelling Unit	
	Single-Family	Multifamily
Water Connection Fee	\$550	\$550
Sewer Connection Fee	\$475	\$475
Water Capital Improvement Fee	\$690	\$690
Sewer Capital Improvement Fee	\$665	\$665
School Impact Fees ⁽²⁾	\$2.90/sq. ft.	\$2.90/sq. ft.
Total	\$7,673	\$3,900

Source: City of Montague 2023

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

(2) New construction fee, 2 percent of the gross assessed valuation.

**Table B-9
Planning Permit Fees**

Fee Type	Fee
Annexation	\$2,900 + LAFCO fees
Conditional Use Permit	\$1,550
Lot Line Adjustment	\$870
Variance	\$1,160
Rezone	\$2,350
Subdivision (5 or more lots)	\$4,450
Parcel Map (4 or less lots)	\$2,580
Negative Declaration	At cost + 10% + County fees
Environmental Impact Report	At cost + 10% + County fees
General Plan Amendment	\$2,700

Source: City of Montague, 2023

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

Table B-10
City of Montague Total Fees for Typical Single- Multifamily Units

Housing Type	Total Fees	Estimated Development Cost per Unit	Estimated Proportion of Fees to Development Costs per Unit
Single-Family Unit	\$8,860	\$176,900	5%
Multifamily Unit	\$7,990	\$124,700	6%

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

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

Including the cost of building permits and planning fees, which are roughly \$3,000 per unit for a 1,200 square foot single-family or 900 square foot multifamily dwelling, development fees average \$8,860 for a typical 1,200-square-foot single-family dwelling and \$5,380 per 900 square foot multifamily unit. Depending on housing unit size and type, City and school district fees amount to between five and ten percent of the total cost of each new housing unit. The fees for a typical single-family unit are approximately five percent of overall development costs. The fees for a typical multifamily unit are approximately six percent of overall development costs. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these fees are on par with other cities in the region, are deemed necessary to maintain the quality of life desired by City residents, and do not constrain the development of affordable housing.

2.6 Permit Processing Times

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

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-11
Planning Processing Times

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

Type of Approval or Permit	Typical Processing Time
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Source: City of Montague 2014

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

2.7 Local Permit Processing Procedures

~~**By-Right Residential Development:** The Zoning Ordinance amendments does not establish separate procedures or requirements that are in addition to the building permit for residential development that is permitted by-right. Where a site plan is required, section 17.88.020 itemizes the submittal requirements for single family residential and multifamily the site plan, regardless of whether it is for a single-family or multifamily residential developments. The enumerated submittal site plan requirements comprise the fundamental components for review by the City Planner, city engineer, fire chief, and public works director prior to city staff signing off on the building permit application and submittal of same to the County Building Department for further processing to complete a site plan review.~~

~~The City is updating the City’s website to include materials and guidance on the permitting process for by-right residential development. To facilitate the site plan review process, the City Planner is available for input to applicants who are developing applications. As indicated in Table A-56 Table B-11 above, the site plan ministerial review process typically takes two to four weeks.~~

~~**Use Permit:** The previous Housing Element found-determined that “while approval of a use permit does require the additional more detailed analysis and discretionary consideration than a use allowed ‘by right,’ review process and considered did this process does not appear to be a substantial constraint to the development of affordable housing.” on residential development. This Housing Element differs in its assessment of a use permit’s effect on affordable housing. Because This is 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, and there is a greater degree of uncertainty relative to the outcome. this process is considered a constraint to the development of housing, and This can have the effect of deterdetering market rate and non-profit housing developers from investing in residential properties that require a discretionary approval, and it can have the effect of increasing project costs. due to the added time, costs, and potential for risk as there some degree of uncertainty for the outcome. Developers of As a result, market-rate housing developers and investors “often require higher returns depending on the perceived risk.”⁵ Developers’ and investors’ expectations for higher returns These higher rates of return are added to part of the project’s overall costs. Ultimately these costs are that are ultimately passed along to the consumer, whether the consumer is (i.e., the a renter or a home-buyer). For affordable housing projects For developers of affordable housing, there are a limited number of federal and state funding sources that can be used to subsidize pre-development costs, e.g., Community Development Block Grant (CDBG). But and these funding sources are often oversubscribed, and are highly competitive. Many funding sources and require projects to be “shovel ready” (i.e., all entitlements, including use permit, secured). meaning any necessary entitlements are secured by the developer. Due Further, due to the the increased time, uncertainty, and cost associated with the use permit process and cost described above, it may be necessary for the non-profit housing developers may need to secure additional funding, and stacking multiple funding sources of funding to construct the a project.~~

⁵ <https://turnercenter.berkeley.edu/development-calculator-dashboard/#localgovernmentfactors>, Turner Center for Housing Innovation, accessed May 28, 2022

A use permit for residential development entails the property owner submitting an application and site plan for review, along with the appropriate processing fee. In accordance with the Permit Streamlining Act (PSA) and the California Environmental Quality Act (CEQA), all applications for discretionary housing projects are reviewed by the city planner for completeness and applicability of CEQA within thirty (30) days of submittal to the City. Whenever feasible and appropriate, the City utilizes CEQA streamlining as a means to reduce regulatory burdens for residential and nonresidential projects. Due to Montague's small population size, lack of major transit stops, and lack of a Master EIR certified within the past five years, however, limited CEQA streamlining provisions are available. Nevertheless, the two most recent residential subdivisions approved by the City (approved in 2019 and 2020) were determined to be exempt from environmental review pursuant to CEQA Guidelines Section 15332, Infill Development. For residential development projects subject to CEQA, an environmental review is completed (typically a mitigated negative declaration) prior to the Planning Commission's review of the project at a properly noticed public hearing. Project approval typically occurs immediately following and at the same meeting as the Planning Commission's CEQA determination, regardless of whether it is an exemption, adoption of a negative declaration, or certification of an environmental impact report (EIR). These applications are reviewed by staff for consistency with the City's General Plan and Zoning Ordinance, including setbacks, building height, lot coverage, density, and parking requirements. Staff then conducts an environmental review pursuant to CEQA (typically a mitigated negative declaration), schedules a public hearing before the Planning Commission, and notifies property owners within 300 feet of the project.

The City's existing Zoning Code and draft Zoning Ordinance amendments do not include requirements for architectural review, nor are other criteria applied except normal setbacks, building height, lot coverage, density, and parking requirements. The Planning Commission primarily considers potential environmental impacts, as well as public improvements that may be necessary to support the project. The entire process from submittal to public hearing and project approval is typically about four to six months, including completion of CEQA (unless an EIR is required). 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 sewer and water connections, public utility and drainage easements, construction of curb, gutter, and sidewalk, installation of water meters, and compliance with best management practices for accommodating stormwater runoff.

All use permit requests are subject to projects under CEQA, and this process is performed concurrently with processing the use permit. Depending Unless determined to be CEQA exempt, and depending on site-specific and project-specific details the details of the project and its location, an environmental review document, such as a Notice of Exemption, a negative declaration, or a mitigated negative declaration, or an EIR at times an environmental impact report (EIR), will be prepared and circulated for agency and public review 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 is prepared, this process may could take up to 365 days.

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

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

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

Although finding D is typical, residing in the zoning regulations of many localities, it is rather broad and does not provide specific guidance to an applicant as to what conditions must be met to receive a use permit. This lack of specificity might create a potential constraint to residential uses that require a use permit. Zoning regulations are based on protecting health, safety and welfare, and it is under “welfare” where most of zoning’s subjective issues like aesthetics and compatibility are captured.⁶ 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 California Legislature purposely changed the law to limit local control with the purpose of allowing more housing construction in the California. The best defenses are a professional planning staff that is working knowledge of State housing law and who can advise applicants and hearing bodies appropriately, and incorporate policy language and standards that are objective to increase approval certainty.

However, the Planning Commission can designate conditions of approval as necessary to ensure the use will meet the required findings while being compliant with the requirements of the Housing Accountability Act. It is important to note that the City 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. [While on the surface the conditional use permit process as an extra application step may seem to be a restrictive measure, actual practice has shown that residential projects have not been denied, nor have projects been altered in a manner which would substantially affect project feasibility.](#) The entire process from submittal to public hearing and project approval is typically about six to eight months. The process is the same for all uses requiring a use permit.

The ~~in-progress~~ draft Zoning Ordinance amendments, which are supplemented by numerous programs in Chapter 2, ~~commit~~ the City ~~is committed~~ to allowing for a greater variety of housing types and at higher densities that provide for housing for all income levels and housing need. ~~To that end, the draft Zoning Ordinance amendments propose to remove the use permit requirement for multifamily housing typologies in zones that are intended and suitable for multiple formultifamily development.~~

~~**By-Right Residential Development:** The Zoning Ordinance amendments do not establish separate procedures or requirements that are in addition to the building permit for residential development that is permitted by right. Where a site plan is required, section 17.88.020 itemizes the submittal requirements for single family residential and multifamily site plans. The enumerated submittal requirements comprise the fundamental components for the City Planner to complete a site plan review. The City is updating the City’s website to include materials and guidance on the permitting process for by right residential development. To facilitate the site plan review process, the City Planner is available for input to applicants who are developing applications. As indicated in Table A-56 Table B-11 above, the site plan review process typically takes two to four weeks.~~

2.8 Building Codes and Enforcement

⁶ 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.

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 Montague.

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

3.0 Actual and Potential Non-Governmental Constraints to Housing

3.1 Land Costs

The cost of raw, developable land creates a direct impact on the cost of a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. A snapshot of residential land costs in Montague in December 2022 and September 2023 was obtained online as shown below in Table B-12. Land prices ranged from \$80,000 per acre to \$173,077 per acre.

**Table B-12
Vacant Land Costs, Montague, September 2023**

Acres	Price	Price/Acre	Price/sf
0.35	\$30,000	\$80,000	\$1.97
0.35	\$28,000	\$173,077	\$1.84
0.26	\$45,000	\$80,000	\$3.97

Source: Zillow.com, 2022 - 2023

Table B-13 shows the average land costs throughout the County according to the Siskiyou County Draft Housing Element. Based on the one listing available for comparison in September 2023, the City has higher-than-average lot costs compared to other jurisdictions in the region.

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

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

Source: Siskiyou County Draft Housing Element

3.2 Construction and Labor Costs

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. Table B-14 summarizes the affordable multifamily construction

costs for Siskiyou and Shasta Counties in 2021. The only project located in Siskiyou County is the Siskiyou Crossroads in Yreka. The project is for 49 units and is a total of 36,317 square feet (SF). The construction costs are \$12,820,045, per unit they are \$216,634, and per SF they are \$353. The most expensive project is in Redding, CA in Shasta County. The project is for 60 units and is a total of 56,091 SF. The total construction costs are \$16,266,436 at \$271,107 per unit and \$290 per SF.

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

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

Source: Siskiyou County Draft Housing Element

3.2.1 Costs for Manufactured Homes

In March 2024, the preparers of this report obtained two cost estimates for the purchase, delivery and installation of a entry level manufactured home installed on a perimeter foundation from two companies based in Chico, CA. The cost estimates do not include foundation costs or California Highway Patrol fees.

- Small double-wide (2 bed 2 bath) base model: Roughly \$136,000 for the house, and approximately \$4,000 additional for set-up/delivery to Montague.
- Medium double-wide (3 bed 2 bath) base model: Roughly \$145,000 for the house, and add around \$6,000-\$10,000 for set-up/delivery to Montague.
- Another entry level model but larger: 3 bed 2 bath, base model: approximately \$160,000 for the house, add about \$8,500 for delivery and setup in Montague. Add approximately \$3,000 for snowload certification.

3.3 Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in the City. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render as infeasible a housing project that could have been developed at lower interest rates. When interest rates decline, sales increase. The reverse has been true when interest rates increase.

Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate- income households that live on tight budgets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the financial

means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates.

Table B-15 illustrates interest rates as of August 2023. The current average 30-year fixed mortgage interest rate is 7.55%. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money that is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan’s cost than the interest rate alone. However, the loan’s interest rate, not its APR, is used to calculate the monthly principal and interest payment.

**Table B-15
Interest Rates**

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

Source: www.bankrate.com, August 2023

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

3.4 Short-Term Rentals

Being situated in an area of scenic natural beauty adjacent to a major transportation corridor, Montague offers easy access to recreational opportunities throughout the region. As a result, short-term rentals (STR’s) have existed in the community for many years.

Due to concern about the impact on the community of this type of use the City is reviewing a draft ordinance regulating STR’s. The key elements of the draft regulations are summarized below:

- **Registration.** An annual registration and registration fee is required for all short-term rentals.
- **Occupancy Limit.** No more than two people per bedroom, excluding children under five, would be permitted to occupy a short-term rental.
- **Parking.** When located in a zoning district where off-street parking is required, one off-street parking space is required for short-term rentals with two or fewer bedrooms and two off-street parking spaces are required of short-term rentals with three or more bedrooms. When located on property with more than one dwelling unit, the off-street parking requirement for the short-term rental would be in addition to all other off-street parking requirements.
- **Garbage and Recycling.** The accumulation of trash and debris outside of a short-term rental is prohibited at all times. Garbage and recycling are not permitted to be left on the street for collection prior to the day of pickup. If due to space limitations, garbage and recycling would be stored outside of the vacation rental, it would need to be stored in a fully enclosed structure or a bear resistant trash enclosure.

- **Fire Safety.** To address fire safety, visible address numbers, working fire extinguishers, smoke alarms, and carbon monoxide detectors are required at every short-term rental. Short-term rentals would be prohibited from having charcoal grills and outdoor fire pits, except those operated by gas. Each dwelling would be subject to inspection by the Fire Department prior to authorization for use as a short-term rental and once every three years to ensure compliance with the short-term rental requirements and the City's hazardous vegetation ordinance.
- **Public Health.** Pools, spas, saunas, and shared laundry facilities are considered public facilities and, if provided, would be subject to review by the Siskiyou County Environmental Health Division for compliance with State regulations.
- **Code Compliance.** The existing residence would be subject to inspection by the Building Department and Planning Department to determine if the short-term rental complies with city standards. Proof of compliance would be required prior to authorization for use of the dwelling as a short-term rental.
- **Special Events.** Weddings, corporate events, commercial functions, and any other similar events are prohibited at short-term rentals.
- **Local Contact Person.** Every short-term rental is required to have a designated local contact person available by telephone on a 24-hour basis and who could be physically present at the short-term rental within 45 minutes of contact by the City or a short-term rental guest.
- **Interior Postings.** All short-term rentals are required to post short-term rental rules, including occupancy limits, garbage, parking, and noise restrictions; contact information for the designated local contact person; emergency evacuation information; and notice of financial penalties for violations.
- **Violations.** The regulations impose an administrative penalty of up to \$500 per day for each violation for a first administrative citation, and up to \$1,000 per day for each violation contained in a second or subsequent administrative citation. A short-term rental certificate would be revoked if a unit receives three citations within a 12-month period, and a new certificate would not be issued for a period of 12 months.
- **J/ADUs and Deed Restricted Units.** Use of J/ADUs and units subject to affordability covenants as short-term rentals is prohibited.
- **Zones Permitting Short-Term Rentals.** Short-term rentals are an enumerated accessory use in all zones permitting residential uses.

Future reviews of the ordinance will describe the economic benefits of permitting short-term rentals and the potential impacts on the community including impacts on affordable housing, schools, local businesses, and essential services. Possible revisions to the ordinance to address these impacts could include limiting the overall number of short-term rentals, limiting the conversion of multifamily housing, and/or directing the funds received by the City from short-term rentals to affordable housing programs. Other revisions to address the impacts of STR's on Montague may be considered as well.

3.5 Adequate Infrastructure

The Montague Water Conservation District (MWCD) is contracted to provide Montague's municipal water supply. According to the 2021 Montague Municipal Services Review, the MWCD provides the City with water from two different sources depending upon the time of the year. During mid-April through mid-October, the City is supplied water from Lake Shastina. During the remainder of the year, the source of water is the Little Shasta River. Based

on these sources and the City's contract with MWCD, the City's has a supply capacity of 1.15 million gallons per day (MGD). While the City may require additional capacity at some point in the future, the City's current demand of 0.4 to 0.8 MGD is substantially lower than the amount of its current available supply (PMC, 2011).⁷ According to the 2021 MSR, the State Department of Public Health had indicated the City needed to update its treatment system by 2014 old due to age and the need for repairs and upgrade. The City was able to secure \$5 million in grants and \$851,572 in loans and completed construction of a new water treatment plant circa 2015.

The City maintains and operates its own sewer facilities. The City's waste water treatment plan (WWTP) consists of an aerated lagoon system located at the northwestern edge of the City. The WWTP was designed with a capacity of 0.225 MGD, which is significantly higher than the current estimated average dry weather flow (ADWF) of 0.09 MGD (PMC, 2011). The City's sewage treatment is more than adequate to serve the projected growth for the next eight years and beyond. The average flows in the summer are about 0.075 MGD, winter flows at around .250 MGD. With some modifications to the treatment system, the equivalent could accommodate a population of 2,500, well beyond the projected population for the planning period.

Senate Bill 1087 requires cities to immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households. However, in this case, the City is the provider of water and sewer, and the City does not have policies or procedures, written or otherwise, that would prevent any level of income unit from connecting to sewer and water services. In accordance with this State law requirement, within thirty (30) days of adoption of its 2023-2031 Housing Element, the Planning Department will be internally distributed to the City's Department of Public Works, along with a summary of its Regional Housing Needs Allocation. In compliance with subparagraph (b) of Government Code Section 65589.7, this Housing Element includes Program 1.4.1, 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 Affordable Housing Units At-Risk of Conversion

California Government Code Section 65583(a)(9) et seq. requires that the Housing Element include an analysis of the assisted low-income housing units in a city or county that may be lost from the inventory of affordable housing within the next ten years as a result of the expiration of some type of affordability restriction. The City of Montague currently has one multifamily housing project that received federal and state subsidies in order to maintain affordability of the units. It is Montague Apartments at 791 E. Webb Street which has 27 affordable units funded through the Low-Income Housing Tax Credit and US Department of Agriculture housing programs. The affordability covenant for that development will expire in 2050 which is nineteen years outside of the timeframe for consideration in this Housing Element. The Montague Apartments have a low risk for conversion. Consequently, there are no multifamily housing projects that are considered to be at risk during the 6th cycle planning period.

4.2 Rehabilitation Program

The 2014 Housing Element documented the City's rehabilitation loan program is currently funded by a revolving loan account. The City applied for CDBG funds in the past that were used to give rehabilitation loans. As repayments of these loans are received, the money is put back into a loan account to give to new applicants. Loans are made to households in target income groups and can be used for structural rehabilitation, room additions to

⁷ City of Montague Municipal Services Review and Sphere of Influence Update, April 2021, Siskiyou LAFCo.

relieve overcrowding, and total reconstructions. The actual amount of funds available to loan fluctuates and depends on the rate of repayment from existing loans. Interest rates for owner-occupied units are usually set at 3 percent but can be as low as 0 percent for very low-income households, and the life of the loan can be up to 30 years. Five households were assisted in the past. Currently, the program is temporarily suspended until additional funding can be obtained or repayments are of a sufficient amount to offer rehabilitation loans. Program HE.3.1.1 in this Housing Element seeks additional grant funding for the rehabilitation loan program.

4.3 Housing Authority

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

The Shasta County Housing Authority administers the Housing Choice Voucher (Section 8) program for Siskiyou County and its jurisdictions. The program provides a voucher to recipients to use to help pay their rent for any rental unit that accepts the voucher. The recipients pay part of the rent based on 30 percent of their income and the Section 8 program pays the remaining amount. The previous Housing Element reported a total of 195 vouchers throughout Siskiyou County and 25 within the city. According to the Shasta County Housing Authority the Housing Choice Voucher waiting list was open and accepting applications in 2023⁸

5.0 Regional Housing Needs

Pursuant to the California Government Code Section 65584, HCD has developed a Regional Housing Need Allocation (RHNA) Plan for the Siskiyou county region. The RHNA Plan identifies a need for 20 new residential units in Siskiyou county region over an eight-year period (February 2023 to November 2031). The regional housing need for 20 units is evenly shared and distributed among the County and each of the nine cities. Each jurisdiction has been allocated two housing units. As part of the RHNA Plan, HCD designates the affordability targets for the housing units. For the two housing units, the RHNA Plan identifies affordability targets of one low-income unit and one very-low income unit for each jurisdiction in the Siskiyou region. Thus, the City of Montague's share of regional housing needs is two units over the eight-year period with one unit affordable to very low-income households and the other unit designated as affordable to low-income households.

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

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

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

As shown in Appendix C, the City’s inventory of vacant property zoned to allow by-right multifamily is sufficient to meet the City’s 2023-2031 RHNA of two housing units: one extremely low-income housing unit and one low income housing unit, making it unnecessary for the City to undertake a rezoning program in order to have adequate sites for new housing development. Nonetheless, in recognition that the community housing need is greater than the City’s RHNA obligation, a critical objective of the Housing Element’s Goals, Policies and Programs City is to increase the variety and affordability of housing during the Element’s eight-year planning period. The sites identified in Appendix C can support the development of housing in excess of the City’s share of the 2023-2031 regional housing needs as estimated and allocated by HCD. Therefore, it can be conclusively stated that the City has an adequate inventory of sites to its with supporting public services and facilities, to accommodate its housing needs over the current planning period.

**Table B-16
Regional Housing Needs Allocation City of Montague, 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%
Total	2	100%

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

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

6.0 Opportunities for Energy Conservation

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

Some energy conservation features are incorporated into the design of residential structures in the City of Montague due to the requirements of Title 24 of the California Code of Regulations (also known as the California Building Standards Code), which outlines measures to reduce energy consumption. These measures include low-flow plumbing fixtures, efficient heating and cooling opportunities, dual-pane windows, and adequate insulation and weatherstripping. Incorporating new technology in residential development offers developers a chance to design projects that allow for maximum energy conservation opportunities.

Although energy regulations establish a uniform standard of energy efficiency, they do not ensure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads and overall energy consumption. While it is not feasible that all possible conservation

features be included in every development, a number of economically feasible measures may result in savings in excess of the minimum required by Title 24.

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

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

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

- Use of solar energy to heat water;
- Use of radiant barriers on roofs to keep attics cool;
- Use of solar panels and other devices to generate electricity;
- High-efficiency coating on windows to repel summer heat and trap winter warmth;
- Weather stripping and other insulation to reduce heat gain and loss;
- Use of heat pumps for heating and cooling of living areas;

- Use of energy-efficient home appliances; and
- Use of low-flow showerheads and faucet aerators to reduce hot water use.

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

- Program HE.6.1.1: The City will promote and publicize the availability of funding for housing rehabilitation, energy conservation, and weatherization programs by providing handouts available at public locations and through an annual mailing.
- Program HE.3.3.1: The City will continue to enforce State requirements that units rehabilitated under the rehabilitation program funded with CDBG funds comply with California's Title 24 energy standards, including retrofit improvements such as dual-pane windows, ceiling and floor insulation, caulking, and weather stripping to reduce energy costs.

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

State law requires the jurisdiction’s housing element have an inventory of land suitable for residential development. The inventory is to include vacant sites and sites with potential for redevelopment, an analysis of the relationship of zoning and infrastructure and services to these sites, and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction’s duty to affirmatively further fair housing. The purpose of the inventory is to identify sites that can be developed for housing within the planning period (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 3.0 – Montague’s Designated Regional Housing Needs Allocation Site
- Section 4.0 – Sites identified to accommodate emergency shelters pursuant to AB 2339 (2022).
- Section 5.0 – Summary of Opportunity Sites

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

The City of Montague had a projected housing need of 19 units during the previous planning period, 2014 – 2019. The units were targeted for the following income categories:

Very low/Extremely low-income households:	5 units
Low-income households:	3 units
Moderate income households:	3 units
Above-moderate income households	<u>8 units</u>
Total:	19 units

Two mobile homes were permitted by the City during the previous planning period. These units were reported as affordable to low-income households as part of the annual progress report.

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-4 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 Board’s GeoTracker database, there are no active cleanup sites in the City of Montague and therefore no constraints of this type.

Fire Hazard: According to data from CalFIRE there is a very high fire severity zone in a wildland urban interface located to the south along Montague Grenada Ln., to the Southwest foothills toward Yreka along the 1-5 corridor and to the north, westward of Siskiyou County Airport¹. This indicates the potential for significant fire risks in the area but does not constitute a constraint to development as no Very High Fire Severity zones directly border the City. Historical fire perimeters from 1910 to 2020 reveal wildfires occurring southeast, northwest, north and northeast including the Haystack Fire (59,639 acres) in 1955, & McKinney (60,102 acres) in 2022 located roughly 7.5 and 9 miles northeast of the city boundary and the Harts Lake Fire (3,624 acres) in 1950 and Steamboat Fire (223) in 2010, situated roughly 2 & 1 miles southeastward from the city boundary.²

According to the 2022 Siskiyou Unit Strategic Fire Plan implementing appropriate mitigation measures in high fire severity zones, such as adhering to fire-resistant building codes, installation of fire hydrants and maintaining effective emergency response systems, maintaining defensible space, proper signage etc. will be necessary to ensure the safety of the community in the face of potential fire-related risks and support future development.³

The Montague Fire Department (MTF), established in 1935, serves both the City of Montague and the Montague Fire Protection District, covering a combined area of 90 square miles. Operating out of a single station, MTF has 26 personnel, which includes 24 volunteer firefighters and two sleepers. The apparatus comprises two 4000-gallon Water Tenders, two Type-1 Engines, two Type-3 Engines, and one Rescue Vehicle, with a new 2023 Type-6 engine recently approved for purchase. The City Council and a 3-person board for the district conduct regular meetings to oversee operations.⁴ The department offers a comprehensive range of emergency services, including structural and wildland firefighting, emergency medical and hazardous materials response, as well as issuing burn permits.⁵

Flooding Hazard: The Montague planning area is situated within the Shasta River drainage basin. The city of Montague is occasionally prone to flooding as certain parts of the city do lay within both a 100- and 500-year floodplain per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map data from January 2011.⁶ Development in Montague, particularly in the northwest to central region of extending from Oregon Slu along a unnamed watercourse bisecting the west side of town, faces potential constraints due to flood risks. The

¹ <https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008>
<https://gis.data.ca.gov/datasets/CALFIRE-Forestry::california-fire-perimeters-all-1/explore?location=41.674571%2C-122.511679%2C11.91>

³ <https://osfm.fire.ca.gov/media/z3ihyh1y/2022-siskiyou-unit-fire-plan.pdf>

⁴ <https://bosagenda.co.siskiyou.ca.us/450362/450371/452671/452672/452674/2452674.pdf>

⁵ <https://search.kinshipcareca.org/v2-detail/?idServiceAtLocation=211norcal-67478634&location=&user=>

⁶ <https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd>

areas around Oregon Slu, are within a 100-year floodplain and pose a 1% chance of a flooding threat annually potentially affecting residences and businesses within the City.

An unnamed watercourse bisecting the City lies within a 500-year floodplain and has a 0.2% annual chance of flooding. None of the parcels in Table C-4 are within the 100-year or 500-year floodplain. The City of Montague, guided by the Flood Insurance Rate Map (FIRM), adheres to FEMA's flood plain regulations, which discourage development in designated "floodways", main water-moving channels.

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

Streams and Water Bodies: The U.S. Geologic Survey's (USGS) National Hydrography Dataset indicate several nearby streams and water bodies close to but not within the city limits of Montague. There are several notable streams and rivers that contribute significantly to the region's hydrology. The Klamath River, situated approximately 20 miles northwest from Montague, serves as a major waterway in the area. A significant tributary of the Klamath River, the Shasta River, is around 0.5 miles away from the city to the southeast. Closer to this tributary is the Little Shasta River, located roughly 1 miles southward Montague. Yreka Creek, which feeds into the Shasta River, is approximately 5 miles westward, closer to the city of Yreka.

There are several waterbodies close to Montague. There are two private ponds located roughly 1.5 and 1.75 miles south of the City. Trout Lake is roughly 3 miles southeast, Lake Shastina is located roughly 15 miles to the south.

Wetlands: The U.S. Fish and Wildlife Service's (USFWS) National Wetland Inventory (NWI) mapping applications were reviewed for the potential presence of wetlands inside the city boundary.⁷ Freshwater emergent wetland habitat exists northwest of the City the Montague-Yreka Airport extending along the wastewater treatment plant outfall ponds along Oregon Slu to the northeastern part of the City. The classification types are known as PEM1C & PEM1F. The Palustrine System encompasses non-tidal wetlands characterized predominantly by trees, shrubs, and various types of persistent emergent vegetation. None of the sites in the City's residential land inventory have Freshwater emergent wetland habitat on them.

The USFWS NWI mapping shows potential Riverine habitat located along a small unnamed drainage extending roughly from the north part of Montague bisecting the city along the 500-year floodplain and extending out of the floodplain to the east of the city along two small forks. This intermittent stream habitat appears to occur on potential development sites within the City; however, site specific studies prior to development would be needed to confirm presence/absence of this habitat. The Riverine Classification with code R4SBC refers to a specific type of water habitat found within a channel. Unlike wetlands featuring trees, shrubs, or persistent emergent vegetation, this system focuses on channels that have moving water either periodically or continuously. Specifically, the 'Intermittent' subsystem (4) indicates that water flows only part of the year, leaving behind isolated pools or an absence of surface water during dry periods. The 'Streambed' class (SB) falls under this intermittent subsystem, often drying out completely during the dry season. Finally, the water regime is classified as 'Seasonally Flooded' (C), meaning surface water is usually present in extended periods, particularly in the early

⁷ <https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>. Accessed Sept. 13, 2023.

growing season, but may disappear by its end. This information pertains to habitats that may not necessarily have a constant water source but play a crucial role in local ecosystems.

For the purposes of the calculating the realistic development capacity shown in Table C-4, if applicable, the potential wetland area is considered and subtracted from the total area of the property to derive a net developable area that is used to calculate the realistic development potential of each property.

Other wetland systems existing within the City boundaries are characterized as Freshwater Pond habitat. These include:

- 5.60-acre Freshwater Pond (PUBK): This pond system is located along the north side of Oregon Slu and are the outfall ponds for the City's wastewater treatment system. This habitat falls under the Palustrine system, which generally includes non-tidal wetlands. The PUBK classification indicates a ground that is mainly unconsolidated, with particles smaller than stones covering at least 25% of the surface. Vegetative cover is less than 30%. The area is artificially flooded, suggesting human-made interventions like dams or drainage systems.
- 0.25-acre, 0.23-acre Freshwater Ponds (PABFx) & 0.23-acre Freshwater Pond (PABFh): There are three freshwater ponds located in relatively undeveloped areas in the south part of the city. These ponds are classified under the Palustrine system, this habitat has an aquatic bed. Plants in this environment generally grow on or below the water surface. They are semi-permanently flooded, meaning water is present for an extended period, especially during the growing season.
- There are two other sites classified as a 0.52-acre freshwater manmade pond classified as a PUSCh located south of the Airport at the City boundary and 0.17-acre Freshwater Forested/Shrub Wetland described as PSSC 0.11-acre Freshwater Emergent Wetland described as PEM1C that are connected and located in the industrial area in the southwest area of the City. Both of these sites are highly unlikely to experience development.

None of the sites in the residential land inventory have Freshwater pond habitat on them. The only type of wetland that potentially occurs on any of the sites in the city's residential land inventory are the intermittent riverine wetland habitats as described above.

Typical Access and Lot Configuration: Montague is laid out on a grid plan, with most streets running at right angles to each other. Blocks are approximately 440 feet by 360 feet, and many blocks are bisected north to south by alleys at the midpoint. The alleys provide access to the rear of adjoining lots, but generally alleys do not have developed surfaces (e.g., asphalt, concrete). Because Montague is laid out on a grid plan, most lots directly front city streets and do not have restricted access, nor are lots unusually shaped.

Conclusion: Montague faces potential environmental constraints such as 100-year and 500-year flood hazard zones and a narrow wetland corridor that bisect the city from west to east, however, Montague generally has favorable conditions for housing development, including the absence of significant constraints like very high fire severity zones, water bodies, etc. The relatively flat area and ample availability of vacant land make many sites available for development that do not have environmental constraints.

3.0 Site Identified for the 6th Cycle 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.⁸

One property is designated to meet Montague's 6th cycle RHNA of two housing units affordable to lower income households: Assessor's Parcel Number (APN) 052-291-090 shown below in Table C-1, and Figure C-1 and Figure C-2. The site is zoned R-3 and is suitable for high-density residential development because the R-3 zone allows up to 17 units per acre. The development standards would allow up to 17 multifamily units to be constructed on the site, which is more than five times the RHNA allocation for the City.

⁸ 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>

**Table C-1
Designated RHNA Site**

APN	Acres	Developable Acres	Zoning	General Plan	Current Density (units/acre)	Realistic development potential (units)	Current Use	Estimated Affordability
052-291-090	2.01	1.0	R-3	HDR	17	17	Vacant	Lower Income, including extremely low income
Total:	1.0					17		

The site fronts State Highway 3, which also provides access to the site. Highway 3 is part of the State road system, is a public road; therefore, access to the site is not constrained. Water and sewer services, and dry utilities, are available from Highway 3 along the frontage of the property. There are no other known constraints that would impede development of housing on the site. The RHNA site is within a one quarter mile of a transit stop, which is located on the corner of 7th and Webb Street. A local market, the elementary school, and a transit stop are located within one half-mile. Many of these services are near a transit stop. Additionally, the above site meets or exceeds the statutory requirements to be found adequate to accommodate Montague’s 6th cycle lower income RHNA:

- 1) The site’s gross acreage is 2.01 acres, and has approximately one acre of net developable area after accounting for the environmental constraints discussed in Section 2.0 above. The site’s gross and net acreages fit within the range of 0.50 and 10 acres for sites designated to accommodate a locality’s lower income housing need (subparagraphs (A) and (B) of Section 65583.2(c)(2) of the Gov’t Code).
- 2) Montague is an incorporated city within a nonmetropolitan county. Pursuant to subparagraph (B)(i) of Section 65583.2(c)(3) of the Government Code, a density of at least 15 dwelling units per acre is deemed adequate to accommodate housing for lower income households. The R-3 zone’s by-right density is 17 dwelling units per acre.
- 3) The site is vacant and was used in previous housing element cycles. Pursuant to Government Code Section 65583.2(c), a vacant site that has been included in two or more consecutive housing elements cannot be reused unless the site is zoned at residential densities consistent with paragraph (3) of this subdivision and the site is subject to a program in the housing element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower income households. Although the site is being reused, the requirements of this section are met:
 - A) 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 nonmetropolitan county as per paragraph (3) of Section 65583.2(c)(3) of the Government Code.

- B) The R-3 zone and Montague’s other zoning regulations allow residential uses by-right for all housing developments regardless of unit affordability. Additionally, Program 2.3.5, commits the City to modifying the in-progress zoning ordinance amendments to permit all dwelling groups as a by-right use in the R-3 zone (amongst others) to further provide for a variety of housing types and housing affordable by design.⁹ This means implementation of Program 2.3.5 multifamily residential development will be permitted by-right (without a discretionary permit) for all incomes and levels of affordability. It is the City’s belief the rezoning program requirements are met.

The City’s Housing Element assumes it can accommodate its extremely low- and low-income RHNA allocations on this available vacant site based on the following factors:

- The site is more than 0.5 acres and less than 10 acres in size.
- It is vacant.
- 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.
- The site is zoned to permit by-right residential development at densities of 15 units per acre or higher.
- The site does not have a very high fire hazard rating, it is not located near a brownfield or LUST site, it is outside flooding hazards, and streams and water bodies are not present.
- The site has public sewer and water connections, and dry utilities, available at the property or this infrastructure is available during the 6th cycle. Dry utilities are available at the site or are available during the 6th cycle.

In addition to Montague’s designated RHNA site discussed above, Montague is able to accommodate its RHNA through the development of accessory dwelling units and junior accessory dwelling units (J/ADUs). In 2017, California state housing laws underwent significant changes to promote the development of J/ADUs. The changes restrict the ability of local governments to impose regulatory and procedural barriers to the development of J/ADUs. With the advent of these changes to housing law, Montague approved its first ADU application in 2023. The 2023-2031 Housing Element includes the following two programs (Program 2.1.1 in Chapter 2, and Program C in Appendix A, and listed below) to encourage and increase production of J/ADUs in Montague. Chapter 2 of the Housing Element includes Program 2.3.2 that commits the City to amending the Zoning Ordinance for J/ADUs consistent with state law. More specifically:

1. Program 2.1.1 (in Chapter 2): Commits the City to promoting J/ADU development by publishing information about these type of housing typologies on its website, and applying for funding that can be used as loans for J/ADU construction by property owners (e.g., CalHOME). Moreover, the Program commits the City to employing affirmative marketing best practices as part of their outreach.
2. The AFFH Housing Action Plan Program C (in Section 7.8 of Appendix A): Commits the City to adopting and promoting Siskiyou county’s pre-approved ADU plans, along with offering participating property owners expedited permit processing and reduced City permit fees.
3. Program 2.3.2 commits the City to amending the Montague Zoning Ordinance to establish a local J/ADU ordinance that is consistent with State J/ADU law

⁹ Dwelling groups are defined in section 17.08.840 as “three (3) or more detached single-family dwellings occupying a parcel of land, in one (1) ownership and having a yard court in common, but not including manufactured home parks, hotels, motels, and transient occupancy uses”.

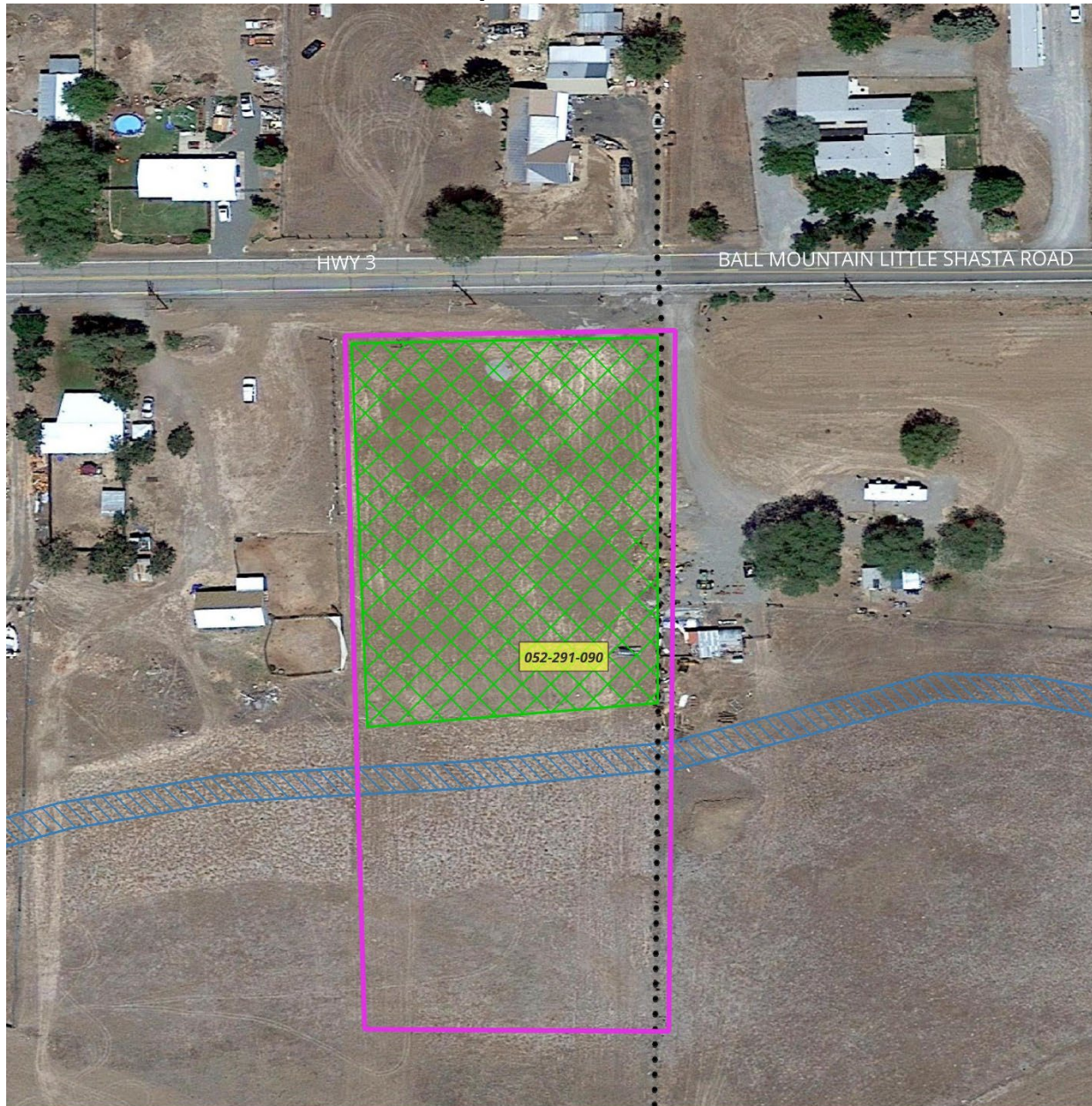
While Montague has a small professional staff, the City Planner is experienced and is knowledgeable of state J/ADU law. This means city officials are aware that J/ADU development in Montague is governed by state law pursuant to Section 66325 of the California Government Code, and the standards and procedures in Chapter 13, Division 1 Title 7 of the California Government Code. Moreover, until such time that the City Council implements Program 2.3.2, J/ADU development will continue to be governed solely by state law.

The City anticipates that with implementation of Program 2.1.1 and Program C, the trend for J/ADU development will continue and the City will approve at least five J/ADUs in the 6th cycle due to enhanced local awareness and knowledge of J/ADUs (and the potential of the City securing funding that supports ADU construction). It is further anticipated that at least two of five J/ADUs will be affordable to very low and extremely low income households and individuals, which would satisfy the City's share of regional housing needs for the 6th cycle. Moreover, there are no other known constraints that would impede J/ADU development on sites planned and zoned for residential development.

Other factors relevant to this analysis are listed below:

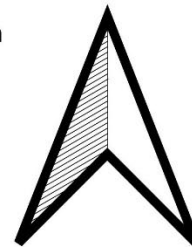
- The “Realistic Capacity” value is the result of multiplying the maximum allowable density value by the net developable acres value. If this multiplication resulted in a fractional dwelling unit, then the result was rounded up the next whole number consistent with GC Section 65915 et seq.
- This analysis 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: As described earlier in this Appendix, the water system for the City of Montague has a supply capacity of 1.15 million gallons per day (MGD). The City's current water demand of 0.4 to 0.8 MGD is substantially lower than the available supply. Similarly, the city's wastewater system was designed with a capacity of 0.225 MGD, which is significantly higher than the current estimated average dry weather flow (ADWF) of 0.09 MGD. The data shows that there is sufficient infrastructure capacity to meet the City's projected housing needs.
- The site is within 300 feet of a 27-unit affordable housing development constructed in the mid-1990's (Montague Apartments at 791 East Webb Street). The same favorable site conditions that made that project feasible are also present at APN 052-291-090, which further supports the conclusion that this property could be developed with an affordable housing development.

Figure C-1
Map of RHNA Site



Legend

- City Boundary
- Montague RHNA Site
- ▨ Wetlands
- ▨ Developable area



Source: Planwest Partners, 2023. Note: The potential wetlands shown on the figure are per USFW NWI mapping (<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>) and a site specific study should be conducted prior to development to confirm presence or absence of this habitat.

The developable area of the site as seen from Highway 3 in Google Street View is shown below in **Figure C-4**.¹⁰

Figure C-2
Developable Area on APN 052-291-090 (1.0 acres)



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 2.12 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 B, emergency shelters are permitted by-right in the R-3 Zone. All R-3 sites have been evaluated for proximity to amenities and services for people experiencing homelessness and for suitability for use as an emergency shelter as discussed below. The following analysis evaluates the capacity of Montague’s R-3 zone for emergency shelters. Programs 4.2.1 through 4.2.3 commits the City to amending the Montague Municipal Code to comply with the current requirements of State law.

Section 4.7 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.¹¹ In 2023, 507 persons (sheltered and

¹⁰ Google Street View, accessed September 15, 2023.

¹¹ 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

unsheltered) were counted in the whole of Siskiyou County as experiencing homelessness, of which 231 individuals were unsheltered.¹²

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.^{13,14}

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 24-hour medical services are not available in Montague, 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 Montague 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
 - 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 Montague’s population of 1,353 persons as a share of Siskiyou county’s total population of 44,076 persons = 3 percent
- Step 4. Applied Montague’ pro-rata share of the population to Step 2’s value of 247 individuals = 8 individuals.

$$8 \text{ persons} * 200 \text{ sq. ft. per person} = \text{total } 1,600 \text{ sq. ft.} \quad ^{15}$$

The result is a cumulative total of 1,600 square feet of land is needed to accommodate the City’s emergency shelter need. The suitability of sites in the R-3 zoning district was assessed using the criteria in Table C-2:

¹² 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

¹³ 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

¹⁴ 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

¹⁵ Pursuant to Gov’t Code Section 65583(a)(4)(I) 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.

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

Variable	Criteria Applied
Zoning	Only sites zoned R-3 are included. Sites that are mixed zoned, e.g., R-3 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, streams water bodies were assessed programmatically using publicly available information as discussed above. Sites containing these environmental constraints were removed except for sites with the Riverine wetland constraints as described in Appendix B.
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 th cycle planning period.
Proximity to health care services	Twenty-four hour medical services are not available in Montague, however. The Fairchild Medical Center in Yreka is closest and is approximately 6 miles from Montague.

As shown in Table C-3 below, Montague has two sites that are zoned R-3 and meet all of the criteria in Table C-2. The total developable area of the two sites is 6.8 acres. Applying the metric of 200 square feet per person, Montague’s R-3 sites have a potential capacity to accommodate 1,481 individuals. When the City’s limit of 15 beds is applied, the City has a potential capacity to accommodate 30 individuals. All of the capacity values far exceed the estimated emergency shelter need of 1,600 square feet to accommodate approximately 8 individuals.

Additionally, there are a variety of sites in the emergency shelter sites inventory, with the smallest site being 2.7 acres in size and the largest being 4.1 acres. The average size of the sites listed in Table C-3 is 3.4 acres. These values are reasonably consistent with all R-3 zoned parcels which have an average size of 2.84 acres.

As described in section 2.0 above, the wetlands that do occur on the sites are riverine habitat located along a small unnamed drainage bisecting the city. The wetland is a specific type of water habitat found within a channel. Unlike wetlands featuring trees, shrubs, or persistent emergent vegetation, this habitat occurs in channels that have moving water periodically with an absence of surface water during dry periods. There are approximately 6.8 acres outside of the intermittent stream channels on the properties that could be developed with structures to accommodate the need for emergency shelters.

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

APN	Acres	Developable Acres	Zoning	General Plan		Potential Shelter Capacity (persons) ¹⁶	Current Use
052-305-140	6.9	4.1	R-3	HDR		588	Vacant
052-291-140	4.6	2.7	R-3	HDR		892	Vacant
Total:	6.8					1,481	

The data evidence that Montague 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 Opportunity Sites

This section summarizes the available vacant land in the City of Montague that is appropriate to meet present and future housing needs identified by the City and the community, and demonstrates the City has adequate supply of land available and suitable for the development of a variety of housing types and for all incomes, also referred to as opportunity sites. The properties are listed in Table C-4 below and depicted in Figure C-3 and Figure C-4. The properties zoned Mixed-Use, M-U are presented first then generally followed by multifamily and single-family properties.

The R-3 zone allows multifamily residential development at 17 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 of this Appendix, a centrally located R-3 zoned property is identified to meet Montague’s Regional Housing Needs Allocation of two dwelling units. The identified RHNA site has a net developable area of 1 acres with water, sewer, and dry utilities available along the frontage and with pedestrian access to a bus stop, City hall and commercial stores.

All the properties listed in Table C-4 are opportunity sites for new residential development. As indicated, all sites are vacant and served by public water, sewer services, and dry utilities. All essential infrastructure is available and adjacent to each lot. There are no other known constrains that would impede residential development on the opportunity sites itemized in Table C-4 below. Furthermore, the following criteria were applied to identify appropriate opportunity sites:

- The site’s zoning must allow by right residential development.
- Only sites that are vacant and are 2,400 square feet or greater in size are included in Table C-4.
- Sites do not have a very high fire hazard rating, are not located near a brownfield or LUST site, are outside flooding hazards, and streams and water bodies are not present as described in Section 2.0 above.
- All sites have public sewer and water connections, and dry utilities available at the property or this infrastructure is available during the 6th cycle planning period. Public sewer and water service is readily available within 100 feet of most of the vacant lands identified in Table C-4. In an assessment of infrastructure related to housing development, the water system for the City of Montague has a supply capacity of 1.15 million gallons per day (MGD). The City’s current water demand of 0.4 to 0.8 MGD is substantially lower than the available supply. Similarly, the city’s wastewater system was designed with a

¹⁶ Ibid: see footnote number 15.

capacity of 0.225 MGD, which is significantly higher than the current estimated average dry weather flow (ADWF) of 0.09 MGD.¹⁷

- Development is restricted on lands that are inside Compatibility Zones A and B of the Montague Yreka-Rohrer Field airport that is located on the west side of Montague. All opportunity sites are outside the Compatibility Zones A and B of the Montague Yreka-Rohrer Field airport that is adjacent to the City on the west, as reviewed in Appendix B, section 2.2.1.
- The assumed maximum realistic development capacity for properties zoned Low Density Residential (R-1) and the property zoned Planned Development (P-D) is one unit per parcel while acknowledging the capacity on these parcels could be higher with subdivisions and development of ADU’s.

This analysis represents a generalized estimation and 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.

**Table C-4
Opportunity Sites**

APN	Net Developable Acres	New Zoning	New Max. Density (units/acre)	Realistic Capacity (units)	Sewer (S)/ Water (W)	Current Use
Mixed Use – Lower Income						
052-193-040	0.17	M-U	17	3	S/W	Vacant
Not assigned	0.92	M-U	17	16	S / W	Vacant
Not assigned	0.92	M-U	17	16	S / W	Vacant
Subtotal	2.01.83			3532		
Multifamily – Lower Income						
052-291-090	1.0	R-3	17	17	S / W	Vacant
052-291-100	3.59	R-3	17	61	S / W	Vacant
052-291-140	2.7	R-3	17	46	S / W	Vacant
052-305-140	4.1	R-3	17	70	S / W	Vacant
Subtotal	11.4			194		
Mixed use – Moderate Income						
052-193-040	0.17	M-U	17	3	S/W	Vacant
Subtotal	0.17			3		
Multifamily – Moderate Income						
052-272-170	2.94	R-2	10	29	S / W	Vacant
052-273-010	0.34	R-2	10	3	S / W	Vacant
052-273-020	0.35	R-2	10	4	S / W	Vacant
052-273-030	0.34	R-2	10	3	S / W	Vacant
052-273-040	0.34	R-2	10	3	S / W	Vacant

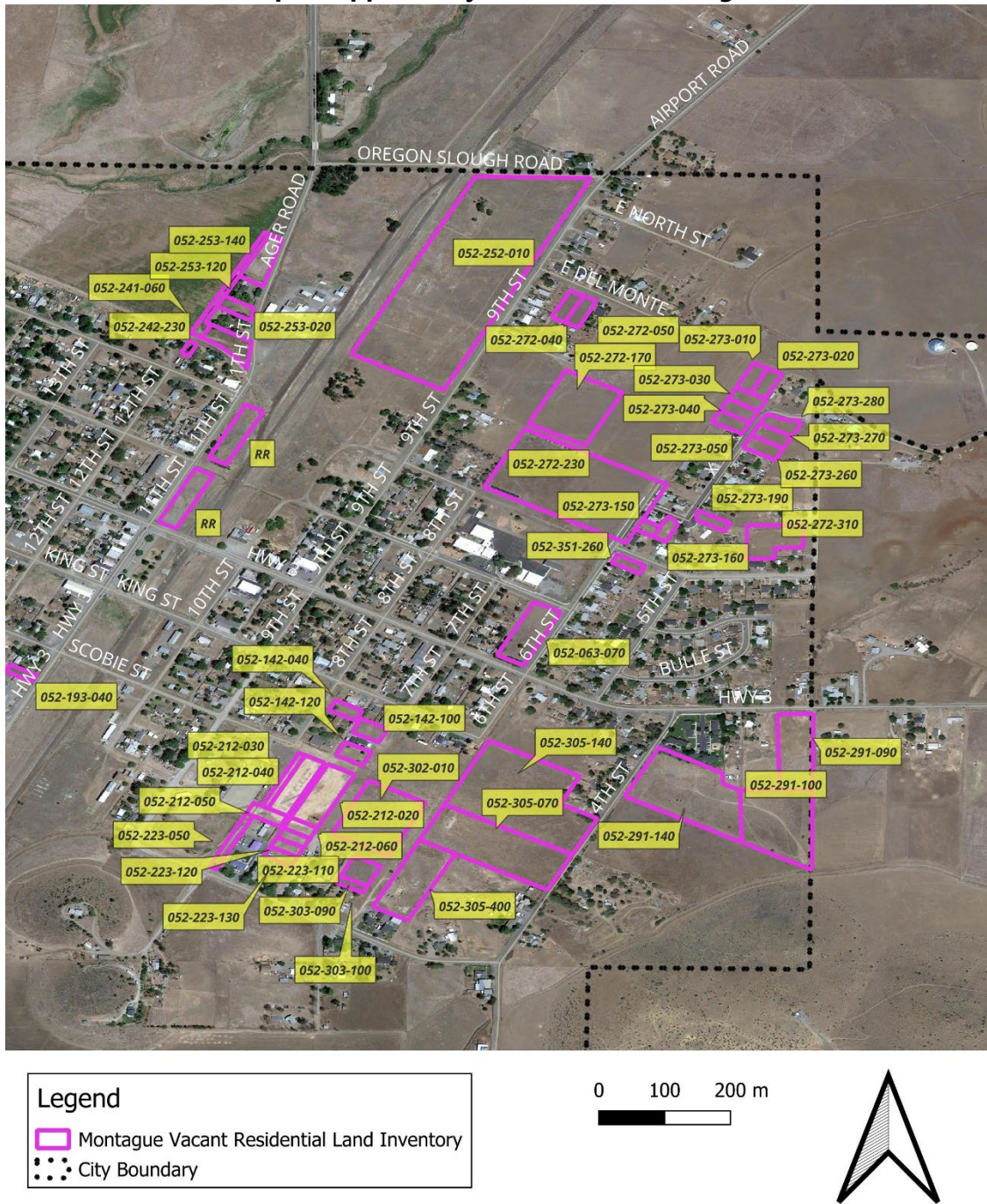
¹⁷ Siskiyou LAFCO, *City of Montague Municipal Services Review and Sphere of Influence Update*, April 2021

APN	Net Developable Acres	New Zoning	New Max. Density (units/acre)	Realistic Capacity (units)	Sewer (S)/ Water (W)	Current Use
052-273-050	0.34	R-2	10	3	S / W	Vacant
052-273-260	0.37	R-2	10	4	S / W	Vacant
052-273-270	0.37	R-2	10	4	S / W	Vacant
052-273-280	0.36	R-2	10	4	S / W	Vacant
Subtotal	5.8			57		
Single-Family – Above Moderate						
052-252-010	17.45	P-D	5	1	S / W	Vacant
052-063-070	1.38	R-1	5	1	S / W	Vacant
052-081-230	0.17	R-1	5	1	S / W	Vacant
052-142-040	0.26	R-1	5	1	S / W	Vacant
052-142-100	0.34	R-1	5	1	S / W	Vacant
052-142-120	0.34	R-1	5	1	S / W	Vacant
052-192-140	0.43	R-1	5	1	S / W	Vacant
052-212-020	1.38	R-1	5	1	S / W	Vacant
052-212-030	0.31	R-1	5	1	S / W	Vacant
052-212-040	1.01	R-1	5	1	S / W	Vacant
052-212-050	0.35	R-1	5	1	S / W	Vacant
052-212-060	0.28	R-1	5	1	S / W	Vacant
052-223-050	0.37	R-1	5	1	S / W	Vacant
052-223-110	0.24	R-1	5	1	S / W	Vacant
052-223-120	0.24	R-1	5	1	S / W	Vacant
052-223-130	0.24	R-1	5	1	S / W	Vacant
052-241-060	0.6	R-1	5	1	S / W	Vacant
052-242-120	0.52	R-1	5	1	S / W	Vacant
052-242-230	0.09	R-1	5	1	S / W	Vacant
052-253-020	0.7	R-1	5	1	S / W	Vacant
052-253-120	0.33	R-1	5	1	S / W	Vacant
052-253-140	0.76	R-1	5	1	S / W	Vacant
052-272-040	0.34	R-1	5	1	S / W	Vacant
052-272-050	0.34	R-1	5	1	S / W	Vacant
052-272-230	8.1	R-1	5	1	S / W	Vacant
052-272-310	1.2	R-1	5	1	S / W	Vacant
052-273-150	0.18	R-1	5	1	S / W	Vacant
052-273-160	0.24	R-1	5	1	S / W	Vacant
052-273-190	0.24	R-1	5	1	S / W	Vacant
052-302-010	2.94	R-1	5	1	S / W	Vacant
052-303-090	0.52	R-1	5	1	S / W	Vacant
052-303-100	0.17	R-1	5	1	S / W	Vacant
052-305-070	4.41	R-1	5	1	S / W	Vacant
052-305-400	2.3	R-1	5	1	S / W	Vacant
052-351-260	0.22	R-1	5	1	S / W	Vacant
051-211-070	0.31	R-1	5	1	S / W	Vacant

APN	Net Developable Acres	New Zoning	New Max. Density (units/acre)	Realistic Capacity (units)	Sewer (S)/ Water (W)	Current Use
051-221-050	1.01	R-1	5	1	S / W	Vacant
051-222-030	0.35	R-1	5	1	S / W	Vacant
051-222-220	0.28	R-1	5	1	S / W	Vacant
051-252-030	0.37	R-1	5	1	S / W	Vacant
051-252-070	0.24	R-1	5	1	S / W	Vacant
051-252-100	0.24	R-1	5	1	S / W	Vacant
051-252-120	0.24	R-1	5	1	S / W	Vacant
051-252-130	0.6	R-1	5	1	S / W	Vacant
051-253-030	0.52	R-1	5	1	S / W	Vacant
051-253-050	0.09	R-1	5	1	S / W	Vacant
051-253-080	0.7	R-1	5	1	S / W	Vacant
051-362-160	0.33	R-1	5	1	S / W	Vacant
Subtotal	54.3			48		
TOTAL	73.5 acres			334 units		

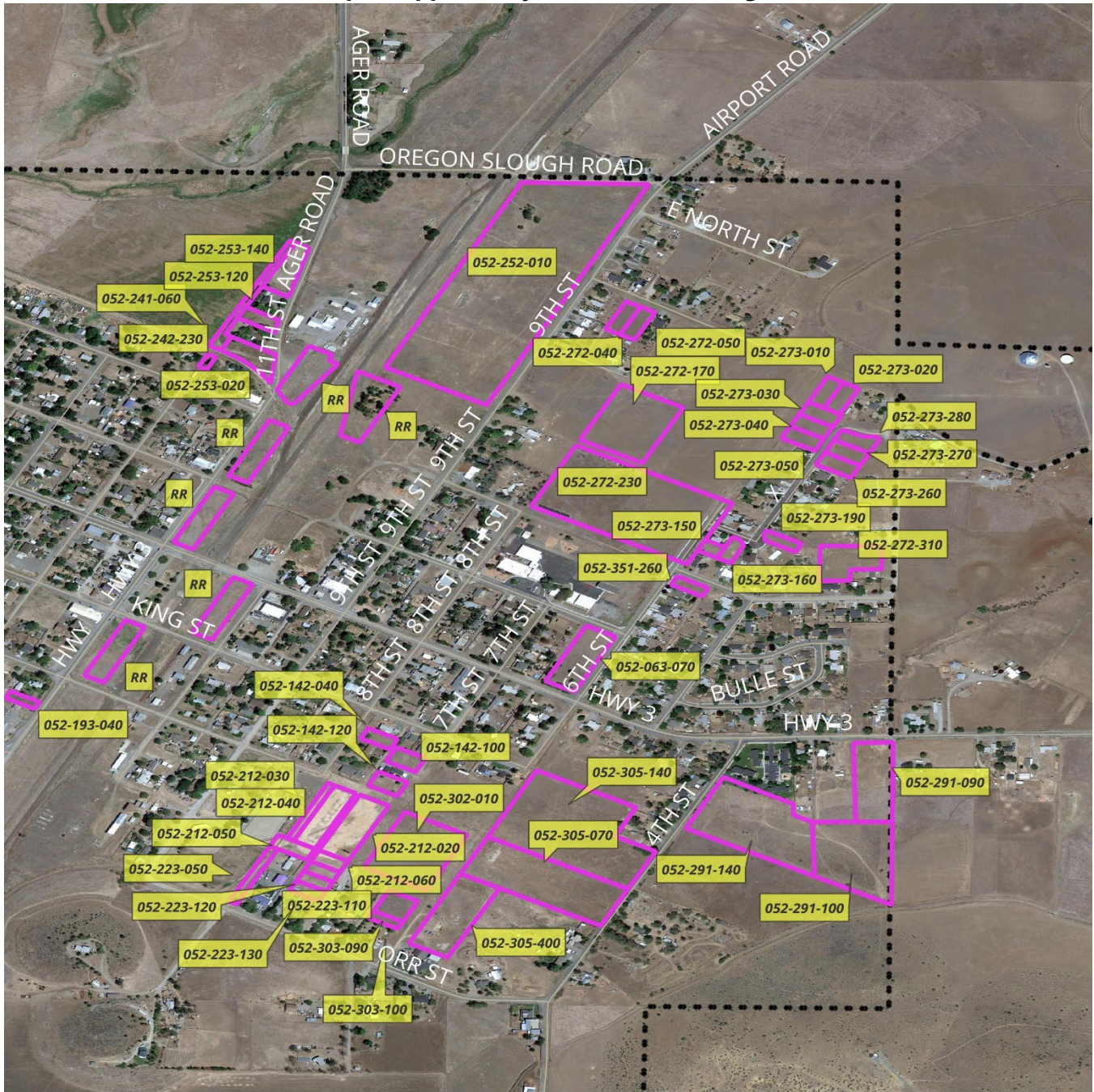
Source: Planwest Partners, 2023

Figure C-3
Map of Opportunity Sites – West Montague





Source: Planwest Partners, 2023

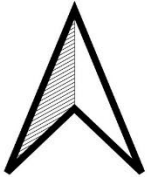

Figure C-4
Map of Opportunity Sites – East Montague



Legend

-  Montague Vacant Residential Land Inventory 9-14-23
-  City Boundary

0 100 200 m



Source: Planwest Partners, 2023

Appendix D – Funding Resources

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

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

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

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

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

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

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

Program Name	Description	Eligible Activities
		and rehabilitate properties at risk of foreclosure or in the foreclosure process.
Golden State Acquisition Fund	Provides developers with loans for acquisition or preservation of affordable housing.	<ul style="list-style-type: none"> • Vacant Land • Existing Properties for Rental or homeownership
HOME American Rescue Plan	Provides assistance to individuals or households that may be at risk for or experiencing homelessness, and other vulnerable populations.	<ul style="list-style-type: none"> • Production or Preservation of Affordable Rental Housing • Purchase and Development of Non-Congregate Shelter • Tenant-Based Rental Assistance • Supportive Services, Homelessness Prevention Services, and Housing Counseling • Nonprofit Operating and Capacity Building Assistance
Homekey	Provides grants for acquiring and rehabilitating a variety of housing types to help rapidly expand housing for persons experiencing or at risk of homelessness.	<ul style="list-style-type: none"> • Buildings that could be converted to permanent or interim housing • Master leasing of properties for non-congregate housing • Conversion of units from nonresidential to residential • New construction of dwelling units • The purchase of affordability covenants and restrictions for units • Relocation costs for individuals who are being displaced as a result of the Homekey Project • Capitalized operating subsidies for units funded under the Homekey Round 2 NOFA for FY 21-22
Housing for Healthy California	Provides funds for the creation and support of new and existing permanent supportive housing for people experiencing chronic homelessness or are homeless and high-cost health users.	Acquisition and/or new construction
Housing Navigators Program	Provides funds to counties for the support of housing navigators meant to help young adults aged 18-21 years secure and	<ul style="list-style-type: none"> • Assist young adults to secure/maintain housing

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

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

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

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

Appendix E – Glossary

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

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

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

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

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

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

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

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

² Ibid.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Integration. A condition within the program participants geographic areas of analysis, as guided by the California Department of Housing and Community Development's AFFH Data Viewer, in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

U.S. Census Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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