



HOUSING ELEMENT

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Chapter 1

Introduction and Background



Purpose of the Housing Element

California requires that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting Housing Elements as part of their General Plan. General Plans serve as the local government's "blueprint" for how the city and/or county will grow and develop over a 15–20-year period and include a minimum of seven mandatory elements: land use, transportation, conservation, noise, open space, safety, and housing. The Housing Element must be consistent with the other elements of the General Plan. General Plans are updated approximately every 20 years, while Housing Elements are on 8-year cycles to ensure relevancy and accuracy, since the housing market and needs are most closely tied to shifts in the economy. The current Siskiyou County Housing Element was adopted in 2014 and covers the period of 2014-2022.

California's Housing Element law acknowledges that, in order to address the spectrum of housing needs, local governments must adopt plans and regulatory systems that provide opportunities for and do not unduly constrain housing development. It also establishes that each city and county accommodate their fair share of affordable housing as an approach to distributing housing needs throughout the region and state.

This Housing Element update covers the eight-year period from November 2022-November 2030. It is intended to provide the Siskiyou County with a comprehensive strategy to promote the production of safe, decent, and affordable housing for all residents. It assesses current and projected housing needs, constraints to housing production, and resources available to meet the needs. It then establishes a set of housing goals, policies, and programs which are targeted to meet the housing needs over the Housing Element planning period. A key part of the Housing Element lays out strategies to address the needs of community residents that are not typically met by the private market, including low-income households, seniors, homeless individuals, and people with disabilities. The county does not directly build or own housing, but facilitates production by guiding zoning policies, coordinating with community partners, and in the case of affordable housing, by partnering with developers, lenders, and nonprofits on funding opportunities.

The Housing Element consists of the following chapters, as required by State regulations:

- Chapter 1 (Introduction and Background) provides an introduction and background to the Housing Element, including its purpose, local context, regulatory framework, a description of the public participation process, and the inter-governmental review process.
- Chapter 2 (Review of Previous Housing Element) reviews the most recent Housing Element for the period 2014-2022 by summarizing its actions and accomplishments, its affordable housing production goals and results, and the findings from this analysis that are relevant to the 2022-2030 Housing Element Goals, Policies, and Programs.
- Chapter 3 (Housing Program) provides the county's updated Goals, Policies, and Programs for 2022-2030, along with a Quantified Objectives Summary.

- Chapter 4 (Housing Needs Assessment) provides data and analysis in the following areas: Assessment of Fair Housing, demographics, employment, household characteristics, housing stock characteristics, housing affordability, and the special housing needs of households who are extremely low-income, seniors, persons with a disability, female-headed, large households, people experiencing homelessness, and farmworkers.
- Chapter 5 (Resource Inventory) analyzes sites available to accommodate the county's share of the Regional Housing Needs Allocation (RHNA) by income level, including the sites' capacity, environmental constraints, and infrastructure/utility availability. This chapter also describes financial resources available to address the identified needs and opportunities for energy conservation.
- Chapter 6 (Constraints Analysis) assesses the various governmental and market factors that may serve as potential constraints to housing development and improvement in Siskiyou County.
- Appendix A provides a detailed review of the county's progress on the previous Housing Element, which is summarized in Chapter 2.
- Appendix B is the Adequate Sites Inventory Form mandated by the State Department of Housing and Community Development to be submitted with the Housing Element document. Information on these sites used to meet the county's RHNA is also further described in Chapter 5.
- Appendix C is a report of the results of polls that were administered live during Community Meeting #1: Housing Needs and Issues.
- Appendix D is a report of the results of polls that were administered live during Community Meeting #2: Housing Goals and Programs.

Context

Since the County's Housing Element was last updated in 2014, several significant events have occurred that have impacted housing demand and cost, as well as the development of this Housing Element update: the 2014 Boles Fire, the 2020 Slater Fire, the 2021 Lava Fire, the 2021 Antelope Fire, the 2022 McKinney Fire, the 2022 Mill Fire, and the 2020 COVID-19 pandemic. For the purposes of this analysis, "homes" includes permitted residential dwelling units as well as unpermitted structures and unsuitable living places, such as detached garages, trailers, and outbuildings that functioned as homes.

Boles Fire

The Boles Fire started on October 11, 2014 and burned over 516 acres over the course of 26 days. The fire began just outside the historic logging city of Weed and 40 mph winds pushed the flames into the city. The destructive, fast-moving fire forced the evacuation of about 2,000 from the communities of Weed, Carrick, Angel Valley, and Lake Shastina. At the time, the Boles Fire was one of 12 major wildfires in the state. (Boles Fire roars through Weed, burning homes, forcing evacuations, SF Gate, 2014). According to CAL Fire reports, the Boles Fire destroyed more than 200 homes, which included 165

residential houses as well as small outbuildings and detached garages that functioned as living places.

Two years after the fire, only 60 houses had been rebuilt. In addition to homes, the elementary and high schools were damaged and the community's library, two churches, and a water tower had burned down. In 2015, Weed lost a larger proportion of its population than any other city in California. Many homes were older and underinsured, which slowed or prevented building new homes. The city, county, and local nonprofits stepped in to provide financial and building assistance. However, because the average rental in Weed typically cost between \$400-700 per month, it was not feasible for landlords to rebuild rental housing as the costs of building and financing would cause rents to increase substantially and become unaffordable to local residents (Two Years After The Devastating Boles Fire, Weed Is Sprouting Anew, North State Public Radio, 2016).

Slater Fire

The Slater Fire began on September 8, 2020 and burned over 150,000 acres in Happy Camp and surrounding areas. According to CAL Fire reports, the Slater Fire destroyed over 224 homes, many of which consisted of single-family houses, mobile homes, and small outbuildings and detached garages that functioned as living places. The majority of these residences were valued less than \$150,000 and many were worth much less than that, ranging from \$0-\$220,000. In addition, many homes were uninsured or underinsured.

Interviews with local stakeholders such as local public service agencies, employers, developers, nonprofits, and the Slater Fire Long Term Recovery Group revealed that fire survivors are struggling with a myriad of issues. The community of Happy Camp lost 40% of its housing stock and many fire survivors are now facing homelessness or living in unsuitable conditions such as cars, garages, and RVs. Rental housing stock decreased substantially, landlords are aging, and development is becoming increasingly lengthy and costly, so many rental homes may not be rebuilt.

At the county level, Slater Fire Recovery has been split into two phases, which are Household Hazardous Waste Removal and Debris Removal. Phase I is complete, and Phase II is still underway and involves a site assessment, asbestos abatement, hazard tree removal, soil sampling, and erosion control. After this is complete, the community may begin housing development (Siskiyou County Website, 2022).

Lava Fire

The Lava Fire began on June 24, 2021 and burned 26,409 acres over the course of 70 days. The fire, which was started by lightning, burned unincorporated areas northeast of the city of Weed. According to CAL Fire reports, the Lava Fire destroyed 144 homes, which included 15 residential houses and 129 parcels that contained small structures, trailers, and other unsuitable living places that belonged primarily to Hmong residents.

At the time of the fire, mandatory evacuations were in place for about 10,000 people. On June 28, 2021 the Federal Emergency Management Agency (FEMA) authorized the use of federal funds to assist the state in combating the wildfire as the fire threatened to become a major incident (FEMA Fire Management Assistance Granted for the Lava Fire, FEMA, 2022).

As a part of the requirements set forth by AB 686 in the Assessment of Fair Housing, jurisdictions are asked to summarize “findings, lawsuits, enforcement actions, settlements, or judgements related to fair housing or civil rights.” Local news reports indicated that many Hmong residents in these areas were illegal cannabis cultivators and may have experienced racial discrimination. During the evacuations, a Hmong resident was shot and killed at a fire checkpoint, which sparked concern regarding racial profiling and subsequent protests demanding a federal investigation (*Officers won't be charged for man's death at California fire checkpoint, Siskiyou County DA says, 2022*).

The impact of wildfires will be a key factor influencing the housing market in Siskiyou County for many years, made even more significant by the broader housing challenges experienced in California as a whole, and the impacts of the COVID-19 pandemic.

Antelope Fire

The Antelope Fire started on August 1, 2021 and burned 145,632 acres in the Klamath National Forest. According to CAL Fire reports, the Antelope Fire destroyed 18 residential houses. Most homes were single family dwelling units.

McKinney Fire

The McKinney Fire started on July 29, 2022 and burned 60,392 acres in the unincorporated community of Klamath River and surrounding areas. According to CAL Fire reports, the McKinney Fire destroyed 185 structures, 118 of which were residential houses. Most homes that were destroyed were single-family dwellings (61%) but also included parcels that contained unsuitable living places. Due to the recency of the event, opportunities for recovery funding and event specific recovery procedure have not yet been determined.

The Klamath River area is at high-risk of wildfires, but affordable for the many low-income residents that resided there. A significant amount of residents were uninsured or underinsured. Furthermore, the price of building materials, labor, and inflation has increased significantly, which makes rebuilding in this area difficult (*Survivors of the McKinney Fire are Forced to Rebuild During a Time of Inflation, NPR, 2022*).

Mill Fire

The Mill Fire began on September 2, 2022 and burned over 3,900 acres in rural Siskiyou County and including the unincorporated community of Lake Shastina as well as the incorporated City of Weed. Over 5,500 people were evacuated and over 100 structures were lost in the fire. The wildfire significantly damaged the community of Lincoln Heights in Weed, which was a historically Black, working-class community that was founded by

black millworkers in the 1920s (*Historic Black Northern California Neighborhood Destroyed in the Mill Fire, SF Gate, 2022*).

The Mill Fire was a rapidly growing fire, and many fire survivors evacuated without the chance to collect their belongings, losing everything in the fire. A County sheriff reported that recent wildfires have disproportionately impacted working-class, small towns. Residents within fire zones face high insurance rates, making it difficult for residents to afford premiums and get adequate coverage for their homes (*Mill Fire in Northern California Has Killed at Least Two People, Officials Say, New York Times, 2022*).

COVID-19

The COVID-19 pandemic and accompanying shutdown began in earnest in California in March 2020. This resulted in a statewide lockdown which closed many businesses in Siskiyou County for nearly one year and forced those businesses which did remain open to implement different operational models. There were significant reductions in employment, especially for restaurants, retail, and small businesses. While the lockdown was largely rescinded in July 2021, ongoing labor and supply shortages continue to impact the local economy. Many businesses were forced to shut down and many residents lost their jobs.

During the Housing Element update process, the authors of this report conducted interviews with local stakeholders who noted that COVID-19 had devastating impacts on the community. The pandemic resulted in significant job loss, employee shortages, loss of access to childcare and food security as a result of temporary school shutdowns, decreased access to public services, increases in homelessness, and overwhelming increases in the demand for publicly subsidized, low-income housing. During that same time, many stakeholders noted that there was a significant increase in the purchase and conversion of homes into vacation rentals by out-of-county residents in addition to a significant increase in the purchase of homes by out-of-county residents who relocated to Siskiyou County. Trends such as these significantly decreased the number and quality of available rental units and drove-up the costs of rental housing. In addition, the prices of homes skyrocketed, which pushed out prospective homebuyers in the community.

The pandemic also affected the usual community outreach and engagement strategies for the Housing Element update. The county implemented a menu of interactive virtual engagement opportunities, in recognition that the usual in-person outreach would not be possible. For example, in compliance with State and local public health orders, community meetings were moved to an online format, rather than in-person meetings. Meetings used polls and breakout rooms to engage the residents in conversation. The county developed a Housing Element website to serve as a central hub for residents to provide input via an online survey and learn about a variety of Housing Element topics. Efforts to adapt the process to ensure the participation of marginalized populations are fully described in the public participation process below. Despite these efforts, it must be acknowledged that some individuals who would usually participate in person at

community meetings are not comfortable with an online format or may not have access to a computer or reliable internet and telephone services.

In terms of the housing market itself, what is known is that many of those who lost employment due to the pandemic found themselves doubling up with family and friends, or became homeless, even with rent relief measures that were enacted at the Federal level and the increase/extension of unemployment benefits. The pandemic's economic pressures have exacerbated the need for affordable housing and a range of housing types to meet the needs of the community.

Regulatory Framework

Since 1969, Housing Elements have been a required part of each local government's General Plan process. The State has found that "Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community." California Government Code Sections 65580-65589 codify the requirements for the content of, and process to develop the local Housing Element. The State Department of Housing and Community Development (HCD) is charged with reviewing and approving each jurisdiction's Housing Element for compliance with State law.

California State law mandates that all localities adopt a Housing Element update every eight years. The law also requires that Housing Elements address the following issues, among others:

- Include all economic segments of the community in the planning process;
- Review the progress and effectiveness of previous Housing Elements;
- Assess housing needs, including those of special needs populations, such as seniors, individuals experiencing homelessness, female-headed households, large households, and persons with disabilities;
- Assess the fair housing issues and trends in four key areas, contributing factors to these issues and trends, as well as the local jurisdiction's fair housing enforcement and outreach capacity;
- List units at risk of conversion from restricted rents to market rents;
- Inventory whether there are an adequate number of appropriately zoned sites to accommodate growth for all income groups, as projected by the State Department of Housing and Community Development;
- Describe available financial and energy efficiency resources;
- Address constraints to housing production; and
- Outline a housing program with goals, policies, and programs that are consistent with the General Plan and that address housing needs, constraints, and available resources, including any fair housing issues that have been identified. The housing program must include a timeline of programs during the planning period.

Since Siskiyou County's Housing Element was last adopted in 2014, the State Legislature has passed a significant number of laws which mandate new analyses or programs in each Housing

Element, as well as an entire slate of laws regarding Accessory Dwelling Units (ADUs). These new laws apply to the 2022-2030 Siskiyou County Housing Element update, and wherever available, HCD guidance memos have been followed in its development. These include, but are not limited to:

- ADUs (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 ADUs 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) conducted 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.
- 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.

Public Participation Process

Broad public participation is an essential component of the Housing Element update process, and is required by State law (Government Code Section 65583(c)(9)). Community outreach must be conducted through a variety of mechanisms to include all economic and cultural segments of the community. This has been further strengthened and expanded through the passage of AB 686 which mandates meaningful, frequent, and ongoing community participation, consultation, and coordination that is integrated with the broader stakeholder outreach and community participation process for the overall Housing Element.

The Siskiyou County Housing Element update process for 2022-2030 employed an extensive outreach effort to engage a wide spectrum of the community within the necessary restrictions imposed by COVID-19. This effort included a Housing Element website, a comprehensive contact list, utilization of a variety of methods to disseminate information and engage residents in the process, two online community workshops and an online survey.

After the draft document was completed, it was posted on the County's Housing Element webpage, with notice to the public as to its availability, and scheduled for review and comment at public hearings with the Siskiyou County Planning Commission on October 19, 2022 and Board of Supervisors on December 6, 2022. The public was provided with a 64-day public comment period from October 3, 2022 to December 6, 2022 before it was submitted to State HCD for review. The draft Housing Element was posted on the County's Housing Element website on October 11, 2022.

Public Comments Received and Their Incorporation Into the Draft Housing Element

Two written public comments were received via email during the public comment period:

- One person was interested in housing plans for the Town of Ft. Jones. They were referred to the Town of Ft. Jones, as it is not part of the unincorporated County which is the subject of this Housing Element, and the Town is undergoing its own Housing Element update.
- One person asked the County to consider the development of tiny homes on public-owned land, with composting toilets, wind/solar power, and access to water. This request was also read at the Planning Commission meeting on October 19, 2022. The County did not amend the draft to include a program for tiny homes, as the feasibility of such a program was determined to be low. In addition, the County has included other programs within Goal 1 to incentivize new residential construction and Goal 4 to address special needs housing.

One oral comment was provided at the Board of Supervisors' meeting on December 6, 2022. The City of Yreka staff requested that the Board consider the preparation of a joint Housing Element for the next Housing Element Cycle (7th Cycle, 2030-2038), wherein all of the incorporated cities and the County would prepare a shared, regional Housing Element. As this request does not pertain to the 6th Cycle Housing Element, it did not require any edits to the draft Housing Element.

HCD conducted an initial review of the approved Housing Element ("v1") and provided a letter with comments dated March 21, 2023, and in response to that review, the County posted an updated version of the document ("v2") on the Housing Element website for a public review period of June 1-June 7, 2023.

Outreach

At the beginning of the Housing Element update process, a community outreach contact list was developed to email announcements about public meetings and progress and was

updated throughout the process. This contact list included approximately 300 individuals and encompassed representatives from the following interests and organizations:

- Siskiyou County elected officials
- City and County staff
- NorCal Homeless Continuum of Care
- 211 NorCal (information and resource referrals)
- Far Northern Regional Center
- Ethnic and cultural groups such as the Hispanic Resource Council of Northern California, Quartz Valley Indian Reservation, and the Karuk Tribe Housing Authority
- Slater Fire Long Term Recovery Group
- Affordable housing developers
- Water, transportation, and recreation organizations
- Disability rights advocates
- Legal services
- Senior services and advocacy groups
- Special districts such as community services and fire districts
- Domestic violence and rape crisis services
- Education representatives
- Real estate brokers
- Property management association
- Chambers of Commerce and local businesses
- Healthcare organizations
- Civic organizations, such as the Boys and Girls Club of Greater Shasta, First 5 Siskiyou County, and United Way of Northern California.
- Various non-profit organizations, including homelessness services
- Neighborhood associations
- Building industry representatives
- General interested community members

Methods for Information Dissemination and Engagement

- Website: A website dedicated to the Housing Element update process was made available); this webpage functioned as the central location for all information related to the Housing Element update. The website uses Google's auto translate feature to provide web content in the user's preferred language. If a user has their web browser set up as a language other than English, the website detects this and offers to translate the web content via Google translate into the chosen language. Users who have auto translate selected will see the web content already translated in their chosen language. The website included background information on the purpose of the Housing Element, how to participate, the update timeline, resources (including the draft Housing Element document), and an opportunity to sign up for an email list to receive direct emails on the update

process. Most of the resources, including the presentation slides and recordings from the community meetings, are provided in English, Spanish, and Hmong. Website address: <https://www.siskiyoucountyhousingelement.com/>

- Social media: Siskiyou County Planning created a Facebook page to notify residents of opportunities to participate such as community meetings and the online survey, as well as notifying them when new resources were posted to the website. Posts were made available in English, Spanish and Hmong.
- Direct email: Parallel to the Facebook posts, all stakeholders and interested community members who signed up for email notifications received periodic “email blasts” throughout the process. Email blasts were made available in English, Spanish, and Hmong.
- Flyers: A trilingual (English/Spanish/Hmong) flyer announcing Community Meeting #1 and Community Meeting #2 was distributed via email and social media as well as at local community businesses and gathering places. Flyers provided information on the options to join the meeting online or by calling in via phone, so residents with various levels of access to technology could participate.
- Newspaper articles: The County sent public services announcements (PSAs) to local newspapers regarding the community meetings. These brief articles gave the public notice about their opportunity to participate in the meetings, with the meeting details.

Low-Income Community Member Input

In order to obtain the input of low-income residents, the County focused its efforts on developing and distributing an online community survey. Because Siskiyou County encompasses a large, geographic area with many isolated communities, this provided a more accessible and effective way to gather input, rather than in-person meetings.

The County engaged with local community organizations to encourage the participation of historically underrepresented community members in the Housing Element update process. The survey was provided in English, Spanish, and Hmong. A flyer with a QR Code, which linked directly to the online survey was distributed in various locations through the county and to local community organizations, as well as via email and social media. The survey provided an opportunity for the respondents to identify themselves as low-income. The responses received from low-income residents were isolated, analyzed, and compared to the overall trends in the data. The results from the low-income survey analysis are discussed in the following section.

Community Workshops and Survey

Community workshops were held on April 27 and May 25, 2022. These meetings were held on the virtual meeting Zoom platform due to the COVID-19 pandemic. The purpose of the workshops was to solicit input on housing needs, review previous Housing Element Goals, Policies and Programs, and recommend new programs to address unmet needs.

Both the community meetings and survey were advertised on the Housing Element website, the County's Facebook page, and in newspaper PSAs. These resources were promoted in English, Spanish, and Hmong. Each meeting included a presentation using PowerPoint slides, which were made available in English, Spanish, and Hmong and included definitions of commonly used terms in the Housing Element. Live Spanish and Hmong interpretation was provided as option for participants during both meetings, as well as closed captions (Zoom "live transcript") for those who are deaf, hard of hearing, or preferred a visual transcript of the meeting conversation. Interactive polls and a question and answer (Q&A) session helped make the meetings interactive and informative for participants.

Community Workshop #1

Workshop #1 opened with a presentation on the background of the Housing Element process and its purpose; previous Housing Element progress; an overview of the housing needs, funding available to address those needs, and economic context; and an introduction to the previous Housing Element's Goals, Policies and Programs. In the breakout group, participants then discussed the types of housing most needed in Siskiyou County; barriers to homeownership; what challenges are encountered in finding affordable housing; the special need for farmworker housing and disability accommodations for low-income senior residents; the impacts of vacation/short-term rentals on housing opportunity; impacts from recent wildfires; and overall constraints to the development of housing.

Residents identified a need for a variety of housing types, including farmworker housing, market-rate housing, affordable housing, housing with disability accommodations, small units, and rental housing. Residents reported facing significant barriers in accessing housing due to the low inventory of housing in Siskiyou County, which has been negatively impacted by large increases in the number short-term rentals. In addition, residents have difficulty finding housing with Americans with Disabilities Act (ADA) accommodations or acquiring the funding for ADA accommodations. Wildfire survivors could benefit from assistance in rebuilding and expedited permitting and development processes.

Community Workshop #2

Workshop #2 opened with a presentation on the key findings from the Needs Assessment and an overview of the current Housing Element Goals, Policies, and Programs. In the breakout group, participants then discussed: disproportionate housing needs and cost burdens; areas of opportunity and patterns of segregation; rehabilitation and revitalization of existing neighborhoods; promoting accessory dwelling units; farmworker housing; and prioritization of programs.

Residents noted that the housing crisis, which involves a significant shortage of rental units and a significant increase of rental costs in Siskiyou County, has led to a substantial increase in homelessness. This is especially concerning during the winter months, which

can involve extreme weather conditions. The community identified that youth, young families, farmworkers, and the local workforce are disproportionately impacted by the housing crisis in Siskiyou County. Furthermore, resources are concentrated around the I-5 corridor and residents who live outside those areas have poor access to childcare, food, infrastructure, jobs, and assistance services. This includes the communities of Dorris, Tulelake, Happy Camp, and Macdoel. Residents could benefit from legal and educational services to aid with qualifying for funding and the development of new homes after the Slater fire.

Resources from Workshop#1 and #2 can be found here:

<https://www.siskiyoucountyhousingelement.com/resources>

Online Community Survey

An online survey, utilizing the SurveyMonkey platform, was available for community members to participate in. The survey was advertised on the Housing Element update website, social media, direct email, flyers, newspapers, and at both community meetings and the focus group. The survey was open from May 23, 2022 to June 7, 2022 and provided in English, Spanish, and Hmong. It consisted of 22 questions which asked residents about the following topics:

- Their demographics
- The type of housing they live in
- Whether they rent or own their home
- If they were satisfied with their housing
- The physical condition of their home
- Challenges they have experienced in finding housing to meet their needs, especially affordability
- The types of housing assistance they find most valuable
- Access to resources
- Barriers to home ownership
- Prioritization of housing issues in Siskiyou County
- The types of housing that are most needed
- Discrimination they have encountered in searching for and securing housing
- Accommodations they or a family member need for a disabling condition and their ability to obtain those accommodations
- Impacts of the recent wildfires and the COVID-19 pandemic on housing displacement

The survey provided residents with the opportunity to provide input on their housing needs and options as well as discuss any barriers or discrimination they faced in accessing housing. They also recommended housing types that are in the greatest need and ways to help people with limited means to access housing. Participants included residents from a variety of demographic, racial, and economic backgrounds including low-income

residents, residents with disabilities, residents experiencing homelessness, seniors, and single mothers.

A total of 197 responses were collected from the survey. Survey participants represented a diverse set of backgrounds, including college students, seniors, single mothers, low-income residents, individuals with disabilities, LGBTQ+ residents, residents experiencing homelessness, and both renters and owners. Many participants noted that Siskiyou County is experiencing a housing crisis. The results from the survey are summarized below:

- 40-60% of respondents lived and/or worked in unincorporated Siskiyou County, 15% worked outside of the unincorporated county, and 25% did not work
- 20% of respondents identified as low-income residents
- 30% of respondents were not satisfied with their housing
- 25% lived in a home in excellent condition, and nearly 40% lived in homes that were in need of modest or major improvements
- 60% were unsatisfied with the range of housing options in Siskiyou County
- Residents identified that the county needs a range of housing options, such as affordable apartments (70%), senior housing (55%), special needs housing (45%), housing close to services (40%), ADUs (40%), duplexes (40%), mobile homes (30%), condos (25%), market-rate apartments (20%), and farmworker housing (15%).
- 8% of residents faced discrimination while attempting to obtain housing
- 10% needed disability accommodations
- 30% had difficulty purchasing a home or finding rental housing after the Slater or Lava Fire
- 50% are unable to purchase homes because they have become unaffordable, 35% do not have the funds for a down payment, and 25% do not have a qualifying income
- 70% indicated that there is a need for down payment assistance and loan assistance for repairs. More than 50% indicated a need for deposit assistance, information about assistance programs, and loan assistance for infrastructure improvements.
- 3 out of 4 participants said that displacement due to wildfires is very important and about 85% said that housing that is affordable to the local workforce is very important

Forty (40) participants self-identified as being low-income residents. These survey results were isolated and summarized below.

- Low-income residents identified that there is a need for home rehabilitation assistance, assistance with insurance costs and property taxes, rental and utility assistance, and housing navigation assistance
- There is a significant need for affordable housing options, such as affordable senior housing, permanent supportive housing, and publicly subsidized housing
- There is a need for temporary housing for wildfire survivors

- 40% of participants indicated that there are not enough affordable units and 20% did not have the funds for a deposit
- 50% were seniors and 40% were parents
- 25% lived in a vehicle, RV, or trailer
- 90% did not live in housing that met their needs
- 15% needed disability accommodations
- 30% had trouble renting or purchasing a home after the Slater or Lava Fires

Residents identified that renters and wildfire survivors are disproportionately impacted by Siskiyou County’s housing crisis. Many wildfire survivors are living in precarious housing conditions, such as RVs and trailers or are experiencing literal homelessness after losing their homes. The influx of vacation/short-term rentals in the county after the COVID-19 pandemic has removed a significant number of long-term rentals off the market, which were less profitable and more costly to upkeep. The community is divided on the topic of short-term rentals, which fuel the local economy and industry growth but remove quality housing options off the market for the local workforce. Therefore, many fire survivors and renters have no place to go.

Residents who are interested in rebuilding their homes are overwhelmed with the costs of construction, planning, and development and lengthy timelines. Residents are also having trouble qualifying for and affording homeowner’s insurance, which has increased drastically due to increasing rates of wildfires in the region. Lastly, many residents were forced to relocate to Yreka and are dealing with the traumas of surviving a natural disaster and acclimating to a new community. Residents are interested in temporary housing or alternative forms of housing to get people into homes as soon as possible.

Summary reports of the community survey can be found at this link:

<https://www.siskiyoucountyhousingelement.com/community-survey>

Community Input Summary:

In evaluating the input received through these varied engagement efforts, a number of consistent themes were expressed by community members. They are summarized here with a description of how they are being addressed through the Housing Element programs noted in Chapter 3:

- Wildfires had a significant impact on housing displacement, housing instability, and homelessness in Siskiyou County. Many property owners are struggling to rebuild and/or are experiencing homelessness because of the wildfire. This input is to be addressed through:

Goal 1, Program 1.4.1: “The County will expedite the review and approval of building plans in regions affected by wildfires. In addition, the County will allow phasing of infrastructure development whenever possible, modified codes to allow older 2008 building standards, flexibility in septic and well requirements, and any other action to reduce development costs.”

Goal 1, Program 1.4.2: “The County will offer the public free, pre-approved Accessory Dwelling Unit Plans which have been professionally designed and are permit-ready.”

Goal 1, Program 1.4.3: “The County will offer the public free, “permit-ready” building and design plans.”

Goal 6, Program 6.4.1: “The County will participate in the Slater Fire Long Term Recovery Group and the NorCal Continuum of Care, a multi-agency planning body. Coordinate with member organizations that serve Slater Fire survivors, people who are low-income, and people experiencing homelessness to address unmet needs and achieve long-term recovery.”

- There continues to be a significant shortage of affordable rental units, farmworker housing, and a range of housing types which was exacerbated by economic factors and natural disaster. This limits the housing options for the lowest-income households, including seniors, persons with disabilities, and those experiencing homelessness. This input is to be addressed through:
 - Goal 1, Program 1.5.2:** “Develop a formal program that offers incentives to property owners who develop ADUs that offer affordable rents to very-low, low-, or moderate-income households, with recorded regulatory restrictions on rents.”
 - Goal 4, Program 4.2.2:** “The County will conduct a housing needs study for farmworker households.”
 - Goal 4, Program 4.3.1:** “Coordinate with and support the Department of Health and Human Services in their applications for state and federal funding necessary to operate homeless shelters and/or transitional housing in the County”
 - Goal 4, Program 4.3.2:** “The County shall work with local, community-based organizations, such as Great Northern Services, the Karuk Tribe Housing Authority, and the Modoc Siskiyou Community Action Agency to share information, collaborate and develop partnerships, and coordinate funding sources with the goal of identifying and meeting the housing needs of special needs households”
- There are a substantial number of homes, particularly rental units, in Siskiyou County that need repair, rehabilitation, and/or improvements, including ADA accessibility improvements. This input is to be addressed through:
 - Goal 3, Program 3.1.1:** “The County will identify a for-profit or non-profit organization that demonstrates the ability and skill to undertake a countywide home rehabilitation program, such as Great Northern Services.”
 - Goal 6, Program 6.3.3:** “The County will strive to pool funding resources to provide accessibility improvements for public facilities and infrastructure, residences, and businesses, if deemed feasible.”
- The COVID-19 pandemic had a drastic impact on housing, particularly due to the conversion of long-term rental units into short-term rentals or second homes. This input is to be addressed through:

Goal 6, Program 6.3.1: “The County will coordinate an annual workshop with major local employers such as the Mt. Shasta Ski Park, the Karuk Tribe Housing Authority, CAL Fire, and Dignity Health to identify the housing needs of employees...”

Goal 6, Program 6.3.2: “The County will actively work to identify sources of funding, provide technical assistance to interested developers in seeking funding for the construction of new affordable multi-family housing, and explore opportunities to partner with incorporated cities to build affordable housing.”

Goal 6, Program 6.4.3: “The County will use information gathered from the Short-Term Rental Analysis to make revisions to the Short-Term Rental Ordinance in the County Code.”

Affirmatively Furthering Fair Housing: Accessibility and Language

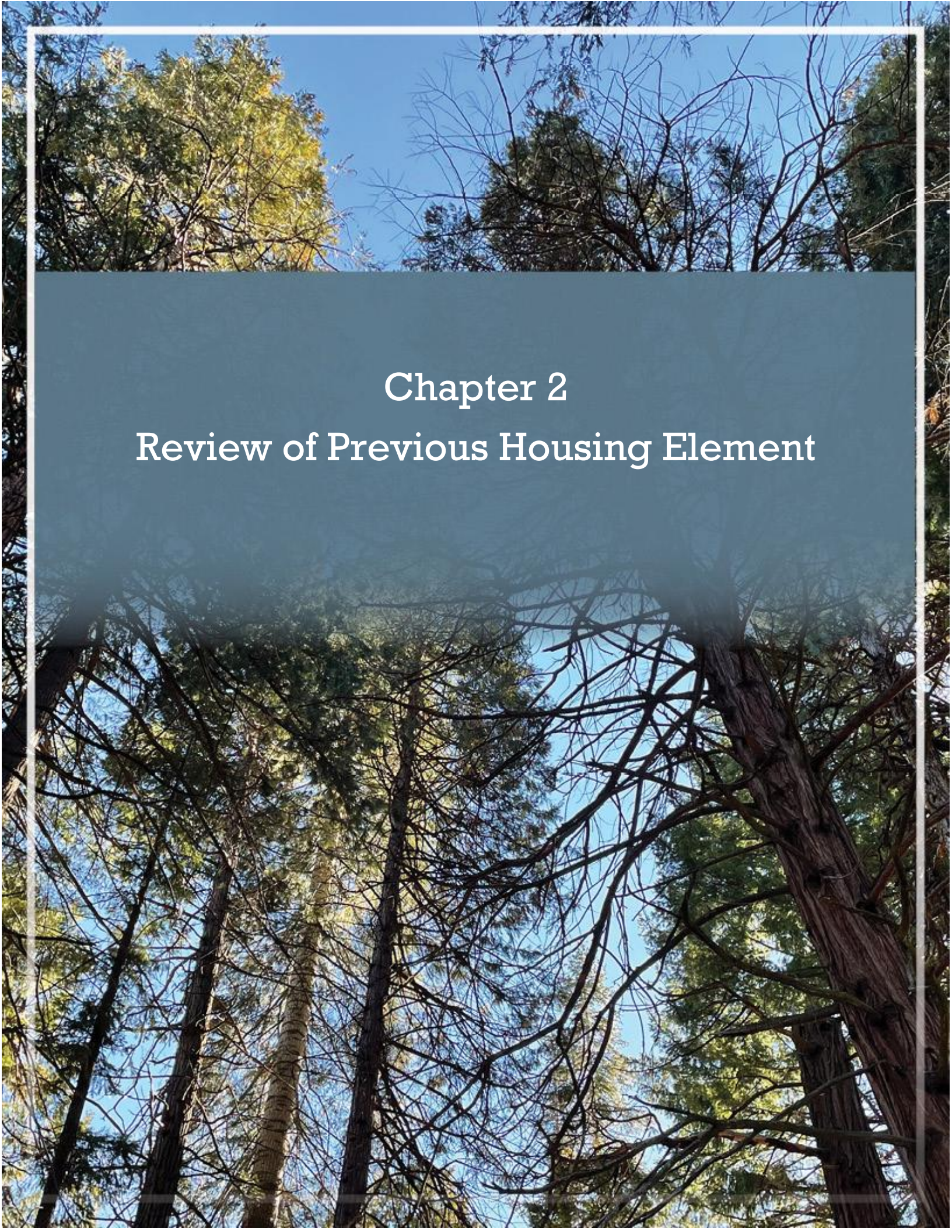
As described in the sections above, the County designed and implemented public outreach in accordance with AB 686, Affirmatively Furthering Fair Housing. This section describes these efforts in greater detail.

- **Accessibility:** The survey was made available online. The survey was provided in English, Spanish, and Hmong for two weeks so residents could access it in their preferred format, language, day of the week, and time of the day. The Community Workshops were held mid-week in the evenings to minimize barriers to participation based on work hours. Due to COVID-19, they were held virtually using Zoom. This minimized barriers to participation related to transportation and childcare. Flyers advertised both online and call-in methods for joining the meeting so barriers related to access to technology would be minimized. Challenges encountered included designing virtual meetings to be as similar as possible to in-person meetings, and some residents who would usually participate in person at community meetings not being comfortable with an online format or not having access to a computer or reliable internet and telephone services.
- **Language:** As of 2020, about 8% Siskiyou County residents over the age of five speak a language other than English at home, with 5% speaking Spanish and 1% speaking Asian and Pacific Islander languages at home (U.S. Census 2016-2020 American Community Survey). The number of residents speaking Asian and Pacific Islander languages at home is likely significantly larger due to the significant population of unhoused Hmong residents in unincorporated areas of Siskiyou County. Thus, the County focused its efforts on robust trilingual materials and interpretation for English, Spanish, and Hmong languages and contracted with professional translators/interpreters for services. In addition, Zoom’s “live transcript” closed captions feature was used for the Community Workshops so residents who are deaf or hard of hearing or who prefer to read closed captions were able to access information. Technical support instructions were provided at the beginning of the workshops to orient residents to the accessibility and language features. Recordings of the Community Workshops in English, Spanish, and Hmong were posted on YouTube with closed captions and linked to the Housing Element website. Trilingual presentation slides, breakout group notes, and trilingual definitions of frequently used terms are linked on the Housing Element website:
<https://www.siskiyoucountyhousingelement.com/resources>

Intergovernmental Review Process

As required in Government Code Section 65589.7, the County has provided its water and sewer providers in the unincorporated areas of the county with an opportunity to participate in the Housing Element so that housing production can be coordinated with infrastructure plans. Siskiyou County has numerous water and sewer providers, most of them are Community Services Districts. At the outset of the Housing Element planning process, the County sent letters to the Community Services Districts for Happy Camp, Lake Shastina and McCloud, as well as the Happy Camp Sanitary District. The letters requested confirmation that the provider has written policies

and procedures granting priority for the provision of their services to proposed developments that include low-income housing (per SB 1087, adopted in 2005). The letters also requested that providers review the Housing Element draft and keep a copy of the final Housing Element on file. Following adoption of the Housing Element, the County will continue to work with water and sewer providers to coordinate housing and infrastructure plans.



Chapter 2

Review of Previous Housing Element

Background

The Siskiyou County Board of Supervisors adopted the most recent Housing Element on August 5, 2014 for the planning period of 2014-2022. The County's 2014 Housing Element was adopted during a time of significant staff turnover. The County has struggled with recruitment and retention, and many staff members, themselves, have experienced trouble securing housing. Current staff have recently become employed at the County, working there for a few years or less. This had a negative impact on the progress of the goals, policies, and programs set forth in the previous Housing Element update. Nonetheless, the County has worked diligently to secure financing for affordable housing and facilitate housing production. Key initiatives included:

- Prioritize affordable housing projects and provide concessions to developers to reduce the cost of those developments, particularly in areas that benefit wildfire survivors (Program 1.3.1)
- Proactively identify and acquire a diverse set of funding sources to support a variety of affordable housing projects that benefit wildfire survivors and low-income populations. The County was awarded CDBG, CDBG-PI, CDBG-CV, CALHOME, REAP and LEAP to support programs and projects that will benefit Slater Fire survivors, provide assistance payments/CARE acts to low-income residents, and fund zoning changes and efforts to encourage housing development (Program 1.4.1)
- Support the rehabilitation or revitalization of existing neighborhoods through actions such as implement a Woodsmoke Reduction and Heating Replacement Program and Slater Fire Housing Replacement Program, and fund code enforcement efforts (Program 3.1.1)
- Collaborate with property owners and developers to build multi-family housing and mixed-use housing in high resource areas such as McCloud to meet the housing needs of the local workforce (Program 2.2.2)

State Requirements

State Housing Element law (Government Code Section 65588) requires that Housing Elements review the previous Housing Element in the following ways:

- Progress in implementation, including a description of the actual results or outcomes of previous Housing Element goals, policies, and programs.
- Effectiveness, including a comparison of what was projected or planned in the previous Housing Element and what was actually achieved.
- A description of how past programs were effective in addressing the housing needs of special populations, including seniors, farmworkers, those with disabilities and people experiencing homelessness.
- Appropriateness of goals, policies, and programs, including a description of what has been learned based on the analysis of progress and effectiveness of the previous Housing Element, and how the Housing Program is being changed or adjusted to incorporate what has been learned from the results of the previous Housing Element.

This chapter of the Housing Element addresses these requirements as follows:

- **Progress in Implementation:** Appendix A provides a detailed assessment of the accomplishments and effectiveness of each 2014 Housing Element Program. It is also includes notes indicating if the Program is proposed to be deleted, continued, or modified.
- **Effectiveness:** The subsections on Housing Production Goals and Results and Results of Previous Housing Element Programs compare what was projected or planned and what was actually achieved. Information on whether Programs are proposed to be deleted, continued, or modified is also summarized here.
- **Addressing Housing Needs of Special Populations:** The subsection on Results of Previous Housing Element Programs analyzes how past actions were effective in addressing the housing needs of special populations.
- **Appropriateness of goals, policies, and programs:** The subsection on Implication of Findings for the 2022 Housing Element addresses what has been learned through the analysis of the previous Housing Element’s effectiveness and progress, and what is being changed or adjusted in the 2022 Housing Element based on this information.

Housing Production Goals and Results

State law requires regions to plan for housing needs based on future growth projections through the Regional Housing Needs Allocation (RHNA), per Government Code Section 65584. The State Department of Housing and Community Development allocates numeric RHNA unit production goals, which is then allocated to each community. The RHNA goals identify the housing units needed to accommodate growth over the planning period for each of four different income levels: Very-Low (which includes Extremely-Low), Low-, Moderate- and Above-Moderate income.

State law does not require that communities meet the RHNA production goals. Instead, State law requires that communities employ planning and funding mechanisms that enable them to achieve the goals. One mechanism that carries a specific State mandate is the Adequate Sites Inventory, described in Chapter 5, per Government Code Section 65583.2. This section requires that each community ensure that there is adequate appropriately zoned land within its jurisdiction to accommodate its RHNA. If a community did not comply with this requirement at the time of submission of the last Housing Element to the State, it must show how this was corrected in the next Housing Element planning period through re-zoning, annexation, or other means. Siskiyou County’s 2014 Housing Element Adequate Sites Inventory demonstrated that the County had sufficient vacant land appropriately zoned to provide for the RHNA.

Figure 1 shows Siskiyou County’s RHNA for the period of 2014-2022, and the number of units produced from 2014 through December 2020 that are affordable to each income level.

Figure 1: Regional Housing Needs Allocation and Production, 2014-2022 (Production Figures Through December 2020)

Income Level	RHNA	Units Produced	% of RHNA Produced
Extremely-Low	(assumed to be at least 50% of Very Low figure)	0	0%
Very-Low	65	0	0%
Low	40	0	0%
Moderate	43	0	0%
Above-Moderate	110	93	84.5%
Total	258	93	36.0%

Sources: State Department of Housing and Community Development, 2022 APR Dashboard

Results of Previous Housing Element Programs

The 2014 Housing Element included a Housing Program of seven Goals. Within each Goal was a set of Policies and Programs. Below is a summary of the Goals and the number of Programs associated with each.

- 1: Promote new residential construction (8 Programs)
- 2: Ensure adequate sites and services (6 Programs)
- 3: Improve, rehabilitate, and revitalize existing neighborhoods (2 Programs)
- 4: Support special needs households (7 Programs)
- 5: Promote sustainable development (2 Programs)
- 6: Eliminate housing discrimination (1 Program)
- 7: Maintain affordable housing (1 Program)

The County's progress on these Goals and Programs is summarized below within the categories of

- One Time Programs Completed
- Ongoing Programs That Made Progress
- Programs That Did Not Make Progress
- Effectiveness of Programs to Address The Needs of Special Populations

One Time Programs Completed

Promote Special Needs Housing- Program 4.2.1: The County's zoning ordinance and development procedures are in compliance with state laws and do not create hardships for persons with disabilities. Program 4.2.3: The County amended its zoning codes to permit group homes of 6 or fewer persons in all residential zoning districts (R1-R4 and rural residential) in 2013.

Promote Sustainable Development—Program 5.2.1: The Building Department updated zoning codes to require all new residential development to comply with energy conservation requirements set forth by Title 24 of the California Administrative code.

Ongoing Programs That Made Progress

New Residential Construction—Program 1.1.2:—The County periodically reviews permit procedures to minimize the costs and time of permit processing. The last review was conducted in March of 2022.—Program 1.1.3: The Building Department continues reduce potential barriers to new development by limiting building requirements to those mandated by state law or are necessary for the health and safety of citizens.

Ensure Adequate Sites and Services—Program 2.1.2: The County has collaborated with community services districts and incorporated cities on an ongoing basis to reach out-of-area service agreements that expand water and sewer connections. Program 2.1.3: The County continues to apply for funding sources to expand and improve water and sewer services in the county. Program 2.2.1: The County forwarded the Housing Element to community service districts in 2014 as a part of its outreach efforts to help meet the housing and infrastructure needs of current and future residents. Program 3.1.1: The County applied for and was awarded Community Development Block Group (CDBG-PI) funding to support rehabilitation efforts. The County received \$686,340 in funds to support the Slater Fire Home Replacement Program, \$150,000 to support the Woodsmoke Reduction and Heating Replacement Program and \$275,000 to support code enforcement efforts in low-income to moderate-income residential areas.

Support Special Needs Households—Program 4.5.1: The County has encouraged and worked with non-profit organizations to apply for funding to support the needs of individuals experiencing homelessness.

Programs That Did Not Make Progress

New Residential Construction—Program 1.1.1: The County is in the process of updating its zoning codes and General Plan in conjunction with the 2022-2030 Housing Element Update to be consistent with the State of California’s requirements.

Improve, Rehabilitate, and Revitalize Existing Neighborhoods—Program 3.5.1: The County was not able to conduct a housing conditions survey to determine housing rehabilitation and replacement needs prior to the Housing Element Update due to limited funding. Conducting a county-level survey is infeasible due to the sheer size, complex geography, and extreme weather conditions of Siskiyou County.

Support Special Needs Households—Program 4.3.1: Due to limited staff, funding, and a high rate of staff turnover, the County was not able to identify senior housing needs or make recommendations to local nonprofits. Program 4.4.1: Similarly, the County was not able to acquire funding to help support the development of single-room occupancy units.

Effectiveness of Programs to Address the Needs of Special Populations

Small Households— The County received CDBG-CV funding and other forms of coronavirus relief funding to support programs such as subsistence payments, which benefit low-income households and small households. Most households in Siskiyou County consist of 1-2 people.

People Experiencing Homelessness— The County was awarded CDBG and allocated CDBG-DR funding to support Slater Fire survivors and is currently coordinating and developing projects. Many Slater Fire survivors are currently precariously housed or residing in unsuitable living conditions such as RVs, campers, and trailers.

People with Disabilities— The County applied for and was rewarded a REAP grant to develop permit-ready Accessory Dwelling Unit and Single-Family home plans in a range of sizes from studio to 3 bedrooms to encourage new development. The County estimated a cost savings of \$25,000 and time savings of 1 year. This is projected to increase development by 20 housing units a year. Although this does not directly benefit persons with disabilities, new developments must meet accessibility standards and can benefit persons with disabilities.

A detailed assessment of the accomplishments and effectiveness of each 2014 Housing Element Program can be found in Appendix A, with notes indicating if the Program is proposed to be deleted, continued, or modified.

Implication of Findings for the 2022 Housing Element

Analysis

Given the environment of largely constrained resources between 2014 and 2019, the County made considerable progress on its 2014 Housing Programs. Of the 27 programs, only 4 made no progress. The reasons included limited resources (lack of adequate

staffing and appropriate funding), poor staff retention and high rates of turnover, the housing market, limited access to resources, and high building costs.

When looking at the County's progress in meeting the 2014-2019 RHNA target goals, it is clear that developers in the County built a substantial number of units for above moderate-income households. However, it is equally clear that significant staff turnover impacted the County's ability to monitor, track, and achieve RHNA goals, especially in the development of units for extremely-low to moderate-income households.

The Programs in the 2014-2022 Housing Element that were constrained by lack of funding are now poised to take advantage of the myriad of new or augmented funding programs available from the State and Federal governments. As described earlier, much of this funding was received as a result of the Slater Fire (CDBG-PI). This will significantly support the development of owner-occupied housing for wildfire survivors. In addition, the County now has much more stability in its staffing, which should considerably improve the County's ability to pursue its Housing Element programs.

The Programs in the County's —22-2030 Housing Program, as shown in Chapter 3, are reflective of taking advantage of these new or augmented funding opportunities in partnership with developers, undertaking changes to the Municipal Code to equitably integrate patterns of development, and addressing recent State laws to remove constraints to the development of housing and shelter services for people experiencing homelessness.

Process

County staff conducted an initial review of the 2014 Housing Element Programs to document accomplishments, assess effectiveness and recommend whether the Program should be continued, modified, or deleted in the 2022 Housing Element update. Following this review, program themes were discussed at Community Workshop #2, and public input on their relevance and feasibility was obtained, as well as obtaining public input on new programs that are needed. Based upon both the County and community review/input process:

- The completed Programs which were intended to be one-time efforts have been removed. In addition, some Programs which are no longer feasible due to a lack of funding or community resources to carry them out have been removed.
- Some Programs have been revised to bring them up to date with the most recent State legislation or to more appropriately address community resources that are available to support their execution.
- Some Programs that still have relevance and/or were intended to be ongoing efforts remain the same as the previous Housing Element.
- New Programs that were identified through public input obtained through the community outreach efforts, Needs Assessment, Assessment of Fair Housing, Constraints Analysis and/or are required by new State legislation have been added.

Community Input Summary

Survey respondents noted a significant decrease in the availability of rental units and a significant increase in rental costs, coupled with a substantial increase in homelessness. Respondents reported that this was exacerbated by the 2020 Slater Fire and an influx of short-term, vacation rentals during the COVID-19 pandemic, particularly in the unincorporated community of McCloud. The online community survey also yielded several key findings. One in three respondents were unsatisfied with their current housing, one in four respondents were not working, half of respondents could not afford a home, and 10% needed accessibility improvements to their home. Furthermore, respondents noted a need for a diverse range of housing options. About 70% reported a need for affordable apartments and 55% reported a need for senior housing. The following programs take deliberate action to produce a wide range of housing types to meet the needs of the diverse population of Siskiyou County.

All of the Programs are detailed in the Housing Program (Chapter 3) and those which are new or modified are summarized below.

New Programs

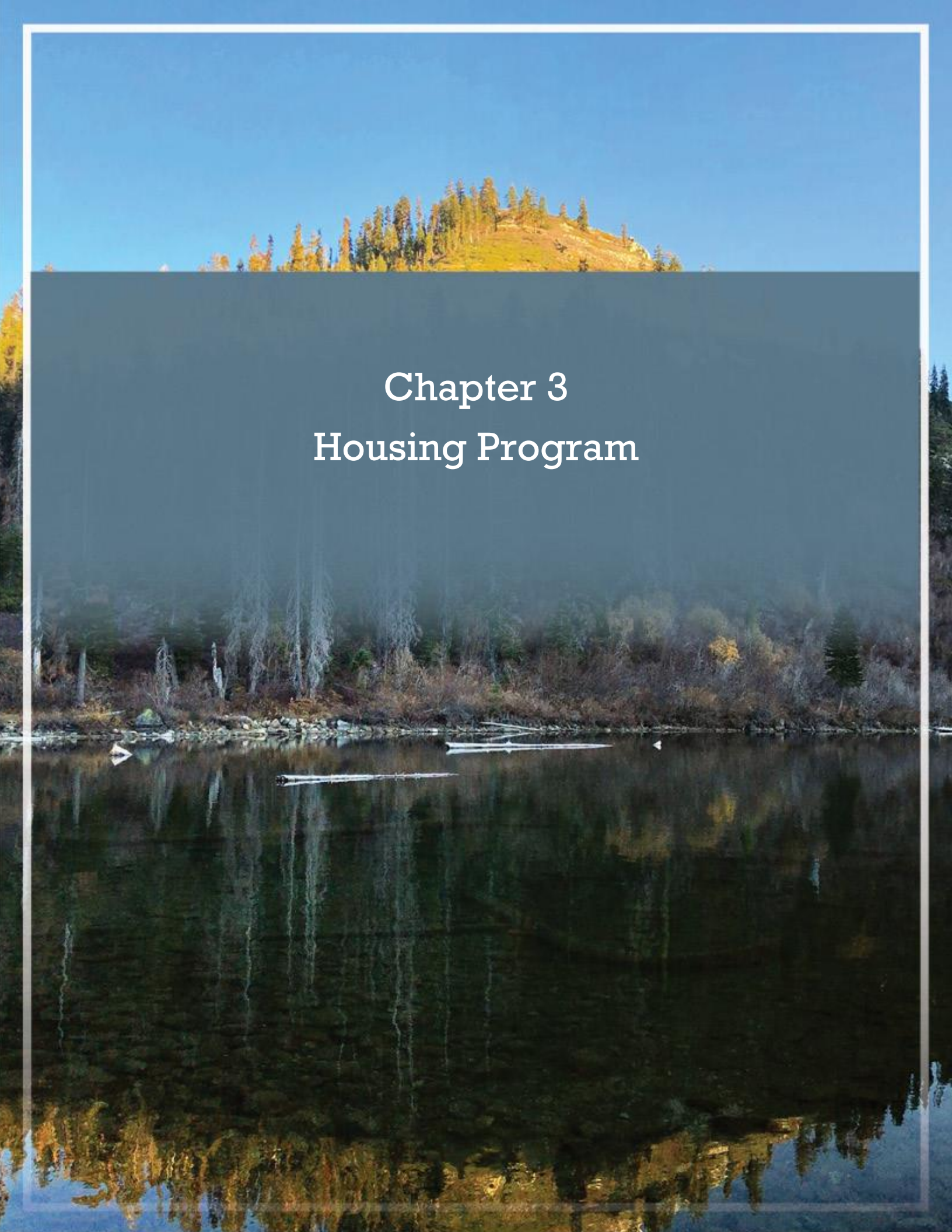
- Goal 1, “Ensure the availability of a variety of housing types for all income levels throughout the county” includes new programs to provide permit-ready accessory dwelling unit plans and permit-ready single family unit plans in a range of unit sizes to promote the development of new residential housing. In addition, it includes programs to incentivize the production of Accessory Dwelling Units (ADUs) that can be offered at affordable rents to low to moderate-income households per AB 671 and actions to implement a streamlined process for affordable housing permit applications per SB 35 and AB 2162. In addition, it includes several programs to amend the County’s Zoning Ordinance to be in compliance with State law.
- Goal 3, “Encourage the improvement, rehabilitation, and revitalization of the County’s existing residential neighborhoods” includes a new program to work with an organization to develop a home rehabilitation program that includes mobile homes.
- Goal 4, “Facilitate the provision of housing suited to persons with special housing needs” includes new programs to conduct a housing needs study for farmworker households and facilitate partnerships and collaborate with local organizations to determine the housing needs of special needs households, as well as develop and implement a reasonable accommodation procedure for persons with disabilities.
- Goal 6, “Expand fair housing access and opportunity for all residents of Siskiyou County” includes new programs to develop a process for fair housing complaints and review. In addition, the County will expand landlord and tenant education programs to encourage conflict mediation. The County will also work with local nonprofits to identify the housing needs of the local workforce and special needs households and work to apply for funding sources to address these needs.

Furthermore, the County will work to acquire funding for accessibility improvements and public services. The County will strive to engage residents experiencing high segregation and poverty to serve on boards and task forces, and actively participate in the Slater Fire Long Term Recovery Group and NorCal Continuum of Care. The County will apply for funding sources to support public service activities. Lastly, the County will modify the Vacation Rental Ordinance to reduce the displacement of existing residents.

Modified Programs

- Goal 1, Program 1.2.1: This program was modified to include additional information for affordable housing developers on the County's website, such as an inventory of surplus lands, Annual Progress Reports, and fee schedules to meet the requirement set forth by AB 1483. Program 1.3.1: This program was modified to prioritize and benefit Slater Fire survivors by streamlining permitting processes, phasing infrastructure development, reducing building code requirements, permitting flexible septic and well requirements, and permitting residents to reside on the site up to 2 years before the site is built. Program 1.3.2: This program was modified to be compliant with the No Net Loss Law set forth by Senate Bill 166. Program 1.4.1: This program was modified to have more specific goals and concrete timelines. The County will now conduct annual outreach to affordable housing developers and property owners and coordinate funding sources.
- Goal 2, Program 2.1.1: This program was combined with Program 1.3.2. Program 2.1.4: This program was modified to develop partnerships, share information, and coordinate with other agencies to help address the housing needs for special needs households. Program 2.2.2: The County will take deliberate action to promote residential development in commercial zones by modifying zoning in areas such as McCloud and Happy Camp to allow mixed-use and high-density development.
- Goal 3, Program 3.5.1: This program was modified to partner with other agencies to conduct a housing needs survey to determine the need for housing rehabilitation and replacement.
- Goal 4, Program 4.2.1: This program was modified to waive building permit application fees for single-room occupancy units and other developments that benefit extremely low-income households.
- Goal 5, Program 5.1.1: This program was modified to provide weatherization program and energy conservation program resources to residents on the County's website in addition to in the County's office.
- Goal 6, Program 6.2.1: This program was modified to provide fair housing enforcement and outreach materials on the County's website, including information about the fair housing complaint process and fair housing educational materials.

- Goal 7, Program 7.1.1: Great Northern Services no longer administers Section 8 Vouchers, therefore, this program was updated to reflect the change in voucher distribution, which is now performed by Shasta County Regional Housing Authority.



Chapter 3 Housing Program

Background

This chapter describes a Housing Program comprised of a comprehensive set of goals, policies and programs designed to address Siskiyou County's housing needs. These needs have been identified through the needs assessment, assessment of fair housing, constraints analysis, site inventory, and resource inventory. The terms "goals", "policies" and "programs" are defined as follows for the purpose of the Housing Element:

- **Goals:** The goals are broad statements of the community's vision and values for itself and are not time dependent. They indicate the direction the community wishes to move towards in providing healthy, safe, sustainable, and affordable housing for all residents.
- **Policies:** The policies are the commitments that the county is making to achieve the related goal or vision and a statement of its operational philosophy around housing.
- **Programs:** These are the specific actions or activities that will carry out the related policies and move the community towards its goals in a concrete and measurable way over time.

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

Goal 1: Ensure the availability of a variety of housing types for all income levels throughout the County (5 Policies, 19 Programs)

Goal 2: Provide adequate sites and services to accommodate the County's share of Regional Housing Needs (2 Policies, 5 Programs)

Goal 3: Encourage the preservation, rehabilitation, and revitalization of the County's existing residential neighborhoods (2 Policies, 2 Programs)

Goal 4: Facilitate the provision of housing suited to persons with special housing needs (3 Policies, 5 Programs)

Goal 5: Promote sustainable development by encouraging the inclusion of energy conservation features in new and existing housing stock (1 Policy, 1 Program)

Goal 6: Expand fair housing access and opportunity for all residents of Siskiyou County (4 Policies, 11 Programs)

Within each goal area, the information is organized as follows, per State requirements:

- Statement of the goal
- Statement of the policy(ies) to achieve the goal
- Description of the program which is directly related to the policy
- The party(ies) responsible for the program's implementation. This will include specific County staff, as well as community partners where appropriate. The responsibility for

approving and directing all County actions rests with the Board of Supervisors, which is then carried out by designated County staff.

- Potential financing or funding source(s). The availability of funding resources is not guaranteed and is subject to change. More or fewer resources may be available during the planning period. This will impact the feasibility of carrying out the programs stated.
- Timeframe for completion. These timeframes provide a reasonable expectation for starting and/or completing programs, given current staff resources and workloads. Like funding, these are subject to change due to circumstances beyond the control of the County.

Goals, Policies and Programs

Encourage New Residential Construction

This section addresses how Siskiyou County will concentrate and focus efforts and resources on increasing the availability of new permanent housing for all residents of the community.

Goal 1: Ensure the availability of a variety of housing types for all income levels throughout the County.

Policy 1.1: Ensure that the General Plan and current planning and building processes and procedures do not unnecessarily constrain the production of housing.

Program: 1.1.1 Annual Review. The County will continue to maintain consistency between the Housing Element policies and other policies within the General Plan through the review of all policies for conflicts during General Plan update. An annual report on the status of the implementation of General Plan Housing Element Programs will be prepared, as required, and presented to the Board for review.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame:— Review periodically, on an annual basis. Prepare annual status reports to present to the Board for review.

Program: 1.1.2 Planning Development Process Review. The Planning Department will continue to perform periodic reviews of its permit procedures to minimize cost and time of processing permits.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame:— Review periodically, on an annual basisAnnually

Program: 1.1.3 Building Development Process Review. The Building Department shall not impose requirements for construction other than those mandated by state law or those necessary to maintain the health and safety of citizens.

Responsible Party: Community Development; Building Division

Financing: General Fund

Time Frame:— Ongoing, review periodically

Program 1.1.4: SB 35 and AB 2162 Application Process. Develop and implement a streamlined procedure for processing affordable housing permit applications that meet the requirements of SB 35 and AB 2162.

Financing: General Fund

Time Frame: ~~Within 12 months of adoption of the 2022-2030 Housing Element~~ September-December 2024

Policy 1.2: Ensure that developers and County residents are made aware of key housing programs and development opportunities.

Program: 1.2.1 Housing Development Resources. The Planning Department will continue to update its website as appropriate to include information on affordable housing and available housing programs per AB 1483. This will include an inventory of surplus lands, APRs, fee schedules, development standards, and frequently asked questions. This can be accessed on the County’s webpage under the housing and economic development tab.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame:— Ongoing, review periodically

Policy 1.3: Encourage developers to participate in federal, state, or other programs that assist in providing and maintaining housing affordable to very-Low-Income and special needs groups.

Program: 1.3.1 Affordable Housing Developer Outreach Program. The County will develop a list of affordable housing developers with an interest in developing in Siskiyou County. The county will review potential funding sources (CDBG, HOME, PLHA, etc.) that can be used in support of affordable housing, and conduct outreach to affordable housing developers, property owners, or other interested parties at least annually to coordinate applications for funding resources for the development of affordable housing.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame:— Develop list of affordable developers by March 2024. within 6 months of adoption of Housing Element and uUpdate annually thereafter. Apply for funds annually Apply for 2-3 grant applications per year, or more frequently as funds become available.

Program 1.3.2: Karuk Tribe Housing Authority. The County will meet with the Karuk Tribe Housing Authority at least bi-annually to identify opportunities for collaboration, which may include facilitating partnerships with local agencies, identifying funding resources, pooling funding resources, identifying sites for development or redevelopment, and working to increase community awareness, education, and support for future affordable housing developments.

Responsible Party: —Community Development Department

Financing: —General Fund

Timeframe: —~~Bi-annually~~Meet periodically, at minimum twice a year

Policy 1.4: Encourage the construction of a variety of housing types with varying densities and prices, where feasible, that are affordable to all income groups by removing constraints within the control of the County.

Program: 1.4.1 Wildland Fire Housing Recovery Program. Upon submittal of residential development plans, the County will expedite the review and approval of building plans in the regions that have been affected by wildfires. In addition, the County will allow phasing of infrastructure development whenever possible, modified codes to allow older 2008 building standards, flexibility in septic and well requirements, and any other action to reduce development costs. Furthermore, residents will be permitted to reside on the site up to 2 years prior to the completion of the residential development.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame:— Ongoing

Program 1.4.2 Permit-Ready Accessory Dwelling Unit Plans (ADU Plans).: As part of a comprehensive ADU program, the County will offer the public free, “pre-approved” ADU building and design plans, including plans with accessibility improvements. This will provide a streamlined permit application process and significant cost-reduction for property owners who are interested in constructing ADUs.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame:— ~~2 years after the adoption of the Housing Element~~
UpdateSeptemberDecember 2025

Program 1.4.3 Permit-Ready Single Family Unit Plans. As part of a comprehensive Single Family unit program, the County will offer the public free, “permit-ready” building and design plans. The plans will range from studio-3 bedrooms and provide a streamlined permit application process, which will result in significant cost-reduction for builders.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame:– ~~September~~December 2025 2 years after the adoption of the ~~Housing Element Update~~

Program: 1.4.4 Density Bonus Program. Amend the County Code Article 59 density bonus provision for low-, very low-, and moderate-income housing developments to bring it in compliance with AB 2345.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame:– ~~Within 24 months of adoption of the 2022–2030 Housing Element.~~SeptemberDecember 2025

Program 1.4.5 Housing for Agricultural Employees. Amend the County’s Zoning Ordinance to permit employee housing providing accommodations for six or fewer employees by-right in all residential zoning districts in compliance with Health and Safety Code 17021.5.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame:– ~~Within 24 months of adoption of the 2022–2030 Housing Element.~~SeptemberDecember 2025

Program: 1.4.6 Low Barrier Navigation Centers and Emergency Shelters. Amend the County’s Zoning Ordinance to permit Low Barrier Navigation Center development as a use by-right in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets specified requirements, as defined and delineated in AB 101. Amend the County’s Zoning Ordinance regarding Emergency Shelters to require parking only for staff working at the shelter and not the guests of the shelter, per AB 139.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame:– ~~Within 24 months of adoption of the 2022–2030 Housing Element.~~SeptemberDecember 2025

Program 1.4.7 Transitional Housing. Amend the County’s Zoning Ordinance to permit Transitional Housing as a use by-right in all residential zoning districts in compliance with Health and Safety Code Section 50675.2.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame: ~~September~~December 2025~~Within 24 months of adoption of the 2022-2030 Housing Element~~

Program 1.4.8 Supportive Housing. Amend the County’s Zoning Ordinance to permit Supportive Housing as a use by-right in all residential zoning districts in compliance with Health and Safety Code Section 50675.14.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame: ~~Within 24 months of adoption of the 2022-2030 Housing Element~~SeptemberDecember 2025

Program 1.4.9 Single-Room Occupancy Units. Amend the County’s Zoning Ordinance to define Single-Room Occupancies as a defined residential use that is allowed by right in the Res-4, C-R, and C-U zoning districts in order to provide a variety of housing types per Government Code Section 65852.3(c) and housing for Extremely Low-Income households and persons at-risk of homelessness per Government Code 65583.2(c).

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame: ~~Within 24 months of adoption of the 2022-2030 Housing Element~~SeptemberDecember 2025

Program 1.4.10 Manufactured Homes. Amend the County’s Zoning Ordinance to define Manufactured Homes and permit them as a residential use by-right in the Res-1 and Res-2 zoning districts in compliance with Government Code Section 65852.3.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame: ~~Within 24 months of adoption of the 2022-2030 Housing Element~~SeptemberDecember 2025

Program 1.4.11 Residential Care Facilities. Amend the County’s Zoning Ordinance to allow Group Care Facilities housing more than six individuals by-right in all residential zoning districts. In addition, the County will review and revise the definition of family to ensure no constraints on housing for persons with disabilities and comply with fair housing laws.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame: December 2025

New Program 1.4.12 The County will revise Article 43 of the County Code to allow emergency shelters by-right (without discretionary action) in the Town Center District (C-C). Zoning and permit procedures will be amended to meet all requirements pursuant to Government Code 65583, subdivision (a)(4), including amending the definition of emergency shelters and development standards, if necessary.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame: Update County Code by December 2024 or within one year of adoption, whichever is sooner

Policy 1.5: Remove governmental constraints on the development of Accessory Dwelling Units (ADUs) and incentivize their production to provide affordable housing to targeted income groups.

Program 1.5.1 Remove Constraints to Accessory Dwelling Units (ADUs). Establish a comprehensive program to remove constraints to the production of ADUs, in accordance with the State laws AB 3182, AB 68, AB 881, SB 13, AB 687, AB 680, and AB 681, as delineated in State HCD’s “Accessory Dwelling Handbook” (December 2020 and any subsequent updates). This will require a thorough analysis of the County’s zoning code, planning processes, and development standards, with subsequent amendments to bring the County in compliance with state laws.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame: ~~2 years after the adoption of the Housing Element Update~~ September/December 2025

Program 1.5.2 Low-Income ADU Incentive Program. Develop a formal program that offers incentives to property owners who develop ADUs that offer affordable rents to very-low, low-, or moderate-income households, with recorded regulatory restrictions on rents. Incentives in the form of reduced fees, exceptions to customary development requirements, and funding sources to subsidize construction costs will be considered.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame:— ~~2 years after the adoption of the Housing Element Update~~
~~September~~December 2025

Provide Adequate Sites and Services

This section addresses how Siskiyou County will remove constraints and develop incentives to meet the county's regional housing need allocation.

Goal 2: Provide adequate sites and services to accommodate the County's share of Regional Housing Needs.

Policy 2.1: Maintain an adequate supply of residentially zoned land necessary to meet the County's share of regional housing needs.

Program: 2.1.1 No Net Loss /Unit Production Evaluation Program. Develop and implement a formal ongoing Unit Production Evaluation pursuant to Government Code section 65863 (No Net Loss law). The Unit Production Evaluation will track the number of extremely low-, very-low, low-, moderate- and above moderate-income units constructed to calculate the remaining unmet RHNA. It will also track the number of units built on the identified sites to determine the remaining site capacity by income category and maintain a database of all developable land within the County. If sites identified in the Housing Element to meet RHNA are developed with non-residential uses during the Housing Element planning period, the Unit Production Evaluation will include a plan to replace those sites, which may involve identification of new residentially zoned sites, rezoning of non-residential sites and/or annexation of new sites. The evaluation procedure will be updated annually and when sites identified in the Housing Element to meet RHNA are approved for development. The County will encourage the development of multi-family housing units in all zones by not requiring a conditional use permit.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame:— Develop Unit Production Evaluation program by September 2025.
~~Ongoing~~Update periodically, at minimum on an annual basis.

Program: 2.1.2 Infrastructure Investments Program.—The County shall continue to work with community service districts and cities in the County to extend jurisdiction boundaries and expand water and sewer service connections in order to facilitate residential development. The County will prioritize projects in the Northwestern Region and Northeastern Region when possible. Planning will identify properties proposed for development that need to obtain Out of Area Service Agreements (OASA) upon contact with project applicants who are unable to serve property with an on-site water or septic system. Once an OASA application is submitted, Planning (acting as LAFCO staff) will provide samples of the necessary documents to cities and service districts in order to streamline the process.

Responsible Party: LAFCo and Community Development; Planning Division

Financing: General Fund

Time Frame:— Ongoing

Program: 2.1.3 Infrastructure ~~Improvement~~ Expansion Program.— The County shall continue to encourage special districts and nonprofit organizations in their applications for state and federal funding necessary to expand and improve sewer and water service in the County where such improvements further the objectives of the Housing Element and are consistent with the General Plan.

Responsible Party: Community Development; Planning Division; and Board of Supervisors

Financing: General Fund

Time Frame:— Submit 1 funding application aAnnually, or as funds become available

Policy 2.2: Assist in the preparation of community plans for the unincorporated communities of the County as needed or by request. The plans will include policies and programs regarding the construction of housing to meet projected population levels for those communities.

Program: 2.2.1 Community Service Districts Outreach and Coordination Program. ~~Upon adoption, t~~The County will forward the updated Housing Element to each of the community services districts that provide sewer and/or water services so that they are aware of their critical role in meeting the County's share of regional housing needs, as well as inform them of their need to grant priority sewer and water service to the housing developments that include units affordable to low-income households consistent with SB 1087.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame:— ~~Upon Adoption of the Housing Element~~ September-December 2023

Program: 2.2.2 Mixed-Use Zoning Program. The County will actively promote residential development in appropriate commercial zones, particularly on sites in the McCloud and Happy Camp areas. The County will amend the zoning code to allow mixed-uses to facilitate the production of housing affordable to lower income households. The County will meet with interested property owners and developers, support applications for state or federal funding, and provide information regarding residential development incentives.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame:— Update zoning code by One year after the adoption of the Housing Element~~September~~December 2024. Meet with interested parties periodically, at minimum on an annual basis

Rehabilitate and Revitalize Existing Neighborhoods

This section addresses how Siskiyou County will initiate efforts to preserve the quality of existing housing opportunities and to conserve as well as enhance the quality of existing dwelling units and residential neighborhoods.

Goal 3: Encourage the preservation, rehabilitation, and revitalization of the County’s existing residential neighborhoods.

Policy 3.1: Work towards the rehabilitation of existing housing stock, strive to improve blighted neighborhoods in need of repair, and promote the preservation of mobile home parks, which is a significant portion of the housing stock in Siskiyou County and a naturally occurring form of affordable housing.

Program: 3.1.1 Home Rehabilitation Program. The County will identify a for-profit or non-profit organization that demonstrates the ability and skill to undertake a countywide home rehabilitation program, such as Great Northern Services. This program will strive to improve both owner-occupied and renter-occupied units such as single family homes and mobile homes. The County will assist the chosen organization in applying for state and federal funds to develop a rehabilitation program. The County will prioritize projects in the Northwestern Region and Northeastern Region when possible.

Responsible Party: Community Development; Planning Division; and Board of Supervisors

Financing: General Fund

Time Frame:— Identify an organization to administer the home rehabilitation program within the first 12 months of the adoption of the Housing Element~~by September~~December 2024; identify a source of funding to implement the program within 2 years of the adoption of the Housing Element~~by September~~December 2025; and apply for at least one funding resource within 3 years of the adoption of the Housing Element~~by September~~December 2026

Policy 3.2: Survey housing conditions on a periodic basis to identify residential units in need of repair or replacement.

Program: 3.2.1 Housing Conditions Survey. The County will identify and partner with an outside agency to conduct a housing conditions survey to determine housing rehabilitation and replacement needs.

Responsible Party: Community Development; Planning Division

Financing: CDBG and/or other grants

Time Frame:— Complete survey ~~within 4 years of adoption of the Housing Element~~ by September/December 2027

Facilitate Special Needs Housing Production

This section addresses how Siskiyou County will facilitate the development of housing that meets the needs of the community. Because the county does not build housing itself, the County will take actions to support and facilitate the development of housing through land use policies, zoning, incentives, and funding acquisition. Ultimately, housing development will be carried out by private, for-profit, and non-profit developers.

Goal 4: Facilitate the provision of housing suited to persons with special housing needs.

Policy 4.1: Provide reasonable accommodation for individuals with disabilities to ensure equal access to housing.

Program: 4.1.1 Reasonable Accommodation. The County will provide individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures as may be necessary to ensure equal access to housing and will adopt formal reasonable accommodation procedures through County Ordinance. Make information available to the public about reasonable accommodations with respect to zoning, land use, permit processing, fees and/or building codes as applicable.

Responsible Party: Community Development; Planning Division and Building Division

Financing: General Fund

Time Frame:— Initiate amendments to County Ordinance ~~within 6 months of adoption of the Housing Element~~ by March/December 2024

Policy 4.2: Work cooperatively with non-profit organizations and other public and private agencies to address housing needs of extremely low-income households and the existing housing needs of farmworkers.

Program: 4.2.1 Extremely Low-Income Households. To help meet the needs of extremely low-income households, the County will prioritize funding and waive building permit fees to encourage the development of single-room occupancy units and/or other units affordable to extremely low-income residents.

Responsible Party: Community Development; Planning Division, Planning Commission, and Board of Supervisors

Financing: CDBG, Multi-family Housing Program, and General Fund

Time Frame:— Initiate amendments to County Ordinance ~~within 6 months of adoption of the Housing Element~~ by March/December 2024 and complete amendments ~~within 18 months of adoption of the Housing Element~~ by March/December 2025. Funding will be prioritized by reaching out to developers on a bi-annual basis to acquire two units.

Fees will be waived for fire rebuilds and permit-ready plans. Fees for approximately 12 building permits will be waived each year.

Program 4.2.2: Farmworker Housing. The County will conduct a housing needs study for farmworker households. ~~It has been reported by community members that existing farmworker housing is inadequate, both in quantity and quality, and may be in need of in shortage or in need of rehabilitation.~~

Responsible Party: Community Development and Health & Human Services

Financing: CDBG and General Fund

Timeframe: Complete study ~~within 2 years of adoption of the Housing Element update by September~~ December 2025. After completing a housing needs study for farmworker housing, sites will be identified and developers will be contacted to develop on these sites bi-annually.

Policy 4.3: Coordinate with non-profit organizations and other public and private agencies to facilitate funding for special needs housing and shelters in the unincorporated areas of the County.

Program: 4.3.1 Transitional Housing and Homeless Shelter Technical Assistance Program. Coordinate with and support the Department of Health and Human Services in their applications for state and federal funding necessary to operate homeless shelters and/or transitional housing in the County.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame: ~~Meet periodically, at minimum twice a year~~ Semi-annual coordination meetings, at minimum

Program: 4.3.2 Special Needs Household Program. The County shall work with other County departments, such as the Department of Health and Human Services and Public Health, Siskiyou County Department of Agriculture, and local, community-based organizations, such as Great Northern Services, the Karuk Tribe Housing Authority, and the Modoc Siskiyou Community Action Agency to share information, collaborate and develop partnerships, and coordinate funding sources with the goal of identifying and meeting the housing needs of special needs households.

Responsible Party: Community Development; Planning Division; and Board of Supervisors

Financing: General Fund

Time Frame: ~~Meet periodically, at minimum twice a year~~ Annually, or as funds become available

Promote Sustainable Development

This section addresses how Siskiyou County will promote sustainable development by encouraging energy conservation in residential neighborhoods, which can reduce energy bills and enhance housing affordability.

Goal 5: Promote sustainable development by encouraging the inclusion of energy conservation features in new and existing housing stock.

Policy 5.1: Promote energy conservation measures in the siting and design of all new residential structures.

Program: 5.1.1 Weatherization Program. Promote the weatherization program operated by Great Northern Services and funded by Pacific Power by providing information on currently available weatherization and energy conservation programs to County residents. This will be accomplished by adding a webpage to Siskiyou County's website that describes available Weatherization programs to residents.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame:— ~~Add Develop~~ webpage ~~within 1 year of adoption of the Housing Element. Update as needed by September~~ December 2024

Affirmatively Further Fair Housing

With the passage of AB 686, state and local public agencies are required to affirmatively further fair housing through deliberate action to explicitly address, combat, and relieve disparities resulting from past and current patterns of segregation to foster more inclusive communities. Following the guidance from State HCD, the Siskiyou County first analyzes patterns and trends of disparate housing needs and disproportionate access to opportunities through outreach efforts, the assessment of fair housing, and the site inventory. Then, the county identifies and prioritizes significant contributing factors to fair housing choice. Finally, the county establishes strategic policies, goals, and programs to affirmatively further fair housing based on the analysis of contributing factors (California State Department of Housing and Community Development, Affirmatively Furthering Fair Housing, 2021). This section includes the goals, policies, and programs which were informed by the four affirmatively furthering fair housing sections: outreach, assessment of fair housing, site inventory, and identification of contributing factors.

Goal 6: Expand fair housing access and opportunity for all residents of Siskiyou County.

Policy 6.1: Provide information and referrals regarding fair housing complaints, tenant-landlord conflicts, habitability, and other general housing assistance.

Program: 6.1.1 Fair Housing Enforcement and Outreach. The County shall create a webpage on the Siskiyou County website that provides an overview of the fair housing complaint and review process. The County will direct persons with complaints of housing discrimination to Modoc County Law Facilitator, Legal Services of Northern California’s (LSNC) office in Redding, or another appropriate legal agency. The County will continue to make fair housing information available to the public in English, Spanish, and Hmong on the County’s website, at county offices, and at a variety of other locations such as community service providers (Great Northern Services, Family Resource Centers, Shasta County Housing Authority, etc.). Promote LSNC’s fair housing workshops by posting links on the County’s website and Facebook page, posting physical flyers at County Hall, and sending an “email blast” to the County’s stakeholder contact list.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame:– Coordinate information, referrals, and outreach by ~~the end of the 1st year of the Housing Element cycle~~SeptemberDecember 2024. The County will evaluate its outreach efforts at ~~least~~minimum on an annual basis once per year and adjust as necessary.

Program: 6.1.2 Landlord and Tenant Education Program.– The County will meet with Legal Services of Northern California, Great Northern Services, Siskiyou County Office of Education, Modoc Siskiyou Community Action Agency, and Shasta Housing Authority at least once per year to coordinate information, referrals, resources, and outreach to residents for available services related to emergencies, employment, housing, assistance programs, and income. The County shall develop, promote, and expand efforts to support tenants and landlords in conflict mediation. This may include providing educational materials and information or referring residents to the appropriate agencies to help mediate conflict. The County may also distribute educational information to local property management companies, nonprofits, and cultural centers.

Responsible Party: Community Development; Planning Division

Financing: General Fund

Time Frame:– Coordinate information, referrals, and outreach by ~~the end of the 1st year of the Housing Element cycle~~SeptemberDecember 2025. The County will evaluate its outreach efforts at minimum on an annual basis and adjust as necessary. Host at least 1 workshop per year~~The County will evaluate its outreach efforts at least once per year and adjust as necessary.~~

Policy 6.2:– *The County will continue to cooperate with Shasta County Regional Housing Authority to increase opportunities for residents to obtain affordable housing in high resource areas and to maintain existing affordable housing units.*

Program: 6.2.1 Section 8 Voucher Program. The County will continue to cooperate with and support the efforts of Shasta County Regional Housing Authority to increase the

number of Section 8 Vouchers in high resource areas and to maintain existing affordable housing units.

Responsible Party: Community Development; Planning Division and Board of Supervisors

Financing: General Fund

Time Frame:— Ongoing, ~~meet periodically;~~ At minimum, on an annual basis confer annually with the Housing Authority

Program 6.2.2 Evaluation of Affordable Units at Risk of Conversion to Market Rate. Maintain the County’s ongoing evaluation for affordable units at risk of conversion to market rate due to expiring covenants. The County will continue to evaluate and track units on an annual basis, and whenever needed, will communicate with property owners regarding their noticing requirements to tenants under Government Code Section 65863.10, and will develop a proactive plan to preserve affordable rents at these properties.

Responsible Party: Community Development Department

Funding Source: General Fund

Timeframe: Ongoing, eEvaluate and track units at minimum annually on an annual basis; ~~ongoing throughout the Housing Element cycle~~

Policy 6.3:—*The County will take affirmative action to reduce patterns and trends of segregation based on income, race or ethnicity, or household characteristics.*

Program: 6.3.1 Workforce Housing. The County will coordinate an annual workshop with major local employers such as the Mt. Shasta Ski Park, the Karuk Tribe Housing Authority, CAL Fire, ~~and~~ Dignity Health, and farm operators to identify the housing needs of employees and ensure that the county’s land use plans support the development of housing suitable for the local workforce as part of the county’s overall economic development program.

Responsible Party:— Planning Division

Financing:— General fund

Time Frame:— The County will engage the Mt. Shasta Ski Park, the Karuk Tribe Housing Authority, CAL Fire, and Dignity Health on an annual basis to discuss needs, opportunities, and resources. This will be completed within 1 year of adoption of the Housing Element by SeptemberDecember 2024. After holding workshops, the County will coordinate with and assist agencies applying for housing related to grant funding. The Siskiyou County Economic Development Department will be used as a resource to connect with local developers to reach a goal of producing ~~two~~ workforce units per year;

Program: 6.3.2 Affordable Housing Technical Assistance Program. The County will actively work to identify sources of funding, provide technical assistance to interested developers in seeking funding for the construction of new affordable multi-family housing, and explore opportunities to partner with incorporated cities to build affordable housing. An emphasis will be placed on units for seniors, extremely low-income households, and persons with disabilities, including developmental disabilities. Funding to be pursued includes tax-exempt mortgage revenue bonds; HCD's Multi-family Housing Program; and low-income housing tax credits (LIHTC). The County shall also assist by providing letters of support for funding applications during the application process to increase the chances of a project receiving a funding award.

Responsible Party:—Planning Division

Financing:—LIHTC, Tax Exempt Bonds, and HCD

Time Frame:—The County will develop a list of affordable housing developers who have developed or have indicated an interest in developing in Siskiyou County. On at least minimum an annual basis, the County will monitor grant funding opportunities and notify developers of the availability of funding and technical assistance to be provided by the County, if interested. Provide technical assistance for 1-3 projects per year

Program: 6.3.3 Accessibility Improvements Fund. The County will strive to pool funding resources to provide accessibility improvements for public facilities and infrastructure, residences, and businesses, if deemed feasible. The County will prioritize projects in the Northwestern Region and Northeastern Region when possible.

Responsible Party:—Planning Division and Public Works Engineering Division

Financing:—General fund

Time Frame:—As part of its annual Capital Improvement planning, the County will evaluate if there are certain areas of the county that should be prioritized for public accessibility improvements and annually budget funds accordingly by September/December 2027. Begin improvements for at least 3 projects in Northwestern Region and Northeastern Region by September 2030-

Program 6.3.4:— Community Engagement Program. The County will strive to engage residents in areas experiencing high levels of segregation and poverty (Northwestern Region and Northeastern Region) to serve on boards, committees, task forces, and other local government decision-making bodies.

Responsible Party:—Community Development Department

Financing:—Allocation of staff time.

Timeframe:—The County will develop an outreach strategy and application process within 18 months of adoption of the Housing Element—by March 2025. The County will engage 4-5 residents per year to serve on local government decision-making bodies

Policy 6.4: *The County will address the displacement of residents due to environmental disaster and economic pressures and provide support for individuals experiencing homelessness or food insecurity.*

Program 6.4.1: Partnerships with Local Organizations. The County will participate in the Slater Fire Long Term Recovery Group and the NorCal Continuum of Care, a multi-agency planning body. Coordinate with member organizations that serve Slater Fire survivors, people who are low-income, farmworkers, and people experiencing homelessness to address unmet needs and achieve long-term recovery. The County will maintain and publish information which assists residents in applying for rental assistance, Emergency Housing (Section 8) Vouchers, and utility assistance or connecting residents to shelter and supportive services.

Responsible Party: Community Development Department

Funding Source: CDBG Program Income, General Fund

Timeframe: Ongoing, meet periodically. Review and update County website and informational materials at minimum, on an annual basis throughout the Housing Element cycle

Program 6.4.2: Apply for Funding for Public Service Activities. The County will apply for Community Development Block Grant (CDBG) Funds for Public Services to fund public service activities such as housing navigation services for residents, especially low-income residents, persons with physical disabilities, persons with mental health conditions, and senior residents. These funds may be used to increase Healthy Siskiyou Outreach and to share data and fund a Community Food Assessment in partnership with Great Northern Services and Modoc Community Action Agency to expand food service areas.

Responsible Party: Community Development Department

Financing: General Fund; CDBG

Timeframe: Submit at least 2 funding applications by By the end of the eighth year of the 2022-2030 Housing Element cycle September December 2030

Program 6.4.3: Vacation Rental Regulations. The County will use information gathered from the Short-Term Rental Analysis to make revisions to the Short-Term Rental Ordinance in the County Code, found in Section 10-6.1502.

Responsible Party: Community Development Department

Financing: General Fund

Timeframe: Within 12 months of Housing Element adoption September December 2024

Quantified Objectives

Based on the policies and programs outlined above, the following objectives in Figure 2, represent a reasonable expectation of the maximum number of housing units that will be produced, rehabilitated, and preserved during this Housing Element cycle. Rehabilitation refers to low-income owner-occupied homes and multi-family units that are the focus of rehabilitation activities, and Preservation refers to affordable rental units at risk of losing affordability without County and/or developer intervention within this planning cycle.

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Figure 2: Quantified Objectives Table, By Income Level and Type of Construction

	Extremely-Low	Very-Low	Low	Moderate	Above-Moderate	Total
New Construction	40	40	40	40	40	200
Preservation	N/A	N/A	N/A₂	N/A₃	N/A	N/A₅
Rehabilitation (Single Family)			2	3		5
Total	40	40	42	43	40	205

Source: [Siskiyou County Planning Department 2023](#) Source:

A photograph of a forest path. The path is dirt and leads through a wooded area. On the right side of the path, there are several large, rounded rocks covered in bright green moss. The trees are mostly deciduous with some evergreens, and the lighting suggests a bright day with sunlight filtering through the canopy. The overall scene is a natural, outdoor setting.

Chapter 4

Housing Needs Assessment

Introduction

In order to determine the housing needs for Siskiyou County, a comprehensive assessment of demographic, economic, and housing market data was conducted. This provides a baseline for identifying the County's greatest housing needs, and forms the development of Goals, Policies, and Programs. Data sources for this assessment included the U.S. Census Bureau, the Department of Housing and Urban Development, the Department of Agriculture, the California Departments of Development Services, Economic Development, Education, Finance, Housing and Community Development (HCD), the Butte County Association of Governments, Sierra North Valley Realtors Multiple Listing Service, REIS Reports, the National Housing Preservation Database, and Siskiyou County.

The Housing Needs Assessment has been organized by topic into the following sections. In response to recent State Housing Element affirmatively furthering fair housing legislation, this update to the Housing Needs Assessment includes an Assessment of Fair Housing.

- Assessment of Fair Housing
- Demographics
- Employment
- Household Characteristics
- Housing Stock Characteristics
- Rental Market
- For Sale Market
- At-Risk Units
- Housing Affordability
- Extremely Low-Income Households
- Special Needs Households

Affirmatively Furthering Fair Housing: Assessment of Fair Housing

The California Department of Housing and Community Development released a new guidance titled "Affirmatively Furthering Fair Housing" (AFFH guidance) on April 23, 2021 to assist jurisdictions in meeting the requirements set forth by AB 686. AB 686 requires all state and local agencies to ensure that their rules, programs, and activities affirmatively further fair housing through deliberate action to explicitly address, combat, and relieve disparities resulting from past and current patterns of segregation to foster more inclusive communities.

The AFFH guidance establishes new processes and guidelines for public entities to improve existing and institute new programs and policies to increase affordable housing for all residents, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status,

disability, and all other protected characteristics. The County will take an active role in promoting inclusive communities, furthering housing choice, and addressing racial and economic disparities through the schedule of actions outlined in the Goals, Policies, and Programs section of the Housing Element update. The Assessment of Fair Housing identifies the factors that contribute to segregation, disparities in access to opportunity, and disproportionate housing needs, and prioritizes the actions jurisdictions need to promote integration in the Goals, Policies, and Programs section.

The purpose of the Assessment of Fair Housing is to analyze the elements and factors that cause, increase, contribute to, maintain, or perpetuate segregation, racially or ethnically concentrated areas of poverty, significant disparities in access to opportunity, and disproportionate housing needs. In addition, the analysis considers the County's role in conducting fair housing outreach and enforcement. This section of the Housing Element includes identification and analysis of patterns and trends, local data and knowledge, other relevant factors, and conclusions and summary of issues (California State Department of Housing and Community Development, *Affirmatively Furthering Fair Housing*, 2021).

The Assessment of Fair Housing considers patterns and trends over times, local data and knowledge, and other relevant factors for the following five subsections:

- A. Fair Housing Enforcement and Outreach
- B. Segregation and Integration
- C. Racially/Ethnically Concentrated Areas of Poverty
- D. Disparities in Access to Opportunity
- E. Disproportionate Housing Needs and Displacement Risk

Introduction

This analysis focuses on the unincorporated areas outside of city limits and unincorporated communities of Siskiyou County. These communities include Callahan, Carrick, Edgewood, Gazelle, Greenview, Grenada, Happy Camp, Hornbrook, Lake Shastina, Macdoel, McCloud, Mount Hebron, Seiad Valley, Scott Valley, Somes Bar, and Tennant. This analysis does not focus on Siskiyou County's nine incorporated cities, which are Dorris, Dunsmuir, Etna, Fort Jones, Montague, Mt. Shasta, Tulelake, Weed, and Yreka. About 55% of the population resides in unincorporated areas of Siskiyou County while the remaining 45% resides in incorporated cities (*California Department of Finance*, 2021).

The authors primarily use census tract data in this analysis. Counties are subdivided into census tracts and each census tract is further subdivided into block groups. Due to its relatively large geographic size and small population size, block group data is not used in this analysis. All census tracts are uniquely numbered with a numerical code. There are

fourteen census tracts within Siskiyou County and its incorporated areas. These census tracts are Census Tracts 1, 2, 3, 4, 5, 6, 7.01, 7.02, 7.03, 8, 9, 10, 11, and 12.

The figures included in the Assessment of Fair Housing analyze unincorporated county data to the extent that data is available. Due to limited data resources, many maps and tables included in this analysis depict summarized, county-level data which includes data from incorporated cities. This is because most incorporated cities fall within geographically large census tracts that consist mainly of unincorporated areas of the county.

Due to these limitations in the data, the conclusions of this analysis are primarily informed and guided by qualitative data, which includes input from community meetings, the community survey, and interviews with local stakeholders. Quantitative data plays a key, secondary role in this analysis. Local data and knowledge guide Siskiyou County's Assessment of Fair Housing.

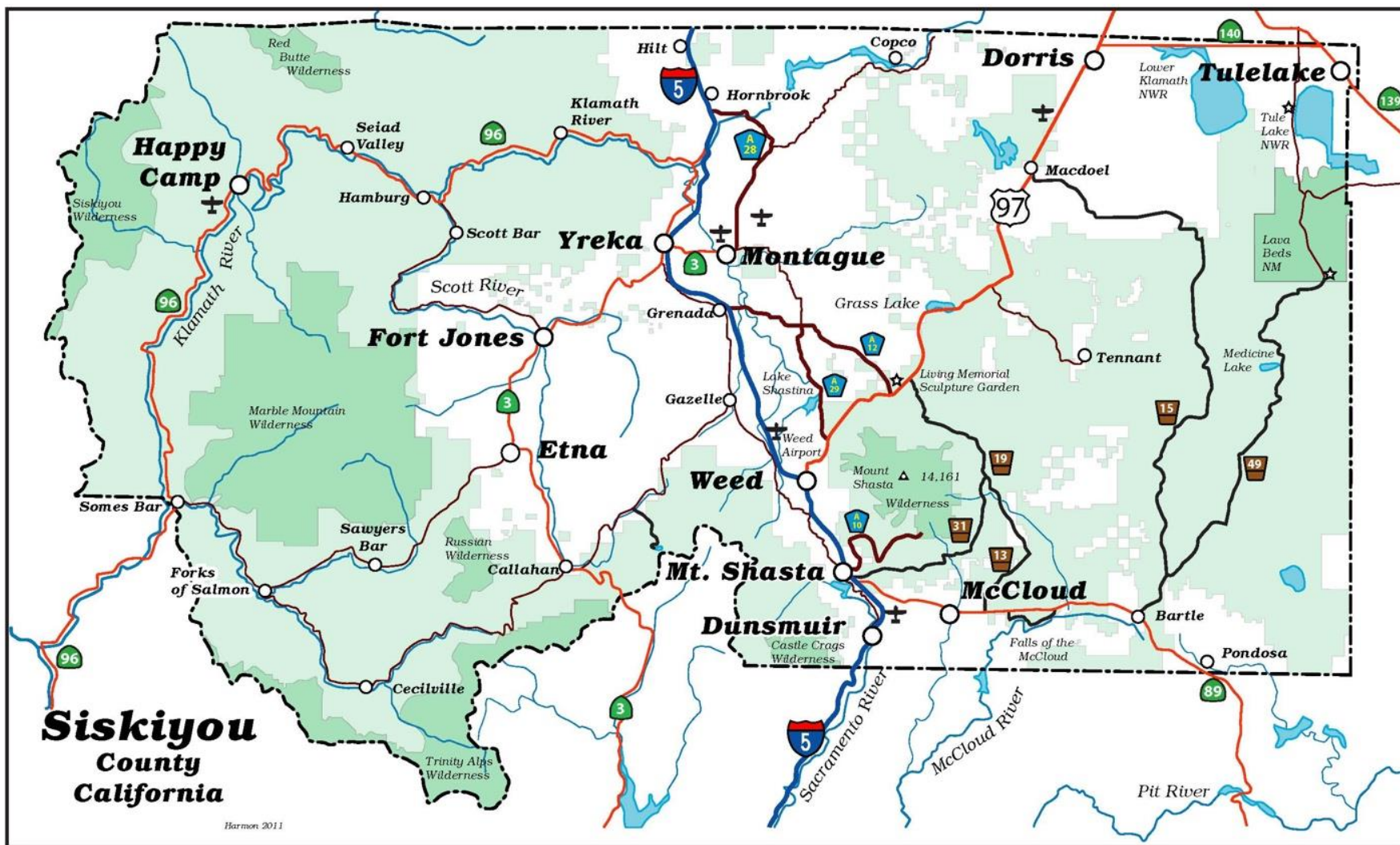
For this analysis, Siskiyou County is compared to the State of California and the greater NorCal Continuum of Care region, which includes Del Norte County, Siskiyou County, Modoc County, Shasta County, Lassen County, Plumas County, and Sierra County. The NorCal Continuum of Care is a consortium of organizations that coordinate housing and services for people experiencing homelessness in this seven-county region. Any major differences between Siskiyou County and its larger regions are noted in this analysis.

During the past Housing Element cycle of 2014-2022, Siskiyou County experienced several events which impact this analysis. The county experienced significant staff turnover and has had issues with recruitment and retention. Many of the current staff have been working with the County for less than a year. This had a negative impact on the progress of the Goals, Policies, and Programs set forth in the previous Housing Element update and contributed to a backlog of building permit applications and development. The region was also impacted by several wildfires, which most notably included the Boles Fire, Lava Fire, and Slater Fire. Hundreds of homes were lost in the fires and many of those have not been rebuilt.

In addition to its large geographic size, Siskiyou County has a unique geography relative to other counties in California. The map, "*Siskiyou County, Geographic Features Map, 2011*," depicts Siskiyou County's diverse landscapes, road systems, and communities. Many unincorporated communities are separated and isolated by mountains, forests, deserts, lakes, and other geographic features. Therefore, the characteristics, housing needs, and issues of each community vastly vary.

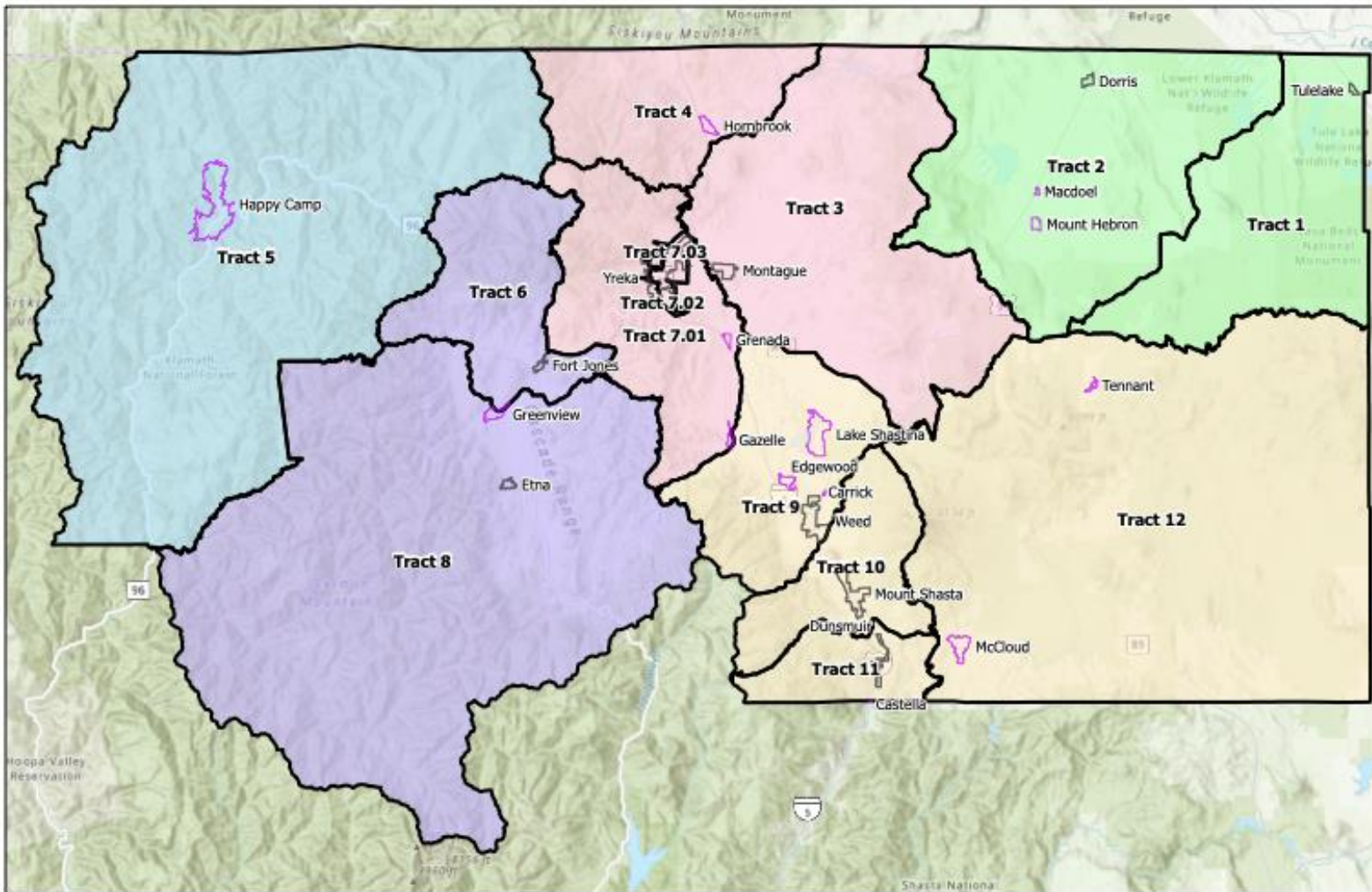
Based on input from both the community and county staff, the authors of this report created a census tract map, which identifies five distinct regions for analysis: Northern Region, Northeastern Region, Northwestern Region, Southwestern Region, and Southeastern Region. The map, "*Siskiyou County Regions (Census Tract Map), 2022*," depicts these five regions and the census tracts included in them.

Figure 3: Siskiyou County, Geographic Features Map, 2011



Source: City of Weed, 2011

Figure 3.1: Siskiyou County Regions (Census Tract Map), 2022



Northwestern Region	Southwestern Region	Northern Region	Northeastern Region	Southeastern Region	Siskiyou County Regions & Census Tracts Map Prepared by: Brandon Konicke Siskiyou County GIS April 2022
Tract 5	Tract 6 Tract 8	Tract 3 Tract 4 Tract 7.01 Tract 7.02 Tract 7.03	Tract 1 Tract 2	Tract 9 Tract 10 Tract 11 Tract 12	

A. Fair Housing Enforcement and Outreach Capacity

The first subsection of the Assessment of Fair Housing is an assessment of the jurisdiction's fair housing enforcement and outreach capacity.

Pursuant to the California Fair Employment and Housing Act [Government Code Section 12921 (a)], the opportunity to seek, obtain, and hold housing cannot be determined by an individual's "race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, genetic information, or any other basis prohibited by Section 51 of the Civil Code."

Local and Regional Patterns and Trends

This section includes data tables, narratives, and maps to illustrate local and regional patterns and trends regarding fair housing enforcement and outreach capacity. For the purposes of this analysis, fair housing enforcement and outreach includes the number of Housing Choice Vouchers, fair housing inquiries, and public housing buildings in the County. The Housing Choice Voucher Program provides rental assistance to very low-income families.

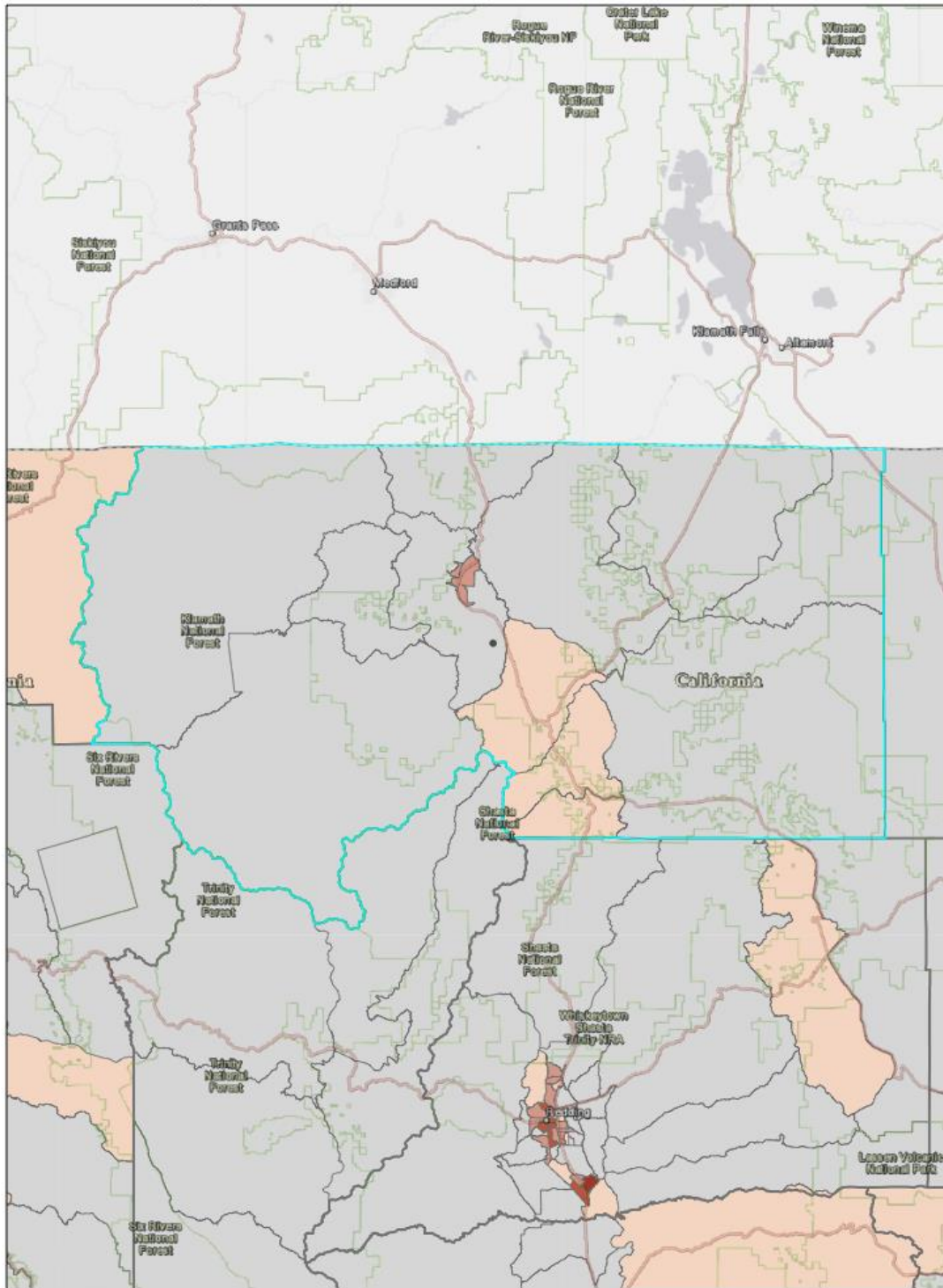
Because Siskiyou County is a geographically large county with a relatively small population size, it is split into five distinct geographic regions for this analysis. The regions are made up of 1-5 census tracts, which vary widely in size. However, the five regions are similar in size to one another to make it easier to compare local and regional patterns and trends. These regions were divided based on housing and community characteristics, demographics, trends, and geography.

Housing Choice Vouchers

The map, "Siskiyou County, Housing Choice Vouchers Map, 2021," depicts the percentage of renter-occupied housing units that hold Housing Choice Vouchers (HCV) within each Census Tract in Siskiyou County 2021. Areas that are shaded grey have no data. Many census tracts within Siskiyou County do not have data. Data is available for Census Tracts 7.02, 7.03, 9, 10, and 11. The data indicates that 0-5% of renter-occupied housing units hold housing choice vouchers in the Southeastern Region of Siskiyou County (Census Tracts 9, 10, and 11).

In comparison, 5-15% renter-occupied housing units hold housing choice vouchers in the Northern Region (Census Tracts 7.02 and 7.03) which includes the incorporated city of Yreka.

Figure 4: Siskiyou County, Housing Choice Vouchers Map, 2021



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- County Boundaries
- (R) Housing Choice Vouchers - Tract
- No Data
- > 0 - 5%
- > 5% - 15%
- > 15% - 30%
- > 30% - 60%

1:1,155,581

0 5 10 20 mi

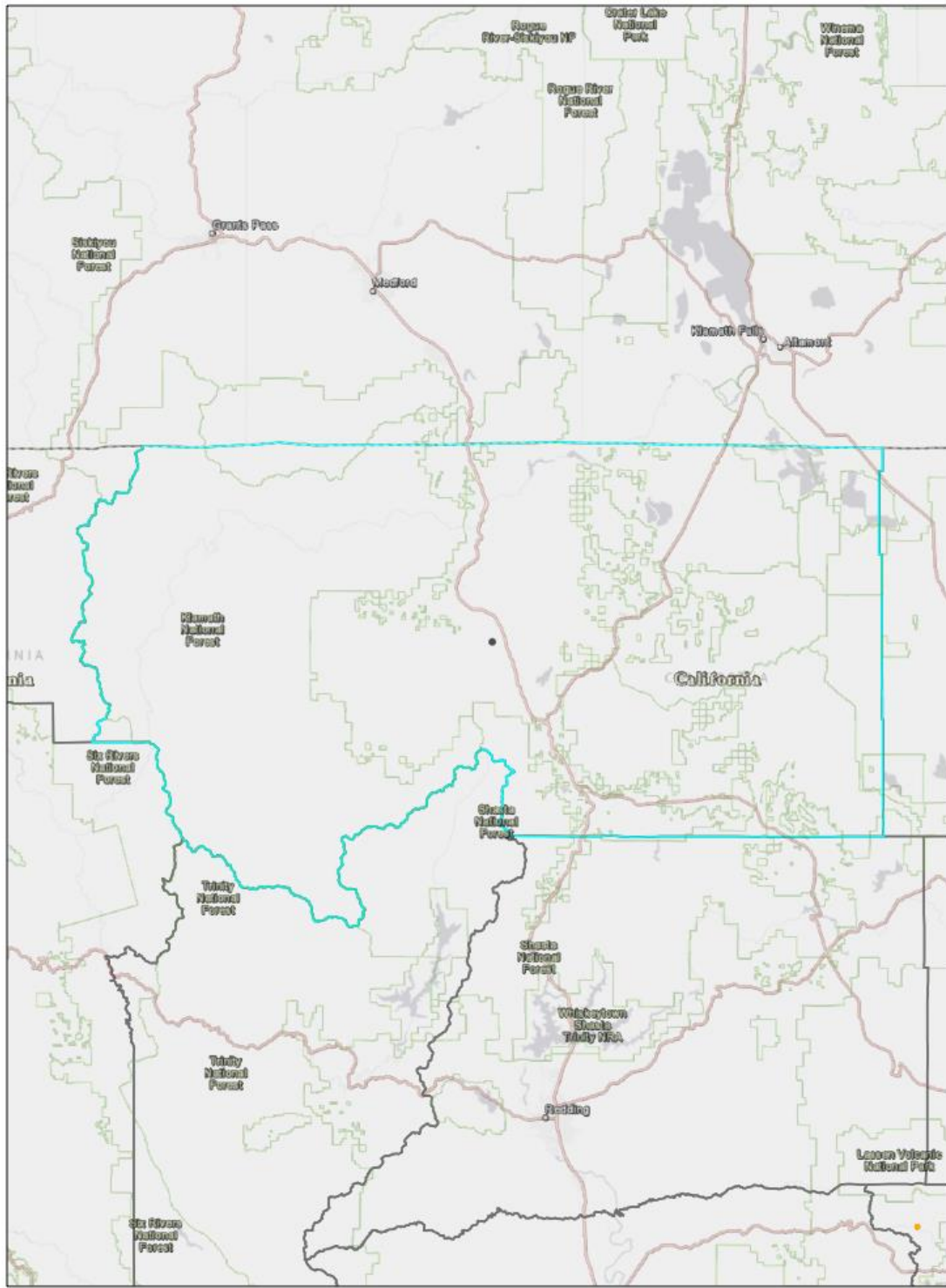
0 12.5 25 50 km

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Public Housing Buildings

The map, “Siskiyou County, Public Housing Buildings Map, 2021,” depicts the location of public housing buildings in the County in 2021. Public housing was created to provide safe and decent housing for low-income families, the elderly, and persons with disabilities. The map below indicates that there are no public housing buildings located within Siskiyou County.

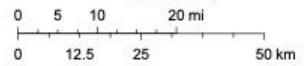
Figure 5: Siskiyou County, Public Housing Buildings Map, 2021



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- County Boundaries
- (R) Public Housing Buildings
- ≤ 7 Units

1:1,155,581

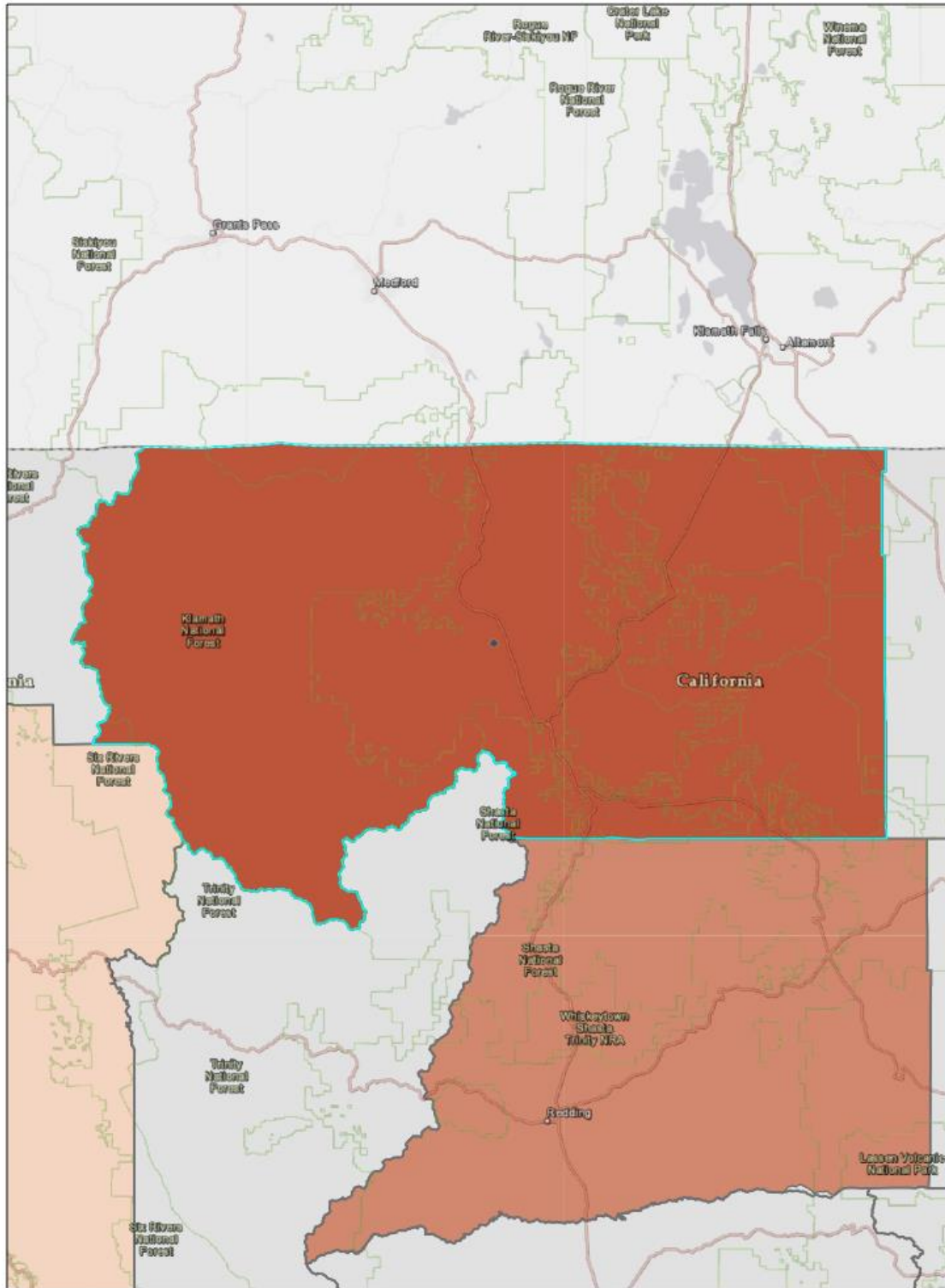


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Fair Housing Inquiries

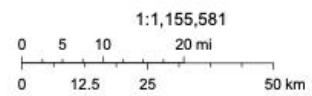
The maps, “Siskiyou County, Fair Housing Inquiries – Total Map, 2020,” “Siskiyou County, Fair Housing Inquiries – Disability Bias Map, 2020,” and “Siskiyou County, Fair Housing Inquiries – Race Bias Map, 2020,” depict the number of Title VIII fair housing cases filed by FHEO in Siskiyou County per one thousand people that warrant possible discrimination from 2013-2020. The map, “Siskiyou County, Fair Housing Inquiries – Total Map, 2020,” below indicates that there were 2 cases filed per 1,000 people, which is a significantly high number in comparison to other counties. The map “Siskiyou County, Fair Housing Inquiries – Disability Bias Map, 2020” indicates that 2 cases per 1,000 concern disability bias, and the map “Siskiyou County, Fair Housing Inquiries – Race Bias Map, 2020,” indicates that 0 cases per 1,000 people concerned Race Bias.

Figure 6: Siskiyou County, Fair Housing Inquiries - Total Map, 2020



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- County Boundaries
- < .01 Cases
- .01 - .025 Cases
- .025 - .05 Cases
- 0 Cases



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Figure 6.1: Siskiyou County, Fair Housing Inquiries - Disability Bias Map, 2020

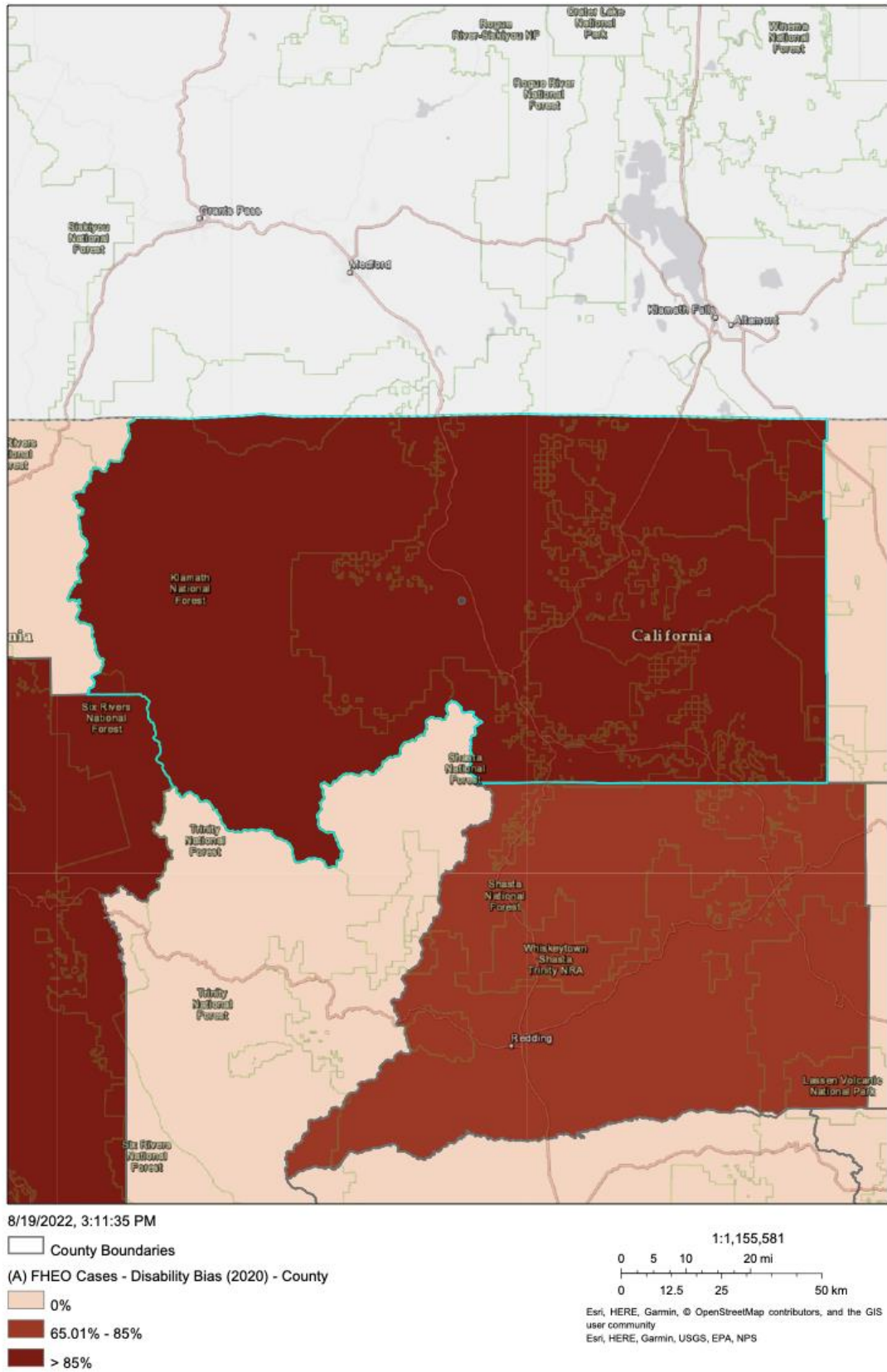
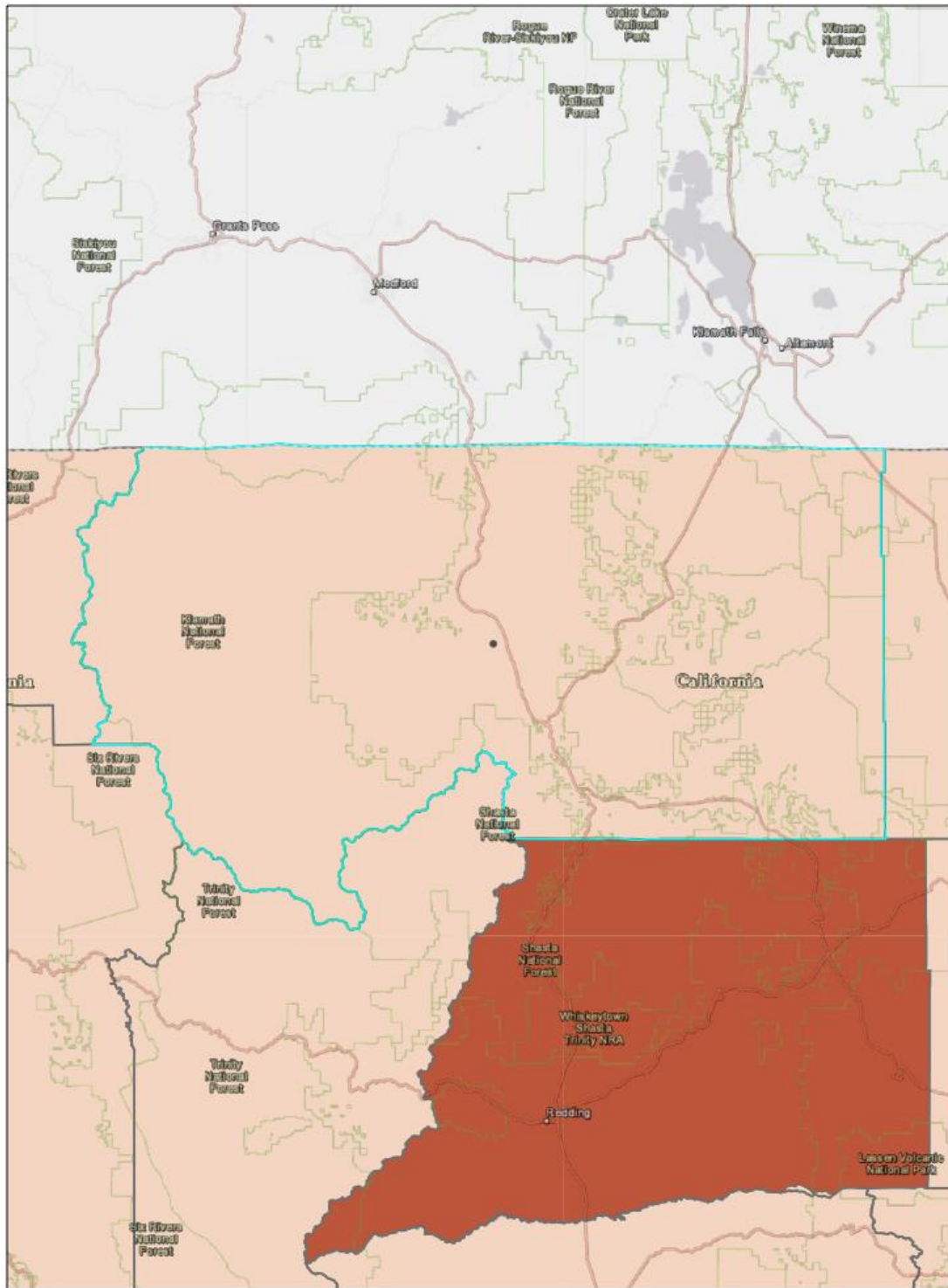


Figure 6.2: Siskiyou County, Fair Housing Inquiries - Race Bias Map, 2020



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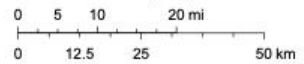
County Boundaries

(A) FHEO Cases - Race Bias (2020) - County

0%

20.01% - 35%

1:1,155,581



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Local Data and Knowledge

Local data and knowledge is collected through interviews with regional stakeholders whose service areas include Siskiyou County.

Siskiyou County

On March 21, 2022, the authors of this report conducted an interview with staff from the Planning Department at Siskiyou County. Staff indicated that there is a shortage of all housing types, especially multi-family housing to meet the needs of young populations, low-income residents, and service-industry workers. Most apartment complexes in the region have large waiting lists, especially those that qualify for low-income assistance.

Staff noted that many communities in the County express opposition to multi-family housing, with the exception of McCloud. Residents expressed concern over a large development in Lake Shastina and the new laws set forth by SB-9. The County is working to facilitate the development of multi-family housing in McCloud.

Staff noted a shortage of rental housing opportunities and homeownership opportunities. Two of the three staff members searched for housing for 4-5 months before finding a place to live. Because the City of Mt. Shasta imposed new regulations on vacation rentals, unincorporated county areas like McCloud are experiencing increases in the amount of vacation rentals. Staff noted the Low-Income and minority residents tend to reside in Weed, Hornbook, and Happy Camp. Staff noted that the Lava Fire burned areas that had over 100 households living in precarious housing conditions, such as sheds and RVs.

Siskiyou County does not have a formal process to receive, review, and respond to fair housing complaints or enforce fair housing laws. Due to limited staff, jurisdictional capacity, and expertise, fair housing complaints are currently referred to either Legal Services of Northern California, the California Department of Fair Employment and Housing, or the U.S. Department of Housing and Urban Development's Fair Housing and Equal Opportunity (FHEO) office. Program 6.1.1. in the Chapter 3 Housing Program commits the County to establish a process to receive, review, and respond to fair housing complaints in collaboration with Legal Services of Northern California.

No fair housing lawsuits have been filed against the Siskiyou County over the previous Housing Element planning period. The County does not have the capacity to promote fair housing through outreach. However, Program 6.1.2 in the Chapter 3 Housing Program commits the County to provide information, resources, and referrals to residents to prevent and mediate landlord and tenant conflict.

~~Currently, the County does not have a formal process to receive, review, and respond to fair housing complaints or enforce fair housing laws. Due to limited staff, capacity, and expertise, fair housing complaints are referred to either Legal Services of Northern California, the California Department of Fair Employment and Housing, or the U.S.~~

~~Department of Housing and Urban Development's Fair Housing and Equal Opportunity (FHEO) office.~~

County of Siskiyou: Health and Human Services Agency

On February 22, 2022, the authors conducted an interview with the Health and Human Services Agency in Siskiyou County, which administers housing programs and provides a range of social and behavioral health treatment services and housing support services. This agency plays a key role in helping residents navigate housing problems and overcome housing barriers.

Staff indicated that the region lacks affordable, low-income housing, especially multi-family, rental units, shared housing opportunities, housing for seasonal workers, and housing for people with disabilities. In addition, the region lacks moderate-income housing for local hospital staff, teachers, and firefighters. Local employers such as hospitals are having difficulty recruiting staff due to lack of housing opportunities. In southern parts of the county, such as Mount Shasta, Dunsmuir, McCloud, and Scott Valley, many homes are being purchased by out-of-county residents, who tend to have higher income, and converted into vacation rentals. The unprecedented increase in competition, coupled with decreases in housing inventory, make it difficult for residents to buy a home.

Siskiyou County primarily offers seasonal and service-oriented employment, but many employees are unable to find affordable housing. The Mt. Shasta Ski Park, one of the largest employers in the region, has difficulty housing its 300 seasonal workers. There is a large population of Hispanic, migrant workers who reside in overcrowded households in eastern parts of the county near regions such as Butte Valley, MacDoel, Tulelake, Dorris, and Newell. In areas such as Shasta Vista, cannabis cultivators are residing on large plots of undeveloped land that do not have access to water or sanitation services.

Homelessness has substantially increased, especially in the incorporated city of Yreka, but it has been difficult to measure. Point-In-Time counts were halted or limited because the COVID-19 posed health and safety concerns. The County lacks housing providers, which results in a lack of support and resources to help residents acquire housing. Service providers are inundated with housing assistance requests that exceed their capacity. Residents on waitlists for affordable housing can wait for up to one year or longer. Many landlords in the region do not accept Housing Choice Vouchers. The community has expressed NIMBYism (Not in My Backyard) to the development of permanent supportive housing or low-income housing.

In the last ten years, Siskiyou County has experienced numerous wildfires, including the Boles Fire, Klamath Fire, Slater Fire, Lava Fire, Antelope Fire, River Complex Fire, and McKinney Fire. The 2014 Boles Fire and 2020 Slater Fire had the most significant impacts on housing in the region. The community of Happy Camp lost 212 residential houses and many more living places, such as RVs, camps, and buildings in the Slater Fire. Many residents were uninsured or underinsured as premiums doubled and tripled due to

increases in wildfires. About 70% of low-income families were uninsured or significantly underinsured (*Happy Camp Community Center, 2021*).

Great Northern Services

On March 21, 2022, the authors of this report conducted an interview with the community development manager at Great Northern Services. Great Northern Services administers Community Development Block Grant funds for several jurisdictions in the County to provide energy assistance, weatherization, food assistance, infrastructure improvement, and home rehabilitation programs. In the past, the organization provided Section 8 Housing Choice Vouchers to residents in Siskiyou County.

Staff noted that the waitlist for subsidized housing is now 1-3 years long and Section 8 Vouchers are difficult to obtain. Furthermore, landlords may be resistant to accepting households with vouchers. A single rental unit may receive an average of 20 applications, when pre-pandemic that same unit received 1-5 applications. Housing prices increased by \$100,000 from August 2021 to March 2022. Recently, a 30-unit affordable rental property in Weed was sold to an individual who plans on converting it to a retreat, which would displace 30 households. Residents have difficulty accessing legal aid to dispute fair housing issues.

Public transportation in the area is not always reliable due to weather conditions, employee shortages, and the COVID-19 pandemic. In addition, staff noted that the labor market is small, so it is difficult to find a well-paying, year-round job with benefits especially in Dorris, Tulelake, McCloud, and Dunsmuir.

The organization has attempted to build low-income housing but was unable to do so due to challenges in recruiting contractors, developers, and partners. Assistance in attracting contractors to develop affordable housing, especially in South County could be very beneficial. Staff noted a need for farmworker housing in Tulelake and Dorris, senior housing and support services throughout the County, and homeless services in unincorporated areas of the County. Many residents in Happy Camp are facing homelessness because of displacement from the Slater Fire.

Siskiyou Economic Development Council

On March 23, 2022, staff conducted an interview with the Director of Small Business Development of the Siskiyou Economic Development Council. The organization works with small businesses to facilitate business growth, retention, and retraction as well as promote economic prosperity in the community.

The interviewee noted that Hmong people in the County report experiencing discrimination due to illegal cannabis cultivation. The interviewee noted that this included the Shasta Vista area, where primarily Hmong residents live and farm cannabis.

Many Hmong residents are precariously housed in unsuitable living conditions that lack water, sanitation, or sewer services in very rural portions of the County. The residents in these areas rely on transported water from the County for drinking and day-to-day

necessities. According to the interviewee, implementing new regulations on water transportation has a disproportionate impact on the Hmong population in Siskiyou County. The interviewee noted that many Hmong people believe that they continue to face discrimination in their community.

Local News and Reports

As a part of the requirements set forth by AB 686 in the Assessment of Fair Housing, jurisdictions are asked to summarize “findings, lawsuits, enforcement actions, settlements, or judgements related to fair housing or civil rights” (*California State Department of Housing and Community Development, Affirmatively Furthering Fair Housing, 2021*). Therefore, this section includes brief summaries of local news articles and reports relating to the issue of cannabis cultivation and access to water for Hmong people in Siskiyou County.

On May 4, 2021, the County Board of Supervisors held a meeting which included actions to regulate the use of water trucks on certain County roads and prohibit permits for trucks to transport water to specific regions (*Siskiyou County, Board of Supervisors, May 4, 2021, Meeting Minutes*).

In September 2021, a federal judge, Chief U.S. District Judge Kimberly J. Mueller, ruled that Siskiyou County officials cannot stop trucks from delivering water to Hmong farmers who are illegally growing marijuana because the practice raises “serious questions” about racial discrimination and leaves the growers without a source of water for drinking, bathing, and growing food (*Judge: California County Can’t Ban Water Delivery to Hmong Pot Farmers, Fox 10, 2021*).

The water ordinance has since been amended to require permits for water trucks countywide rather than in specific geographic areas. However, there are still concerns about racism which are currently under litigation.

Four Asian American residents have filed a class-action lawsuit against Siskiyou County and its sheriff, alleging racism in County services and enforcement. The plaintiffs’ attorneys found alleged racial disparities in traffic stop data, water transportation bans, and enforcement of property liens related to unpaid fines for cannabis cultivation. This issue is currently under litigation (*Asian Americans Sue Siskiyou County and its Sheriff, Alleging Racial Bias, Los Angeles Times, 2022*).

Other Relevant Factors

Local Compliance with State and Federal Fair Housing Laws

The Housing Element Update includes a suite of new housing goals, programs, and actions to address state fair housing laws and local compliance, which is discussed further in Chapter 2: Review of Previous Housing Element of the Housing Element Update and Chapter 3: Housing Program of the Housing Element Update. Siskiyou County did not receive fair housing complaints during the previous housing element cycle. Siskiyou County is in compliance with all fair housing laws in its policies and procedures.

Summary of Findings

There are no apparent concentrations of housing choice vouchers in unincorporated areas of Siskiyou County, however, the data is missing for many areas of the county. In

addition, there are no public housing buildings in the county. Lastly, Siskiyou County as a whole experienced a significantly high number of fair housing inquiries which mostly concerned disability bias.

Several stakeholders identified a shortage of all housing types, particularly multi-family and low-income housing that qualifies for rental assistance. Youth, young families, the local workforce, and seniors are the most severely impacted low-income groups. Waitlists for subsidized housing are now 1-3 years long and competition for rental housing has substantially increased in recent years. Seasonal workers and residents with a disability have a difficult time securing housing. Many community members express NIMBYism (Not in My Backyard) or opposition, especially towards this type of housing development. Furthermore, residents have been known to deny households with Section 8 Housing Choice Vouchers. Low-income residents tend to reside in Weed, Hornbrook, Happy Camp, Butte Valley, MacDoel, Tulelake, Dorris, Newell, and Shasta Vista.

Many Hmong residents were precariously housed in unincorporated areas of the County prior to the Lava Fire, which burned over 100 homes. In addition, over 200 homes were lost in the Slater Fire that burned through Happy Camp. Shasta Vista is known to precariously house cannabis cultivators, who are primarily Hmong residents and the staff at the Siskiyou Economic Development Council noted that these residents believe to have faced significant discrimination in recent years. Several Asian American residents have filed a lawsuit against the County, alleging racism in County services and enforcement. The County does not have a formal process to receive, respond, and enforce fair housing laws and issues. Local providers are inundated with housing requests, but do not have the capacity to provide housing assistance. Residents in unincorporated areas of the county experience the most difficulty in accessing housing assistance, which is based in incorporated cities.

In addition, residents of all income backgrounds are losing homeownership and wealth-building opportunities as homes are being purchased and converted into vacation rentals at an increasing rate. McCloud is at threat of becoming saturated with vacation rentals. The inability to secure housing makes it difficult for local businesses to recruit and retain employees. Furthermore, homelessness has increased substantially, with many individuals living in precarious housing situations such as RVs, campers, and vehicles.

B. Segregation and Integration

The second subsection of the Assessment of Fair Housing is an assessment of segregation and integration in the jurisdiction. Segregation is defined as housing policies, practices, or procedures – both public and private - that exclude or separate individuals based on their race, ethnicity, disability, familial status, or income. This can include overt and covert housing discrimination through land use policy, shifting housing markets, and patterns of investment or disinvestment. Historic patterns of segregation persist in California despite the Fair Housing Act in 1968. The analysis of integration considers the equal distribution of people and resources within

communities (California Department of Housing and Community Development, Affirmatively Furthering Fair Housing, April 2021 Update).

Local and Regional Patterns and Trends

This section includes data tables, narratives, and maps to illustrate local and regional patterns and trends regarding segregation and integration. For the purposes of this analysis, segregation and integration includes trends and place-based data on race and ethnicity, linguistic isolation, familial status, persons with disabilities, and income disparity, and identifies the groups that experience the highest levels of segregation.

Because Siskiyou County is a geographically large county with a relatively small population size, it is split into five distinct geographic regions for this analysis. The regions are made up of 1-5 census tracts, which vary widely in size. However, the five regions are similar in size to one another to make it easier to compare local and regional patterns and trends. These regions were divided based on housing and community characteristics, demographics, trends, and geography.

People of Color

The table, “Siskiyou County and State of California, Race and Ethnicity Table, 2010 and 2019,” compares data on race and ethnicity for Siskiyou County and California from in 2010 and 2019. In 2019, about 80% of the population identified as White, not Hispanic or Latino in unincorporated areas of Siskiyou County, whereas in the State of California only 37% identified as White, not Hispanic or Latino. In addition, Siskiyou County has a significantly large American Indian and Alaskan Native population of 3.5%. About 9% of residents identify as Hispanic or Latino and 5% identify as two or more races. These findings indicate unincorporated areas of Siskiyou County are White majority communities.

From 2010 to 2019, Siskiyou’s population decreased by about 4% while the State of California’s population increased by about 7%. These findings indicate that Siskiyou County’s unincorporated population is significantly declining.

Figure 7: Siskiyou County and the State of California, Race and Ethnicity Table, 2010 and 2019

Race or Ethnicity	Unincorporated Siskiyou County					State of California				
	2010		2019		10'-19'	2010		2019		10'-19'
	Number of Persons	Percent of Total Population	Number of Persons	Percent of Total Population	Change	Number of Persons	Percent of Total Population	Number of Persons	Percent of Total Population	Change
Hispanic/Latino (of any race)	1,907	7.8%	2,134	9%	+1.2%	13,456,157	36.7%	15,327,688	39%	+2.3%
White, not Hispanic/Latino	20,284	82.4%	18,943	80.3%	-2.1%	15,107,042	41.2%	14,605,312	37.2%	-4%
Black or African American, not Hispanic/Latino	194	0.8%	104	0.4%	-0.4%	2,163,955	5.9%	2,169,155	5.5%	-0.4%
American Indian and Alaska Native, not Hispanic/Latino	722	2.9%	816	3.5%	+0.6%	153,430	0.4%	140,831	0.4%	0%
Asian, not Hispanic/Latino	350	1.4%	480	2%	+0.6%	4,683,828	12.8%	5,610,931	14.3%	+1.5%
Native Hawaiian and Other Pacific Islander, not Hispanic/Latino	58	0.2%	11	0%	-0.2%	131,505	0.4%	140,788	0.4%	0%
Some other race, not Hispanic/Latino	0	0%	27	0.1%	+0.1%	109,184	0.3%	100,119	0.3%	0%
Two or more races, not Hispanic/Latino	1,088	4.4%	1,080	4.6%	+0.2%	832,189	2.3%	1,188,673	3%	+0.7%
Total	24,603	--	23,595	--	-4.1%	36,637,290	--	39,283,497	--	+7.2%

Source: U.S. Census 2006-2010 and 2015-2019 American Community Survey

Note: Table is formatted to meet HCD requirements. Accessible version is available through the Siskiyou County Planning Department.

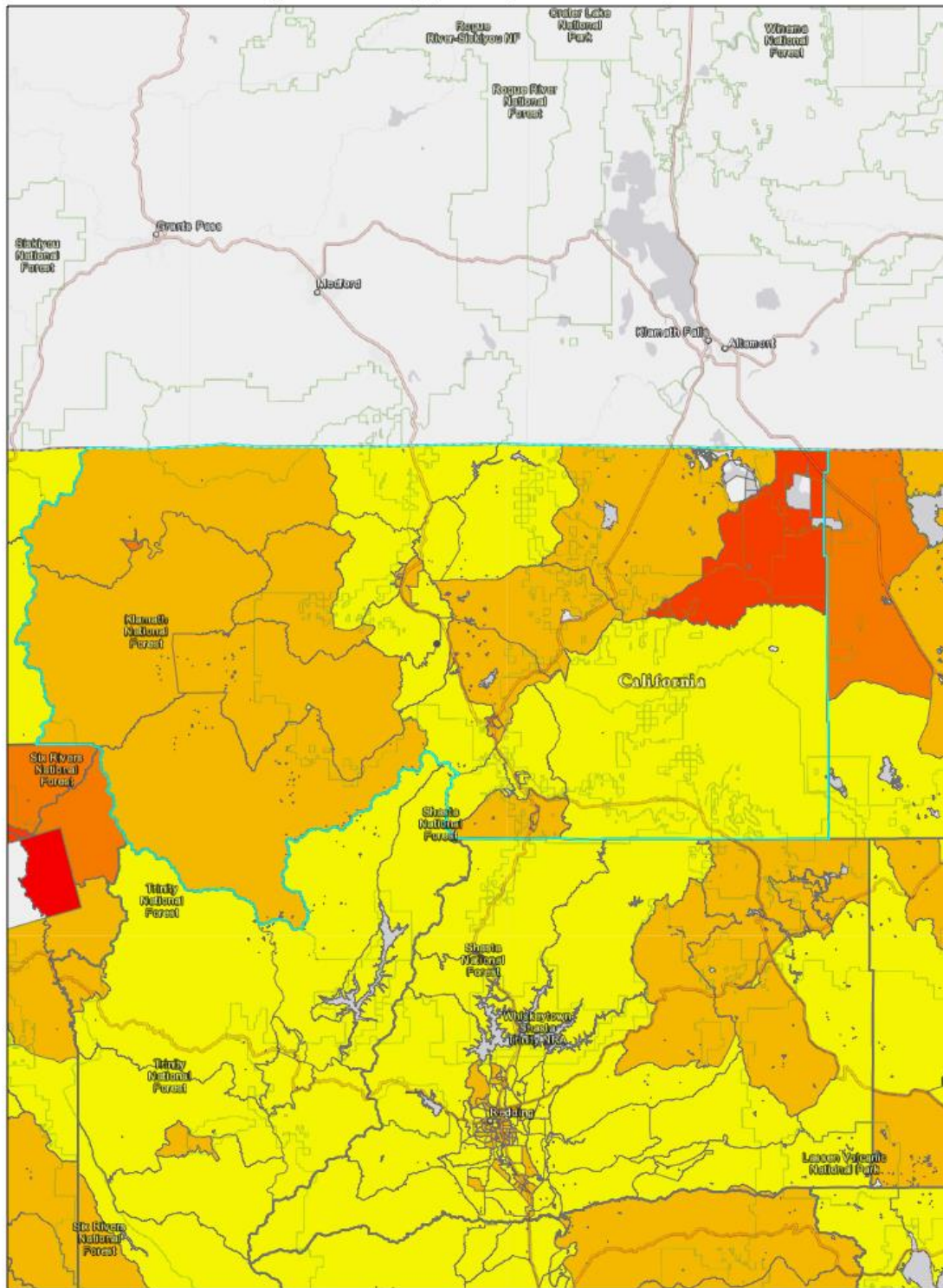
The maps, “Siskiyou, Percent of People of Color Map, 2018,” and “Siskiyou County, Percent of People of Color Map, 2010,” depict block group data on the total percentage of non-white population, or people of color, in Siskiyou County in 2010 and 2018. For the purposes of this analysis, people of color are those that identify as any other racial or ethnic subgroup than “White,” including individuals that identify as two or more races.

In nearly half of the block groups that make up Siskiyou County, 21-40% of the population identify as people of color. These block groups are primarily located in the Northwestern Region, Southwestern Region, and Northeastern Region. In Census Tract 1 in the Northeastern Region, 61-80% of the population identify as people of color. In the Southeastern Region, less than 20% of the population identify as people of color except in Census Tract 11 and several block groups in Census Tract 9, where 21-40% of the population is people of color. In the Northern Region, less than 20% of the population identifies as people of color, except in a portion of Census Tract 3.

From 2010 to 2018, concentrations of people of color increased slightly within areas or adjacent to areas that already had relatively large concentrations of people of color. In 2010, less than 20% of the population was people of color in the Northern Region and Southeastern Region. In the Northeastern Region and Northeastern Region, 20-40% of the population was people of color. In the Southwestern Region, about half of the population had a concentration of 20-40% people of color while the other half had a concentration of less than 20% of people of color.

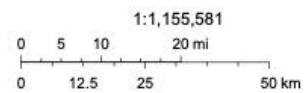
These findings indicate that less than 40% of the population identifies as people of color in all areas of the County except Census Tract 1, which has the largest concentration of people of color and that population has increased near areas that already consisted of higher concentrations of people of color in 2010.

Figure 8: Siskiyou County, Percent of People of Color Map, 2018



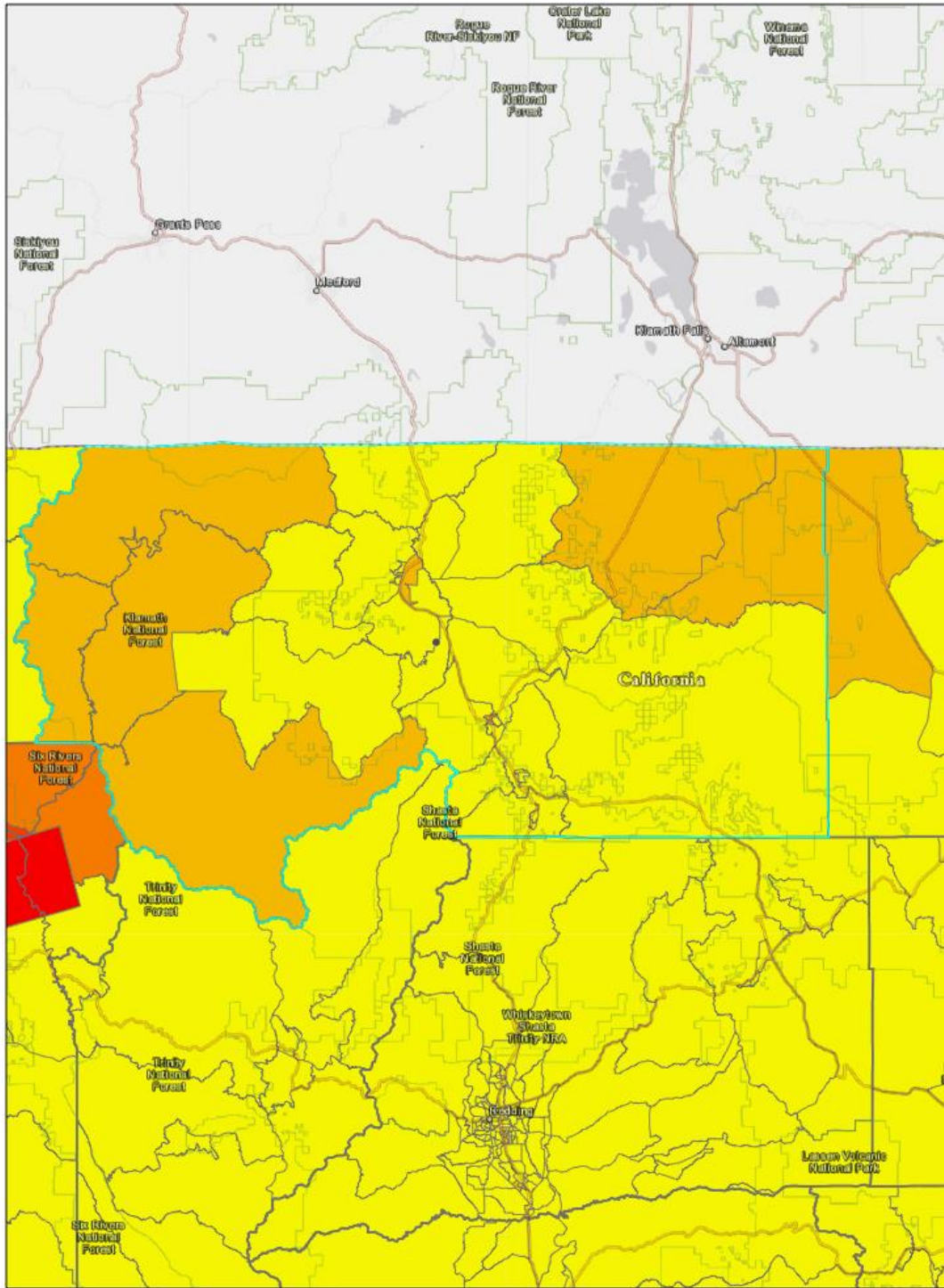
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- County Boundaries
- (R) Racial Demographics (2018) - Block Group
- ≤ 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 81%



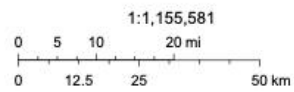
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Figure 8.1: Siskiyou County, Percent of People of Color Map, 2010



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- County Boundaries
- (A) Racial Demographics (2010) - Block Group
 - ≤20%
 - 21 - 40%
 - 41 - 60%
 - 61 - 80%
 - > 81%



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Linguistic Isolation: Language

The table, "Siskiyou County and State of California, Languages Spoken at Home Table, 2010 and 2020," compares data on language and fluency for Siskiyou County and the State of California in 2010 and 2020. The findings indicate that 7.6% of the population ages 5 years and over residing in unincorporated parts of Siskiyou County speak a language other than English at home. Most of those residents, or about 5% of the total population, speak Spanish at home and 1.3% speak Asian and Pacific Islander languages at home. About 3% of the population ages 5 years and over is not fluent in English.

From 2010 to 2020, these trends remained relatively stable with slight decreases of 1-2% in the number of residents ages 5 years and over who spoke Indo-European Languages at home and the number of residents ages 5 years and over that spoke a language other than English at home.

It is important to note that this data does not include the unhoused Hmong population residing in rural parts of the community. Therefore, the total number of Hmong people or persons who speak a language other than English at home and/or number of persons who are not fluent in English is likely significantly larger.

Figure 9: Siskiyou County and the State of California, Languages Spoken at Home Table, 2010 and 2020

Language & Fluency	Unincorporated Siskiyou County					State of California				
	2010		2020		10'-20'	2010		2020		10'-20'
	Number of Persons	Percent of Total Population	Number of Persons	Percent of Total Population	Change	Number of Persons	Percent of Total Population	Number of Persons	Percent of Total Population	Change
Persons 5 years and over that speak Spanish at home	1,246	5.3%	1,110	4.9%	-0.4%	9,706,949	28.5%	10,462,968	28.3%	-0.2%
Persons 5 years and over that speak Asian and Pacific Islander languages at home	283	1.2%	300	1.3%	+0.1%	3,210,896	9.4%	3,667,164	10%	+0.6%
Persons 5 years and over that speak other Indo-European languages at home	612	2.6%	235	1%	-1.6%	1,454,763	4.3%	1,679,265	4.5%	+0.2%
Persons 5 years and over that speak other languages at home	87	0.4%	83	0.4%	0	290,308	0.9%	391,689	1.1%	+0.2%
Total persons 5 years and over that speak a language other than English at home	2,228	9.5%	1,728	7.6%	-1.9%	14,662,916	43%	16,211,086	43.9%	+0.0%
Total persons 5 years and over that are not fluent in English	682	2.9%	672	3%	+0.1%	6,784,353	19.9%	6,432,102	17.4%	-2.5%

Source: U.S. Census 2006-2010 and 2016-2020 American Community Survey *Note: Table is formatted to meet HCD requirements. Accessible version is available through the Siskiyou County Planning Department.*

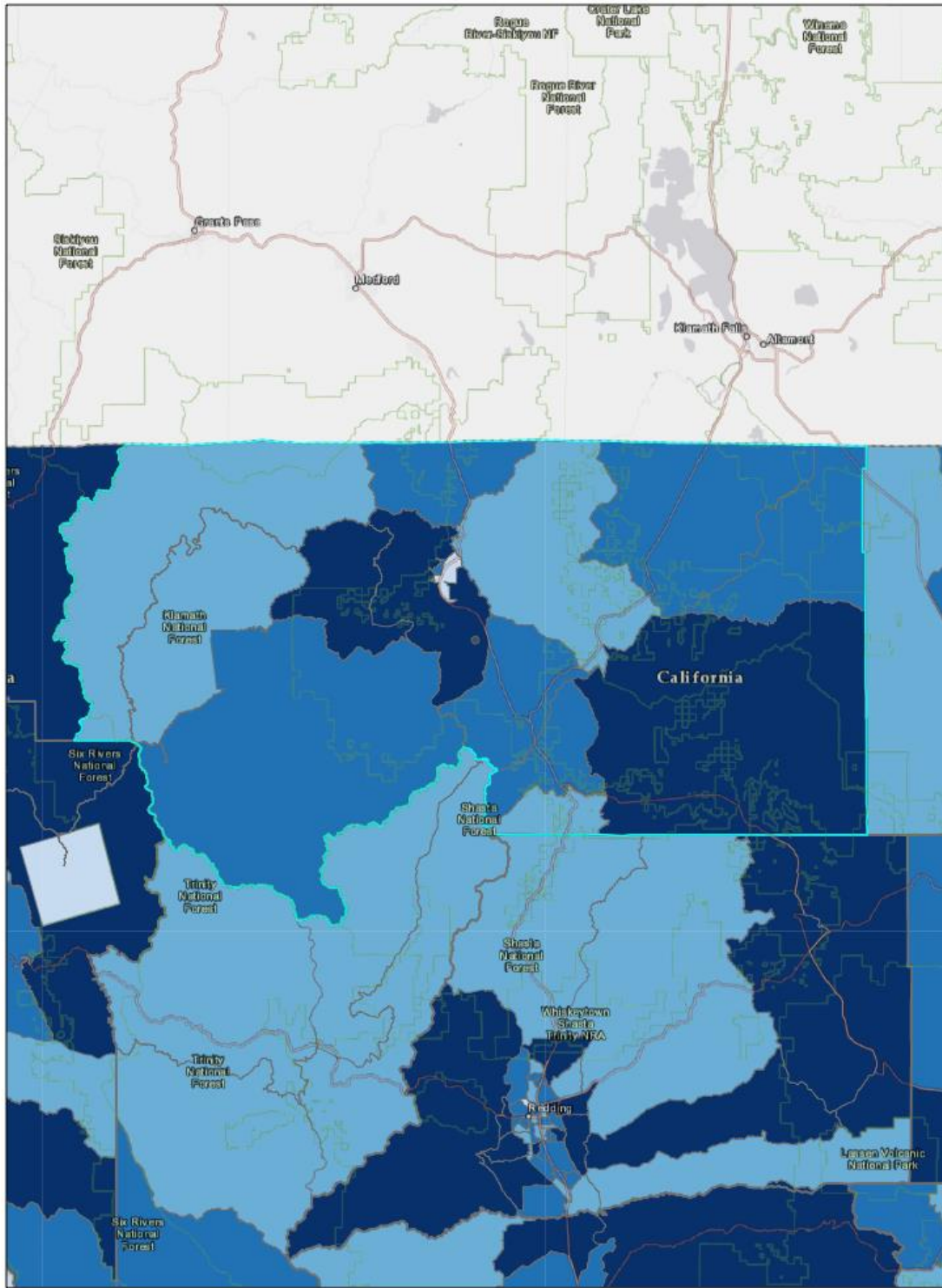
Familial Status

To assess segregation and integration of familial status, this report analyzes data on percent of children in single parent, female households, and percent of children in married couple households in Siskiyou County. Census tract level data is used because block group level data is not available.

Married-Couple Households with Children

The map, “Siskiyou County, Married Couple Households with Children Map, 2019,” indicates the percent of children residing in married couple households. In the Northwestern Region, only 40-60% of children live in married couple households. In the Southeastern Region, 60-80% of children are live in married couple households, which is significantly greater. The Southwestern and Southeastern Regions have the highest concentration of children who live in married couple households, ranging from 60-80% or 80% or more. However, in Census Tract 11 in the Southeastern Region, only 40-60% of children reside in married couple households. The number of children residing in married couple household varies substantially in the Northern Region. In the Census Tracts surrounding Yreka, 60-80% of children reside in married couple households (Census Tracts 7.01, 7.02, 7.03). East of Yreka, only 40-60% of children reside in married couple households (Census Tract 3), and north of Yreka, 40-60% of children reside in married couple households (Census Tract 4).

Figure 10: Siskiyou County, Percent of Children in Married Couple Households Map, 2019

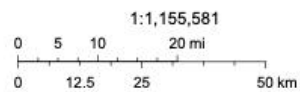


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County Boundaries

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%



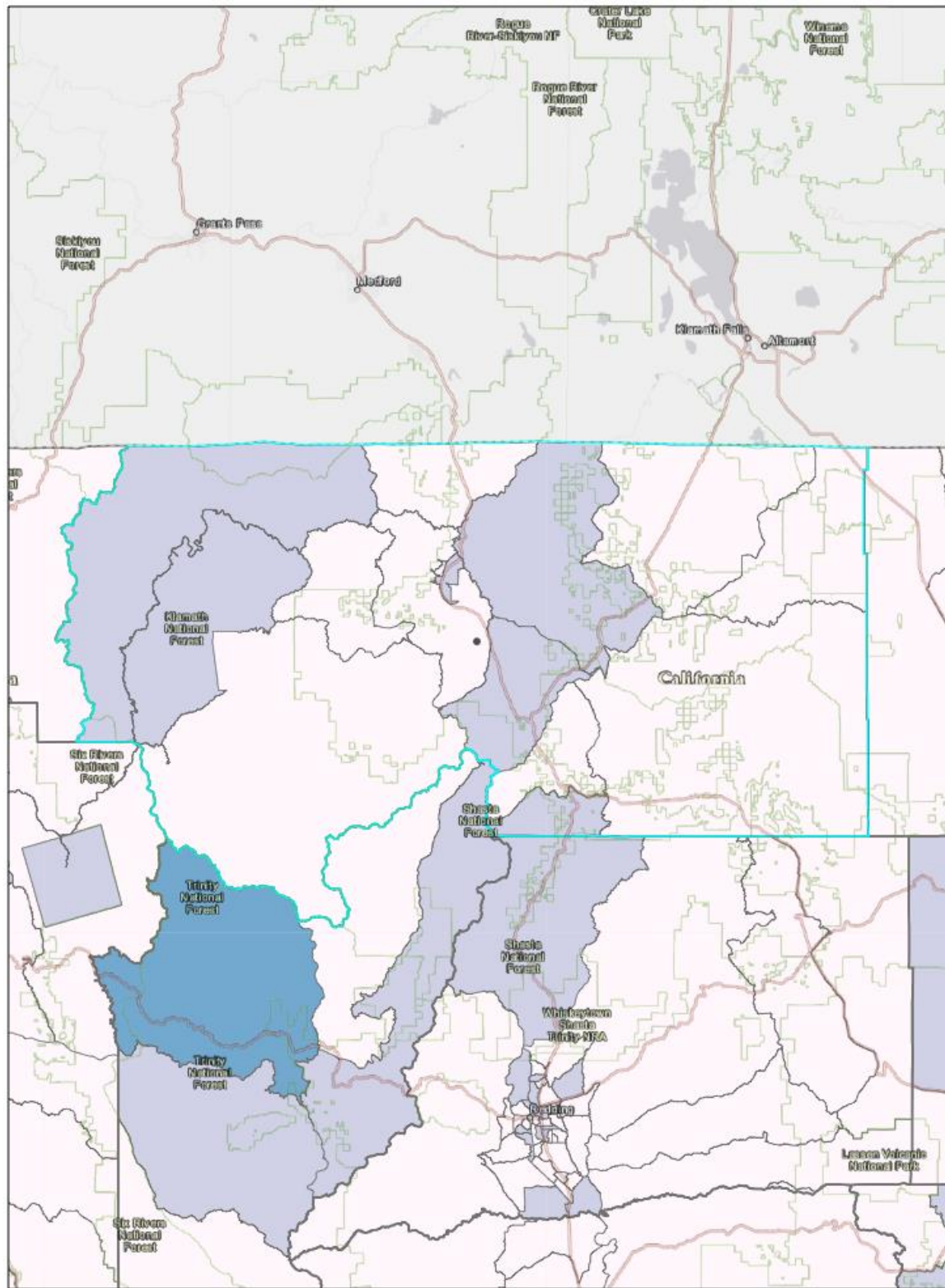
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CA HCD

Single Parent, Female-headed Households

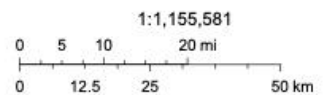
The map, "Siskiyou County, Percent of Children in Single Parent, Female Households Map, 2019," indicate the percent of children residing in female householder, no spouse/partner present households in Siskiyou County. In most areas of the county, less than 20% of children reside in single parent, female-headed households and this includes the Northeastern Region and Southeastern Region, as well as the majority of the Southwestern Region and Northern Region. However, 20-40% of children reside in single parent, female-headed households in Census Tract 9 and Census Tract 11 in the Southeastern Region as well Census Tract 3 and Census Tract 7.02 in the Northern Region. In the Northwestern Region, 20-40% of children reside in are single parent, female-headed households.

Figure 10.1: Siskiyou County, Percent of Children in Single Parent, Female Households Map, 2019



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- County Boundaries
- (R) Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019) - Tract
- ≤ 20%
- 20% - 40%
- 40% - 60%



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Single Parent Female Households Living Below the Poverty Level

The table, “Siskiyou County and State of California, Percent of Single Parent Female Households Living Below the Poverty Level Table, 2010 and 2020,” shows the percent of single parent female households whose income in the past 12 months is below the poverty level.

The number of families with female householder, no spouse present decreased by 24 or 4.8% in 2020 compared to 2010 in unincorporated regions of Siskiyou County. The number of female householders with related children under 18 years decreased by 61.8% and the number of female householders with related children under 5 years decreased by 93%. These findings indicate that the number of single parent female householders with children has decreased substantially in 2020 compared to 2010.

In comparison, the State of California experienced a significant decrease in the number of female householders with children with related children under 18 years while the number of female householders with children under 5 years increased significantly. In addition, the State of California saw an increase in the number of families with a female householder, no spouse present.

Figure 10.2: Siskiyou County and State of California, Percent of Single Parent Female Households Living Below the Poverty Level Table, 2010 and 2020

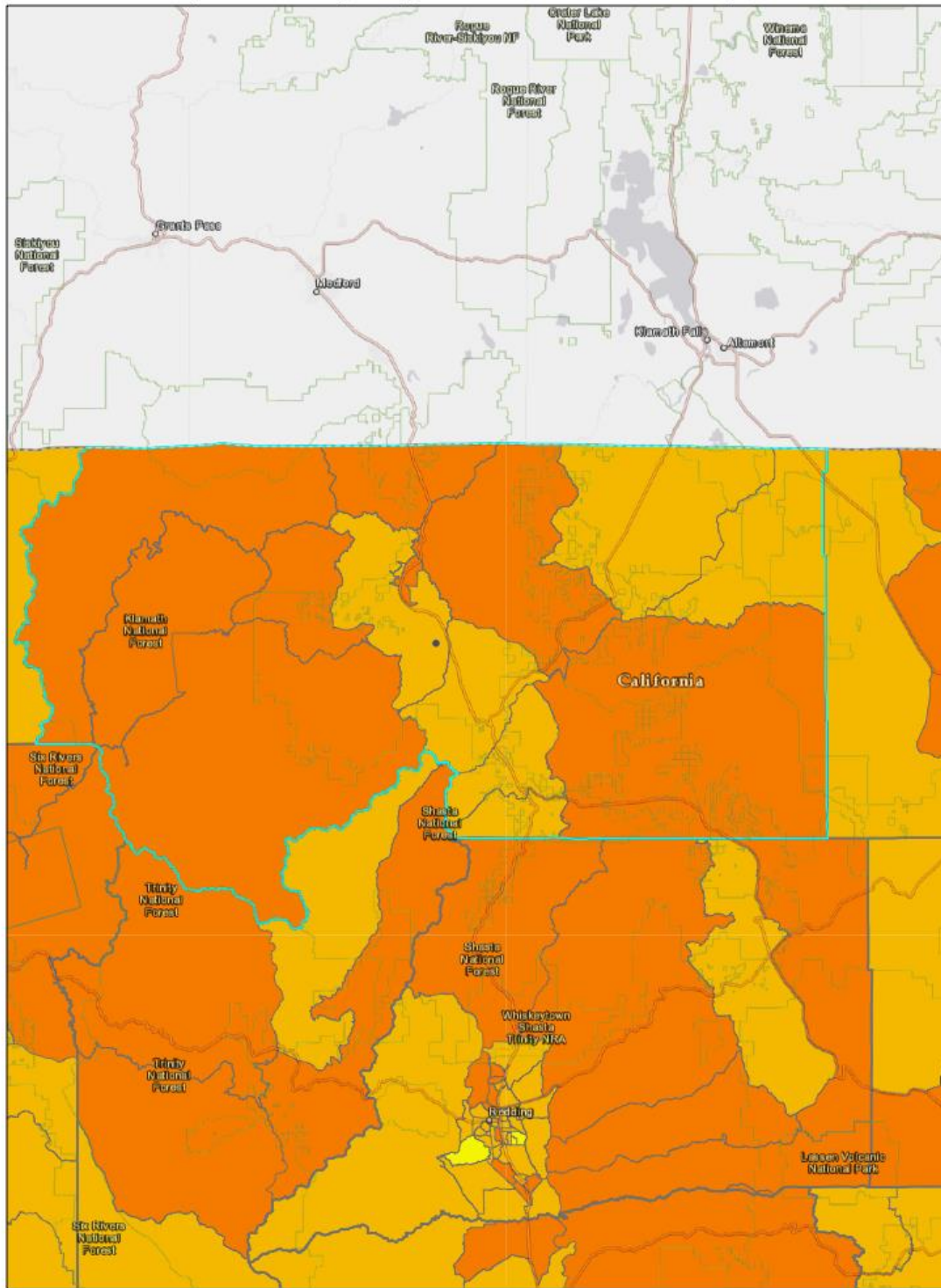
Percent of Families Whose Income in the Past 12 Months is Below the Poverty Level	Unincorporated Siskiyou County			State of California		
	2010	2020	Change	2010	2020	Change
Families with female householder, no spouse present	502	478	-24	702,237	715,098	+12,861
With related children of the householder under 18 years	267	102	-165	396,058	355,411	-40,647
With related children of the householder under 5 years only	59	4	-55	55,785	47,173	+8,612

Source: U.S. Census, 2006-2010 and 2016-2020 American Community Survey Note: Table is formatted to meet HCD requirements. Accessible version is available through the Siskiyou County Planning Department.

People with Physical Disabilities

The map, "Siskiyou County, Percent of Population with a Physical Disability Map, 2019," indicates the percent of the population with a disability in the Siskiyou County. In the Northwestern Region and Southwestern Region, 20-30% of the population has a disability. In the Northeastern Region, 10-20% of the population has a disability. In the Northern Region, 20-30% of the population has a disability with the exception of the areas surrounding Yreka (Census Tracts 7.01 and 7.02), where 10-20% of the population has a disability. In the Southeastern Region, 10-20% of the population has a disability with the exception of Census Tract 12, where 20-30% of the population has a disability.

Figure 11: Siskiyou County, Percent of Population with a Disability Map, 2019



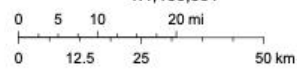
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County Boundaries

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%

1:1,155,581



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Income Disparity

This section provides an overview of the percentage of residents experiencing poverty, the median household income, and Gini index in Siskiyou County.

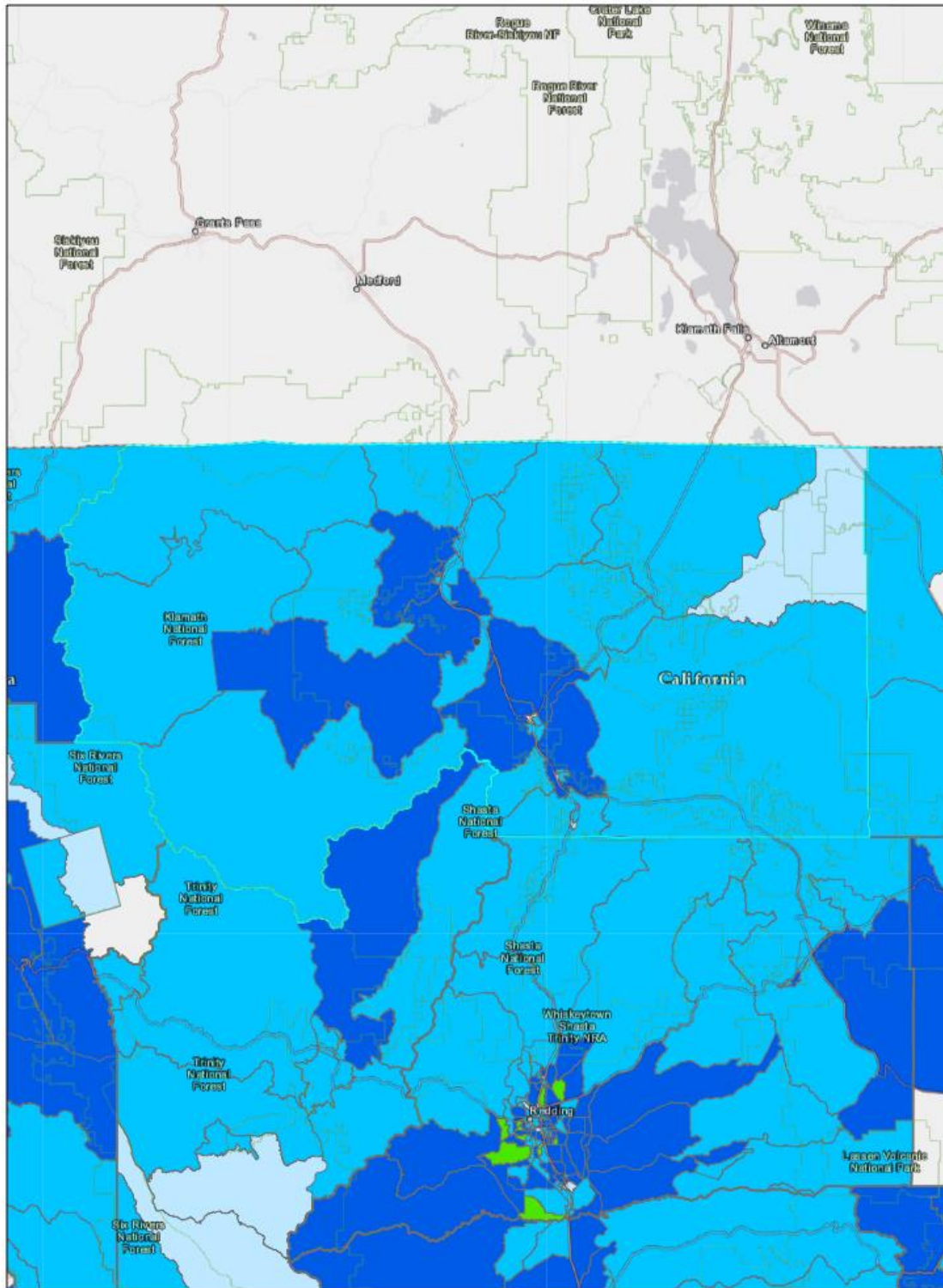
Median Household Income

The map, “Siskiyou County, Median Household Income Map, 2019,” depicts block group data on median household income in Siskiyou County in 2019. The median household income in the State was \$87,1100 in 2020.

Areas that are light blue represent households with the lowest median household income. Residents in these areas have a median household income that is less than \$30,000. Areas that are medium blue have a median household income between \$30,000-55,000. Areas that are dark blue have a median household income at or below the state median household income, or \$55,000-87,100. The map indicates that all census tracts in Siskiyou County have a median household income that is at or below the State’s average, but, in many cases, its significantly below the State’s average.

In the Northwestern Region and Northeastern Region, the median household income is \$30,000-55,000, with the exception of Census Tract 1, where the median household income is less than \$30,000. In the Southwestern Region, the median household income is \$30,000-55,000, except for a portion of Census Tract 8 where the median household income is \$55,000-87,100. In the Northern Region, the median household income is \$30,000-55,000, except for the block groups surrounding Yreka (Census Tract 7.01) where the median household income is \$55,000-87,100. In the Southeastern Region, the median household income is \$30,000-55,000 in most areas. In Census Tract 9 and portion of Census Tract 10, the median household income is \$55,000-87,100.

Figure 12: Siskiyou County, Median Household Income Map, 2019



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- County Boundaries
- (R) Median Income (ACS, 2015-2019) - Block Group
- < \$30,000
- < \$55,000
- < \$87,100 (HCD 2020 State Median Income)
- < \$125,000

1:1,155,581

0 5 10 20 mi

0 12.5 25 50 km

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The table, “Siskiyou County and the State of California, Gini Index Table, 2020,” illustrates the Gini index of income inequality values, which is a measure of the distribution of income across a population. A higher gini index score indicates greater income inequality, or that high-income individuals receive much larger percentages to the total income of the population. The table below indicates that Siskiyou County has a Gini Index score of 0.47, which is slightly less than the State of California’s score of 0.49. These findings indicate that Siskiyou County experiences slightly less income inequality.

Figure 12.1: Siskiyou County and State of California, Gini Index Table, 2020

	Gini Index of Income Inequality
Siskiyou County	0.47
California	0.49

Source: 2016-2020 ACS 5-Year Estimates Detailed Tables

Poverty Status

The table, “Siskiyou County and the State of California, Poverty Table, 2012 and 2020,” compares data on individuals and families experiencing poverty for Siskiyou County and the State of California in 2020 compared to 2012. Consolidated, county-level data is used for this table because unincorporated county data is not available.

In 2020, about 10% of both families and individuals were experiencing poverty in Siskiyou County. In comparison, the number of families experiencing poverty in the State of California was similar, however, significantly less individuals were experiencing poverty. About 3% more individuals are experiencing poverty in Siskiyou County than in the State of California.

The number of families and individuals experiencing poverty decreased significantly for both Siskiyou County and the State of California in 2020 compared to 2012. However, Siskiyou County experienced a significantly larger decrease in the number of families experiencing poverty of about 5%.

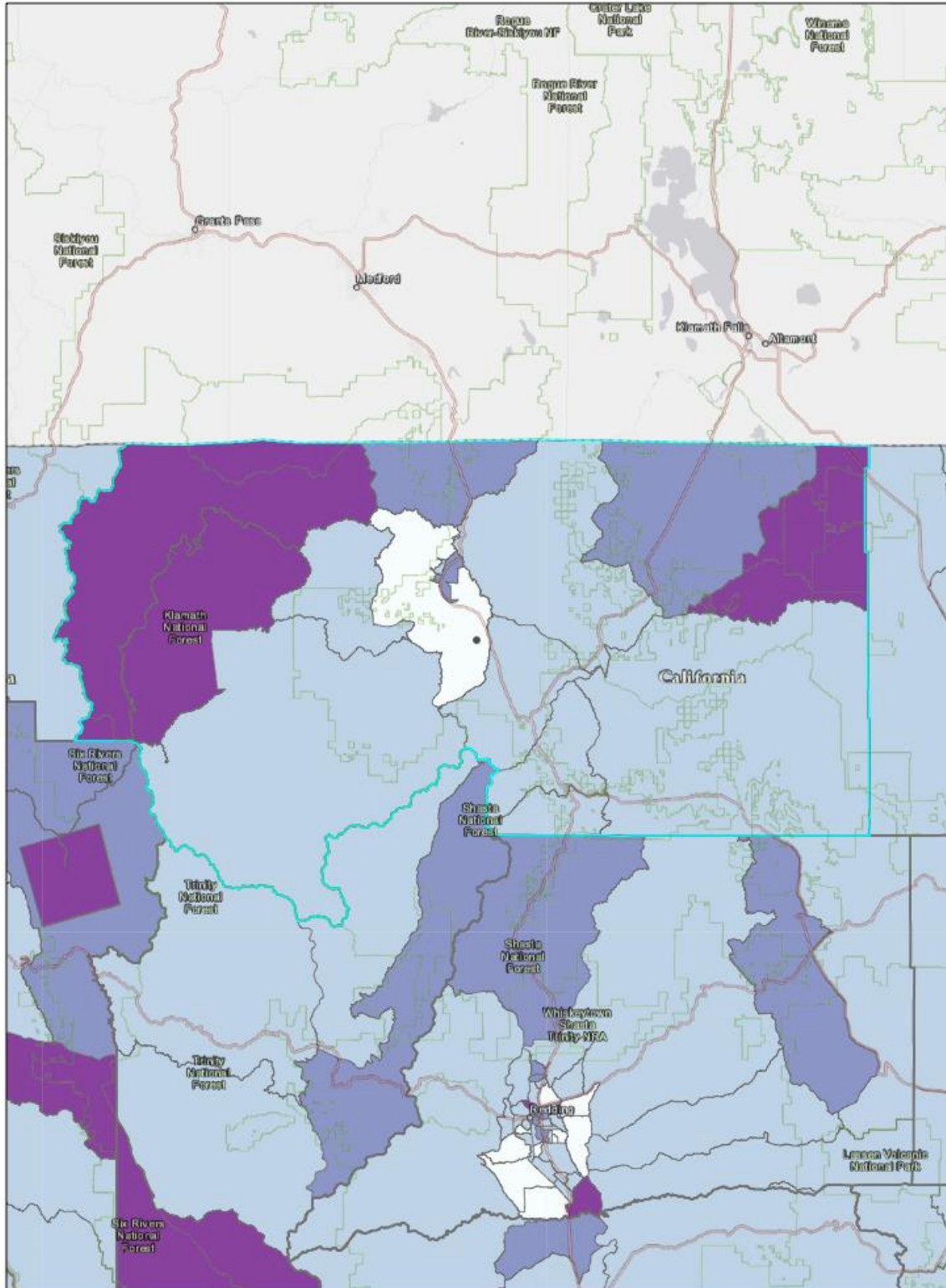
Figure 12.2: Siskiyou County and State of California, Poverty Table, 2010 and 2020

Jurisdiction	Measure of Poverty	2012		2020		'12-'20
		Percent	Estimated Number	Percent	Estimated Number	Change
Siskiyou County	Families whose income in the past 12 months is below the poverty level	15.7%	1,908	10.6%	1,209	-5.1%
	Individuals whose income in the past 12 months is below the poverty level	11.1%	1,830	8.9%	1,339	-2.2%
State of California	Families whose income in the past 12 months is below the poverty level	11.5%	983,254	9%	808,800	-2.5%
	Individuals whose income in the past 12 months is below the poverty level	7.2%	1,187,140	5.7%	1,058,398	-1.5%

Source: U.S. Census, 2008-2012 and 2016-2020 American Community Survey Note: Table is formatted to meet HCD requirements. Accessible version is available through the Siskiyou County Planning Department.

The map, "Siskiyou County, Poverty Status Map, 2019," depicts the geographic distribution of poverty in the Siskiyou County in 2019. The map below indicates that the 10-20% of population had an income below poverty level in the Southwestern Region and Southeastern Region. In the Northern Region, the percent of population that had an income below poverty level ranges from less than 10% to 20-30% of the population. In the Northwestern Region, 30- 40% of the population had an income below poverty level. In the Northeastern Region, 20-30% of the population had an income below the poverty level in Census Tract 2 and 30- 40% of the population had an income below poverty level In Census Tract 1.

Figure 12.3: Siskiyou County, Poverty Status Map, 2019



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County Boundaries

(R) Poverty Status (ACS, 2015 - 2019) - Tract

< 10%

10% - 20%

20% - 30%

30% - 40%

1:1,155,581

0 5 10 20 mi
0 12.5 25 50 km

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Data and Knowledge from Local Stakeholders

Local data and knowledge is collected through interviews with regional stakeholders whose service areas include Siskiyou County.

Rural Communities Housing Development Corporation

On February 18, 2022, the authors conducted an interview with the Rural Communities Housing Development Corporation (RCDHC). RCDHC works to provide decent and affordable housing to low- and moderate-income persons. The organization develops, operates, and manages affordable housing in rural, northern California counties.

Staff noted many community members have difficulty finding housing that they can afford, which contributes to long waitlists for subsidized, affordable housing. The organization worked to provide 24 affordable housing units in Weed, with rents ranging from \$516-586, but many residents are still unable to afford to live there. The agency lacks the capacity to meet the housing needs of the residents of Siskiyou County, because RCHDC cannot provide enough units or further lower rents to make housing accessible to all income-qualified residents.

Staff noted that there is a shortage of available rental units in the region. Residents may further have trouble acquiring housing due to minimum income requirements, rental histories, and disabilities. Many residents prefer 1-bedroom homes. Staff noted that there is a shortage of employment opportunities due to lack of industry. The County and hospital are the region's largest, full-time employers.

The organization has trouble finding sites that have public utilities or infrastructure and are zoned for R-3 development. Barriers to development have included lengthy and costly planning processes, challenges in getting entitlements, and changes in appropriate land use or zoning. Zoning changes have sparked NIMBYism, which has pushed the organization to do outreach, engagement, and education around affordable housing. NIMBYism has increased across communities, and there has been a push for market-rate housing. Garnering support from the community can further pushout development timelines or halt development altogether.

Mount Shasta Planning Commission

On March 15, 2022, the authors of this report conducted an interview with a planning commissioner for the Mt. Shasta Planning Commission. The interviewee indicated that there is a need for all types of housing, including affordable housing at higher densities to meet help address the region's housing shortage in higher resource areas such as Hammond Ranch. The interviewee indicated that NIMBYism exists in Mt. Shasta and its surrounding communities, which actively oppose multi-family development. In compound with that, many developers do not want to build because the building and planning process takes up to a year in Mt. Shasta.

The interviewee noted that many residents are leaving the area, while a large influx of people who work from home are relocating in Siskiyou County. The purchase of second homes and vacation rentals are driving up the housing market, but also fuel the service industry. The city is actively debating how to address this issue in the General Plan.

Modoc Siskiyou Community Action Agency

On March 18, 2022, the authors of this report conducted an interview with staff from the Modoc Siskiyou Community Action Agency. The organization is a joint powers authority that provides food and housing assistance programs to residents.

Staff noted that housing consistently comes up as an issue in the organization's Community Action Plan survey that takes place every 2 years. Staff noted that Siskiyou County was drastically impacted by the COVID-19 pandemic because many residents from the Bay Area moved up and drove-up housing costs. In addition, the COVID-19 pandemic resulted in significant job loss and loss of access to childcare and food security when schools shut down. The organization worked to identify and provide food for children that needed it the most during the pandemic.

Staff noted that both landlords and tenants could benefit from education. Some tenants lack good tenant practices, such as poor upkeep and maintenance of the unit, and ultimately, engage in behaviors that result in eviction. Whereas, on the other hand, some landlords engage in illegal practices, such as entering without notice, eviction without a 30-day notice, and renting out substandard units. Staff indicated a need for affordable, multi-family units.

Other Relevant Factors

Siskiyou County Community Profile

The Siskiyou Economic Development Council worked with the Environmental Systems Research Institute (ESRI) to prepare a Community Profile for Siskiyou County, which includes consolidated, county-level data on demographics, population, and housing characteristics in 2021. The median home value in Siskiyou County is \$248,602 and the median household income is \$47,222. The median age is 49.2 and the average household size is 2.3. Approximately 1 in 4 individuals who are 25 and older are high school graduates, 41% have some college, and 1 in 4 have a bachelor's degree or higher.

These findings indicate that only 25% residents have a college degree and the overwhelming majority of residents have some college or a high school degree. The median household income is \$47,222, which is far below the State median household income which is \$87,100. Lastly, the median age in Siskiyou County is 49.2, which is significantly higher than the State of California's median age of 36.7 (*Siskiyou County, ESRI and Bureau of Labor Statistics, 2021*).

Summary of Findings

Unincorporated Siskiyou County has a significantly high White population of about 80% of residents, which is more than double that of the State of California. There is a significant American Indian and Alaskan Native population of 3.5%. In 2010 compared to 2019, Siskiyou's unincorporated population declined by 7%. The Northwestern Region, Southwestern Region, and Northeastern Region have the largest concentrations of people of color and this trend is increasing. Census Tract 1 in the Northeastern Region has the largest concentration of people of color. About 8% of the population speak a language other than English at home.

Only 40-60% of children reside in married couple households in the Northwestern Region, in portions of the Northern Region, and in Census Tract 11 in the Southeastern Region. A significant portion of children ranging from 20-40% of households reside in single parent, female-headed households in the Northwestern Region, Census Tract 9 and Census Tract 11 in the Southeastern Region, and Census Tract

3 in the Northern Region. The total number of households headed by females decreased substantially in unincorporated regions of Siskiyou County. In the Northwestern Region, Southwestern Region, portions of the Northern Region, and Census Tract 12 in the Southeastern Region, 20-30% of the population has a disability.

All areas of Siskiyou County have a median income that is significantly below the State's average. In the Northwestern Region, Southwestern Region, and Northeastern Region, the median household income is \$30,000-55,000, with the exception of Census Tract 1, where the median household income is less than \$30,000. In many portions of the Southeastern and Northern Region, the median income is also \$30,000-55,000. The Northern Region, Northwestern Region, and Northeastern Region have the highest concentrations of people with an income below poverty level, ranging from 20-30% of the population and 30-40% of the population. In 2020, about 10% of both families and individuals were experiencing poverty in Siskiyou County. There are significantly more individuals experiencing poverty in Siskiyou County than in the State of California.

Local stakeholders indicated that many people are unable to afford subsidized housing units and may further experience barriers to accessing housing due to minimum income requirements, rental histories, and disabilities. There is a shortage of employment opportunities in the region. Stakeholders also identified a need for affordable housing at higher densities and an increase in NIMBYism in recent years. Furthermore, development has decreased due to lengthy and costly planning processes, challenges getting entitlements, and outdated zoning. The region was hit significantly by the COVID-19 pandemic, which resulted in significant job loss and loss of access to childcare and food insecurity. Both landlords and tenants could benefit from landlord and tenant education.

Only 25% of residents have a college degree and the overwhelming majority of residents have some college or a high school degree. The median household income is \$47,222, which is far below the State median household income which is \$87,100. Lastly, the median age in Siskiyou County is 49.2, which is significantly higher than the State of California's median age of 36.7

C. Racially and Ethnically Concentrated Areas of Poverty (R/ECAP)

The third section of the Assessment of Fair Housing addresses racially and ethnically concentrated areas of poverty (R/ECAP).

Local and Regional Patterns and Trends

This section includes data tables, narratives, and maps to illustrate local and regional patterns and trends regarding racially and ethnically concentrated areas of poverty. For the purposes of this analysis, racially and ethnically concentrated areas of poverty include R/ECAP areas, areas of high segregation and poverty, and racial or ethnic concentrations of people of color or people who identify as White.

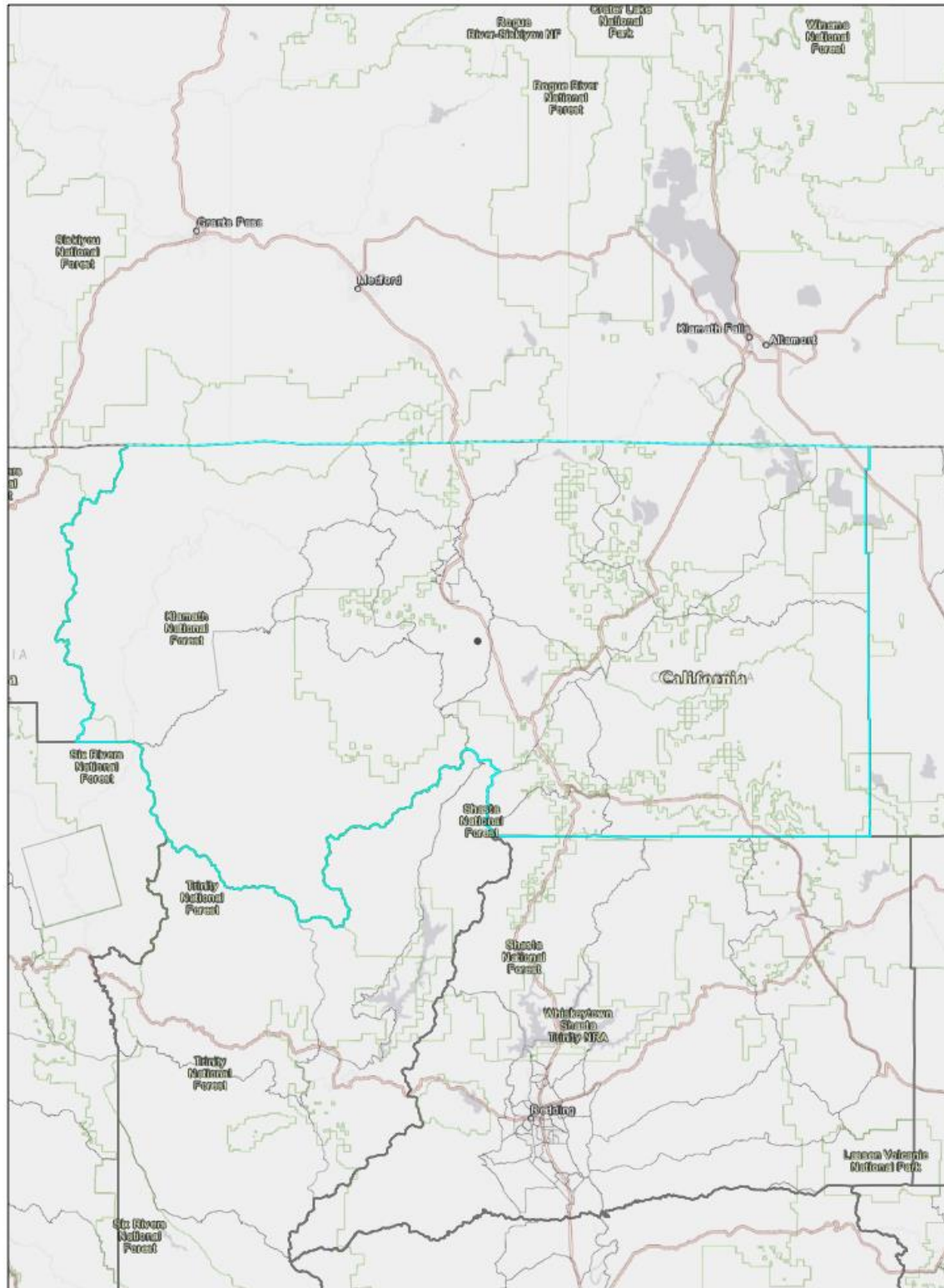
Because Siskiyou County is a geographically large county with a relatively small population size, it is split into five distinct geographic regions for this analysis. The regions are made up of 1-5 census tracts, which vary widely in size. However, the five regions are similar in size to one another to make it easier to compare local and regional patterns and trends. These regions were divided based on housing and community characteristics, demographics, trends, and geography.

|

R/ECAP Areas

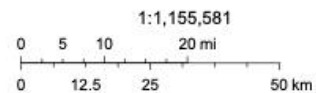
The map, "Siskiyou County, R/ECAP Areas Map, 2013," depicts block group data on racially or ethnically concentrated areas of poverty. For more urban areas, R/ECAPs must have a non-white population of 50% or more whereas for more rural areas the threshold is 20%. In addition, R/ECAPs must have 40 percent or more of people are living below the poverty threshold. Areas outlined in red experience high levels of racial or ethnic concentrations of poverty. As depicted below, the Siskiyou County does not have any of these areas.

Figure 13: Siskiyou County, R/ECAP Areas Map, 2013



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-  County Boundaries
- (R) Racially or Ethnically Concentrated Areas of Poverty "R/ECAP'S" (HUD, 2009 - 2013) - Tract
-  0 - Not a R/ECAP

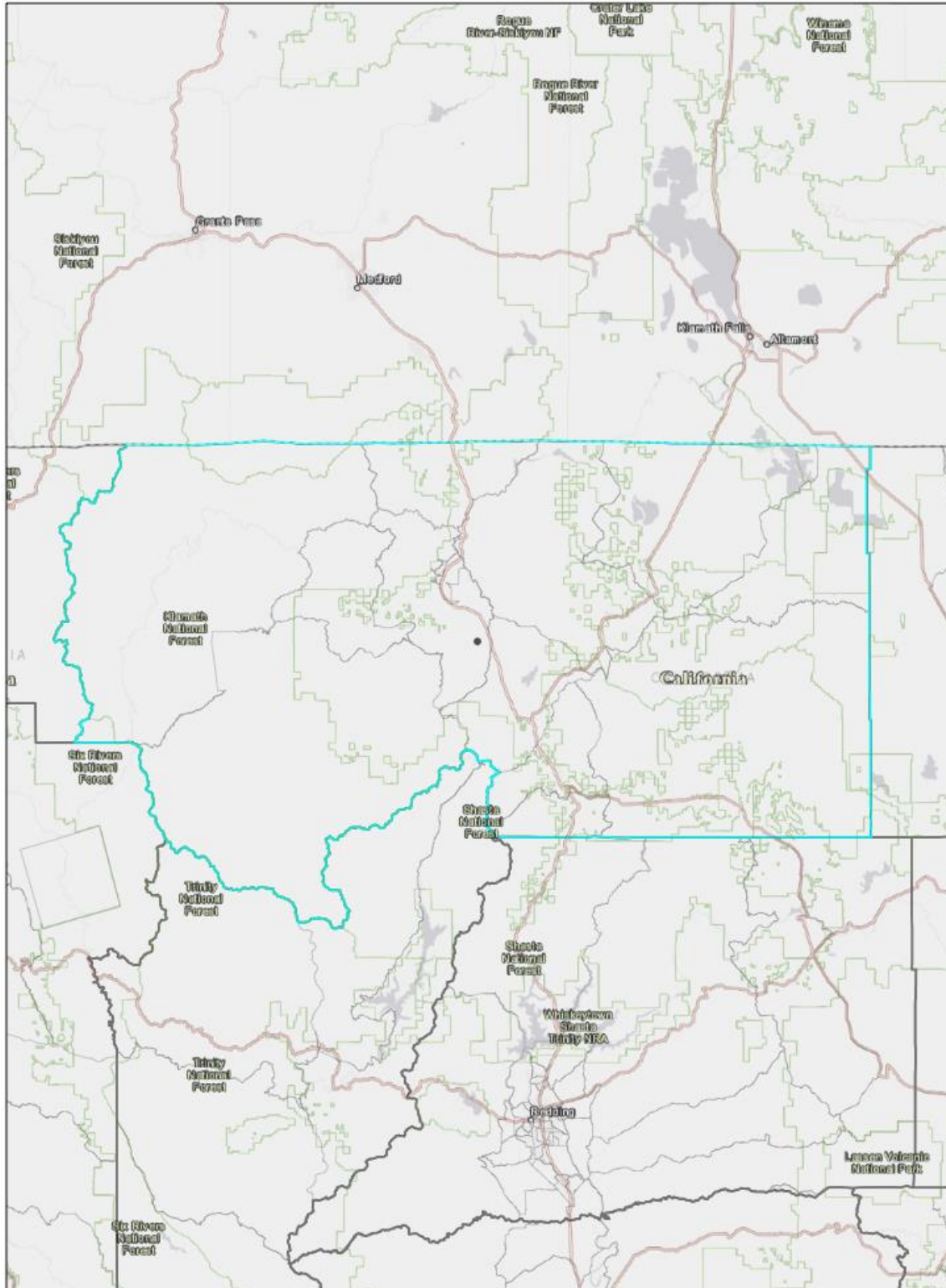


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Racially Concentrated Areas of Affluence

Racially Concentrated Areas of Affluence (RCAA) are areas that have a high proportion of White, affluent residents and a low proportion of people of color and low-income residents. RCAAs tend to have better access to resources such as schools, jobs, healthcare, and higher property values. Because all areas of Siskiyou County have a median income at or below the State's average, there are no racially concentrated areas of affluence. Furthermore, the map, "Siskiyou County, RCAA Areas Map, 2019," depicts that there are no racially concentrated areas of affluence in Siskiyou County.

Figure 14: Siskiyou County, RCAA Areas Map, 2019



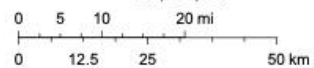
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County Boundaries

(R) Racially Concentrated Areas of Affluence "RCAA" (ACS, 2015 -2019) - Tract

0 - Not a RCAA

1:1,155,581

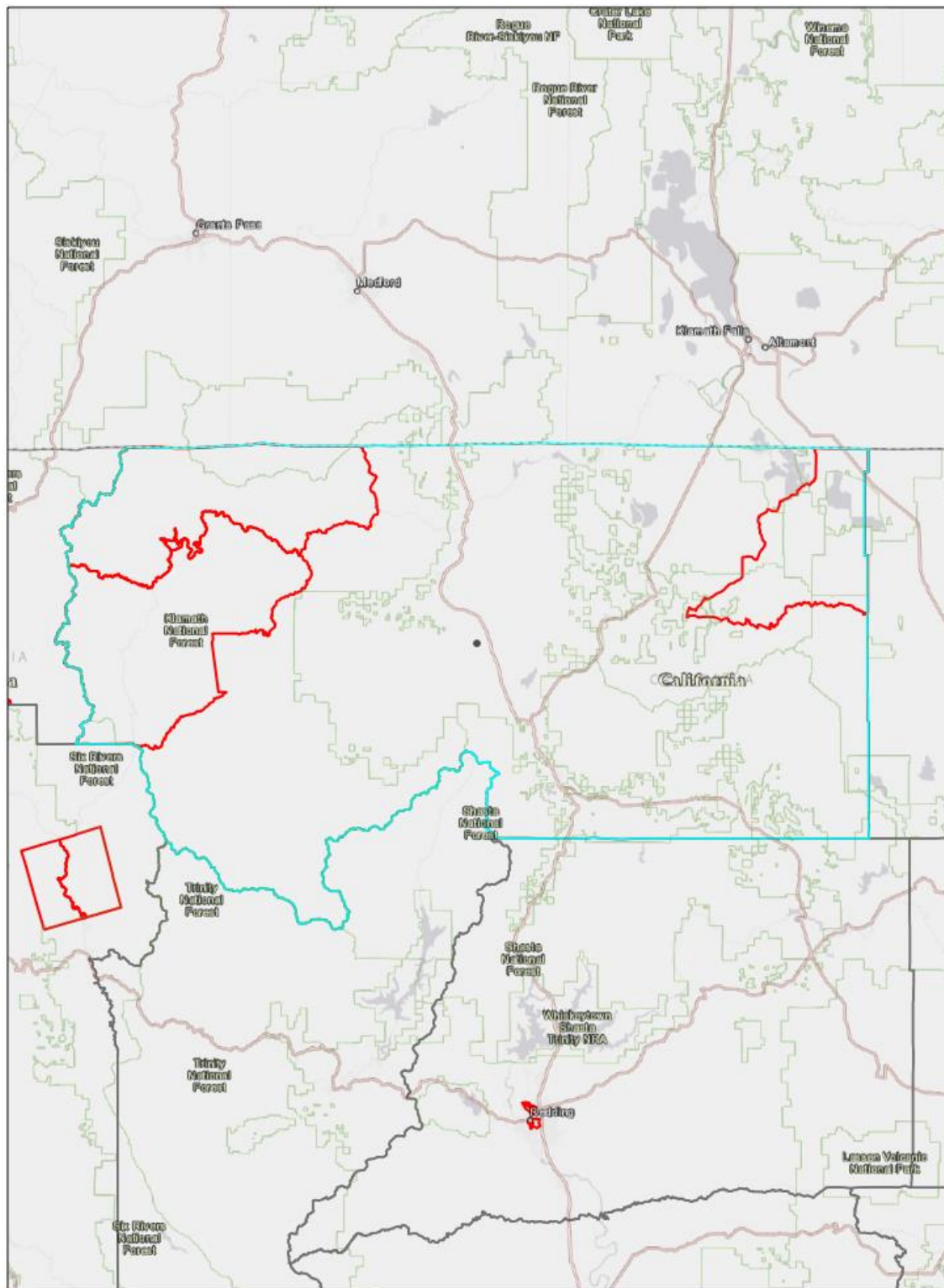


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Tax Credit Allocation Committee (TCAC) Areas

The Department of Housing and Community Development and the California Tax Credit Allocation Committee created a group of organizations and researchers called the California Fair Housing Task Force to identify areas in every region that have been shown by research to support positive economic, educational, and health outcomes for children as well as areas that experience high segregation and poverty. Areas outlined in red meet standards for poverty and racial segregation, in which 30% or more of the population is below the poverty line and there is an overrepresentation of people of color relative to the county within that block group. Siskiyou County has 2 census tracts that include areas of high segregation and poverty and those are the Census Tract 5, which makes up the Northwestern Region and Census Tract 1, which is in the Northeastern Region.

Figure 15: Siskiyou County, Areas of High Segregation and Poverty Map, 2021



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- County Boundaries
- (R) TCAC Area of High Segregation and Poverty (2021) - Tract

1:1,155,581

0 5 10 20 mi

0 12.5 25 50 km

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Data and Knowledge from Local Stakeholders

Karuk Tribe Housing Authority

On March 8, 2022, the authors of this report conducted an interview with the Executive Director of the Karuk Tribe Housing Authority. The Karuk Tribe Housing Authority offers a variety of housing assistance programs to tribal members in Siskiyou County.

Staff indicated that there is a shortage of rental units, particularly in Yreka where units were sold and Happy Camp where units were destroyed during the Slater Fire. The Karuk Tribe Housing Authority provides a voucher program, but many landlords are unwilling to accept them. Staff suspects that there may be prejudice towards low-income, tribal applicants.

The organization has faced barriers to developing housing due to lengthy and difficult zoning change processes and meeting costly accessibility and traffic requirements. The organization has also faced difficulty finding affordable contractors with availability. Fee reductions, waivers, and flexibility in building code requirements could help overcome these barriers. Staff also noted a need for landlord education and support.

The organization identified a need for housing for people with disabilities and affordable units for seniors, such as single-story apartments and single-family units. The organization has placed over 100 people in hotels in Yreka, but many hotels do not take long-term units or have enough available units. Many residents are car-dependent and unable to access homelessness services because services are concentrated in Yreka and not dispersed throughout the county.

Summary of Findings

Siskiyou County does not have any racially or ethnically concentrated areas of poverty or racially concentrated areas of affluence. However, the Northwestern Region and Census Tract 1 in the Northeastern Region are areas of high segregation and poverty.

Local stakeholders indicated that there is a shortage of rental units, particularly in the unincorporated community of Happy Camp where many homes were destroyed during the Slater Fire. Specifically, the region lacks affordable units and units for people with disabilities. Development has been halted or slowed by lengthy and difficult zoning change processes and costly accessibility requirements.

D. Disparities in Access to Opportunity

The fourth section of the Assessment of Fair Housing addresses disparities in access to opportunity. “Access to opportunity is a concept to approximate place-based characteristics linked to critical life outcomes. Access to opportunity oftentimes means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to ‘high resource’ neighborhoods” (California State Department of Housing and Community Development, Affirmatively Furthering Fair Housing, 2021).

Local and Regional Patterns and Trends

This section includes data tables, narratives, and maps to illustrate local and regional patterns and trends regarding disparities in access to opportunity. For the purposes of this analysis, disparities in access to opportunity include economic opportunity scores, environmental scores, educational opportunity, proximity to jobs, commuting patterns, and occupational data.

Because Siskiyou County is a geographically large county with a relatively small population size, it is split into five distinct geographic regions for this analysis. The regions are made up of 1-5 census tracts, which vary widely in size. However, the five regions are similar in size to one another to make it easier to compare local and regional patterns and trends. These regions were divided based on housing and community characteristics, demographics, trends, and geography.

Access to Opportunity

The California Fair Housing Task Force created an opportunity map to identify regions whose characteristics have been shown by research to support positive economic, educational, and health outcomes for low-income families, particularly long-term outcomes for children. The maps below provide composite scores for each block group as well as economic scores, education scores, and environmental scores.

Access to Opportunity, Composite Score

The map, “Siskiyou County, Access to Opportunity Map, 2021,” depicts block group level data on disparity in access to opportunity in Siskiyou County. The Northwestern Region and Northeastern Region have the lowest access to opportunity in the county, with census tracts that are considered low resource areas or areas experiencing high segregation and poverty. In contrast, the Southwestern Region has the highest access to opportunity in the county, with census tracts that are considered high resource and highest resource areas. In the Southeastern region, Census Tract 12 is considered a moderate resource area while Census Tract 9 and Census Tract 10 are considered high resource or highest resource areas. In the Northern Region, census tracts vary widely from low resource to highest resource areas. Census Tract 4 is considered low resource whereas Census Tract 6 and 7.01 are considered high resource areas.

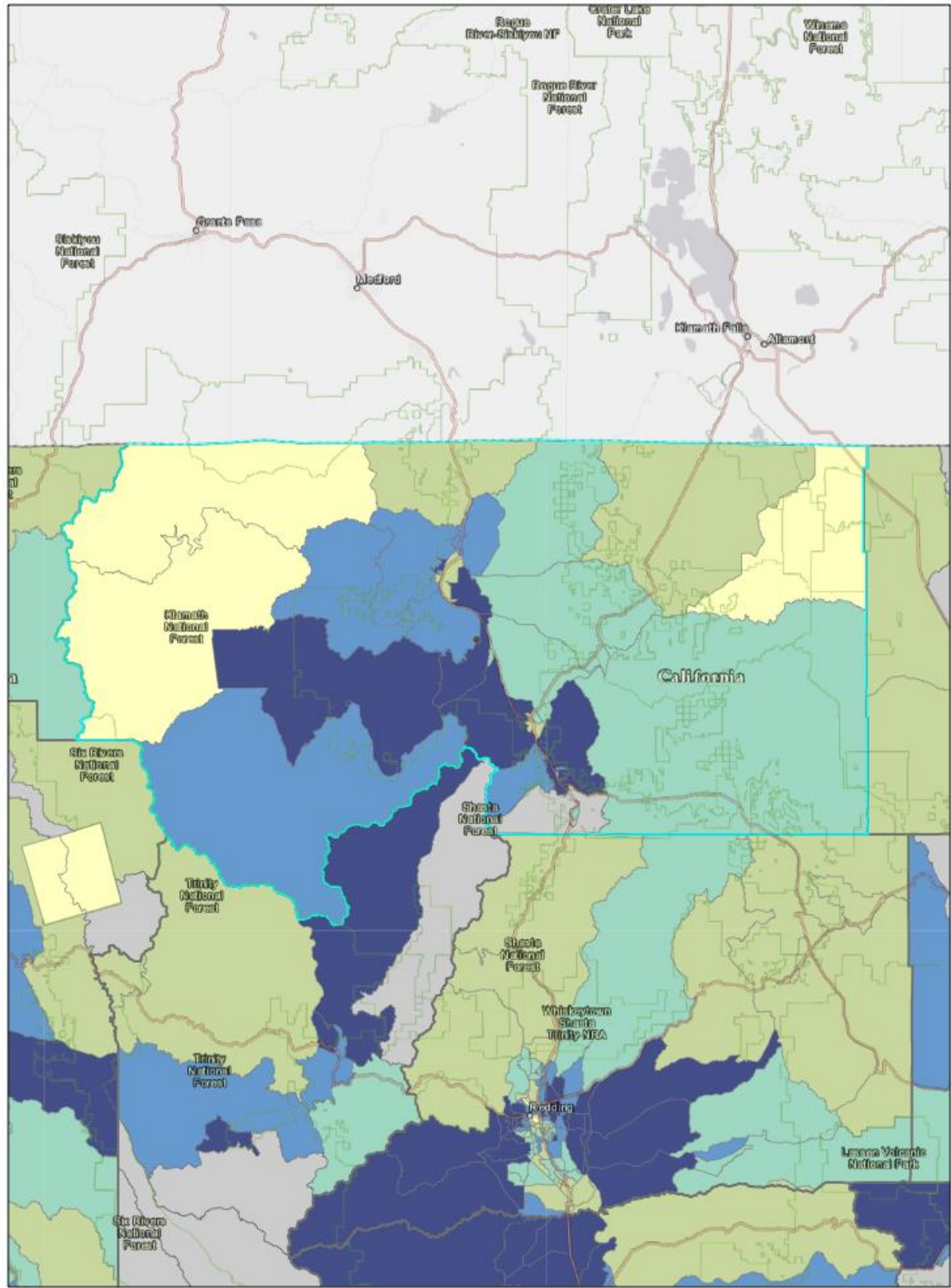
Census Tract 5, which makes up the Northwestern Region, has a high large concentration proportion of the County’s Hmong and tribal or indigenous residents and Hmong population, who are geographically isolated from resources and have been disproportionately impacted by a series of devastating wildfires, coupled with the stressors of the COVID-19 pandemic and the housing shortage in Siskiyou County. Many residents have lost their homes and have been experiencing homelessness.

Census Tract 1, which is in the ~~Northwestern~~ Northeastern Region, has a high concentration of Hispanic immigrant and migrant farmworkers who are employed at nearby farms. This area is also geographically isolated from resources, and residents in this area have been disproportionately impacted by the housing shortage in Siskiyou County. Many farmworkers are considered unhoused and living in precarious housing conditions.

Specific actions taken to address patterns of racial or ethnic segregation and disproportionate impacts on racial or ethnic minorities is addressed in *Chapter 3: Housing Programs* of the Housing Element Update.

These actions include Program 1.3.2: Karuk Tribe Housing Authority, Program 1.4.1: Wildland Fire Housing Recovery Program, Program 1.5.2: Low-Income ADU Incentive Program, Program 4.2.2: Farmworker Housing, Program 4.3.1: Transitional Housing and Homeless Shelter Technical Assistance Program, Program 4.3.2: Special Needs Household Program, Program 6.1.1: Fair Housing Enforcement and Outreach, Program 6.1.2: Landlord and Tenant Education Program, Program 6.3.1: Workforce Housing, Program 6.3.3: Workforce Housing, Program 6.3.4: Community Engagement Program, Program 6.4.1: Partnerships with Local Organizations, and Program 6.4.2: Apply for Funding for Public Service Activities.

Figure 16: Siskiyou County, Access to Opportunity Map, 2021



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- County Boundaries
- (R) TCAC Opportunity Areas (2021) - Composite Score - Tract
- Highest Resource
- High Resource
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

1:1,155,581

0 5 10 20 mi

0 12.5 25 50 km

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Esri, HERE, Garmin, USGS, EPA, NPS

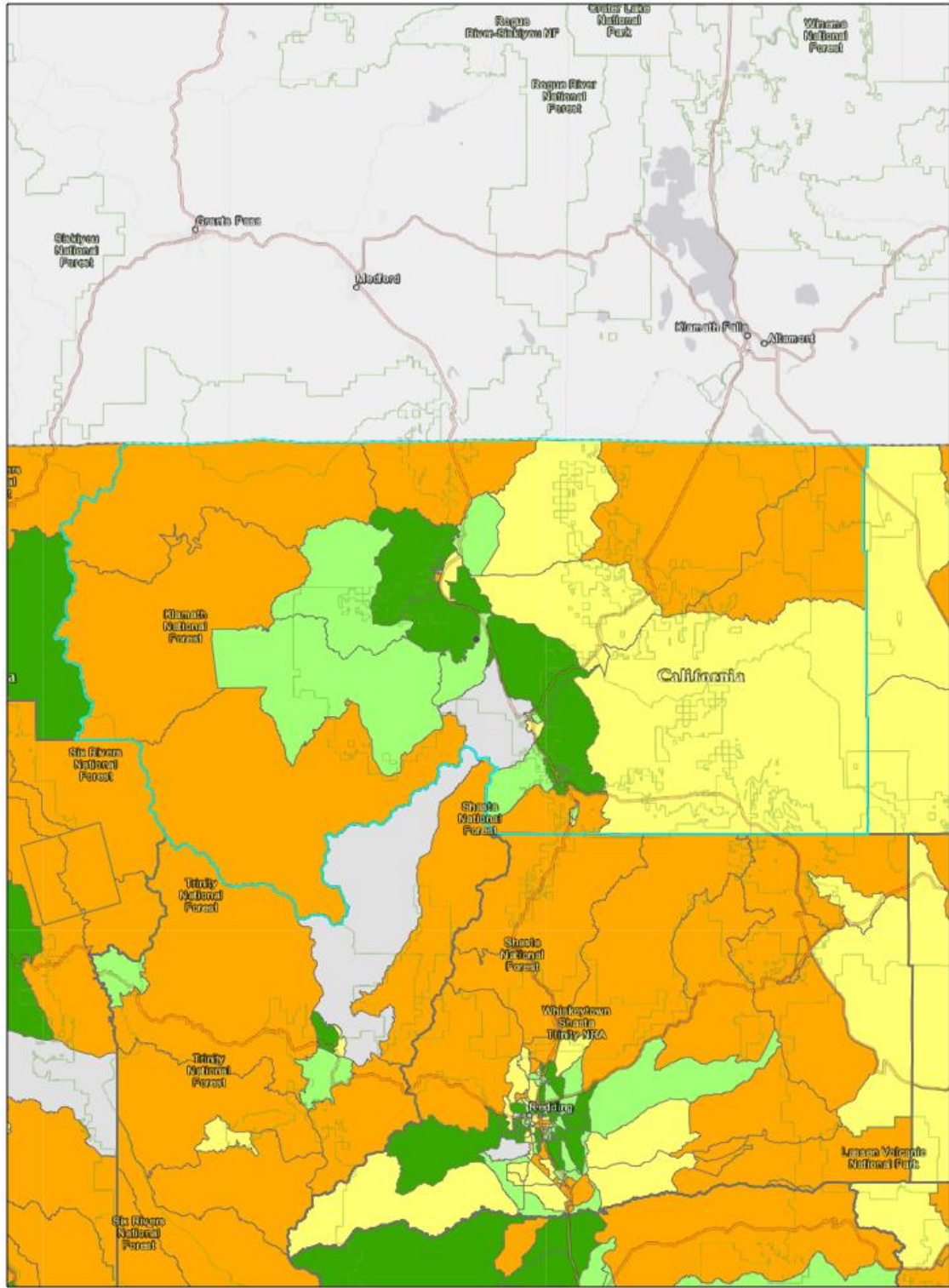
Access to Economic Opportunity

The map, “Siskiyou County, Access to Economic Opportunity Map, 2021,” depicts census tract level data in Siskiyou County based on economic scores. Access to economic opportunity varies widely across Siskiyou County. The Northwestern Region and Northeastern Region have the least positive economic outcomes. In the Northern Region, economic outcomes vary vastly from the least positive economic outcomes to the most positive economic outcomes. Census Tract 4 has the least positive economic outcomes whereas Census Tract 7.01 has the most positive economic outcomes. Similarly, economic outcomes in the Southeastern Region varies widely with low economic outcomes in Census Tract 12 and more positive or the most positive economic outcomes in Census Tract 9 and Census Tract 10. In the Southwestern Region, Census Tract 6 and 8 have more positive economic outcomes, except in the southwestern corner, where residents have the least positive economic outcomes.

Economic scores are calculated by data indicators of poverty, adult education, employment, job proximity, and median home value found in the U.S. Census 2014-2018 American Community Survey and the U.S. Census 2017 Longitudinal Employer-Household Dynamics. Scores based on these indicators range from less positive economic outcome to more positive economic outcome. How data indicators are measured is detailed below (California Fair Housing Task Force, 2021 TCAC/HCD Opportunity Map Methodology, December 2020).

- Poverty: Percent of population with income above 200% of federal poverty line
- Adult education: Percent of adults with a bachelor’s degree or above
- Employment: Percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces
- Job proximity: Number of jobs filled by workers with less than a bachelor’s degree that fall within a given radius (determined by the typical commute distance of low-wage workers in each region) of each census tract population-weighted centroid
- Median home value: Value of owner-occupied homes

Figure 16.1: Siskiyou County, Access to Economic Opportunity Map, 2021



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- County Boundaries
- (R) TCAC Opportunity Areas (2021) - Economic Score - Tract
- < 0.25 (Less Positive Economic Outcome)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Economic Outcome)
- No Data

1:1,155,581

0 5 10 20 mi

0 12.5 25 50 km

Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community

Esri, HERE, Garmin, USGS, EPA, NPS

CA HCD

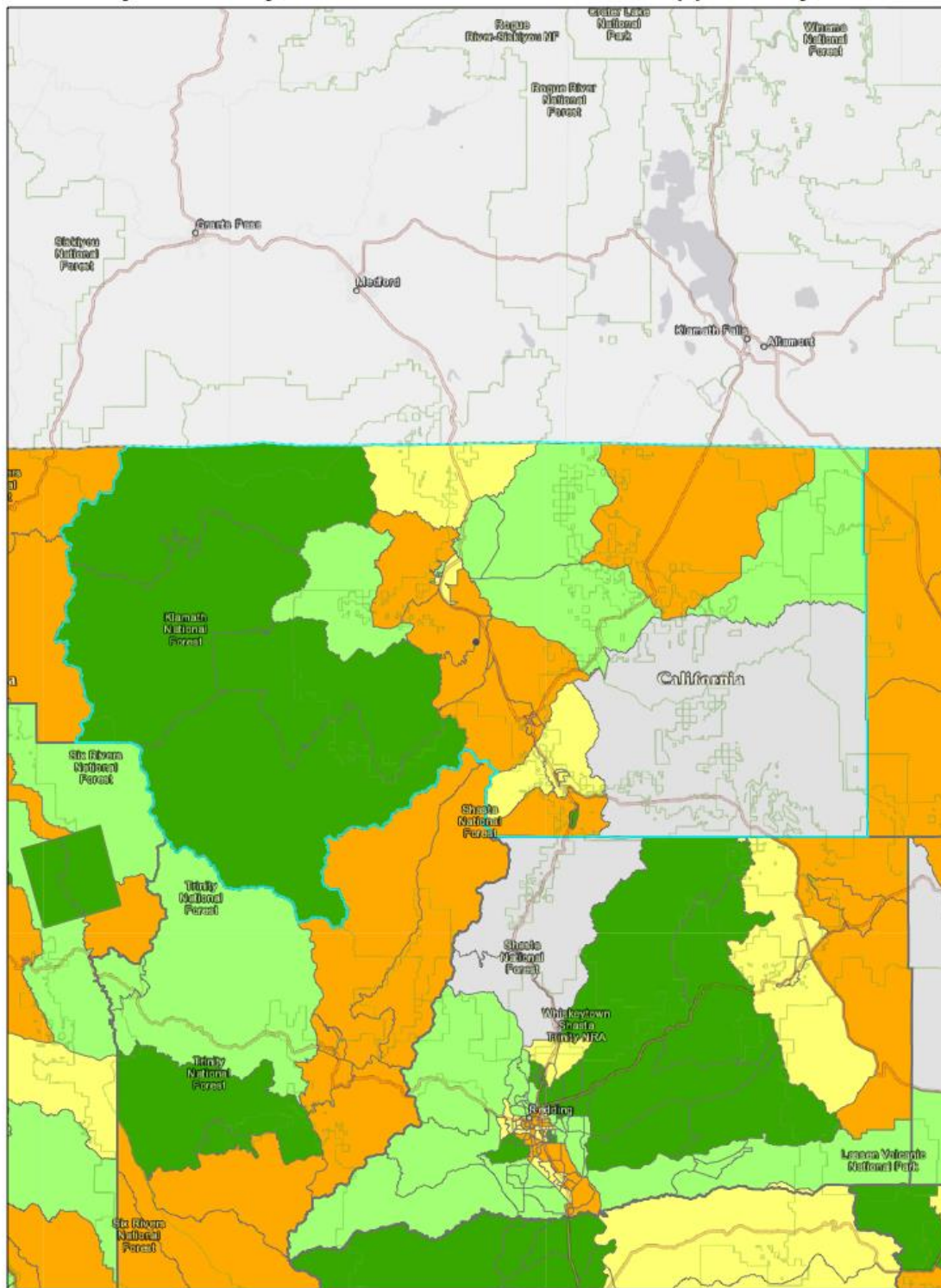
Access to Environmental Opportunity

The map, “Siskiyou County, Access to Environmental Score Map, 2021,” depicts census tract level data in Siskiyou County based on environmental scores. The Northwestern Region and Southwestern Region have the most positive environmental scores. In the Northern Region, Census Tract 7.01 has the least positive environmental scores, Census Tract 4 has less positive environmental scores, and Census Tract 3 has more positive environmental scores. In the Southeastern Region, all census tracts have less positive or the least positive environmental score. In the Northeastern Region, Census Tract 2 has the least positive environmental score, whereas Census Tract 1 has a more positive environmental score.

Environmental scores are calculated by data indicators of pollution, exposures, and environmental effect from CalEnviroScreen 3.0. Scores based on these indicators range from less positive environmental outcomes to more positive environmental outcomes. How data indicators are measured is detailed below (California Fair Housing Task Force, 2021 TCAC/HCD Opportunity Map Methodology, December 2020).

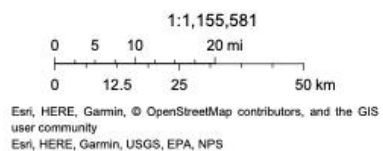
- CalEnviroScreen 3.0: Variables include Ozone, PM2.5, Diesel PM, Drinking Water, Pesticides, Tox. Release, Traffic, Cleanup Sites, Groundwater Threats, Hazardous Waste, Impaired Water Bodies, and Solid Waste Sites

Figure 16.2: Siskiyou County, Access to Environmental Opportunity Map, 2021



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- County Boundaries
- (R) TCAC Opportunity Areas (2021) - Environmental Score -Tract
- <.25 (Less Positive Environmental Outcomes)
- .25 - .50
- .50 - .75
- .75 - 1 (More Positive Environmental Outcomes)
- No Data



CA HCD

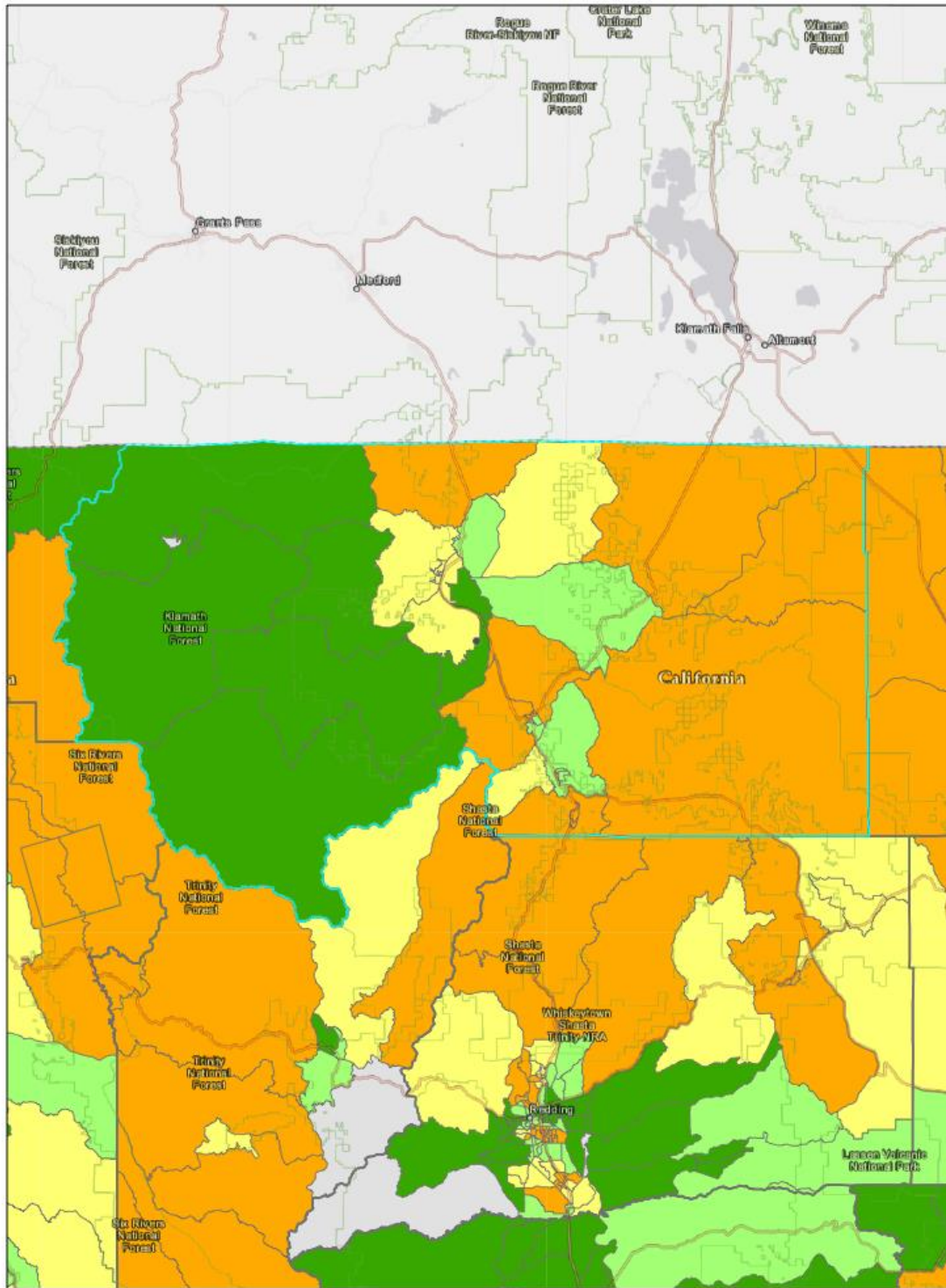
Access to Educational Opportunity

The map, “Siskiyou County, Access to Educational Opportunity Map, 2021,” depicts census tract level data in Siskiyou County based on education scores. The Northwestern Region and Southwestern Region have the most positive educational outcomes. In contrast, the Northeastern Region and portions of the Southeastern Region have the least positive educational outcomes. In the Southeastern Region, portions of Census Tract 10 have less positive and more positive educational outcomes. In the Northern Region, educational outcomes vary substantially from more positive educational outcomes in portions of Census Tract 3 and Census Tract 7.01, but less or the least positive educational outcomes in the remaining areas of the region.

Education scores are calculated by data indicators of math proficiency, reading proficiency, high school graduation rates, and student poverty rate from the 2018-2019 California Department of Education. Scores based on these indicators range from less positive education outcomes to more positive education outcomes. How data indicators are measured is detailed below (California Fair Housing Task Force, 2021 TCAC/HCD Opportunity Map Methodology, December 2020).

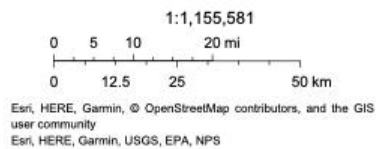
- Math proficiency: Percentage of 4th graders who meet or exceed math proficiency standards
- Reading proficiency: Percentage of 4th graders who meet or exceed literacy standards
- High school graduation rates: Percentage of high school cohort that graduated on time
- Student poverty rate: Percent of students not receiving free or reduced-price lunch

Figure 16.3: Siskiyou County, Access to Educational Opportunity Map, 2021



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- County Boundaries
- (R) TCAC Opportunity Areas (2021) - Education Score -Tract
 - < 0.25 (Less Positive Education Outcomes)
 - 0.25 - 0.50
 - 0.50 - 0.75
 - > 0.75 (More Positive Education Outcomes)
 - No Data



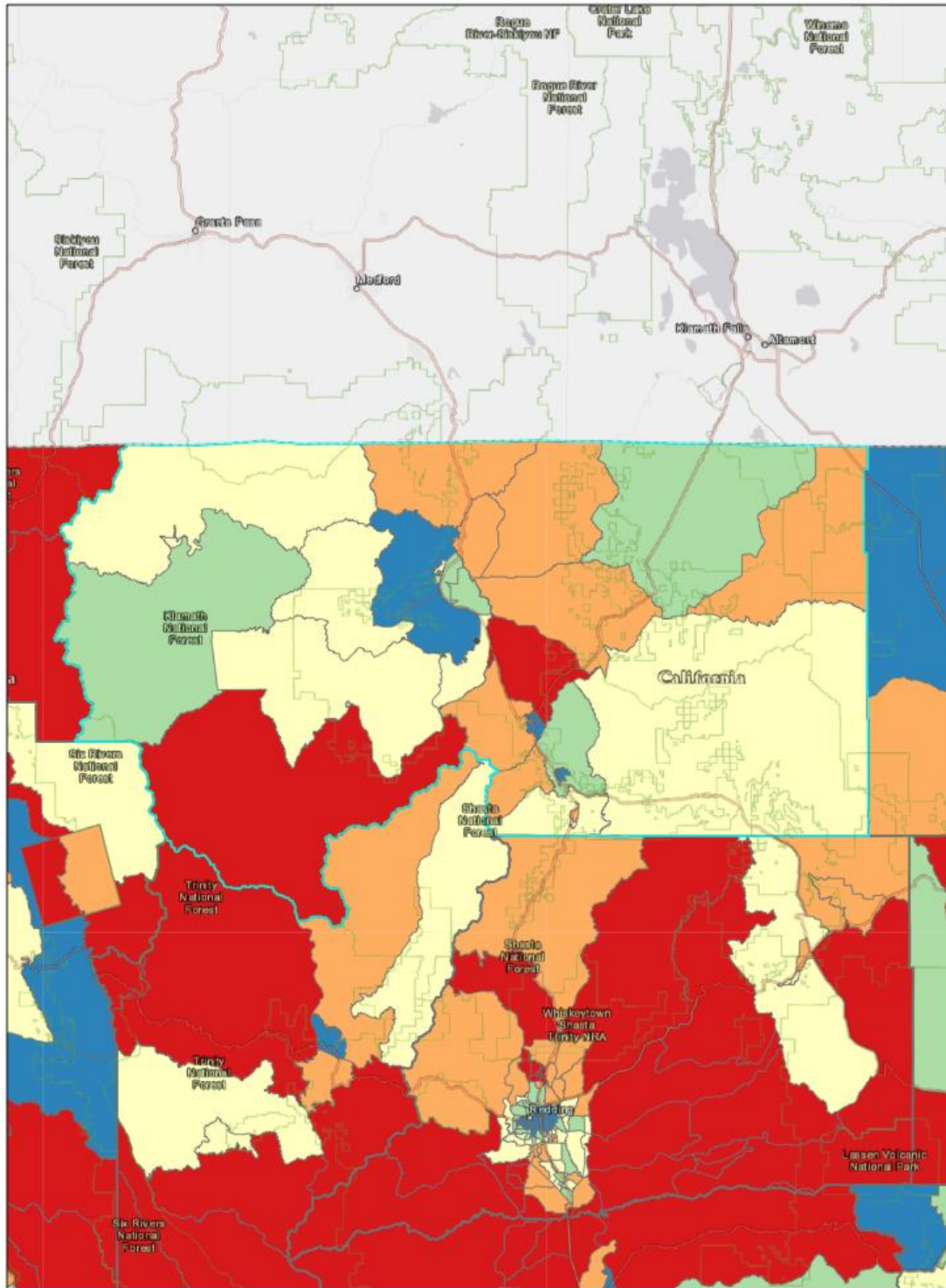
CA HCD

Proximity to Jobs

The map, “Siskiyou County, Job Proximity Index Map, 2017,” depicts block group data on residents’ proximity to jobs in the Siskiyou County. The Jobs Proximity Index scores the accessibility of a given neighborhood to all job locations within an area. The index weighs the distance to employment centers, the amount of employment opportunities, and the competition for jobs. Proximity to jobs ranges from furthest proximity to closest proximity.

In the Northern Region, residents in Census Tract 7.01, Census Tract 7.02, and Census Tract 7.03 are in the closest proximity to jobs. However, the remaining census tracts are in significantly less proximity to jobs. In the Northeastern Region, residents in Census Tract 2 are in relatively close proximity to jobs whereas residents in Census Tract 1 are in significantly less proximity to jobs. In the Northwestern Region, job proximity ranges from relatively close proximity to the median proximity to jobs. In the Southwestern Region, job proximity ranges from the furthest proximity to the median proximity to jobs. In the Southeastern Region, job proximity ranges from the furthest proximity to jobs to the closest proximity to jobs. However, most of the region is in median proximity or relatively close proximity to jobs.

Figure 17: Siskiyou County, Job Proximity Index Map, 2017



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County Boundaries

(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group

< 20 (Furthest Proximity)

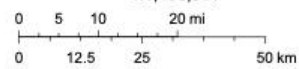
20 - 40

40 - 60

60 - 80

> 80 (Closest Proximity)

1:1,155,581



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CA HCD

Commuting Patterns

The table, “Unincorporated Siskiyou County and State of California, Commuting Data Table, 2020,” depicts data on commuting patterns for residents in Siskiyou County and the State of California in 2020. There are 8,455 workers 16 years and over in unincorporated Siskiyou County. Approximately 3 of 4 workers commute alone to work, while about 8% carpooled. About 23% of workers have a commute time that was less than 10 minutes and about 70% of workers have a commute time that is less than 30 minutes. Only about 5% of workers have a commute time that is 60 or minutes long. About 5% of workers worked outside their county of residence and 2% worked outside their state of residence.

In comparison, about 72% of workers drove alone to work in the State of California, which is slightly less than unincorporated Siskiyou County. About 10% carpooled, which is slightly more than unincorporated Siskiyou County. However, only 10% had a commute time that was less than 10 minutes, whereas in unincorporated Siskiyou County 23% of workers had a commute time of 10 minutes or less. In addition, only 55% of workers have a commute time that is less than 30 minutes, which is significantly less than unincorporated Siskiyou County. About 13% of workers have a commute time that is 60 minutes or more.

These findings indicate that in comparison to the State of California, unincorporated Siskiyou County residents are much more likely to have shorter commute times on average and live within 10 minutes of their workplace. Workers in unincorporated Siskiyou County are also significantly less likely to work outside their county of residence but are significantly more likely to work outside their state of residence.

Figure 18: Unincorporated Siskiyou County and State of California, Commuting Data Table, 2020

	Siskiyou County	State of California
Workers 16 Years And Over	8,455	18,239,892
MEANS OF TRANSPORTATION TO WORK		
Drove alone in a car, truck, or van	76.1%	72.1%
Carpooled	8.4%	10%
PLACE OF WORK		
Worked in county of residence	92.6%	82.9%
Worked outside county of residence	5.2%	16.7%
Worked outside state of residence	2.2%	0.5%
TRAVEL TIME TO WORK		
Mean travel time to work (minutes)	X	29.8
Less than 10 minutes	22.9%	9.2%
10 to 14 minutes	15.2%	12.1%
15 to 19 minutes	17.3%	14.7%
20 to 24 minutes	11.4%	14.0%
25 to 29 minutes	4.6%	6.1%
30 to 34 minutes	12.3%	15.0%
35 to 44 minutes	6.4%	7.2%
45 to 59 minutes	4.6%	9.0%
60 or more minutes	5.5%	12.7%

Source: U.S. Census Bureau, 2016-2020 American Community Survey Note: Table is formatted to meet HCD requirements. Accessible version is available through the Siskiyou County Planning Department.

Occupations and Earnings

The table, "Siskiyou County and the State of California, Occupations by Number of Persons and Median Earnings Table, 2015 and 2020," compares 2015 data to 2020 data on occupation and median earnings for the Siskiyou County and the State of California. For this table, consolidated Siskiyou County data is used because unincorporated county data is not available.

In 2020, the median earnings of the working population was \$31,821, which was an increase of \$6,623 in 2020 compared to 2015. All occupations experienced increases in median earnings, with the Management, Business, Science, and Arts occupations and Natural Resources, Construction, and Maintenance experiencing the largest increases in median earnings of \$9,702 and \$9,584, respectively.

Service occupations also experienced a large increase in median earnings of \$8,213. Management, Business, Science, and Arts occupations have the highest median income, which is \$48,582.

In comparison, the median income in the State of California is \$41,464, which is nearly \$10,000 greater than Siskiyou County. Similarly, all occupations in the State of California also experienced increases in median earnings in 2020 compared to 2015. Notably, Management, Business, Science, and Arts occupations have substantially lower median earnings in Siskiyou County compared to the State California, earning about \$24,000 less. Sales and office occupations also have a significantly lower median income of approximately \$7,000 less.

Figure 19: Siskiyou County and State of California, Occupations and Earnings Table, 2020

Occupation	Siskiyou County					State of California				
	2015		2020		2015-2020	2015		2020		2015-2020
	Number of Persons	Median Earnings	Number of Persons	Median Earnings	Total Change	Number of Persons	Median Earnings	Number of Persons	Median Earnings	Total Change
Civilian employed population 16 years and over	16,127	\$24,998	16,597	\$31,821	+\$6,623	17,246,360	\$34,818	18,646,894	\$41,464	+\$6,646
Management, business, science, and arts occupations	5,428	\$38,880	5,548	\$48,582	+\$9,702	6,433,784	\$62,541	7,517,770	\$72,917	+\$10,376
Service occupations	3,493	\$12,542	3,943	\$20,755	+\$8,213	3,237,583	\$18,708	3,376,613	\$22,710	+\$4,002
Sales and office occupations	3,519	\$23,960	3,127	\$27,117	+\$3,157	4,089,885	\$30,125	3,903,884	\$34,631	+\$4,506
Natural resources, construction, and maintenance occupations	2,008	\$22,788	2,330	\$32,372	+\$9,584	1,580,821	\$30,259	1,638,447	\$37,433	+\$7,174
Production, transportation, and material moving occupations	1,679	\$30,031	1,649	\$31,971	+\$1,760	1,904,287	\$26,832	2,210,180	\$31,161	+\$4,329

Source: U.S. Census Bureau, 2011-2015 and 2016-2020 American Community Survey

Note: Table is formatted to meet HCD requirements. Accessible version is available through the Siskiyou County Planning Department.

Local Data and Knowledge

Local data and knowledge is collected through interviews with regional stakeholders whose service areas include Siskiyou County.

Siskiyou Economic Development Council

On March 23, 2022, staff met with the Director of Small Business Development of the Siskiyou Economic Development Council. The organization works with small businesses to facilitate business growth, retention, and retraction as well as promote economic prosperity in the community. Staff noted that most residents are employed in Mt. Shasta, Weed, and Yreka.

Staff noted that many homes were purchased and converted into vacation rentals in South County. Prospective local homebuyers are getting out-competed by out-of-county residents who have higher incomes and provide cash offers on homes. Many communities, especially Mount Shasta, express opposition to multi-family and affordable housing development. New housing developments are being built in areas that are at-risk of wildfires. Furthermore, Staff stated that the County is significantly behind in processing building permits, with a current backlog of four months. Finally, staff indicated that it is difficult to find planners, construction workers, appraisers, and developers.

Wildfires have had significant impacts on housing in both incorporated and unincorporated areas of the County. In 2020, half of Happy Camp high schoolers lost their homes and in 2014, 16% of the City of Weed's housing stock burned in the Boles Fire. The staff member, himself, is unsure how he will be able to remain housed because his landlord passed away this year. Staff indicated there is a need for multi-family and small, starter homes for young families and seniors.

Dignity Health

On March 24, 2022, the authors of this report conducted an interview with the President and Director of Business Operations of Dignity Health at Mt. Shasta. Dignity Health is a major employer in Siskiyou County. Like other organizations, Dignity Health lost employees because they were unable to secure housing. Physicians and nurse practitioners are required to live within close proximity to hospitals to meet on-call and response times. Many employees reside in McCloud, Lake Shastina, Dunsmuir, and Weed because they cannot find homes locally.

The cost of living and number of vacation rentals has increased significantly in Mt. Shasta, making securing housing difficult for even the highest paid staff. Staff indicated that there is a need for more short-term housing and low-income housing options and a variety of housing types such as single-family homes with yards and duplexes. Staff noted that housing development has slowed down substantially in recent years and homelessness has substantially increased. Staff also noted that there is a need for skilled nursing facilities and the number of residents sent out-of-county to receive this type of care is increasing.

McCloud Mercantile

On March 31, 2022 the authors of this report conducted an interview with the owner of McCloud Mercantile, who also owns several other small businesses in the region.

In the last 5 years, housing has become unaffordable for many residents. Many people are purchasing second and third homes, which are then being converted into vacation rentals. This highly profitable market has driven up home costs up to \$500,000 for purchasing and \$2,000 for renting a 2-bedroom house in communities such as McCloud.

Staff reported that it is difficult to find an affordable rental in McCloud and Mt. Shasta and about half of employees are having to commute from exterior communities such as Lake Shastina, which is about 45 minutes away. Many available rentals are substandard, short-term units. Staff would like to build a mixed-use development that includes retail and employee housing and are looking for financial solutions.

Mt. Shasta Ski Park

On March 31, 2022, the authors of this report conducted an interview with the General Manager of the Mt. Shasta Ski Park, one of the region's largest employers. The organization staffs about 300 seasonal employees.

Staff indicated that prior to the COVID-19 pandemic, the communities of Dunsmuir, Mt. Shasta, and McCloud had an adequate number of rental units. After the COVID-19 pandemic, those units were converted to second homes and vacation rentals as out-of-county residents relocated to Siskiyou County. Rents skyrocketed from \$700/month to \$1,500-2,000/month in the last few years. The job market is strong, but housing insecurity makes it difficult to recruit employees. Many current employees are living in their cars in the parking lot.

Staff noted that homeless population has also increased significantly in Yreka during that time period. Staff noted a lack of mental health facilities, indoor spaces, and a skilled workforce. Young folks who leave for college have no place to come back to. Staff indicated a need for affordable and high-density housing in high resource areas. The organization is interested in working with the local transportation system to expand its route to the Ski Park in the winter months because the site receives 140,000 visits between December and April.

Other Relevant Factors

Access to Education

On July 6, 2022, the authors of this report conducted a phone interview with the Foster and Homeless Youth Program Director of the Siskiyou County Office of Education. Staff noted that students residing in unincorporated areas such as Happy Camp, McCloud, and Lake Shastina have relatively equal access to education and similar academic performance as students residing the incorporated cities of Siskiyou County. There are

many small schools scattered throughout the unincorporated areas of the county, and schools have little to no students enrolled.

Students in unincorporated areas have relatively poor access to reliable transportation, resources, and communication, making these schools more likely to experience student turnover. The current public transportation system is not flexible.

Furthermore, the 2020 Slater Fire had a significant impact on student displacement and homelessness in the Northwestern Region. Homelessness often goes unreported, and staff may not be aware of homelessness until it becomes a “last resort” situation. Many families had to relocate to Yreka or other nearby communities after the fire, and, in some cases, students did not re-enroll. In addition, local schools lost funding for afterschool programs because they failed to report enrollment rates for the year 2020. However, in 2021, Happy Camp created an early childcare program, which provides daycare for children 2- 5 years old in the summertime and reinstated its afterschool program.

Public Transportation

Siskiyou County’s public transportation system includes bus and train services but does not include air service. The Amtrak train has one route which runs through Siskiyou County. The Coast Starlight route stops in Dunsmuir, which is located in the Southeastern Region and provides travel between Los Angeles, California and Seattle, Washington. Trains provide a variety of accommodations, including accessible seating and sleeping accommodations, and dining. More information about this train route can be found here: <https://amtrakguide.com/routes/coast-starlight/>

Residents can also access STAGE (Siskiyou Transit and General Express) bus service, which is operated by Siskiyou County General Services and provides fixed-route transit services. All buses are ADA compatible, and all rides are free until further notice. Residents who are unable to travel to the bus stop have the option to request route deviation by contacting the STAGE office directly.

Rides are provided year-round on weekdays except for 12 major holidays. Currently, the bus does not provide weekend services. Some stops are on-call only, and requests must be submitted 30-60 minutes prior to pick-up time. Additional information regarding the STAGE bus schedule can be found here:

<https://www.co.siskiyou.ca.us/generalservices/page/stage-schedule>

Commuter Profiles

The Siskiyou Economic Development Council prepared commuter profiles that provide insight on transportation patterns for four major unincorporated communities in Siskiyou County, which are Happy Camp, Hornbrook, Lake Shastina, and McCloud in 2019.

Happy Camp – The data indicates that about 5% of residents walked to work and 6% carpooled. In addition, greater than 40% of workers had a travel time of less than 10 minutes.

Hornbrook – The data indicates that about 3% of residents walked to work and 9% carpooled. Greater than 50% of workers had a commute time that was less than 20 minutes.

Lake Shastina – The data indicates that about 3% of residents walked to work and 9% carpooled. Greater than 60% of workers had a commute time that was less than 20 minutes.

McCloud – The data indicates that about 3% of residents walked to work and 8% carpooled. Greater than 50% of workers had a commute time that was less than 20 minutes.

In comparison to the State of California, these findings indicate that residents in the unincorporated communities of Happy Camp, Hornbrook, Lake Shastina, and McCloud have significantly shorter commute times. Workers are slightly less likely to carpool, but this could be associated with relatively shorter travel distances (*Siskiyou County Commuter Profiles, 2015-2019 American Community Survey*).

Mercy Medical Center Mt. Shasta 2019 Community Health Needs Assessment

Mercy Medical Center Mt. Shasta (MMCMS) is an acute care hospital in Mt. Shasta. The organization also operates three rural community clinics in Siskiyou County. MMCMS partnered with Siskiyou County and Fairchild Medical Center to conduct the Community Health Needs Assessment. The assembled data, information, and analyses provided a comprehensive assessment of the community's needs. Due to the rural nature of Siskiyou County, access to care is a consistent barrier for many residents, who are geographically isolated, medically underserved, low-income, and minority residents.

The preliminary health priorities for Siskiyou County were Abuse and Neglect, Access to Care, Aging, Chronic Disease, Drug, Alcohol, and Tobacco Use, Food and Nutrition, Homelessness, Infectious Disease, Maternal/Child Health, Mental Health, Oral Health, Pain Management, Reproductive Health, and Unintentional Injury. However, the potential resources available to identify the needs of the community are too significant for any one organization. As a result, the collaborative identified three primary health priorities as the focus of the Community Health Improvement Program: Access to Care, Maternal and Child Health, and Mental Health.

The Community Needs Index (CNI) is a tool used to assess health needs, based on five factors known to contribute poor access to healthcare, which are income, culture/language, education, insurance, and housing. CNI scores range from 1.0 (lowest barriers) to 5.0 (highest barriers). The mean CNI for Siskiyou County is 4.2, which indicates a relatively high need. Research has shown that communities with the highest CNI scores experience twice the rate of hospital admissions for ambulatory care sensitive conditions as those with the lowest scores. The unincorporated communities in Siskiyou County with the highest CNI scores include Callahan (4.0), Somes Bar (4.6), Forks of Salmon (4.2), Gazelle (4.2), Happy Camp (4.4), Klamath River (4.2), Macdoel (4.6), and Seiad Valley (4.4).

Amongst these issues, the county health profile report published by the Family Health Outcomes Project in 2018 indicated a high infant mortality rate, high domestic violence call rate, child abuse and neglect, and childhood food insecurity rate. The domestic violence call rate is more than double the state rate and Siskiyou County has the second highest childhood food insecurity rate in the state at 31.8%. In addition, five times as many 11th graders in the county report feeling chronically sad or hopeless in the last 12 months than the national average.

Summary of Findings

The Northwestern Region and Northeastern Region have the lowest access to opportunity in the County, with census tracts that are considered low resource areas or areas experiencing high segregation and poverty. In the Northern Region, census tracts vary widely from low resource to highest resource areas. The Northwestern Region and Northeastern Region have the least positive economic outcomes. In the Northern Region and Southeastern Region, economic outcomes vary vastly from the least positive economic outcomes to the most positive economic outcomes. In the Southeastern Region, all census tracts have less positive or the least positive environmental scores. In the Northern Region and Southeastern Region, census tracts range from less positive to more positive environmental scores. The Northeastern Region and portions of the Southeastern Region have the least positive educational outcomes. Many portions of the Northern Region also have the least positive educational outcomes.

The Southwestern and Southeastern Regions, on average, experience the furthest proximity to jobs. In Siskiyou County, approximately 3 of 4 workers commute alone to work, while about 8% carpool. About 23% of workers have a commute time that is less than 10 minutes and about 70% of workers have a commute time that is less than 30 minutes. All occupations in Siskiyou County experienced increased in median earnings, but the median earnings of the working population was \$31,821 in 2020.

Local stakeholders noted that prospective homebuyers are being out-competed by out-of-county residents with higher incomes. Furthermore, stakeholders indicated that it is difficult to find planners, construction workers, appraisers, and developers to build homes. Wildfires have also had significant impact on housing in the area.

Several local employers in the region have repeatedly lost employees because they were unable to secure housing. Several interviewees noted that the cost of living has increased significantly in recent years, making securing housing difficult for even the highest paid staff and pushing residents out to unincorporated communities like McCloud, Lake Shastina, and exterior communities such as Dunsmuir. However, many of these communities have substandard housing available. There is also a lack of skilled nursing facilities for rapidly aging residents in the county.

The Community Health Needs assessment identified Abuse and Neglect, Access to Care, Aging, Chronic Disease, Drug, Alcohol, and Tobacco Use, Food and Nutrition, Homelessness, Infectious Disease, Maternal/Child Health, Mental Health, Oral Health, Pain Management, Reproductive Health, and Unintentional Injury as the preliminary health priorities for Siskiyou County. Siskiyou

County has a Community Needs Index score of 4.2, which indicates a significantly high need for better access to healthcare.

E. Disproportionate Housing Needs and Displacement Risk

The fifth and final section of the Assessment of Fair Housing is disproportionate housing needs and displacement risk. This part of the analysis considers how people with protected characteristics (such as race, ethnicity, income class, sexual orientation, people with disabilities, etc.) and households with Low-Incomes experience disproportionate housing needs when compared to other populations.

Local and Regional Patterns and Trends

This section includes data tables, narratives, and maps to illustrate local and regional patterns and trends regarding disproportionate housing needs and displacement risk. For the purposes of this analysis, disproportionate housing needs and displacement risk includes the income needed to afford housing, housing tenure, housing problems, displacement due to natural disaster, [homelessness](#), [farmworker housing](#), and mobile home parks.

Because Siskiyou County is a geographically large county with a relatively small population size, it is split into five distinct geographic regions for this analysis. The regions are made up of 1-5 census tracts, which vary widely in size. However, the five regions are similar in size to one another to make it easier to compare local and regional patterns and trends. These regions were divided based on housing and community characteristics, demographics, trends, and geography.

Income Needed to Afford Rental Housing

The table, “Siskiyou County, Annual Income Needed to Afford Rental Housing Table, 2021,” depicts the annual income needed to afford zero to four-bedroom rental units located in Siskiyou County. About 70% of households in unincorporated Siskiyou County consist of 2 or less people. The annual income needed to afford rent on a one-bedroom unit is \$27,760 and a two-bedroom unit is \$36,560.

Figure 20: Siskiyou County, Annual Income Needed to Afford Rental Housing Table, 2021

Unit Size	Annual Income Needed to Afford Unit
Zero-bedroom (studio)	\$26,440
One-bedroom	\$27,760
Two-bedroom	\$36,560
Three-bedroom	\$52,320
Four-bedroom	\$55,240

Source: National Low-Income Housing Coalition, 2021 Out of Reach

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Housing Tenure

The table, “Unincorporated Siskiyou County, Race and Ethnicity Table, 2010 and 2020,” depicts housing tenure (own versus rent) for Siskiyou County in 2010 and 2020. In 2020, more than 90% of owner-occupied units belonged to White residents. About 5% belonged to Hispanic residents, 3% to American Indian or Alaskan Natives, and 3% belonged to residents that identify as two or more races. Nearly 80% of rental units are occupied by White residents, 14% by Hispanic residents, 8% by residents that identify with two or more races, 6% by American Indian and Alaskan Native, and 4% by Asian residents in 2020.

In 2020, there was a total of about 10,000 occupied housing units. However, in 2010, there was a total of about 11,000 occupied housing units, which is a decrease of almost 1,000 units in 2020 compared to 2010, and most of those units were renter-occupied. In 2020 compared to 2010, the number of units occupied by White households dropped significantly by about 7%. However, the number of units occupied by White households also decreased by 1,000, indicating a significant shift in the demographics of the population. In 2020 compared to 2010, the number of units that American Indian and Alaskan Native that were owner-occupied increased by 1.7%. The number of housing units that were renter-occupied increased by about 6% for Hispanic residents, 3% for Asian residents, and 2% for residents that identify as two or more races.

These findings indicate that the number of occupied housing units in unincorporated Siskiyou County decreased substantially. White residents are much more likely to own a home than residents of all other ethnicities. Hispanic residents make up 9% of the population and Asian residents make up 2% of the population, but only 5.3% and 0.7% of owner-occupied units belong to those ethnic groups, respectively. Hispanic and Asian residents are significantly less likely to own a home than their White counterparts.

Figure 21: Unincorporated Siskiyou County, Housing Tenure by Race and Ethnicity Table, 2010 and 2020

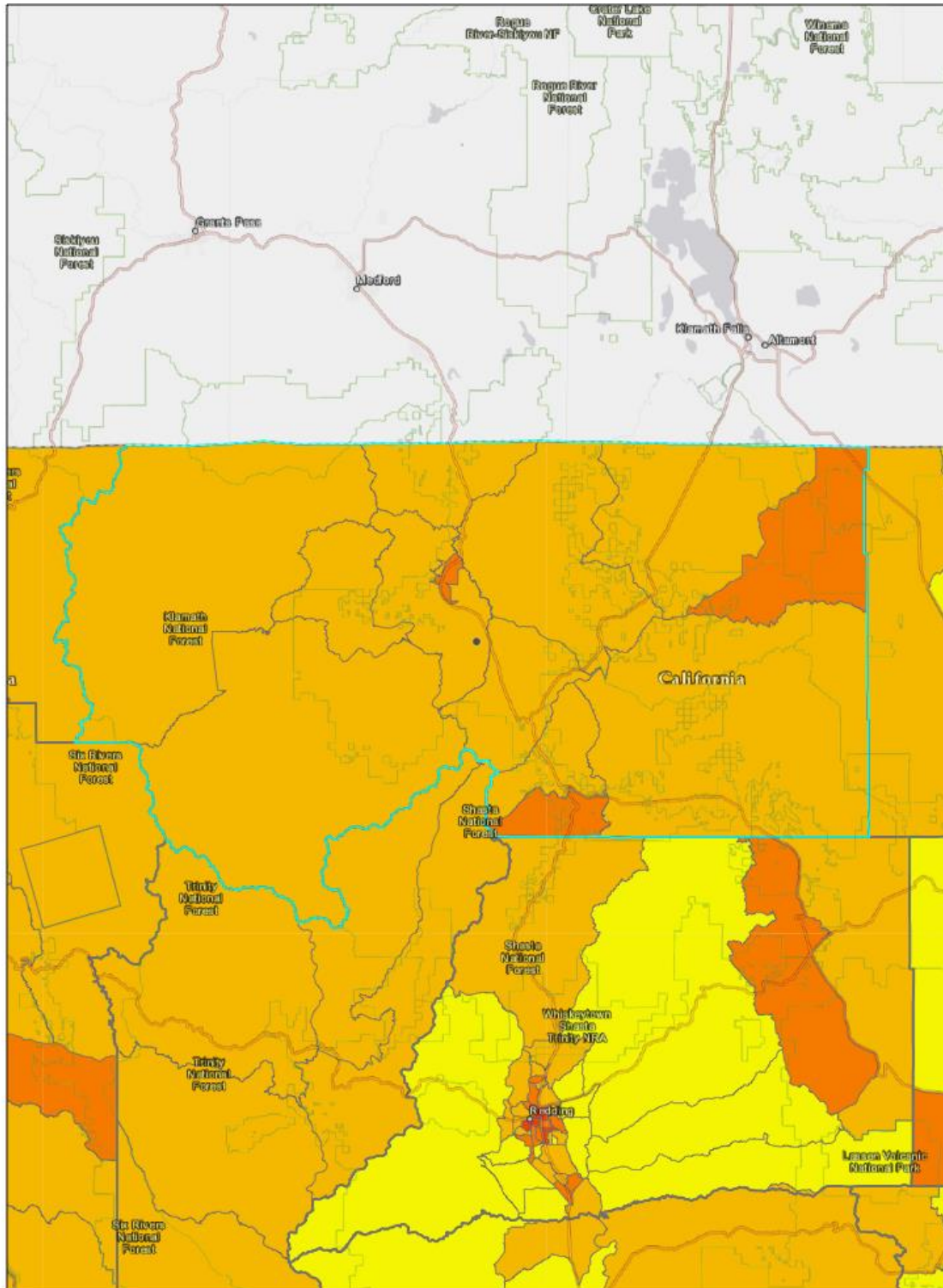
Race/Ethnicity	Unincorporated Siskiyou County									
	2010				2020				2010-2020	
	Owner-occupied Housing Units		Renter-occupied Housing Units		Owner-occupied Housing Units		Renter-occupied Housing Units		Owner-occupied	Renter-occupied
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Change	
One Race										
White	7,480	92.6%	2,527	84.9%	7,203	91.8%	1,891	78.5%	-0.8%	-6.4%
Black or African American	39	0.5%	55	1.8%	19	0.2%	59	2.4%	-0.3%	+0.6%
American Indian and Alaska Native	107	1.3%	143	4.8%	233	3.0%	135	5.6%	+1.7%	+0.8%
Asian	53	0.7%	49	1.6%	58	0.7%	103	4.3%	0	+2.7%
Native Hawaiian or Pacific Islander	21	0.3%	0	0.0%	12	0.2%	0	0.0%	-0.1%	0
Some Other Race	28	0.3%	45	1.5%	65	0.8%	38	1.6%	+0.5%	+0.1%
Two or More Races	354	4.4%	166	5.6%	257	3.3%	184	7.6%	-1.1%	+2.0%
Ethnicity										
Hispanic or Latino Origin	370	4.6%	233	7.8%	413	5.3%	341	14.1%	+0.7%	+6.3%
White, not Hispanic/Latino	7,194	89.0%	2,409	81.0%	6,968	88.8%	1,641	68.1%	-0.2%	-12.9%

Source: U.S. Census 2006-2010 and 2015-2019 American Community Survey Note: Table is formatted to meet HCD requirements. Accessible version is available through the Siskiyou County Planning Department.

Percent of Renter-occupied Housing Units

The map, "Siskiyou County, Renter-occupied Housing Units Map, 2021," indicates the proportion of renter-occupied housing units present within each census tract in Siskiyou County. The map indicates that within most areas of Siskiyou County, 20-40% of units are renter-occupied. However, in Census Tract 1 in the Northeastern Region and Census Tract 10 in the Southeastern Region, 40-60% of units are renter-occupied.

Figure 21.1: Siskiyou County, Renter-occupied Housing Units Map, 2021

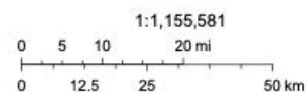


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County Boundaries

(R) Percent of households in renter - occupied housing units (HUD) - Tract

- ≤ 20 %
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%



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CA HCD

Housing Problems

The table, “Siskiyou County, Housing Problems Table, 2010 and 2018,” and the table, “State of California, Housing Problems Table, 2010 and 2018,” compare the number of owners and renters in the Siskiyou County and the State of California in 2010 compared to 2018. Data from 2018 is used as it is the most recent available data as of June 2022. Consolidated county data is used because unincorporated county data is not available.

A Housing Problem, as defined by HUD, is a unit that: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) Has more than 1 person per room; or 4) Has a housing cost burden over 30% of income. A Severe Housing Problem, as defined by HUD, is a unit that: 1) Lacks complete kitchen facilities; 2) Lacks complete plumbing facilities; 3) Has more than 1.5 persons per room; or 4) Has a housing cost burden over 50% of income.

In 2010 compared to 2018, the total number of households experiencing at least 1 of 4 Housing Problems decreased by approximately 1,800 households and 1 of 4 Severe Housing Problems decreased by approximately 1,000 households in Siskiyou County. The number of renters and owners experiencing 1 in 4 Housing Problems and Severe Housing Problems are relatively equal in Siskiyou County. However, the share of households experiencing 1 in 4 Housing Problems and Severe Housing Problems increased by about 5% for renters and decreased by about 5% for owners.

In comparison, renters are significantly more likely to experience 1 in 4 Housing Problems and 1 in 4 Severe Housing Problems in the State of California. In 2018 compared to 2010, renters became about 10% more likely to experience these problems than owners. In 2018, about 65% of households experiencing 1 in 4 Severe Housing problems were renters, which is significantly greater than Siskiyou County.

Figure 22: Siskiyou County, Housing Problems Table, 2010 and 2018

Housing Problems	2010					2018					2010 vs. 2018	
	Owners	Owner % of Total	Renters	Renter % of Total	Total	Owners	Owner % of Total	Renters	Renter % of Total	Total	Owner % Change	Renter % Change
Household has at least 1 of 4 Housing Problems	4,840	55%	3,955	45%	8,795	3,460	49.7%	3,505	50.3%	6,965	-5.3%	+5.3%
Household has at least 1 of 4 Severe Housing Problems	2,380	49.9%	2,390	50.1%	4,770	1,665	44.6%	2,065	55.4%	3,730	-5.3%	+5.3%

Source: U.S. Department of Housing and Urban Development, 2006-2010 and 2014-2018 Comprehensive Housing Affordability Strategy (CHAS) Data Note: Table is formatted to meet HCD requirements. Accessible version is available through the Siskiyou County Planning Department.

Figure 22.1: State of California, Housing Problems Table, 2010 and 2018

Housing Problems	2010				2018				2010 vs. 2018			
	Owners	Owner % of Total	Renters	Renter % of Total	Total	Owners	Owner % of Total	Renters	Renter % of Total	Total	Owner % Change	Renter % Change

Household has at least 1 of 4 Housing Problems	3,097,925	530,625%	49.4%	6,122,970	236,103%	41.1%	3,385,420	58.9%	5,746,450	-9.5%	+9.5%
Household has at least 1 of 4 Severe Housing Problems	1,551,505	414,468%	55.6%	3,498,310	120,660%	35.3%	2,196,100	64.7%	3,396,760	-9.1%	+9.1%

Source: U.S. Department of Housing and Urban Development, 2006-2010 and 2014-2018 Comprehensive Housing Affordability Strategy (CHAS) Data Note: Table is formatted to meet HCD requirements. Accessible version is available through the Siskiyou County Planning Department.

Overcrowded Households

The map, "Siskiyou County, Overcrowded Households Map, 2015," depicts the number of households that have greater than one occupant per room. The map below indicates that nearly all census tracts do not have significant concentrations of overcrowded households in Siskiyou County. However, Census Tract 1 in the Northeastern Region experiences significant overcrowding which falls between 8.3-12% of housing units in that census tract.

Figure 22.2: Siskiyou County, Overcrowded Households Map, 2015



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- County Boundaries
- (R) Overcrowded Households (CHHS) - Tract
- ≤ 8.2% (Statewide Average)
- 8.3% - 12%
- 12.01% - 15%

1:1,155,581

0 5 10 20 mi

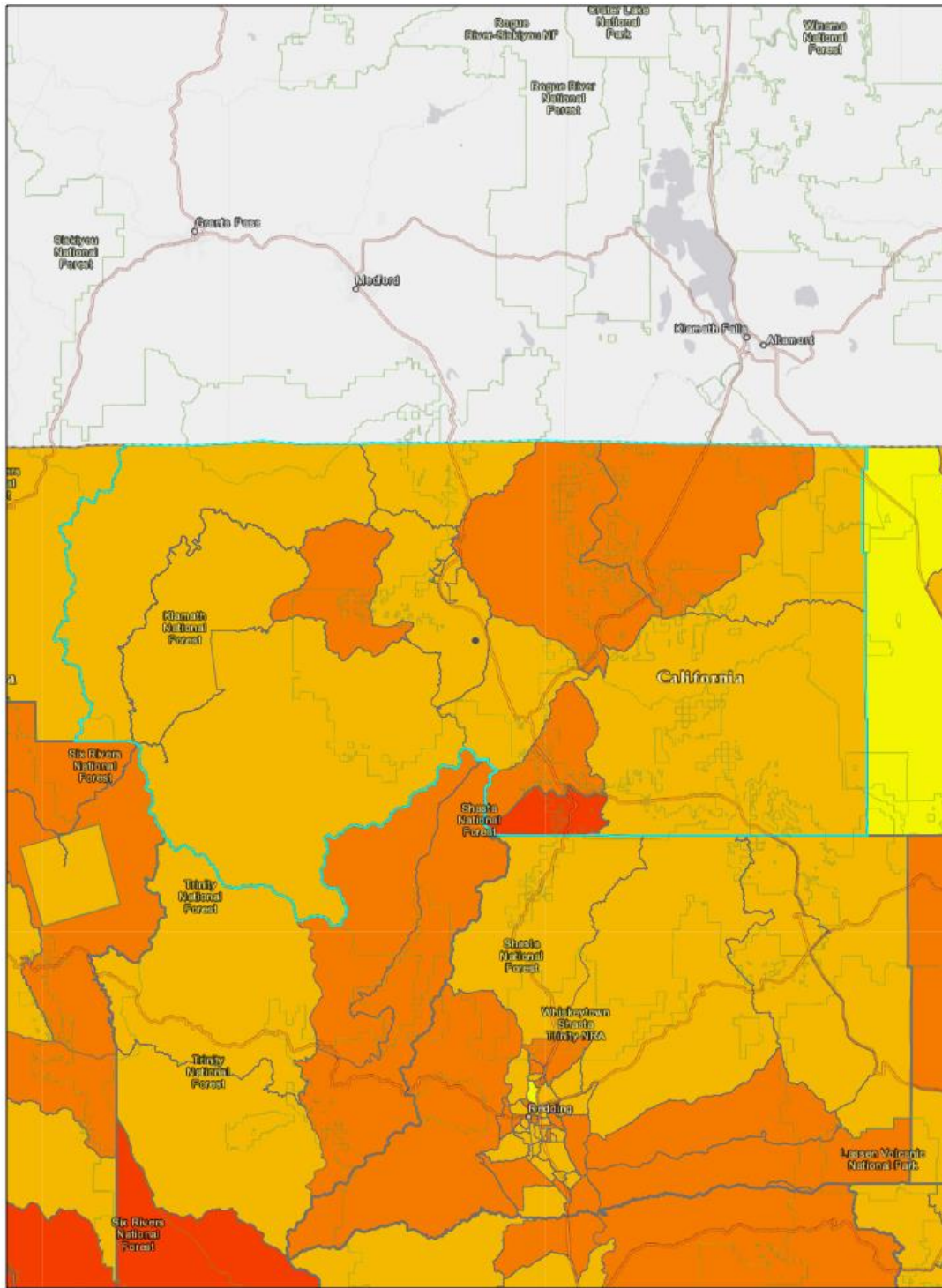
0 12.5 25 50 km

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Overpayment by Homeowners

The map, “Siskiyou County, Overpayment by Homeowners Map, 2019,” depicts the number of households that pay 30% or more of their income toward homeownership costs. The map below indicates that about 20-40% of homeowners are overpaying in most of Siskiyou County. This includes most areas within the Northwestern Region, Northern Region, Southeastern Region, and Southwestern Region. However, some areas have slightly higher concentrations of about 40-60% homeowners who are overpaying, which include Census Tract 3 in the Northern Region, Census Tract 2 in the Northeastern Region, and Census Tract 6 in the Southwestern Region. In the Southeastern Region, 40-60% of homeowners are overpaying in Census Tract 10 and 60-80% of homeowners are overpaying in Census Tract 11. In the remaining areas, 20-40% of homeowners are overpaying.

Figure 22.3: Siskiyou County, Overpayment by Homeowners Map, 2019



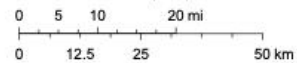
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County Boundaries

(R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%

1:1,155,581



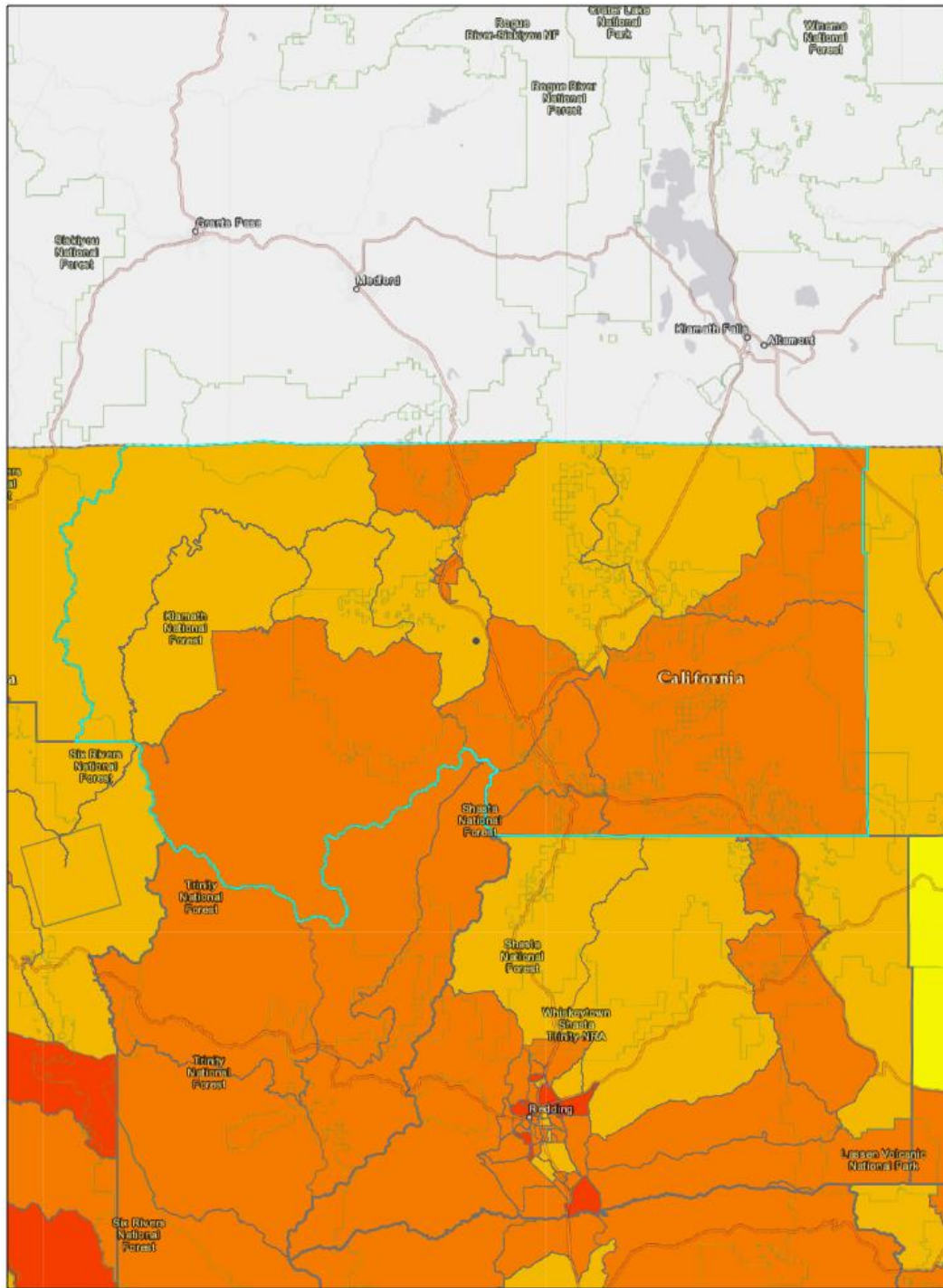
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PAUPD

Overpayment by Renters

The map, "Siskiyou County, Overpayment by Renters Map, 2019," depicts the number of households within each census tract that pay 30% or more of their income toward the cost of renting a home in Siskiyou County. The map below indicates that 20-40% of renters are overpaying in about half of the county, which includes the majority of the Northwestern Region, Northern Region, and Northeastern Region. About 40-60% of renters are overpaying in Census Tract 4 in the Northern Region and Census Tract 1 in the Northeastern Region. In comparison, about 40-60% of renters are overpaying in most regions of the Southwestern and Southeastern Region. About 20-40% of renters are overpaying in Census Tract 6 in the Southwestern Region.

Figure 22.4: Siskiyou County, Overpayment by Renters Map, 2019



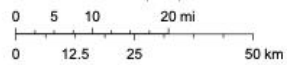
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County Boundaries

(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%

1:1,155,581



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Homelessness ~~and Disaster-~~Driven Displacement

There are three figures in this chapter, which are “Siskiyou County, Point in Time Count Results, 2019-2022,” and “Siskiyou County, Housing Services Survey Table 2021,” and “Siskiyou County, Mobile Home Parks Map, 2019” which provide quantitative information regarding residents experiencing homelessness. In addition, “Mercy Medical Center Mt. Shasta 2019 Community Health Assessment” report includes information regarding homelessness in Siskiyou County, which is summarized and included in this chapter.

The table, “Siskiyou County, Homelessness, Point-in-Time Count Table, 2019-2022,” depicts the number of individuals that were experiencing sheltered and unsheltered homeless in Siskiyou County between 2019 and 2022. For this table, consolidated county-level data is provided because unincorporated county-level data is not available. Unsheltered data was not reported in 2021. PIT outreach efforts during 2021 did not include typical street outreach methodology. The decrease in the total number of individuals counted during 2021 is likely due to this change in methodology, rather than a decrease in the total number of people experiencing homelessness

In 2022 compared to 2019, the number of residents experiencing homelessness increased by 268%, peaking at 321 individuals in 2022. In 2021, about 1 in 4 individuals reported living with a mental disability, 13% reported a physical disability, and 2% a developmental disability. In 2022, about 1 in 4 individuals report being chronically homeless and 1 in 4 individuals were children under the age of 18 years old.

Figure 23: Siskiyou County, Homelessness, Point-in-Time Count Table, 2019-2022

Sheltering status	2019	2020	2021	2022	Percent Change
Sheltered	47	274	214	173	268%
Unsheltered	192	37	0*	148	-22%
Total experiencing homelessness	229	311	214	321	40%

Source: NorCal Continuum of Care, PIT Reports, 2022

The table, “Siskiyou County, Housing Services Survey Table, 2021,” depicts the results from a housing services survey that asked residents about the factors that led to experiencing homelessness. Individuals reported financial crisis (17%), job loss (14%) and alcohol/substance use (14%) as the primary causes of their homelessness.

Figure 23.1: Siskiyou County, Housing Services Survey Table, 2021

What do you think were the primary causes of your homelessness?	Number	Percent
Job loss	16	14%
Health condition	9	8%
Financial crisis	19	17%
Family crisis	15	13%
Eviction	6	5%
Incarceration	9	8%
Alcohol/substance use	16	14%
Domestic violence	8	7%
Natural disaster	5	4%
Other	9	8%

Source: Siskiyou County, Housing Services Survey, 2021

During the process of the Housing Element Update, Siskiyou County surveyed residents experiencing homelessness by administering a community survey which asked participants to answer questions about their housing needs, barriers, or discrimination they faced in accessing housing, and displacement, including disaster-driven displacement. In addition, Siskiyou County held two community workshops, where residents provided input about access to housing, occurrence of homelessness, and the impacts of natural disaster.

The key findings of this outreach and the actions taken to address the outcomes of the analysis are included in *Chapter 1: Introduction and Background* of the Housing Element Update.

In *Chapter 4: Needs Assessment* of the Housing Element Update, several organizations in the community provided information regarding patterns and characteristics of residents experiencing homelessness, which include the County of Siskiyou: Health and Human Services Agency, Great Northern Services, Karuk Tribe Housing Authority, Dignity Health, Mt. Shasta Ski Park, Siskiyou County Office of Education, and Slater Fire Long Term Recovery Group. Homelessness has increased substantially in recent years, and many of the residents that have recently become homeless are survivors of the Slater and Lava

Fires, which took place in the Northwestern Region and Southeastern region. Many survivors are living in precarious housing conditions, such as RVs, trailers, and abandoned buildings in those areas of the County. In addition, because transportation services are extremely limited, many people who are experiencing homelessness live in the Northern Region, near the City of Yreka, to be closer to services and resources.

Specific actions taken to address the needs of special populations, which includes residents experiencing homelessness, are also addressed in Chapter 2: Review of Previous Housing Element of the Housing Element Update and Chapter 3: Housing Programs of the Housing Element Update.

These actions include Program 1.4.1: Wildland Fire Housing Recovery Program, Program 1.4.2: Permit-Ready Accessory Dwelling Unit Plans, Program 1.4.3: Permit-Ready Single Family Unit Plans, Program 1.4.9: Single-Room Occupancy Units, Program 6.4.1: Partnerships with Local Organizations, Program 1.5.2: Low-Income ADU Incentive Program, Program 4.2.2: Farmworker Housing, Program 4.3.1: Transitional Housing and Homeless Shelter Technical Assistance Program, Program 4.3.2: Special Needs Household Program

Farmworkers

Siskiyou County has approximately 687,000 acres of farmland. The figure, “Siskiyou County, Farms and Farmworkers, 2017” depicts that there were a total of 745 farms and 217 of those farms employed farmworkers in 2017. A small portion of those farms, or 22 farms, employed most farmworkers, or 3,462 workers. About 75% of those workers worked seasonally, or 150 days or less a year. A significant portion of the population is employed as farmworkers in Siskiyou County.

Figure 24: Siskiyou County, Farms and Farmworkers, 2017

	<u>Number of Farms</u>	<u>Number of Farms with Hired Labor</u>	<u>Number of Workers on Farms with Hired Labor</u>	<u>Total Migrant Workers on Farms with Hired Labor</u>
<u>Siskiyou County</u>	<u>745</u>	<u>217</u>	<u>3,949</u>	<u>1,189</u>

Source: U.S. Department of Agriculture, 2017 Census of Agriculture

The U.S. Census Bureau reports that an estimated 1,143 people were employed in the Agriculture, Forestry, Fishing and Hunting, and Mining Industry in unincorporated Siskiyou County as of 2019, which is 13.0% of all employed residents. This is much higher

than the proportion of people employed in these industries for the State of California as a whole. Statewide 2.2% of all employed residents are employed in the Agriculture, Forestry, Fishing and Hunting, and Mining Industries.

As mentioned earlier in Chapter 4: Housing Needs Assessment, Census Tract 1, which is in the Northwestern Region, has a high concentration of Hispanic immigrant and migrant farmworkers who are employed at nearby farms. This area is also geographically isolated from resources, and residents in this area have been disproportionately impacted by the housing shortage in Siskiyou County. Many farmworkers are considered unhoused and living in precarious housing conditions.— Siskiyou County Staff noted a shortage of farmworker housing and a need to rehabilitate existing farmworker housing.

In an interview with the Agricultural Commissioner of Siskiyou County on December 2, 2022, the staff indicated that housing for farmworkers is extremely limited. Many farmworkers that are employed in Siskiyou County are living in motels both within Siskiyou County and outside of the County, mobile homes, RVs, or other forms of temporary or unsuitable housing conditions. In addition, many households are severely overcrowded. The lack of housing in the area has made it difficult for farm operators to employ farmworkers, who are seeking temporary housing options.

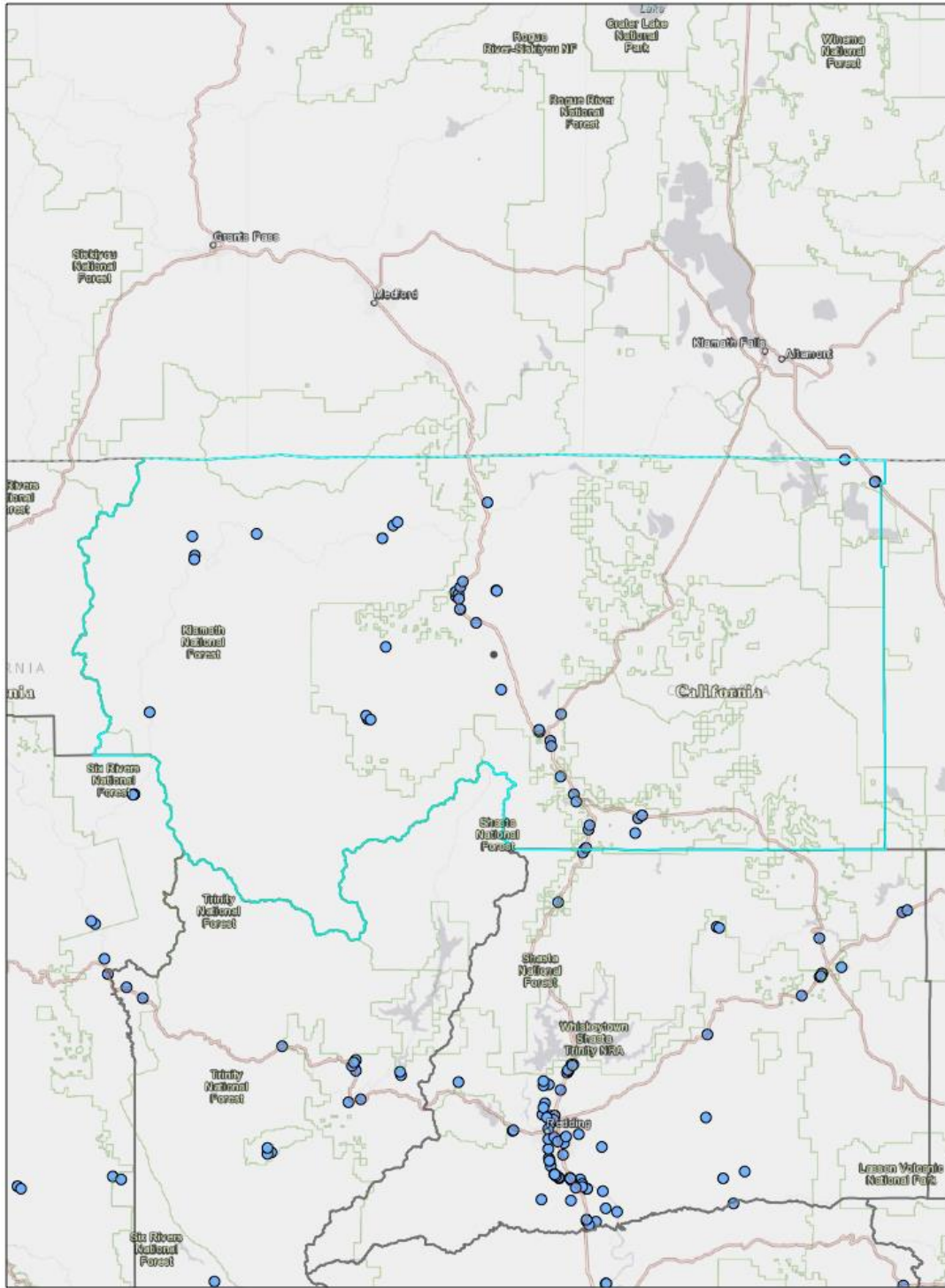
Specific actions taken to address the housing needs of farmworkers ~~is~~ are addressed in Chapter 3: Housing Programs of the Housing Element Update.

These actions include Program 1.5.2: Low-Income ADU Incentive Program, Program 4.2.2: Farmworker Housing, Program 4.3.2: Special Needs Household Program, Program 6.1.1: Fair Housing Enforcement and Outreach, Program 6.1.2: Landlord and Tenant Education Program, Program 6.3.1: Workforce Housing, Program 6.3.4: Community Engagement Program, and Program 6.4.1: Partnerships with Local Organizations,

Mobile Home Parks

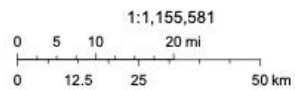
The map, “Siskiyou County, Mobile Home Parks Map, 2019,” depicts the location of mobile parks within the County. Mobile home parks are a source of naturally occurring affordable housing that is essential for low-income residents. The map below indicates that there is a significant number of mobile home parks in Siskiyou County, which are primarily concentrated along the I-5 corridor. The mobile home parks range in size from small (less than 50 units) to medium (greater than 50 units). Most mobile home parks are located in the Southeastern Region and Northern Region. There are also several mobile home parks in the Northwestern Region and Southwestern Region, and a few in Census Tract 1 in the Northeastern Region.

Figure 24.1: Siskiyou County, Mobile Home Parks Map, 2019



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- County Boundaries
- (A) Mobile Home Parks (HIFLD, 2018)



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Local Data and Knowledge

Local data and knowledge is collected through interviews with regional stakeholders whose service areas include Siskiyou County and reports that discuss recent wildfires in Siskiyou County.

Slater Fire Long Term Recovery Group

On March 10, 2022, the authors of this report conducted an interview with key members of the Slater Fire Long Term Recovery Group, which included staff from Karuk Tribe Housing Authority, Hope for Happy Camp, Happy Camp Community Center, and a local RV park owner.

The 2020 Slater Fire reduced Happy Camp's housing stock by 40%, and many are still living in unsuitable housing conditions, such as garages and RVs. The community of Happy Camp is the largest, most isolated community off the Klamath River with a population that fluctuates from 1,000-2,500 year-round. Many homeowners are having difficulty finding insurance due to the threat of wildfires and recent wildfire activity. As landlords age, many are selling their homes and displacing renters.

Staff indicated that the County's building departments processes and information are unclear, difficult to follow, and lack the collaboration necessary to see development through. Many homeless residents in rural regions are forced out to populous cities against their preference to access social services. The region could benefit from a satellite office to access County services and social assistance services.

Staff indicated that 2008 building requirements, which do not include costly solar and sprinkler system requirements, would make development more feasible. In addition, residents could benefit from development process overview and educational information and assistance acquiring financing. Staff indicated working class seniors and young families need housing such as single-family homes. Although transportation options are limited, they are well utilized.

Cal Fire Siskiyou

On March 25, 2022 the authors conducted an interview with the Unit Chief of Cal Fire Siskiyou. Cal Fire manages 1.4 million acres of private land located outside the city limits of Siskiyou County. The organization has about 200 year-round staff and 120 seasonal employees that come from out of the area. The organization is struggling to staff as the economy in the region has been devastated by the COVID-19 pandemic. Staff noted that there is a demand for Low-Income, rental housing and more housing types such as condos, apartments, and duplexes.

Beginning with the 2014 Boles fire, wildfires have had a devastating impact on housing in the region. During a wildfire threat, evacuated residents encounter the difficulties of relocating for weeks, months, or even permanently. In the aftermath of the wildfire, residents face trauma and health impacts, obstacles in rebuilding homes, and will often leave the region. Many communities also lost gathering centers. North County is at the highest risk of facing wildfires.

There are 28 fire councils in the County that identify at-risk areas and develop strategies to mitigate wildfire threat through strategies such as fuel reduction and increased ingress or egress requirements for homes. Staff noted that energy, gas, and power investments could help encourage housing production.

College of the Siskiyous

On March 29, 2022 the authors of this report conducted an interview with the interim Vice President of Academic Affairs at the College of the Siskiyous. The College of the Siskiyous is a publicly funded community college with campuses in both Yreka and Weed.

Staff reported that the County's housing inventory is very limited, which has made it difficult to recruit new employees. The organization recruits internally, because out-of-county recruits struggle to find housing in the community. The most recent new hire searched 3-4 months before finding a rental home. The interviewee himself had trouble securing housing, moving three times within a 50-mile radius before being able to secure a long-term residence.

In addition, student housing options are limited. The college is hoping to expand on-campus housing options soon. Currently, residents in the community are facing poor quality, limited, and unaffordable rental options, which has resulted in some students living in unhealthy conditions. Siskiyou County is an attractive vacation destination and many out-of-county residents have moved into the community or purchased second homes during the COVID-19 pandemic. Many high quality and affordable rental homes have been converted to vacation rentals which are significantly more profitable.

Staff indicated that there is a need for farmworker housing in Macdoel and senior living facilities in unincorporated areas for the rapidly aging population in Siskiyou County. Many elderly residents must leave the County to access adequate senior living facilities.

Prospective homeowners have been met with record high home prices, and like renters, low-quality and limited housing options. Some have left the region to find more affordable options. Builders, contractors, and tradespeople are difficult to find while the cost of construction and time to construct has increased significantly.

Other Relevant Factors

This section considers the impacts of fire disasters on housing in Siskiyou County. The analysis primarily focuses on the impacts of the Boles Fire, Lava Fire, McKinney Fire, Mill Fire, and Slater Fire, providing data from CAL Fire reports.

Boles Fire

The Boles Fire started on October 11, 2014 in the City of Weed and burned over 516 acres over the course of 26 days. According to Siskiyou County reports, the Boles Fire destroyed more than 200 homes, which included 165 residential houses, but also included small outbuildings and detached garages that functioned as living places.

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Lava Fire

The Lava Fire began on June 24, 2021 and burned 26,409 acres over the course of 70 days. According to Siskiyou County reports, the Lava Fire destroyed 144 homes, which consisted of 15 residential houses, as well as small structures and unsuitable living places that belonged primarily to Hmong populations.

McKinney Fire

The McKinney Fire began on July 29, 2022 and burned over 60,000 acres in the community of Klamath River and surrounding areas. According to Siskiyou County reports, the McKinney Fire destroyed 118 homes, most of which consisted of single-family houses, but also included mobile homes and recreational vehicles that functioned as living places.

Mill Fire

The Mill Fire began on September 2, 2022 and burned over 3,900 acres in rural Siskiyou County, including the community of Lake Shastina and the incorporated City of Weed. Over 5,500 people were evacuated and over 100 structures were lost in the fire. The wildfire significantly damaged the community of Lincoln Heights, which was a historically Black, working-class community that was founded by black millworkers in the 1920s (*Historic Black Northern California Neighborhood Destroyed in the Mill Fire, SF Gate, 2022*).

Slater Fire

The Slater Fire began on September 8, 2020 and burned over 150,000 acres in Happy Camp and surrounding areas. According to Siskiyou County reports, the Slater Fire destroyed over 200 homes, many which consisted of single-family houses, mobile homes, and small outbuildings and detached garages that functioned as living places. The majority of these residences valued less than \$150,000 and many were worth much less than that, ranging from \$0-\$220,000.

Summary of Findings

The annual income needed to afford a one-bedroom unit is \$27,760 and a two-bedroom unit is \$36,560. In 2020 in comparison to 2010, there was a decrease of about 1,000 units that were primarily renter-occupied. Hispanic residents and Asian residents are significantly less likely to own a home than their White counterparts. In Census Tract 1 in the Northeastern Region and Census Tract 10 in the Southeastern Region, 40-60% of units are renter-occupied, which are the highest concentrations in the county.

In 2010 compared to 2018, the total number of households experiencing at least 1 of 4 Housing Problems decreased by approximately 1,800 households and 1 of 4 Severe Housing Problems decreased by approximately 1,000 households in Siskiyou County. Census Tract 1 in the Northeastern Region experiences the highest level of overcrowding in the county. [A significant](#)

portion of the employed population in Siskiyou County is farmworkers, who are living in precarious, unsuitable, or severely overcrowded housing conditions. Those farmworkers are primarily seasonal workers who are residing in the Northeastern Region.

Census Tract 3 in the Northern Region, Census Tract 2 in the Northeastern Region, Census Tract 6 in the Southwestern Region, and Census Tract 10 in the Southeastern region have concentrations of 40-60% of homeowners who are overpaying. There is a significant amount of mobile home parks in Siskiyou County, which are mostly concentrated in the Southeastern Region and Northern Region. In 2022 compared to 2019, the number of residents experiencing homelessness increased by 268%. In 2021, about 1 in 4 homeless individuals reported living with a mental disability, 1 in 4 individuals report being chronically homeless and 1 in 4 homeless individuals were children under the age of 18 years old. Residents reported job loss and financial crisis as the primary causes of homelessness.

The Slater Fire Long Term Recovery Group noted that the Slater Fire reduced Happy Camp's housing stock by 40%, and many are still precariously housed. Many homeowners are having difficulty finding insurance due to the threat of wildfires, which makes it difficult to rebuild. In addition, evacuated residents may have left permanently as they were forced to evacuate in the threat of a wildfire. North County is at the highest risk of wildfires.

The region's landlords are aging and selling their homes. Many homeless residents have been pushed out to cities against their preference to access services. Student housing is also limited, and many students live in unsuitable housing conditions due to the low housing inventory in the region. Prospective homebuyers are also leaving the region because they can no longer afford to live there.

Local stakeholders indicated that the building department's processes are unclear and difficult to follow, and the community could benefit from a clear development process overview. In addition, infrastructure investments could help encourage development.

The Boles Fire destroyed over 200 homes, the Lava Fire destroyed 144 homes which primarily belonged to Hmong populations, the McKinney Fire destroyed 118 homes, the Mill fire destroyed over 100 homes, and the Slater Fire destroyed over 200 homes that primarily belonged to Native American residents. Very little housing development has occurred since the disasters. Wildfires have had a devastating impact on affordable housing in the region, displacing many minority and low-income populations.

Demographics

Population

As of January 1, 2022, the population of unincorporated Siskiyou County was estimated at 24,039 by the California Department of Finance. An estimated 55% of the County's total population lives in the unincorporated area. Figure 25: Population Growth, Unincorporated Siskiyou and Lassen County, 2016-2022 shows that the population in unincorporated Siskiyou County has remained level over the last six years. Unincorporated Lassen County is compared to

Siskiyou County since it is a similarly rural county located adjacent and to the southeast of Siskiyou County. Lassen County’s population also experience little change over the past six years, with 1.4% average annual growth from 2016 to 2022.

Figure 25: Population Growth, Unincorporated Siskiyou and Lassen County, 2016-2022

	2016	2017	2018	2019	2020	2021	2022	Average Annual Change
Unincorporated Siskiyou County	24,398	24,347	24,330	24,304	24,273	24,212	24,039	0.0%
Unincorporated Lassen County	15,730	15,208	15,167	15,004	15,013	16,618	17,062	1.4%
Unincorporated Siskiyou County- Yearly Change	--	-51	-17	-26	-27	-61	-173	-60
Unincorporated Lassen County- Yearly Change	--	-522	-41	-163	9	1,605	444	1,332

Source: California Department of Finance, County Population Estimates, 2022

Figure 25.1: Population Growth Chart, Unincorporated Siskiyou and Lassen County, 2016-2022

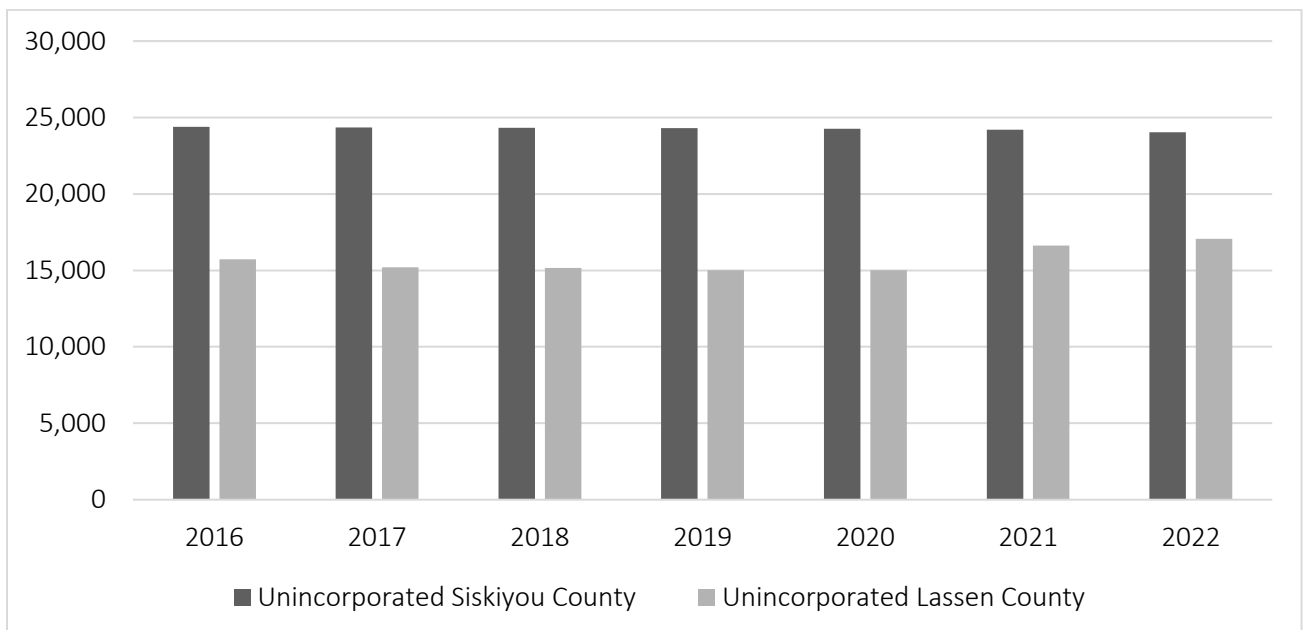


Figure 25.2: Population Forecast, Unincorporated Siskiyou and Lassen County, 2020-2040 shows projected population growth as forecast by the California Department of Finance. It is forecast that unincorporated Siskiyou County will decrease in population by 2,358 between 2020 and 2040, while unincorporated Lassen County will decrease by 1,579 over this period. Both counties are projected to have a similar percent decrease over this period.

Figure 25.2: Population Forecast, Unincorporated Siskiyou and Lassen County, 2020-2040

	2020	2025	2030	2035	2040	'20-'40 Change	'20-'40 Percent Change
Siskiyou County	43,792	42,979	42,707	42,195	41,434	-2,358	-5.4%
Lassen County	28,872	29,526	28,894	28,106	27,293	-1,579	-5.5%

Source: California Department of Finance, County Population Projections, 2021

Population by Age

Figure 25.3: Population by Age, Unincorporated Siskiyou County, 2019 shows the distribution of the population by age for unincorporated Siskiyou County. Note that this data has a different source (U.S. Census) and time period (2019) than the data used for the Population Growth figures above. The largest 10-year cohort is 55-64 years old, followed by 65-74 years old and 45-54 years old. Approximately 45% of the population is 55 years or older. Youth aged 19 years old or younger only make up 20% of the population. This indicates that a significant portion of the population is senior or will be senior in the coming years.

Figure 25.3: Population by Age, Unincorporated Siskiyou County, 2019

Age	Persons	Percent of Total
Under 10 years	2,326	9.9%
10 to 19 years	2,393	10.1%
20 to 24 years	907	3.8%
25 to 34 years	1,762	7.5%
35 to 44 years	2,335	9.9%
45 to 54 years	3,072	13%
55 to 64 years	4,314	18.3%
65 to 74 years	4,118	17.5%
75 years and over	2,368	10%
Total	23,595	--

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Employment

Total employment in unincorporated Siskiyou County in December 2020 was 15,290, as estimated by the California Department of Economic Development. Employment decreased by 990 from 2010 to 2020, an average annual percent decrease of 0.6%. The Labor Force, which is the population that is actively seeking employment, decreased at more than twice the rate of employment, at an average annual decrease of 1.4%. Due to the decrease in the Labor Force and in the number of unemployed from 2010-2020, the unemployment rate decreased from 17.2% in 2010 to 9.7% in 2020. The unemployment rate decreased to a 10-year low of 6.6% in 2019 before increasing up to 9.7% during the COVID-19 pandemic. (Figure 26: Total Employment and Unemployment, Unincorporated Siskiyou County 2010-2020) and (Figure 26.1: Employment and Unemployment Chart, Unincorporated Siskiyou County, 2010-2020)

Figure 26: Total Employment and Unemployment, Unincorporated Siskiyou County 2010-2020

	Labor Force	Employment	Unemployment	Unemployment Rate
2010	19,670	16,280	3,390	17.2%
2011	19,430	16,070	3,360	17.3%
2012	18,850	15,870	2,990	15.9%
2013	18,240	15,810	2,430	13.3%
2014	17,980	15,960	2,020	11.2%
2015	17,880	16,200	1,680	9.4%
2016	17,900	16,370	1,530	8.5%
2017	17,800	16,500	1,300	7.3%
2018	17,370	16,190	1,180	6.8%
2019	17,160	16,030	1,130	6.6%
2020	16,920	15,290	1,640	9.7%
Ave. Annual Percent Change	-1.4%	-0.6%	-5.2%	-4.4%

Source: State of California Employment Development Department, 2021

Figure 26.1: Total Employment and Unemployment Chart, Unincorporated Siskiyou County 2010-2020

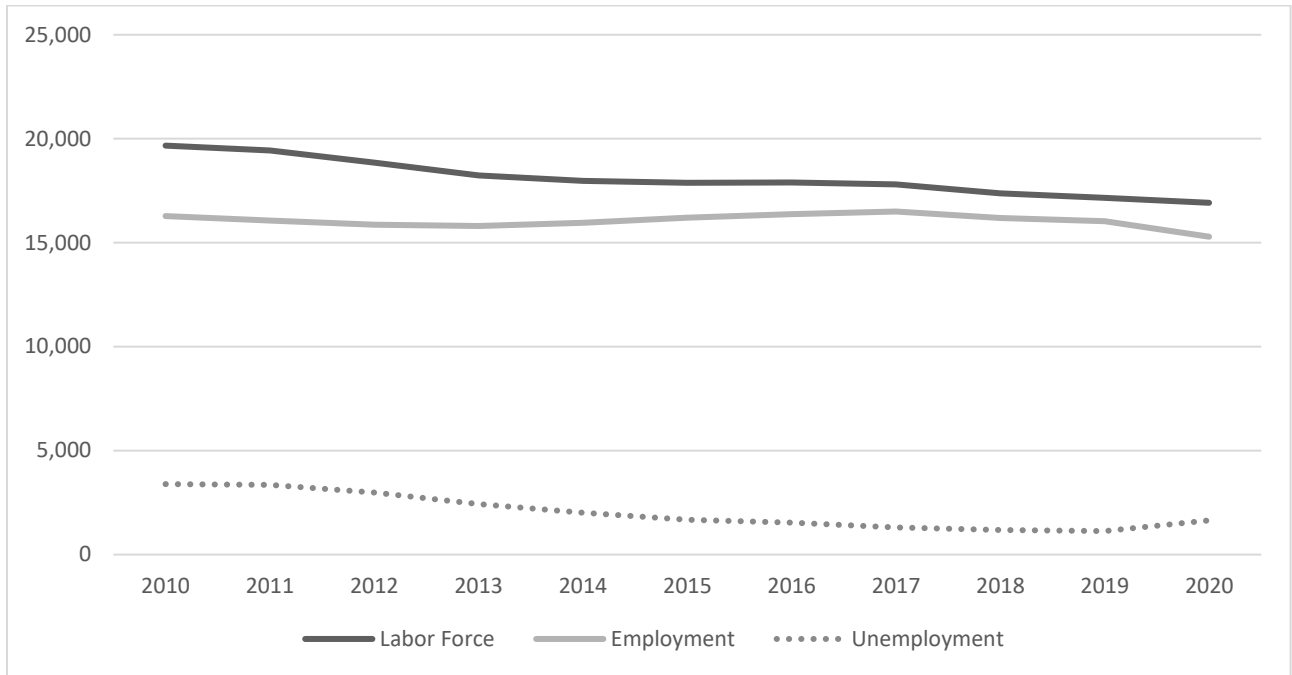


Figure 26.2: Employment by Industry, Unincorporated Siskiyou County shows that the industry with the most employees in the unincorporated county is Educational services, and health care and social assistance, with 26% of all employees. This is followed by Agriculture, forestry, fishing and hunting, and mining (13% of all employees).

Figure 26.2: Employment by Industry, Unincorporated Siskiyou County

Industry	Estimate	Percent
Civilian employed population 16 years and over	8,833	100%
Agriculture, forestry, fishing and hunting, and mining	1,143	13%
Construction	654	7%
Manufacturing	387	4%
Wholesale trade	125	1%
Retail trade	809	9%
Transportation and warehousing, and utilities	463	5%
Information	87	1%
Finance and insurance, and real estate and rental and leasing	222	3%
Professional, scientific, and management, and administrative and waste management services	449	5%
Educational services, and health care and social assistance	2,284	26%
Arts, entertainment, and recreation, and accommodation and food services	813	9%
Other services, except public administration	525	6%
Public administration	872	10%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Household Characteristics

Household Income

Figure 27: State Income Categories, Siskiyou County, 2022 shows household incomes by category and percent of area income for Siskiyou County, as calculated by the State Department of Housing and Community Development. The income categories are referenced in the RHNA Sites Inventory that is part of this Housing Element and are also used in setting target rents for affordable housing programs and projects.

Figure 27: State Income Categories, Siskiyou County, 2022

Income Category	% of Area Median Income	Maximum Income by Persons in the Household				
		1	2	3	4	5
Extremely Low	0-30%	18,900	21,600	24,300	27,750	32,470
Very Low	31-50%	31,500	36,000	40,500	45,000	48,600
Low	51-80%	50,400	57,600	64,800	72,000	77,800
Median	100%	63,000	72,000	81,000	90,000	97,200
Moderate	81-120%	75,600	86,400	97,200	108,000	116,650

Source: California Department of Housing and Community Development, 2022 State Income Limits Note: Table is formatted to meet HCD requirements. Accessible version is available through the Siskiyou County Planning Department.

As of 2019, the U.S. Census estimated that there were 10,311 households in unincorporated Siskiyou County. Figure 27.1: Household Income, Unincorporated Siskiyou County, 2019 shows the number of households in occupied housing units in unincorporated Siskiyou County by income category. Almost one in four households had incomes of less than \$25,000 annually, and about one in five households had incomes of \$100,000 or more annually. Almost one in five households also had income in the \$50,000 to \$74,999 range. Just under half of all households (47.2%) earn less than \$50,000. The median household income for Siskiyou County as a whole in 2019 was \$45,241.

Figure 27.1: Household Income, Unincorporated Siskiyou County, 2019

	Number of Households	% of Total
Less than \$15,000	1,203	11.7%
\$15,000 to \$24,999	1,164	11.3%
\$25,000 to \$34,999	859	8.3%
\$35,000 to \$49,999	1,635	15.9%
\$50,000 to \$74,999	1,964	19%
\$75,000 to \$99,999	1,256	12.2%
\$100,000 or more	2,230	21.6%
Total Households	10,311	--

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Figure 27.2: Household Income by Housing Tenure, Unincorporated Siskiyou County, 2019 shows that the largest percentage of households in owner-occupied housing units (by \$25,000 increment) have incomes from \$50,000 to \$74,999 (18.1%). The largest percentage of households in renter-occupied units (by \$25,000 increment) have an annual household income of less than \$25,000 (34.8%). This data shows that there are more renters in each income category below \$75,000, and more owners in each category above \$75,000.

Figure 27.2: Household Income by Housing Tenure, Unincorporated Siskiyou County, 2019

Household Income (in past 12 Months)	Owner-occupied Housing Units	Percentage Owner-occupied	Renter-occupied Housing Unit	Percentage Renter-occupied
Less than \$5,000	112	1.5%	220	8.4%
\$5,000 to \$9,999	185	2.4%	80	3.0%
\$10,000 to \$14,999	402	5.2%	204	7.8%
\$15,000 to \$19,999	325	4.2%	174	6.6%
\$20,000 to \$24,999	429	5.6%	236	9.0%
\$25,000 to \$34,999	617	8.0%	242	9.2%
\$35,000 to \$49,999	1,215	15.8%	420	16%
\$50,000 to \$74,999	1,391	18.1%	573	21.8%
\$75,000 to \$99,999	1,062	13.8%	194	7.4%
\$100,000 to \$149,999	1,218	15.9%	252	9.6%
\$150,000 or more	726	9.5%	34	1.3%
Occupied housing units	7,682	74.5%	2,629	25.5%

Source:—U.S. Census Bureau, 2015-2019 American Community Survey

Housing Tenure

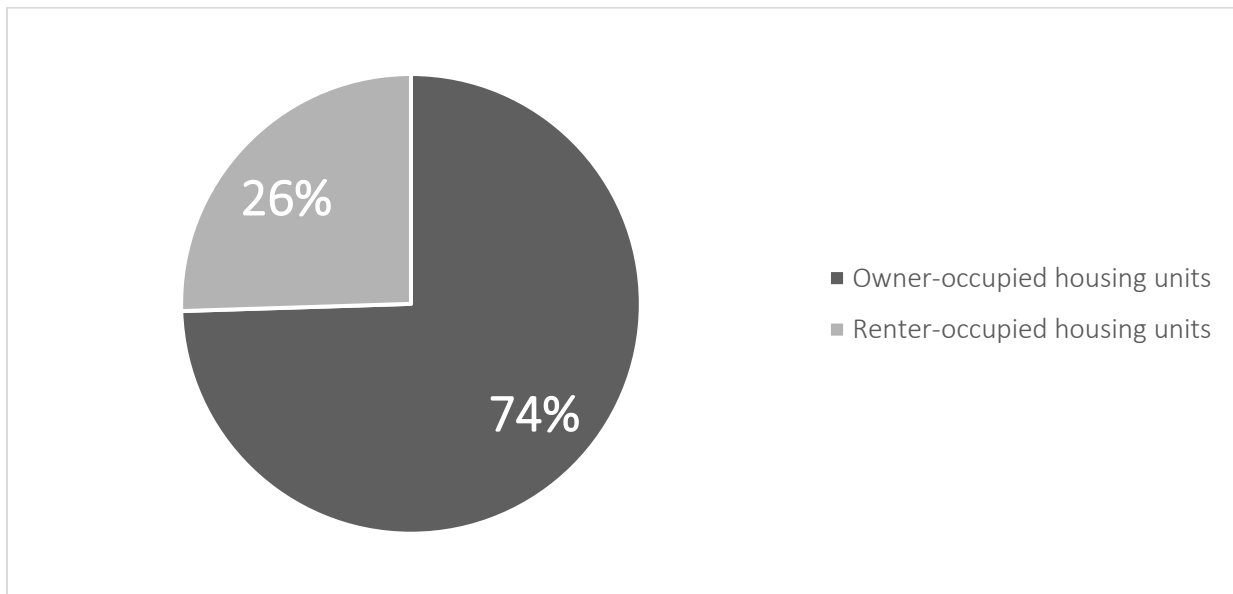
About three-quarters of occupied units in unincorporated Siskiyou County are owner-occupied, with 7,682 (74.5%). About one-quarter of occupied units are renter-occupied, with 2,629 (25.5%). For the State of California as a whole, the proportion of units that are owner-occupied is a much lower share, at 55%.

Figure 28: Occupied Housing Units by Tenure, Unincorporated Siskiyou County, 2019

	Number	Percent
Owner-occupied housing units	7,682	74.5%
Renter-occupied housing units	2,629	25.5%
Total	10,311	

Source:—U.S. Census Bureau, 2015-2019 American Community Survey

Figure 28.1: Occupied Housing Units by Tenure Chart, Unincorporated Siskiyou County, 2019



Householder Age

Figure 28.2: Tenure by Age of Householder, Unincorporated Siskiyou County, 2019 shows that a majority of householders under 35 years old live in renter-occupied units (62.2%). A majority of householders above the age of 55 years old are homeowners.

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Figure 28.2: Tenure by Age of Householder, Unincorporated Siskiyou County, 2019

Householder	Owner-occupied	Pct. of Total	Renter-occupied	Pct. of Total	Total	Pct. of Total
Under 35 years	404	5.3%	664	25.3%	1,068	10.4%
35 to 44 years	551	7.2%	481	18.3%	1,032	10%
45 to 54 years	1,085	14.2%	558	21.2%	1,643	16%
55 to 64 years	1,950	25.4%	470	17.9%	2,420	23.5%
65 to 74 years	2,287	29.8%	282	10.7%	2,569	24.9%
75 to 84 years	997	13%	148	5.6%	1,145	11.1%
85 years and over	408	5.3%	28	1.1%	436	4.2%
Total	7,682	--	2,629	--	10,311	--

Source:—U.S. Census Bureau, 2015-2019 American Community Survey

Housing Stock Characteristics

Population and Housing Units

As of January 1, 2022 in unincorporated Siskiyou County, there were an estimated 13,189 housing units and a population of 24,039, according to the State of California Department of Finance. As shown in Figure 29: Population and Housing Units, Unincorporated Siskiyou County, 2010 & 2022, between 2010 and 2022 the unincorporated Siskiyou County population decreased by 246, while the number of housing units decreased by 581. Correspondingly, the persons per household decreased slightly from 2.26 in 2010 to 2.23 in 2022.

Figure 29: Population and Housing Units, Unincorporated Siskiyou County, 2010 & 2022

Year	Population	Persons in Households	Persons in Group Quarters	Total Housing Units	Vacancy Rate	Person per Household
2010	24,285	24,065	220	13,770	22.7%	2.26
2022	24,039	23,847	192	13,189	19.1%	2.23

Source: California Department of Finance, 2022

Another data point for vacancies is the U.S. Census 2020 American Community Survey. Figure 29.1 below shows vacancies by vacancy status. This data shows 2,432 vacant rental units (including “For rent”, “Rented, not occupied”, “For seasonal, recreational, or occasional use”, and “For migrant workers” categories) and 883 vacant for-sale units (including “For sale only”,

“Sold, not occupied”, and “Other vacant” categories), for a total of 3,315 vacant units. This estimate is much higher than the 2,519 vacancies estimated by the California Department of Finance for 2022. If the “rented, not occupied” units are removed from the rental count, the estimate is 2,408 vacant rental units. If the “sold, not occupied” units are removed from the count, the estimate is 839 owner-occupied units. The revised estimate of total vacancies would be 3,247.

Figure 29.1: Vacancy Status, Unincorporated Siskiyou County, 2020

Vacancy Status	Number of Units
For rent	89
Rented, not occupied	24
For sale only	132
Sold, not occupied	44
For seasonal, recreational, or occasional use	2,317
For migrant workers	2
Other vacant	707
Total units	3,315

Source:—U.S. Census Bureau, 2016-2020 American Community Survey

Housing Units by Type

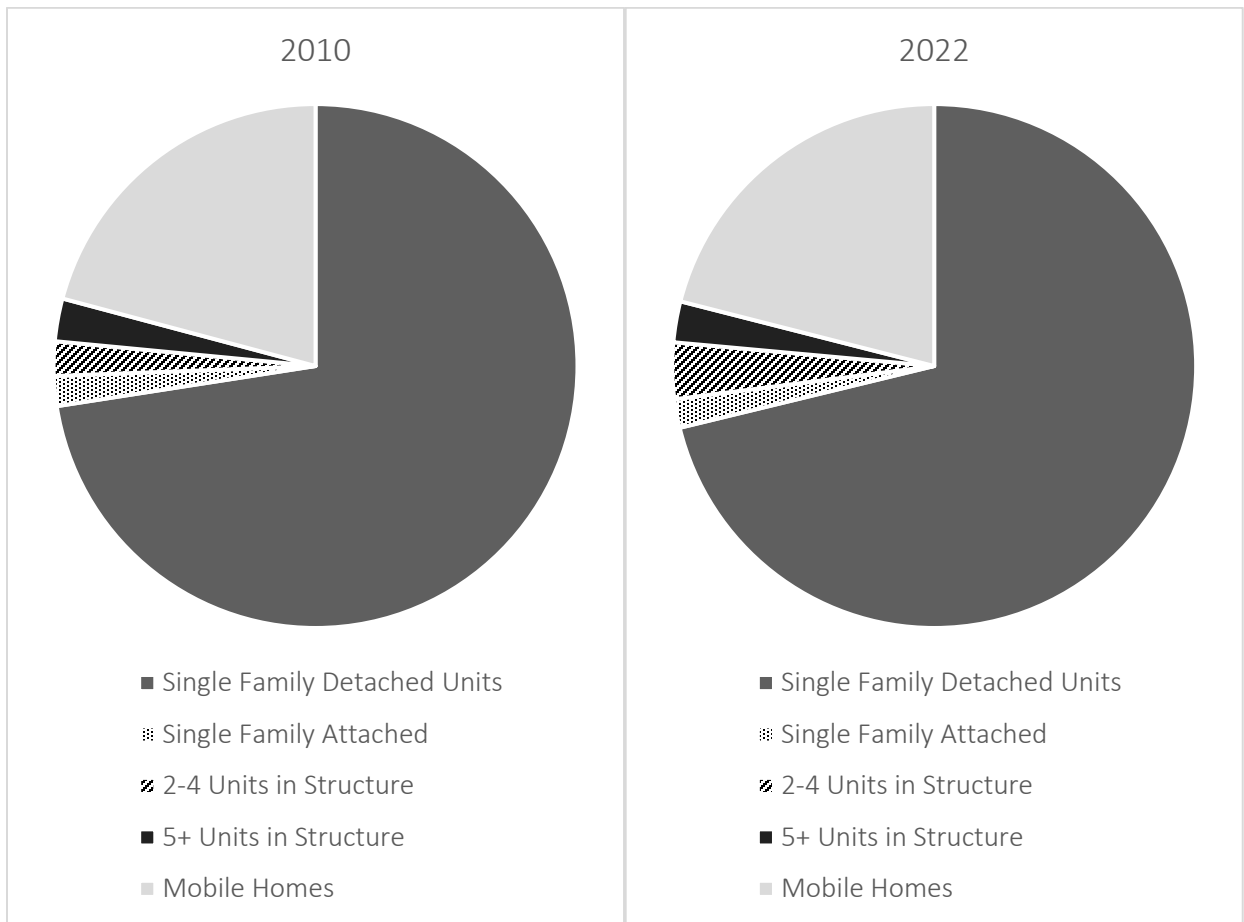
Figure 29.2: Housing Units by Type, Unincorporated Siskiyou County, 2010 & 2022 shows the breakdown of housing units by type as estimated by the State Department of Finance in 2010 and 2022. Most housing units are Single-Family Detached structures, which consisted of 71% of all units in 2022. From 2010 to 2022, the total number of housing units decreased, and all unit types except units in structures with 2-4 units also decreased. Siskiyou County is unique in that a large portion of units are Mobile Homes, making up 21% of all units.

Figure 29.2: Housing Units by Type, Unincorporated Siskiyou County, 2010 & 2022

Year	Total Housing Units	Single Family Detached Units	Single Family Attached	2-4 Units in Structure	5+ Units in Structure	Mobile Homes
2010	13,770	9,990	254	292	363	2,871
2022	13,189	9,391	233	458	333	2,773
Change	-581	-599	-21	166	-30	-98
Percent Change	-4.2%	-6.0%	-8.3%	56.8%	-8.3%	-3.4%

Source: California Department of Finance, 2022, E-5 Population and Housing Estimates for Cities

Figure 29.3: Housing Units by Type Chart, Unincorporated Siskiyou County, 2010 & 2022



Overcrowding

Overcrowding is an important measure to help determine if there is adequate housing stock for the population. Figure 29.4: Overcrowding, Occupants per Room, Unincorporated Siskiyou County, 2019 identifies the number of units that are considered by the federal government as Overcrowded (more than one occupant per room) and Severely Overcrowded (1.5 or more occupants per room). In 2019, there were an estimated 282 Overcrowded housing units in Siskiyou County, which was 2.7% of all units. Overcrowded units were almost evenly divided between Owner-occupied and Renter-occupied units. There were an estimated 100 Severely Overcrowded housing units, which was 1.0% of all units. (Note that the 10,311 estimated total number of housing units are occupied units rather than total units, from a different source (U.S. Census Bureau) and for a different year (2019) than the estimated number of housing units in Figure 29.2: Housing Units by Type.)

Figure 29.4: Overcrowding, Occupants per Room, Unincorporated Siskiyou County, 2019

Occupants per Room	Owner-occupied	Renter-occupied	Total
0.50 or less occupants per room	6,325	1,646	7,971
0.51 to 1.00 occupants per room	1,223	835	2,058
1.01 to 1.50 occupants per room	93	89	182
1.51 to 2.00 occupants per room	30	29	59
2.01 or more occupants per room	11	30	41
Total	7,682	2,629	10,311
Overcrowded (1.01 or more)	134	148	282
Severely overcrowded (1.5 or more)	41	59	100

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Housing Conditions

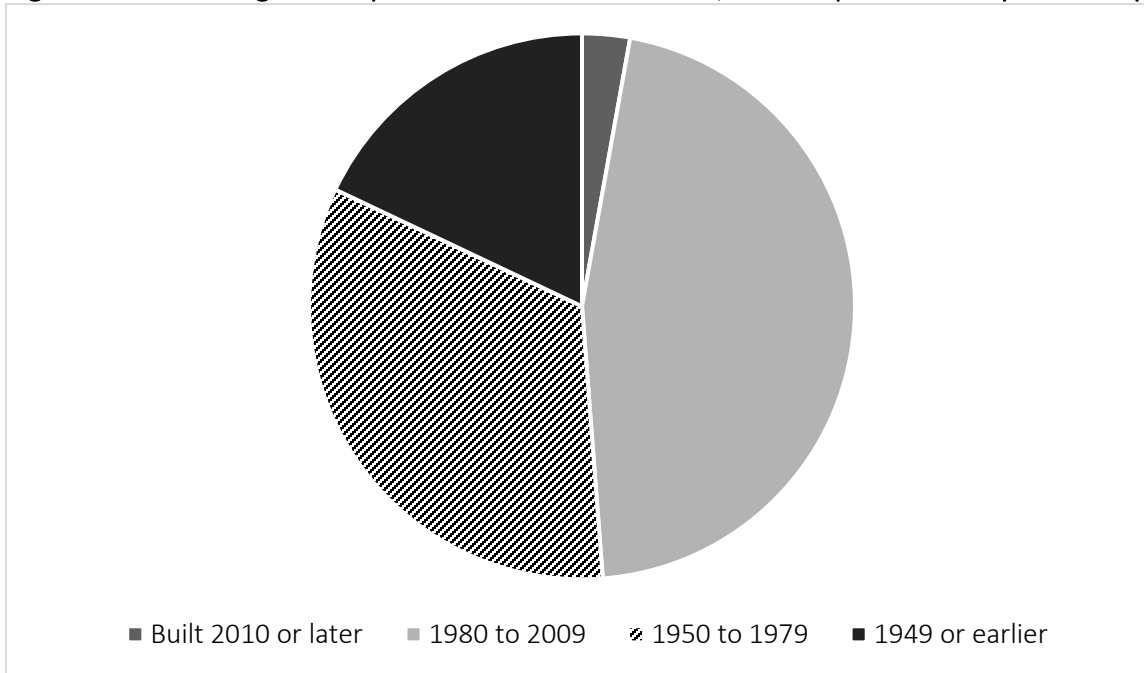
Figure 29.5: Housing Units by Year Structure Built, Unincorporated Siskiyou County, 2019 shows a breakdown of the number of units by the year in which their structure was built. Almost half of units in the unincorporated County were built from 1980 to 2009. Since 2009, residential construction has slowed considerably with just 2.8% of all units built in the most recent period. Just over half of units were built earlier than 1980. Many of these units may have rehabilitation needs and some may have lead-based paint and/or asbestos if they have not been rehabilitated since 1978.

Figure 29.5: Housing Units by Year Structure Built, Unincorporated Siskiyou County, 2019

	Units	Percentage
Built 2010 or later	387	2.8%
1980 to 2009	6,283	46.0%
1950 to 1979	4,546	33.3%
1949 or earlier	2,456	18.0%
Total	13,672	--

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Figure 29.6: Housing Units by Year Structure Built Chart, Unincorporated Siskiyou County, 2019



Code enforcement and foreclosure data has been collected and analyzed to understand housing conditions in unincorporated Siskiyou County. Siskiyou County tracks code enforcement cases for substandard housing. Figure 29.7: Code Enforcement Cases for Substandard Housing, Unincorporated Siskiyou County, 2019-2021 shows the most recent data from 2019 to 2021. There were a total of 13 cases for substandard housing over this period, with most cases occurring in 2019 for renter-occupied housing. The cases were fairly evenly spread throughout the County.

Figure 29.7: Code Enforcement Cases for Substandard Housing, Unincorporated Siskiyou County, 2019-2021

Year	Occupancy Type	Dwelling Type	Community
2019	N/A	N/A	Hornbrook
2019	Renter-occupied	N/A	Montague
2019	Renter-occupied	Single-family	Etna
2019	Renter-occupied	Mobile home	Etna
2019	Renter-occupied	Single-family	Montague
2019	Renter-occupied	Motel	Tulelake
2019	Renter-occupied	Multi-family	Grenada
2019	Renter-occupied	Multi-family	Dunsmuir
2020	Renter-occupied	Multi-family	Macdoel
2020	Renter-occupied	N/A	Dunsmuir
2020	Renter-occupied	Mobile home	Mount Hebron
2021	Owner-occupied	N/A	Etna
2021	Owner-occupied	N/A	Mount Shasta
13 Total Cases			

Source:—Siskiyou County, Code Enforcement, 2022 Note: Table is formatted to meet HCD requirements. Accessible version is available through the Siskiyou County Planning Department.

Short sales and sales of real estate owned (REO) foreclosures are shown in Figure 29.8: Sale by Type, Unincorporated Siskiyou County, 2014-2021 below. Foreclosed homes often have deferred maintenance. This data shows that there was a concentration of foreclosures, or “Real Estate Owned” sales, in 2014 and 2015, with none recorded after that date. The overall number of sales increased steadily from 2014 to 2020, with a slight decline in 2021.

Figure 29.8: Sale by Type, Unincorporated Siskiyou County, 2014-2021

Year	Standard	Real Estate Owned	Short Sales	Total
2014	166	52	3	221
2015	188	35	4	226
2016	248	0	0	248
2017	258	0	0	258
2018	268	0	0	268
2019	259	0	0	259
2020	301	0	0	301
2021	290	0	0	290

Source: California Association of Realtors, 2022

Using the housing stock age, code enforcement, and foreclosures data summarized above, the number of residential units in need of substantial rehabilitation has been estimated. As shown in Figure 29.5, there are an estimated 2,456 units built in 1949 or earlier, and an estimated 4,546 units built between 1950 and 1979, in unincorporated Siskiyou County. Based on a housing conditions survey completed in 2012 of older neighborhoods with housing structures primarily built prior to 1979 in the City of Chico, 10% of properties were in need of substantial rehab. Applying this 10% rate to the estimated 2,456 units built in 1949 or earlier in unincorporated Siskiyou County would calculate to about 246 units. If the 13 code enforcement cases between 2019-2021 is added to this estimate, there would be a need to substantially rehabilitate about 259 units in unincorporated Siskiyou County. Foreclosed unit estimates are not included since there have not been any since 2015.

Housing Production

Figure 29.9: Housing Production, Residential Building Permits, Unincorporated Siskiyou County 2018-2020 shows production trends for residential units from 2018 to 2020 based on number of building permits issued. Between 2018 to 2020, 93 units were produced, all of which were assumed to be in the above-moderate income category because income information was not collected nor was a deed restriction imposed, with 65 units produced in 2018, 11 units in 2019, and 17 units in 2020.

Figure 29.9: Housing Production, Residential Building Permits, Unincorporated Siskiyou County 2018-2020

Number of Permits per Building Type						
Year	Single-Family Permits	Multi-Family Permits	Total	Two Family Buildings	3 or 4 Family Buildings	5 or More Family Buildings
2018	62	3	65	3	0	0
2019	9	2	11	2	0	0
2020	17	0	17	0	0	0

Source: Siskiyou County Building Division, 2021 Note: Table is formatted to meet HCD requirements. Accessible version is available through the Siskiyou County Planning Department.

Rental Market

To understand the overall rental market in Siskiyou County, market reports produced by Moody’s Analytics Regional Economic Information System (REIS) reports were analyzed. Reports were reviewed for the Redding and Medford/Klamath Falls regions. Both reports were generated on March 17, 2022 and included data as of the end of the 4th Quarter of 2021 (December 31, 2021). No REIS reports were available for the Siskiyou County area. The Redding region covers Shasta County. Medford/Klamath Falls covers Jackson County, which includes Medford and Ashland, and Klamath County, which includes Klamath Falls.

The combined averages for the Redding and Medford/Klamath Falls Regions were compared to the 2022 Siskiyou County Fair Market Rents, provided by U.S. Department of Housing and Urban Development (HUD). The comparison is shown below. Because the REIS Reports data is from the 4th Quarter of 2021, the 2022 HUD Fair Market Rents were used for comparison, rather than 2021.

Figure 30: Fair Market Rents and REIS Reports Average Asking Rents

	2022 HUD Fair Market Rent (Siskiyou County)	REIS Reports Average Asking Rent (Redding and Medford/Klamath Falls)	Percent Difference
Studio	\$682	\$640	6.2%
1 Bedroom	\$701	\$811	-15.7%
2 Bedroom	\$922	\$972	-5.4%
3 Bedroom	\$1,310	\$1,122	14.4%

The studios and two-bedroom units compare closely between the two data sources, at less than a 10% difference. There was more divergence between the data sources for the one-bedroom and three-bedroom units, but both unit types showed less than a 20% difference. The 2022 HUD Fair Market Rent for two-bedrooms in Siskiyou County was \$922, and the 4th Quarter, 2021 overall Average Asking Rent averaged between Redding and Medford/Klamath Falls REIS Reports was also \$922.

Figure 30.1: Average Asking Rent and Vacancy Rate, Redding and Medford/Klamath Falls Regions Combined, 2017-2021 shows the combined average of annual average asking rents and vacancy rates for the Redding and Medford/Klamath Falls Regions over the last five years. For this data set, the average asking rent increased from \$793 in 2017 to \$922 in 2021, which was an increase of \$129, or 16.2%. The vacancy rate fell slightly from 2.3% in 2018 to 2.0% for 2019 through 2021. These vacancy rates are extremely low, as a typical “healthy” rental market vacancy rate with adequate unit availability for renters is around 5.0%.

Figure 30.1: Average Asking Rent and Vacancy Rate, Redding and Medford/Klamath Falls Regions Combined, 2017-2021

Year	Average Asking Rent	Asking Percent Change	Vacancy Rate
2017	\$793		2.2%
2018	\$829	4.5%	2.3%
2019	\$848	2.3%	2.0%
2020	\$874	3.1%	2.0%
2021	\$922	5.5%	2.0%

Source: Moody’s Analytics REIS Reports (4th Quarter, 2021)

Figure 30.2: Average Asking Rent by Unit Type, Redding and Medford/Klamath Falls Regions, 2021 shows average asking rent by unit type for the Redding and Medford/Klamath Falls Regions, and for the combined average of the two regions. This data is as of the 4th quarter of 2021.

Figure 30.2: Average Asking Rent by Unit Type, Redding and Medford/Klamath Falls Regions, 2021

Region	Studio	1 Bedroom	2 Bedroom	3 Bedroom
Redding Region	\$686	\$849	\$1,011	\$1,137
Medford/Klamath Falls Region	\$593	\$772	\$933	\$1,106
Combined Average	\$640	\$811	\$972	\$1,122

Source: Moody’s Analytics REIS Reports (4th Quarter, 2021)

Figure 30.3: Average Asking Rent and Average Unit Size by Unit Type, Redding and Medford/Klamath Falls Regions Combined Average, 2021 shows the combined average of the Redding and Medford/Klamath Falls regions for average asking rent, average unit size, and average asking rent per square foot by unit type (number of bedrooms).

Figure 30.3: Average Asking Rent and Average Unit Size by Unit Type, Redding and Medford/Klamath Falls Regions Combined Average, 2021

	Average Asking Rent	Average Size (SF)	Average Asking Rent Per Square Foot
Studio	\$640	453	\$1.41
1 Bedroom	\$811	635	\$1.28
2 Bedroom	\$972	965	\$1.01
3 Bedroom	\$1,122	1,173	\$0.96

Source: Moody's Analytics REIS Reports (4th Quarter, 2021)

Figure 30.4: Average Asking Rent, Vacancy Rate, and Percent of Inventory by Time Period Unit Was Built, Redding and Medford/Klamath Falls Regions Combined Average shows the combined average of the Redding and Medford/Klamath Falls regions for average asking rent, vacancy, and percent of inventory, by time period that units were built, as of the 4th Quarter of 2021. This is not an exhaustive count of all rental units in the regions, but a description of the units that were included in the REIS Report surveys. Almost one-third of the surveyed inventory was built in the 1970s, with almost one-fifth of the inventory built in each of the following three decades—1980s, 1990s, and 2000s. About 82% of the inventory surveyed was built between 1970 and 2009. Average asking rent is lower for units built before 1980, but vary by decade after 1980.

Figure 30.4: Average Asking Rent, Vacancy Rate, and Percent of Inventory by Time Period Unit Was Built, Redding and Medford/Klamath Falls Regions Combined Average

	Average Asking Rent	Vacancy	Percent of Inventory
Before 1970	\$940	1.8%	9%
1970-1979	\$959	2.9%	29%
1980-1989	\$1,113	1.4%	17%
1990-1999	\$1,285	Not available	19%
2000-2009	\$1,103	2.0%	18%
2010-2019	\$1,092	1.1%	8%
After 2019	\$1,277	5.1%	4%
All	\$1,074	2.0%	100%

Source: Moody's Analytics REIS Reports (4th Quarter, 2021)

For-Sale Market

The number of homes sold in unincorporated Siskiyou County has gradually increased from 2014 through 2021, from 221 sales in 2014 to 301 sales in 2020, with a slight decline in 2021 to 290 sales.

Figure 31: Number of Homes Sold, Unincorporated Siskiyou County, 2014-2021

	Home Sales	Percent Change
2014	221	
2015	226	2.3%
2016	248	9.7%
2017	258	4.0%
2018	268	3.9%
2019	259	-3.4%
2020	301	16.2%
2021	290	-3.7%

Source: Sierra North Valley Realtors, March 2022 Multiple Listing Service

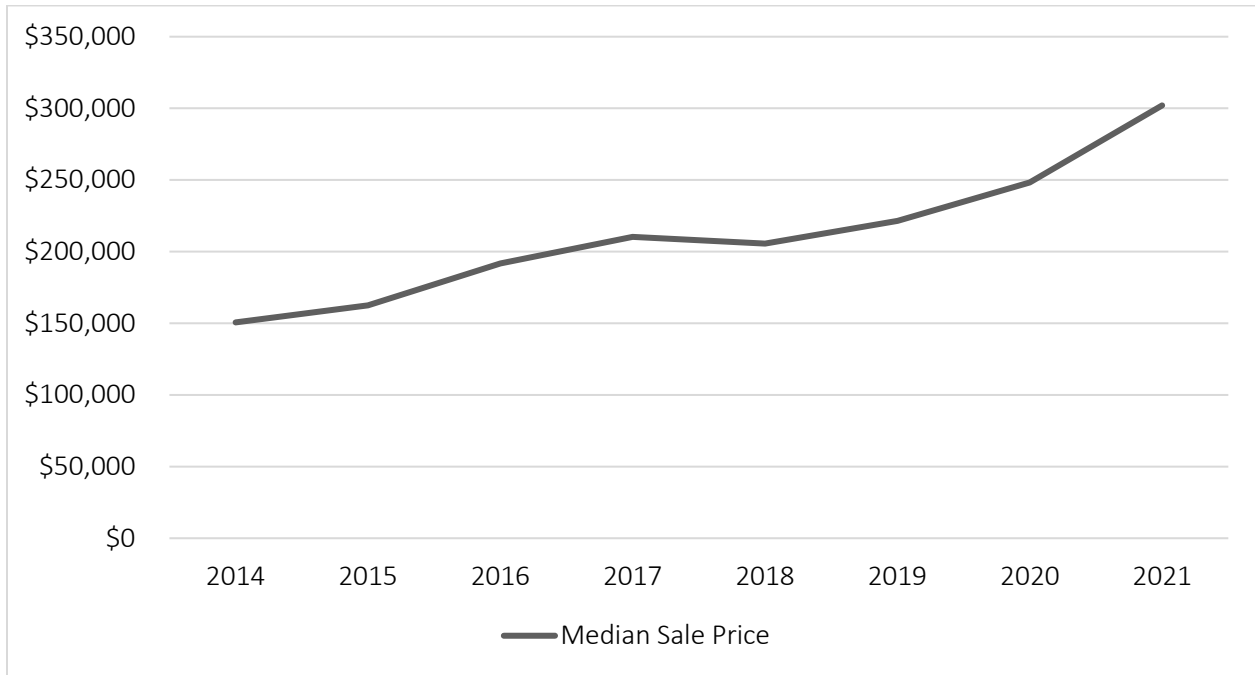
Figure 31.1: Median Sales Price of Homes Sold, Unincorporated Siskiyou County, 2014-2021 shows the median sales price for homes sold in unincorporated Siskiyou County from 2014 through 2021. Sales prices increased dramatically over this period, with an average annual increase of 14.4% and a doubling of the median sale price. The largest percent increase in the median sale price was from 2020 to 2021, at 21.6%.

Figure 31.1: Median Sales Price of Homes Sold, Unincorporated Siskiyou County, 2014-2021

	Median Sale Price	Percent Change
2014	\$150,618	
2015	\$162,453	7.9%
2016	\$191,750	18.0%
2017	\$210,292	9.7%
2018	\$205,675	-2.2%
2019	\$221,396	7.6%
2020	\$248,308	12.2%
2021	\$302,042	21.6%

Source: Sierra North Valley Realtors, March 2022 Multiple Listing Service

Figure 31.2: Median Sales Price of Homes Sold Chart, Unincorporated Siskiyou County, 2014-2021



At-Risk Units

Housing Element law (Government Code Section 65583(a)(9)) requires that Housing Elements identify assisted housing developments with contracts restricting rents to affordable levels that will expire within the next 10 years. “Assisted housing developments” include multi-family rental housing that receives government assistance under federal programs, state and local multi-family revenue bond programs, local redevelopment programs, inclusionary housing programs, or local in-lieu fees. Research through the National Housing Preservation Database and the Siskiyou County Community Development Department found that there are no projects in the unincorporated County that are at-risk by this definition. Therefore, an analysis of replacement cost, acquisition, and preservation per Sections (B), (C), and (D) of GC 65583(a)(9) is not provided.

Housing Affordability Overpayment

Housing affordability can be measured by the percent of income paid toward housing costs. HUD considers households that pay over 30% of their income to housing as rent burdened. Households that pay over 50% of their income to housing are considered severely rent burdened. This metric indicates the extent of household overpayment.

Figure 32: Households by Percent of Income Paid Toward Housing Costs, Unincorporated Siskiyou County, 2019 shows that most households in owner-occupied units earn \$50,000 or more, at 57.2%. By comparison, 34.0% of households in renter-occupied units earn \$50,000 or

more. Of renter households that earn less than \$50,000, one-third (32.6%) pay 30% or more of income toward housing costs. Of renter households earning \$20,000 to \$34,999, 69% paid 30% or more of income to housing costs, and for households earning less than \$20,000, 94% paid 30% or more income to housing costs. These households are considered rent-burdened. An estimated 39.1% of homeowner households earned \$75,000 or more and 2.0% of these households paid 30% or more of their income toward housing costs.

Figure 32: Households by Percent of Income Paid Toward Housing Costs, Unincorporated Siskiyou County, 2019

Monthly housing costs as a percentage of household income in the past 12 months	Owner-occupied housing units	Percent owner-occupied housing units	Renter-occupied housing units	Percent renter-occupied housing units
Incomes Less than \$20,000	981	12.8%	457	17.4%
Less than 20 percent	230	3.0%	2	0.1%
20 to 29 percent	163	2.1%	25	1.0%
30 percent or more	588	7.7%	430	16.4%
Incomes \$20,000 to \$34,999	1,046	13.6%	443	16.9%
Less than 20 percent	453	5.9%	48	1.8%
20 to 29 percent	167	2.2%	89	3.4%
30 percent or more	426	5.5%	306	11.6%
Incomes \$35,000 to \$49,999	1,215	15.8%	383	14.6%
Less than 20 percent	652	8.5%	146	5.6%
20 to 29 percent	187	2.4%	115	4.4%
30 percent or more	376	4.9%	122	4.6%
Incomes \$50,000 to \$74,999	1,391	18.1%	468	17.8%
Less than 20 percent	820	10.7%	145	5.5%
20 to 29 percent	375	4.9%	232	8.8%
30 percent or more	196	2.6%	91	3.5%
Incomes \$75,000 or more	3,006	39.1%	427	16.2%
Less than 20 percent	2,360	30.7%	369	14.0%
20 to 29 percent	495	6.4%	58	2.2%
30 percent or more	151	2.0%	0	0.0%
Zero or negative income	43	0.6%	70	14.5%
-_No cash rent		0.0%	381	

Source: US Census, 2015-2019 American Community Survey

As shown in Figure 32.1: Renter Households by Percent of Income Paid Toward Housing Costs, Unincorporated Siskiyou County, 2019, 16.2% of renter households in unincorporated Siskiyou County paid 50% or more of their income toward housing costs. Of households that earned less than \$35,000, 35.8%, an estimated 414 households, paid 50% or more of their income toward housing costs. These households are considered severely rent-burdened.

Figure 32.1: Renter Households by Percent of Income Paid Toward Housing Costs, Unincorporated Siskiyou County, 2019

Household Income	Less than 50% of Income Toward Housing Cost	50% or More of Income Toward Housing Costs	Not Computed	Total Renter Occupied Units
Less than \$35,000	486	414	256	1,156
\$35,000-\$49,999	370	13	37	420
\$50,000-\$74,999	468	0	105	573
\$75,000 or more	427	0	53	480
Total	1,751	427	451	2,629

Source: US Census, 2015-2019 American Community Survey

Figure 32.2: Market Rent Compared to Affordable Rent, Unincorporated Siskiyou County, 2022 shows market rent compared to affordable rent by income level. Affordable rent is calculated at 30% of monthly income. A three-person Very Low-Income household earning 50% of Area Median Income can afford rent at \$878, which is \$44 less than the Fair Market Rent for a two-bedroom unit in Siskiyou County. An Extremely Low-Income household earning 30% of Area Median Income can afford rent at \$576, which is \$346 less than the Fair Market Rent for a two-bedroom unit in Siskiyou County. In unincorporated Siskiyou County, there are an estimated 3,226 households earning less than \$35,000, which is roughly equivalent to a three-person Very Low-Income Household, and 2,367 households earning less than \$25,000, which is roughly equivalent to a three-person Extremely Low-Income Household.

Figure 32.2: Market Rent Compared to Affordable Rent, Unincorporated Siskiyou County, 2022

Affordability Category	Affordable Rent	Income (3-person Household)	Rent Affordability Gap
Unincorporated Siskiyou County 2-bdrm Fair Market Rent	\$922	\$36,880	
Low-Income Household	\$1,403	\$56,100	
Very Low-Income Household	\$878	\$35,100	\$44
Extremely Low-Income Household	\$576	\$23,030	\$346

Sources: U.S. Department of Housing and Urban Development, 2022 Fair Market Rent and Section 8 Income Limits

Availability of Affordable Units

Figure 32.3: Publicly Subsidized Permanent Rental Units, Unincorporated Siskiyou County, 2022 lists publicly subsidized affordable rental units within unincorporated Siskiyou County. There are 55 such units in the County, both projects of which are in McCloud. Both projects are funded by the U.S. Department of Agriculture Rural Development program and have project-based rental assistance that allows tenants to pay 30% of income toward rent, regardless of income. There are 23 rent-restricted affordable projects with 837 units throughout Siskiyou County, with 21 projects located in the incorporated cities of Montague, Mount Shasta, Weed, and Yreka.

Figure 32.3: Publicly Subsidized Permanent Rental Units, Unincorporated Siskiyou County, 2022

Community	Project Name	Target Population	Studio	1 BR	2 BR	3 BR	4 BR	Total Assisted Units	Average Rent
McCloud	McCloud Motel Apartments	Seniors	0	14	0	0	0	14	\$302
McCloud	McCloud River Apartments	Families	0	16	19	6	0	41	\$300
Total			0	30	19	6	0	55	

Sources: California Department of Housing and Community Development, 6th Cycle Housing Element Data Package, 2021; McCloud River Apartments, Phone Correspondence, 2022; PolicyMap, 2022; Siskiyou County Health & Human Services Agency, 2022

Figure 32.4: Low-Income Households Relative to Subsidized Housing Units illustrates the affordable housing gap in unincorporated Siskiyou County. As of 2019, there were an estimated 2,367 households in unincorporated Siskiyou County earning less than \$25,000 in the previous 12 months, which is roughly equivalent to a three-person Extremely Low-Income household per the State Income Limits. As shown on Figure 32.2, these households cannot afford the Fair Market Rent. There are 60 subsidized housing units in unincorporated Siskiyou County, including the two projects listed above and five Housing Choice Vouchers. When the number of households earning less than \$25,000 is compared to the number of subsidized housing units in unincorporated Siskiyou County, this leaves a gap of 2,307 affordable units.

Figure 32.4: Low-Income Households Relative to Subsidized Housing Units, Unincorporated Siskiyou County, 2022

	Number of Households
Earning < \$25,000	2,367
Owners Paying > 30% of Income to Housing Costs	1,737
Renters Paying > 30% of Income to Housing Costs	949
Renters Paying > 50% of Income to Housing Costs	427
Subsidized Housing Units	60
Unmet Need	2,307

Sources: California Department of Housing and Community Development, 6th Cycle Housing Element Data Package, 2021; PolicyMap, 2022; Siskiyou County Health & Human Services Agency, 2022; U.S. Census Bureau, 2015-2019 American Community Survey

Figure 32.5: Low-Income Households Relative to Subsidized Housing Units Chart, Unincorporated Siskiyou County, 2022

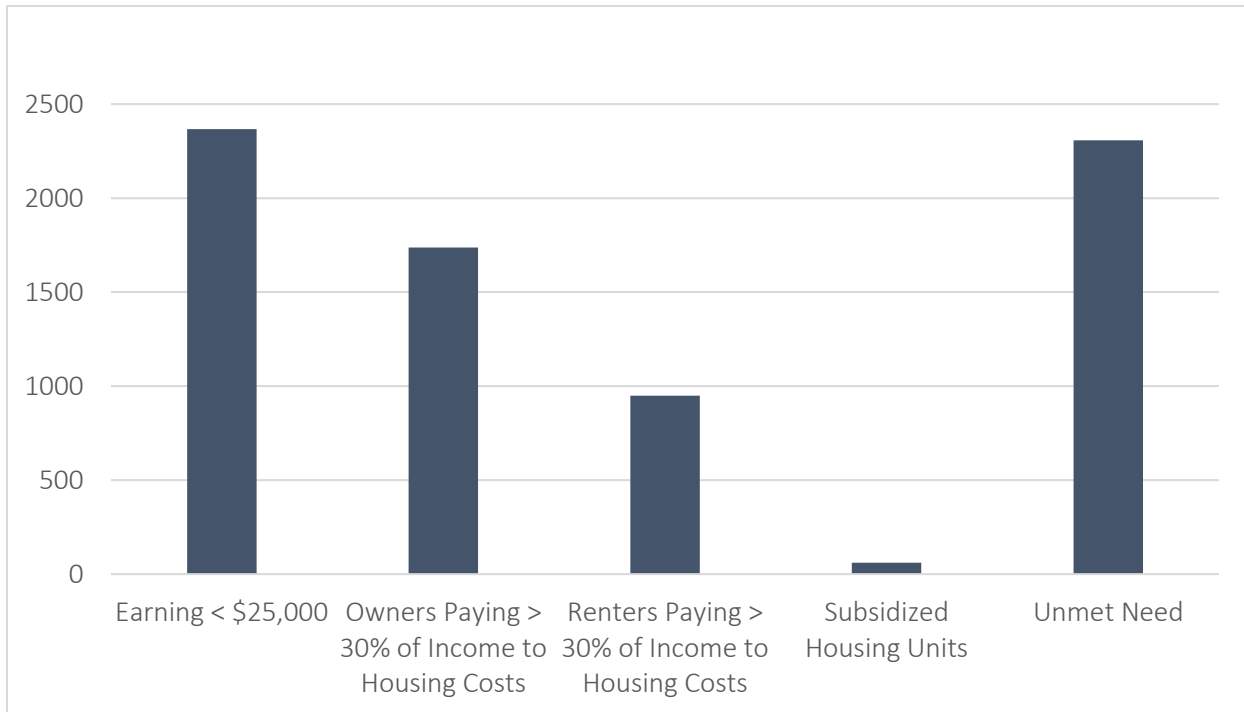


Figure 32.6: For-Sale Home Affordability, Unincorporated Siskiyou County, 2022 breaks down the median income affordable home price compared to the price of a typical new starter home, the median home price, and the typical mid-range new home price. The Median Income Affordable Home Price column shows the home price that is affordable to a three-person median income

household in unincorporated Siskiyou County. This is roughly equivalent to a typical new starter home and the median home price as of 2021. The estimated price of a mid-range new home is much more expensive than what a median income household can afford.

Figure 32.6: For-Sale Home Affordability, Unincorporated Siskiyou County, 2022

	Median Income Affordable Home Price	Typical New Starter Home Price (1,200 Sq. Ft.)	Median Home Price	Starting Mid-Range New Home Price (2,000 sq. ft.)
Household Income	\$72,250	\$70,395	\$72,551	\$115,383
Affordable Monthly Housing Payment	\$2,107	\$2,053	\$2,116	\$3,365
Subtract Taxes, MI, and Property Insurance	\$443	\$435	\$487	\$668
Mortgage Payment	\$1,664	\$1,618	\$1,629	\$2,697
Affordable Mortgage	\$293,147	\$285,000	\$286,940	\$475,000
Down Payment	\$15,401	\$15,000	\$15,102	\$25,000
Affordable Home Price	\$308,548	\$300,000	\$302,042	\$500,000

Note: Assumes affordable housing payment at 35% of monthly income, 5.5% interest rate, 30-year fixed-rate mortgage, 5% down payment, property taxes at 1.1%, monthly mortgage insurance payments of \$80-\$130, monthly property insurance payments of \$50-\$80. Per square foot cost of \$250 for new homes based on average per square foot cost for 2021 sales.

Sources: Sierra North Valley Realtors, December 2020 Multiple Listing Service, California Department of Housing and Community Development, April 2020

Extremely Low-Income Households Income

Extremely Low-Income (ELI) households earn less than 30% of the Area Median Income, as defined by federal and state governments. In Siskiyou County, 30% of Area Median Income ranges from \$16,350 for a one-person household to \$32,470 for a five-person household. As of 2019, the U.S. Census estimated that there were 2,367 households in unincorporated Siskiyou County earning less than \$25,000 annually, which is just over 23% of all households, as shown in Figure 27.1: Household Income, Unincorporated Siskiyou County, 2019.

The Federal Poverty Level is a measure of material need used by federal agencies to determine eligibility for certain programs and benefits. For 2022, the Federal Poverty Level ranged from \$13,590 for a one-person household to \$32,470 for a five-person household, which nearly aligns with ELI incomes for unincorporated Siskiyou County. In 2019, there were an estimated 554 families with income below the Poverty Level (8.4% of all families in unincorporated Siskiyou County). As of 2019 there were an estimated 6,572 families in unincorporated Siskiyou County. A “Family” per the U.S. Census definition “consists of a householder and one or more other people living in the same household who are related to the householder by birth, marriage or adoption.”

Overpayment

Most ELI households are rent burdened, many live in overcrowded conditions, and many are at-risk of becoming homeless. Figure 27.2: Households by Percent of Income Paid Toward Housing Costs, Unincorporated Siskiyou County, 2019 shows that there were 1,435 households that earned less than \$20,000 annually as of 2019 (13.9% of all households). Of these households, 70.9% paid 30% or more of their income toward housing costs. Of the 1,018 households earning less than \$20,000 that paid 30% or more of their income toward housing costs, 588 were homeowners and 430 were renters.

Overcrowding

Given the limited purchasing power of ELI households, and the large proportion of ELI households that are rent burdened, it is likely that a large proportion of Overcrowded households are ELI. Figure 29.4: Overcrowding, Occupants per Room, Unincorporated Siskiyou County, 2019 shows that in 2019, there were an estimated 282 Overcrowded and 100 Severely Overcrowded housing units in unincorporated Siskiyou County.

Available Units, Resources, and Policies

The Regional Housing Needs Allocation for unincorporated Siskiyou County estimates a need for the production of one unit affordable to Very Low-Income households, and this category includes Extremely Low-Income households. The provision of ELI affordable housing usually requires significant public subsidy for capital costs as well as operations. The very low ELI affordable rents usually necessitate rental assistance such as Section 8 Project Based Vouchers to cover operating expenses. This type of rental assistance pays the landlord the difference between 30% of tenant income and Fair Market Rents as set by HUD. In addition to financing, various local policies can help facilitate the production of ELI housing. These are listed below:

- Allowance for Single-Room Occupancy (SRO), group homes, and/or tiny home projects as permitted uses in the zoning code;
- Allowance for Transitional and Supportive Housing in all residentially zoned districts, with no restrictions beyond what would apply to any other types of residential development;
- Impact fees with sliding scales based on unit size so as not to place an undue financial burden on projects with small units; and
- Impact fee waivers or deferrals for projects with low-income or ELI affordable rents.

Special Needs Households

Seniors

As of 2019, there were an estimated 6,486 people 65 years and older in unincorporated Siskiyou County. This is approximately 27.5% of the population. Of householders in unincorporated Siskiyou County that are 65 years and older, about a third (1,380 households) have an annual income that is less than \$30,000, and 11.6% have an annual income that is less than \$15,000 (483 households). This points to the strong need for affordable housing for seniors. About half of seniors have Extremely Low- or Very Low-Incomes, and most have fixed incomes because they are no longer employed. Seniors with limited fixed incomes require restricted affordable rents that provide predictability, security, and stability (Figure 33: Income for Householders 65 Years and Over, Unincorporated Siskiyou County, 2019).

Figure 33: Income for Householders 65 Years and Over, Unincorporated Siskiyou County, 2019

	Number of Households	% of All Senior Householders
Less than \$15,000	483	11.6%
\$15,000 to \$29,999	897	21.6%
\$30,000 to \$44,999	818	19.7%
\$45,000 to \$59,999	529	12.8%
\$60,000 to 74,999	384	9.3%
\$75,000 to \$99,999	461	11.1%
Over \$100,000	576	13.9%
Total	4,148	100%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

As shown in Figure 33.1: Persons with a Disability by Age, Unincorporated Siskiyou County, 2019, an estimated 2,382 persons 65 years and older in unincorporated Siskiyou County have a disability. This is 36.7% of the estimated 6,486 persons in this age group. Overall, 19.1% of the Unincorporated Siskiyou County has a disability, which is a proportion almost twice as high as the State of California at 10.6%

Figure 33.1: Persons with a Disability by Age, Unincorporated Siskiyou County, 2019

	Persons with a Disability	% of Total Population
Total population w/ a disability	4,509	100%
Age 5-64	2,127	47.2%
65 years and over	2,382	52.8%
Total Civilian Non-Institutionalized Population	23,549	19.1%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Approximately half of persons with a disability in unincorporated Siskiyou County are age 65 year and older. The most common type of disability for persons 65 years and older is ambulatory difficulty (1,389) and hearing difficulty (1,228).

Figure 33.2: Disability Characteristics for Persons 65 Years and Older, Unincorporated Siskiyou County, 2019

	Persons	Percent of Total
Total population	23,549	--
Persons with a disability	2,382	52.8%
Hearing difficulty	1,228	27.2%
Vision difficulty	245	5.4%
Cognitive difficulty	617	13.7%
Ambulatory difficulty	1,389	30.8%
Self-care difficulty	362	8%
Independent living difficulty	808	17.9%

Source: U.S. Census Bureau, 2015-2019 American Community Survey (civilian noninstitutionalized population)

Figure 33.3: Tenure for Householders 65 Years and Older, Unincorporated Siskiyou County, 2019 shows the proportion of senior households that are renters and owners in Unincorporated Siskiyou County and in the State of California by comparison. As of 2019 there were 4,148 householders 65 years and older in Unincorporated Siskiyou County (40.2% of all households), which is a much higher percentage than statewide at 23.9%. Of Householders 65 years and older in Unincorporated Siskiyou County, 89% are homeowners as compared to 73% statewide. A significant portion of senior householders live in older homes, with an estimated 17.9% of owner-occupied units built before 1980 and an estimated 61.6% of renter-occupied units built before 1980. In fact, over one-third of senior renter householders were living in units built before 1950, which was an estimated total of 158 units.

Figure 33.3: Tenure for Householders 65 Years and Older, Unincorporated Siskiyou County, 2019

-	California		Unincorporated Siskiyou County	
Label	Estimate	Pct of Total	Estimate	Pct of Total
Total:	13,044,266		10,311	
Owner occupied:	7,154,580	54.8%	7,682	74.5%
Householder 65 years and over:	2,275,817	31.8%	3,692	48.1%
Renter occupied:	5,889,686	45.2%	2,629	25.5%
Householder 65 years and over:	846,587	14.4%	456	17.3%

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Seniors will benefit from a continuum of housing options that accounts for mental and physical disabilities, and restricted mobility challenges that may change over time. Publicly subsidized affordable housing typically helps seniors live independently and age in place for as long as possible. The physical design incorporates ADA units and ADA adaptable features for physical and sensory impairments, in addition to full accessibility to units and common areas for wheelchair users. Semi-independent retirement communities and nursing facilities are other residential models that meet critical needs for seniors.

There is one state-licensed residential care facility for the elderly in unincorporated Siskiyou County, which is located in Grenada and accommodates 90 seniors (State of California Community Care Licensing Division, 2021).

Persons with a Disability

Persons with disabilities have particular housing needs depending on their situation. Public funding sources for housing typically require that 5%-10% of units are fully accessible for persons with physical disabilities per the Americans with Disabilities Act, and that 2% are accessible to persons with sensory disabilities. In addition, publicly assisted affordable housing often offers resident services that connect tenants with local peer support and advocacy organizations, health services, and transportation assistance. A number of federal and state sources fund Permanent Supportive Housing for persons with mental disabilities, which include individualized case management and mental health services.

There were an estimated 4,509 persons with a disability in unincorporated Siskiyou County in 2019 according to the U.S. Census. This was 19.1% of the total population. This was much higher than the proportion of persons with a disability statewide, which was about 11%. Figure 33.3: Disability Characteristics, Unincorporated Siskiyou County, 2019 shows that the greatest disability characteristic is “Ambulatory difficulty” at 10.1% of the total population, followed by “Independent living difficulty” at 7.3%, “Hearing difficulty” at 7.2%, and “Cognitive difficulty” at 7.1%. Note that one individual may have multiple disability characteristics.

Figure 33.3: Disability Characteristics, Unincorporated Siskiyou County, 2019

	Persons	Percent of Total
Total population	23,549	100.0%
Persons with a disability	4,509	19.1%
Hearing difficulty	1,706	7.2%
Vision difficulty	552	2.3%
Cognitive difficulty	1,659	7.1%
Ambulatory difficulty	2,386	10.1%
Self-care difficulty	848	3.6%
Independent living difficulty	1,711	7.3%

Source: U.S. Census Bureau, 2015-2019 American Community Survey (civilian noninstitutionalized population) Note: One individual may have multiple types of disability.

State Housing Element law also requires jurisdictions to specifically analyze needs for persons with developmental disabilities. The California State Department of Developmental Services provides data on Regional Center and Early Start consumers by zip code. As of the end of June 2022, there were 143 consumers (77 under 18 years old and 66 over 18 years old) with developmental disabilities in the unincorporated Siskiyou County zip codes 96014, 96038, 96039, 96044, 96050, 96058, 96057, 96085. In terms of type of residence of consumers in these zip code: 88 live in the home of parent, family, or guardian; 33 have independent or supported living situations; and 22 live in foster family homes.

The Far Northern Regional Center manages services for persons with developmental disabilities in Siskiyou County. The Far Northern Regional Center provides early intervention and behavior services, respite care, licensed homes, adult day activities, supported employment, and healthcare coordination.

Program 4.1.1 in the Chapter Housing Program requires Siskiyou County to implement a reasonable accommodation policy into its zoning and building codes, in compliance with State Housing Element Law. This means that non-discretionary variances can be made to zoning and building code requirements if the request is made on behalf of a person with disabilities. More detail is provided in the Constraints chapter.

Female-Headed Households

About 10% of families in unincorporated Siskiyou County are female-headed households with no spouse present, which is an estimated 587 families. These families have a much lower median income than married-couple families, and families in general, as shown in Figure 31.4: Family

Median Income, Unincorporated Siskiyou County, 2019. The median income for female-headed families is less than half of the median income for married-couple families.

Figure 33.4: Family Median Income, Unincorporated Siskiyou County, 2019

	Median Income
Families	\$56,377
Married-couple families	\$67,083
Female householder, no spouse present	\$29,167
Male householder, no spouse present	\$35,367

Source: U.S. Census Bureau, 2012 and 2015-2019 American Community Surveys

Another indicator of economic well-being is the number of families with income below the poverty level. A much larger proportion of female-headed families has income below the poverty level (25.7%) than families overall (8.4%), and a much larger proportion of female-headed families with related children under 18 years old has income below the poverty level (63.1%) than families overall (12.3%). (Figure 33.5: Female Householder Families Below Poverty Level, Unincorporated Siskiyou County, 2019)

Figure 33.5: Female Householder Families Below Poverty Level, Unincorporated Siskiyou County, 2019

	Number of Female Householder Families, No Spouse Present	% of Female Householder Families, No Spouse Present	Number of Female Householder Families, No Spouse Present, With Related Children of the Householder Under 18 Years	% of Female Householder Families, No Spouse Present, With Related Children of the Householder Under 18 Years
Below poverty level	151	25.7%	140	63.1%
At or above poverty level	436	74.3%	82	36.9%
Total	587		222	

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Female-headed households can benefit from a number of features offered by publicly subsidized housing. Most importantly this type of housing offers affordable restricted rent. In addition, many of these types of housing projects offer after-school programs and youth recreation programs. Many also have amenities such as computer labs, community rooms for youth activities and adult education, and playgrounds. Affordable childcare is also a critical need for these families.

Large Households

A breakdown of the number of households by tenure and household size for unincorporated Siskiyou County is shown in Figure 33.6: Tenure by Household Size, Unincorporated Siskiyou County, 2019. Most households fall into the one-person and two-person household size categories, with ~~73.2~~77.8% of ~~all~~homeowner households and 59.9% of renter households falling into those two categories combined. An estimated 3.9% of homeowner households and 8.1% of renter households have five or more persons, which totals an estimated 515 households. By comparison, statewide an estimated 13.6% of homeowner households and 14.1% of renter households have five or more persons. There are 1,538 households with four or more persons, which is 14.9% of all households.

Figure 33.6: Tenure by Household Size, Unincorporated Siskiyou County, 2019

	California		Unincorporated Siskiyou County, California	
<u>Label</u>	<u>Estimate</u>	<u>Percent of Total</u>	<u>Estimate</u>	<u>Percent of Total</u>
<u>Total:</u>	<u>13,044,266</u>		<u>10,311</u>	
<u>Owner occupied:</u>	<u>7,154,580</u>	<u>54.8%</u>	<u>7,682</u>	<u>74.5%</u>
<u>1-person household</u>	<u>1,409,600</u>	<u>19.7%</u>	<u>2,202</u>	<u>28.7%</u>
<u>2-person household</u>	<u>2,398,842</u>	<u>33.5%</u>	<u>3,772</u>	<u>49.1%</u>
<u>3-person household</u>	<u>1,217,196</u>	<u>17.0%</u>	<u>784</u>	<u>10.2%</u>
<u>4-person household</u>	<u>1,154,691</u>	<u>16.1%</u>	<u>623</u>	<u>8.1%</u>
<u>5-person household</u>	<u>553,291</u>	<u>7.7%</u>	<u>146</u>	<u>1.9%</u>
<u>6-person household</u>	<u>234,257</u>	<u>3.3%</u>	<u>126</u>	<u>1.6%</u>
<u>7-or-more person household</u>	<u>186,703</u>	<u>2.6%</u>	<u>29</u>	<u>0.4%</u>
<u>Renter occupied:</u>	<u>5,889,686</u>	<u>45.2%</u>	<u>2,629</u>	<u>25.5%</u>
<u>1-person household</u>	<u>1,696,504</u>	<u>28.8%</u>	<u>850</u>	<u>32.3%</u>
<u>2-person household</u>	<u>1,569,047</u>	<u>26.6%</u>	<u>726</u>	<u>27.6%</u>
<u>3-person household</u>	<u>960,116</u>	<u>16.3%</u>	<u>439</u>	<u>16.7%</u>
<u>4-person household</u>	<u>834,200</u>	<u>14.2%</u>	<u>400</u>	<u>15.2%</u>
<u>5-person household</u>	<u>468,420</u>	<u>8.0%</u>	<u>136</u>	<u>5.2%</u>
<u>6-person household</u>	<u>210,873</u>	<u>3.6%</u>	<u>42</u>	<u>1.6%</u>
<u>7-or-more person household</u>	<u>150,526</u>	<u>2.6%</u>	<u>36</u>	<u>1.4%</u>

	Households	% of Total
1-person	3,052	29.6%
2-persons	4,498	43.6%
3-persons	1,223	11.9%

4+ persons	1,538	14.9%
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Source: U.S. Census Bureau, 2015-2019 American Community Survey

Figure 33.7: Median Family Income by Family Size, Siskiyou County, 2019 shows median income by family size for all of Siskiyou County, instead of unincorporated Siskiyou County only. This data was not available for the unincorporated part of the County. This table shows that the median income for families with six or more persons is lower than the median income for four-person and five-person families.

Figure 33.7: Median Family Income by Family Size, Siskiyou County, 2019

	Median Income
2-persons	\$53,770
3-persons	\$52,917
4-persons	\$65,579
5-persons	\$70,313
6-persons or more	\$56,346

Source: U.S. Census Bureau, 2015-2019 American Community Survey

Due to expensive housing costs and other costs of living in Siskiyou County, many large households earning near or less than median income may struggle to make ends meet. Large households also face challenges securing housing that is not overcrowded. The 2022 Fair Market Rent for a four-bedroom unit in unincorporated Siskiyou County is \$1,358, which would be affordable for a household earning at least \$54,320 annually. This rent would be affordable to a Low-Income five-person household earning 80% of Area Median Income (\$67,300), but unaffordable to a Very Low-Income five-person household earning 60% of Area Median Income (\$42,100).

Publicly subsidized housing with three-bedroom or four-bedroom units addresses the needs of Low-Income large families. McCloud River Apartments is a publicly subsidized, rent-restricted development that includes six three-bedroom apartments affordable to Very Low-Income families.

People Experiencing Homelessness

The NorCal Continuum of Care conducts a Point-In-Time Homeless Census every 1-2 years. People experiencing homelessness complete voluntary surveys that provide information about the characteristics and causes of homelessness. This is not an exhaustive survey of every individual experiencing homelessness throughout the year, but a snapshot of the number of individuals surveyed on one particular day of the year. The actual number of persons

experiencing homelessness at any point during the year is likely higher than the number surveyed in the Point-In-Time Homeless Census.

The most recent Point-In-Time Census for Siskiyou County was conducted in January of 2022. **Figure 33.8: Homeless Point-In-Time Count, Siskiyou County, 2019-2022** shows results for the four most recent counts. The number of persons experiencing homelessness counted increased from 229 in 2019 to 321 in 2022. The number of people experiencing homelessness in 2021 was likely higher than 214, because unsheltered persons were not counted in that year. The number of surveyed homeless individuals that are sheltered has increased over this period, while the number of surveyed homeless that are unsheltered has decreased. In 2021, 21% of surveyed individuals reported living with a mental disability, 13% reported a physical disability, and 2% reported a developmental disability. In 2022, about one in four individuals report being chronically homeless, and one in four individuals were children under the age of 18 years old.

Figure 33.8: Homeless Point-In-Time Count, Siskiyou County, 2019-2021

Sheltering status	2019	2020	2021	2022	Percent Change
Sheltered	47	274	214	173	268%
Unsheltered	192	37	0*	148	-23%
Total experiencing homelessness	229	311	214	321	40%

Source: NorCal CoC PIT Reports

Figure 33.9: Student Homelessness, Siskiyou County, 2011-2018 shows data reported by the California Department of Education on student homelessness. Homelessness among students across California increased from 220,708 students in 2011 to 277,736 students in 2018, which is a 25.8% increase in 7 years. In comparison, Siskiyou County experienced a much steeper increase of 139 students in 2011 to 325 students in 2018, which is a 133% increase.

The McKinney-Vento Homeless Assistance Act (McKinney-Vento Act) (42 U.S.C. § 11431-11435) is federal legislation that ensures the educational rights and protections of children and youth experiencing homelessness. It requires all local educational agencies (LEAs) to ensure that homeless students have access to the same free, appropriate public education, including public preschools, as provided to other children and youth. The McKinney-Vento Act defines LEAs as public-school districts, direct-funded and locally funded charter schools, and county offices of education. The McKinney-Vento Act also authorizes the funding for the federal Education for Homeless Children and Youth Program.

The McKinney-Vento Act defines homeless children and youth as individuals who lack a fixed, regular, and adequate nighttime residence. This definition also includes:

- Children and youth who are sharing the housing of other persons due to loss of housing, economic hardship, or a similar reason;

- Children and youth who may be living in motels, hotels, trailer parks, shelters;
- Children and youth who have a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings;
- Children and youth who are living in cars, parks, public spaces, abandoned buildings, substandard housing, bus or train stations, or similar settings; or
- Migratory children who qualify as homeless because they are children who are living in similar circumstances listed above.

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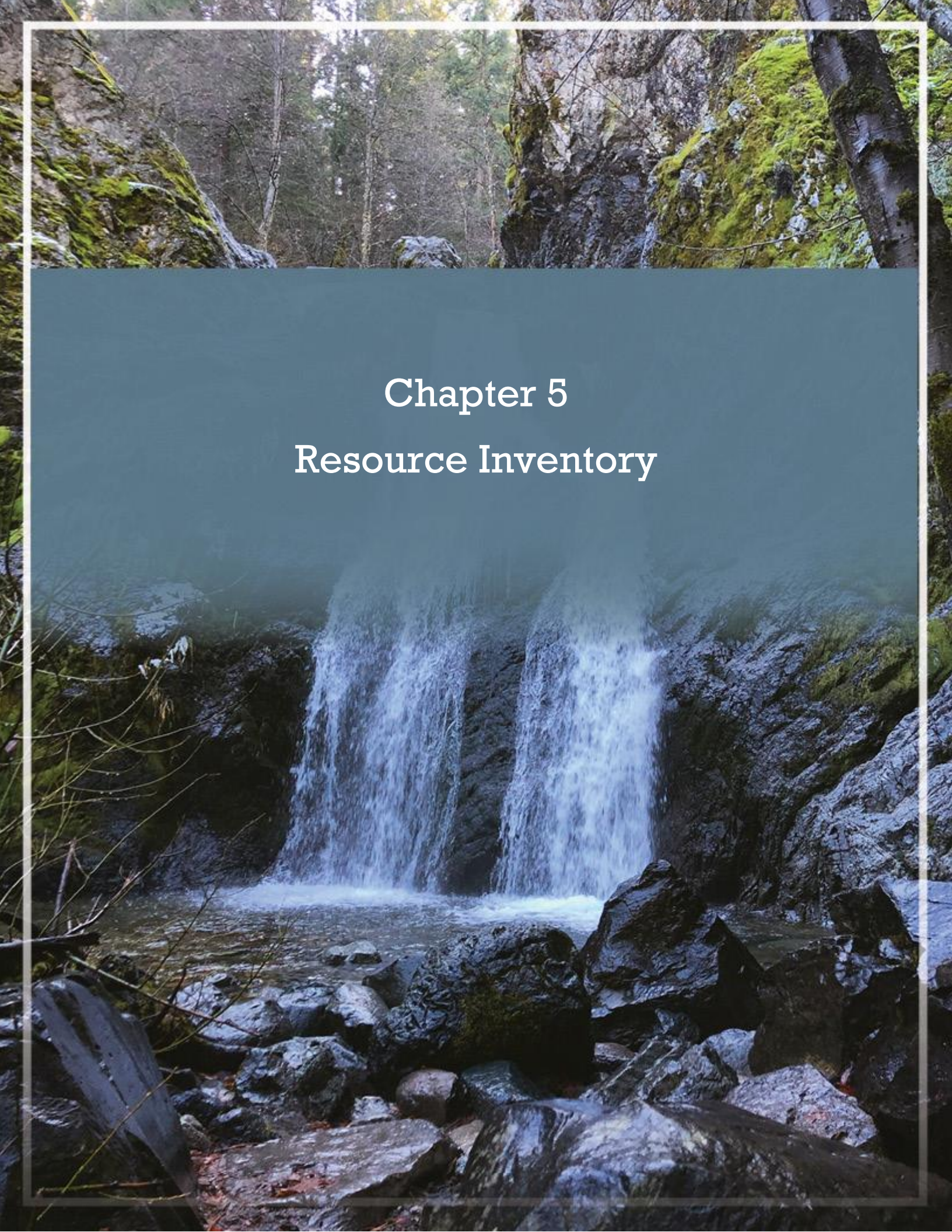
Figure 33.9: Student Homelessness, Siskiyou County, 2011-2018

	California	Siskiyou County
2011	220,708	139
2012	249,073	243
2013	269,663	256
2014	297,615	273
2015	N/A	N/A
2016	275,448	281
2017	298,814	329
2018	277,736	325
2011-18 Percent Change	25.8%	133.8%

Sources: As cited on kidsdata.org, California Dept. of Education, Coordinated School Health and Safety Office custom tabulation & California Basic Educational Data System (Oct. 2019)

Farmworkers

An estimated 1,143 people were employed in the Agriculture, Forestry, Fishing and Hunting, and Mining Industry in unincorporated Siskiyou County as of 2019, which is 13.0% of all employed residents. This is much higher than the proportion of people employed in these industries for the State of California as a whole. Statewide 2.2% of all employed residents are employed in the Agriculture, Forestry, Fishing and Hunting, and Mining Industries. According to the U.S. Department of Agriculture (USDA), there are an estimated 745 farms in Siskiyou County, and about two-thirds of them are 50 acres or larger. The USDA also estimates that there 3,949 hired farm laborers in Siskiyou County in 2017, and 1,189 of those workers were migrant workers (USDA County Summary Highlights, 2017). Siskiyou County Staff has described a shortage of farmworker housing, and a need to rehabilitate and improve farmworker housing that is currently occupied.

A scenic view of a waterfall cascading over mossy rocks in a forest. The waterfall is the central focus, with water falling into a pool surrounded by large, dark rocks. The surrounding forest is lush with green moss and trees, creating a serene and natural atmosphere. The text "Chapter 5 Resource Inventory" is overlaid on a semi-transparent dark blue background in the center of the image.

Chapter 5

Resource Inventory

INTRODUCTIONIntroduction

This chapter will describe the various resources that can be employed to produce a variety of housing types to meet the needs described in Chapter 4. The principal resources required are adequate appropriately zoned land and financing. There are opportunities to use these resources to not only produce housing, but also further energy conservation, as residential structures are a major energy user and greenhouse gas producer. This chapter will explore available resources in the following sections:

- Adequate Sites Inventory
- Financial Resources
- Energy Conservation Opportunities

ADEQUATE SITES INVENTORYAdequate Sites Inventory

Regional Housing Needs Allocation

State Housing Element Law requires local governments to plan for their housing needs based on future growth projections that are established by the Regional Housing Needs Allocation (RHNA). The RHNA establishes goals for the production of housing affordable to various income levels—Above Moderate-, Moderate-, Low-, and Very Low-Income. The goals for Extremely Low-Income and Very Low-Income affordable units are evenly split (50/50) within the Very Low-Income Tier. The goals are generally set every 7.5 years and correspond with Housing Element planning periods. For each RHNA planning period, HCD allocates the RHNA goals to jurisdictions within the county based on a methodology that incorporates five objectives specified by Government Code 65584(d) and four factors specified by Government Code Section 65584.04(e). A draft of the Regional Housing Needs Plan that describes the RHNA allocation methodology and proposed goals for each jurisdiction is made available for review and comment by the jurisdictions before it is finalized and adopted. Figure 34: Regional Housing Needs Allocation, 2022-2030 lists the RHNA goals for unincorporated Siskiyou County by income level for the 2022-2030 planning period (January 1, 2022 through June 30, 2030).

Figure 34: Regional Housing Needs Allocation, 2022-2030

Affordability Tier	Number of Units Allocated	Percentage
Very Low	1	50%
Low	1	50%
Moderate	0	0%
Above Moderate	0	0%
Total	2	100%

Source: California Department of Housing and Urban Development 6th Cycle Data Package

Density to Accommodate Lower Income Housing

Government Code Section 65583.2 requires a city or county to ensure that there is adequate appropriately zoned land within its jurisdiction to accommodate its RHNA units. This process is implemented through an Adequate Sites Inventory, which identifies sites that are appropriately zoned and can feasibly develop within the Housing Element planning period. The local jurisdiction's allowable density as laid out in its zoning code is used to determine the RHNA income level that will apply to each site identified in the Adequate Sites Inventory (e.g., R3, Medium-High Density Residential, 14-22 units/acre). State Housing Element Law recognizes that higher densities generally facilitate greater affordability in housing. Government Code Section 65583.2(c)(3) requires that Housing Elements establish a reasonable baseline density to feasibly develop lower income housing for the Low- and Very Low-Income RHNA income levels for the Adequate Sites Inventory. Very few affordable multi-family projects have been developed in unincorporated Siskiyou County, and none have been completed within the last eight years. Therefore, the HCD density standards for Lower Income Housing for unincorporated areas in a nonmetropolitan county will be used to determine density for Lower Income sites. This density standard is a minimum 10 units per acre. Sites included in the Lower Income site inventory must be zoned for at least this minimum density.

Analysis of Realistic Capacity

Realistic capacity for sites in the Lower Income site inventory cannot be calculated by required minimum densities because the zoning code does not have units per acre density standards. Instead, development intensity is governed by maximum lot coverage and maximum building height. For both the Res-3 and Res-4 multi-family zoning districts, the maximum lot coverage is 75% and the maximum building height is 40 feet. Because minimum density standards are not in place, the analysis of realistic capacity considered the densities of affordable projects currently in development in Siskiyou and Shasta Counties. The projects below are also listed in the Chapter 6 Constraints Analysis chapter for estimating current land prices for multi-family development. Figure 34.1 Analysis of Realistic Capacity lists five affordable multi-family rental projects. The average density of these projects is 9.60. Rounding up to be consistent with the density to accommodate Lower Income housing, the realistic capacity for Lower Income sites in the sites inventory is 10 units per acre.

Figure 34.1: Analysis of Realistic Capacity

Project	Address	Total Units	Land Size in Acres	Units/Acre
Siskiyou Crossroads	510 N. Foothill Dr., Yreka	49	13.90	3.53
Burney Commons	Bainbridge Dr., Burney	29	5.73	5.06
Lowden Lane Senior Apts.	2775 Lowden Lane, Redding	60	2.76	21.74
Center of Hope Apts.	1201 Industrial St., Redding	47	4.15	11.33
Live Oak Redding	1320 & 1358 Old Alturas Rd., Redding	38	6.00	6.33
Average		44.60	6.51	9.60

Source: California Tax Credit Allocation Committee, 2022

Sites Inventory

The site listed in Figure 34.2: Adequate Sites Inventory, Low and Very Low-Income is currently vacant and zoned for residential uses at densities that will allow for development that meets Siskiyou County’s RHNA numbers for Low- and Very Low-Income levels. Consistent with the capacity analysis, a capacity of 10 units per acre is allocated to each site zoned to permit at least 10 units per acre. One site has been identified for the Lower Income sites inventory that has a capacity of 22 units.

Figure 34.2: Adequate Sites Inventory, Low and Very Low-Income

APN	General Plan	Zoning	Density Range	Assumed Density	Acres	Gross acreage	Projected Units
106-130-010	NC	C-U	10-23	10	2.25	2.25	22

Source: Lower Income Sites Inventory Map, 2022

The RHNA for unincorporated Siskiyou County is one Very Low-Income unit and one Low-Income unit. No Moderate or Above-Moderate income units are included in the RHNA. Figure 34.3: RHNA and Sites Inventory shows the 2022-2030 RHNA and Adequate Sites Inventory total units by income level. Figure 34.3 shows that the Sites Inventory exceeds the RHNA goal for each income level.

Figure 34.3: RHNA and Sites Inventory

Income Level	RHNA	Sites Inventory	Surplus (Deficit)
Lower Income (Very Low and Low-Income)	2	22	20
Moderate Income	0	0	0
Above Moderate Income	0	0	0
Total	2	22	20

Source: California Department of Housing and Community Development

Existing or Planned Utilities

After conducting an assessment of the Sites Inventory above and infrastructure needs, it was determined that Siskiyou County has adequate infrastructure to support the development of the new residential units included in the Sites Inventory. More information about infrastructure and capacity is described below.

Water

There are five water service providers in unincorporated Siskiyou County. The largest water utilities include the Happy Camp, Lake Shastina, and McCloud Community Services Districts. The Calahan, Hornbrook, Montague, and Sawyers Bar Water Districts are much smaller in scope and service area. These do not include irrigation districts. Areas that are not serviced by these districts are serviced by private water wells. The parcel identified in the site inventory (APN 106-130-010) is located at the intersection of Lake Shore Drive and Juniper Peak Road, and is served by the Lake Shastina Community Services District. Water is sourced from water wells and storage tanks throughout the Lake Shastina area. Some higher elevations are served with pumps. Adequate water infrastructure is available to service residential development in this location. (Interview with Robert Moser, Lake Shastina CSD General Manager, 7/18/22)

Sewer

There are four sewer providers in unincorporated Siskiyou County. These include the Lake Shastina and McCloud Community Services Districts, and the Happy Camp and Grenada Sanitary Districts. The parcel identified in the site inventory (APN 106-130-010) is located at the intersection of Lake Shore Drive and Juniper Peak Road, and is served by the Lake Shastina Community Services District. This services district has capacity to provide service to 3,000 residential lots, and is currently running at about half of capacity. Adequate sewer infrastructure is available to service a residential development in this location. (Interview with Robert Moser, Lake Shastina CSD General Manager, 7/18/22)

Dry Utilities

The County coordinates with dry utility providers, including electric, gas, telephone, and cable, during community master planning efforts and during the County's project entitlement and building permit process. Pacific Power provides electric service for most of Siskiyou County, and is regulated by the State Public Utilities Commission and the Federal Energy Regulatory Commission. Telephone and internet for Lake Shastina is primarily offered by AT&T DSL, with 84.38% coverage, and Vyve Broadband Cable, with 65.27% coverage. Other providers include Cal-Ore for DSL, fiber and fixed wireless, USCellular, DigitalPath, and Ultra Home Internet for fixed wireless, and Starlink or HughesNet for satellite. Fiber internet is available to 26.51% of homes through Cal-Ore. (BestNeighborhood)

Environmental Constraints

Siskiyou County is a large and rural county with significant portions of the County off limits to urban development due to national and state forest designations, wilderness designations, and high-risk wildfire areas as well as Wildfire Urban Interface (WUI) areas. The site identified in the Site Inventory does not have any significant environmental constraints as it is in Lake Shastina, a Census Designated Place within the unincorporated County, and not within one of the areas identified above, and is surrounded by existing residential development.

Affirmatively Furthering Fair Housing: Adequate Sites Inventory

In this section, sites included in the Adequate Sites Inventory are identified, mapped, and evaluated on their capacity to Affirmatively Further Fair Housing. For the purposes of this analysis, the evaluation of fair housing includes patterns and trends of segregation and integration, racially and ethnically concentrated areas of poverty, access to opportunity, and disproportionate housing needs including displacement risk. The analysis includes data on the Regional Housing Needs Allocation (RHNA) and local data and knowledge, as well as a summary of conclusions and approach to policies and programs.

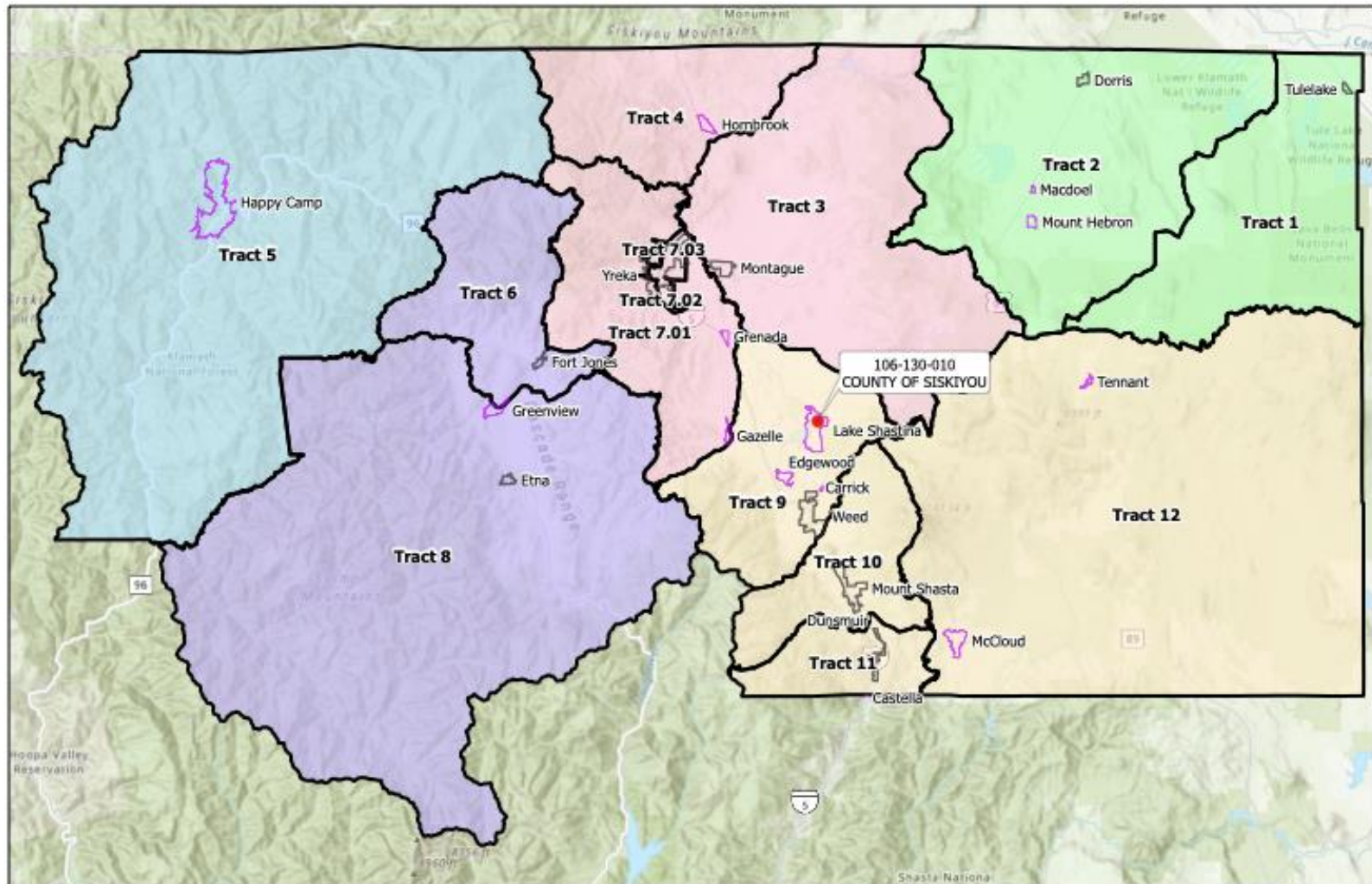
Isolation of RHNA

Figure 35: Siskiyou County, Site Inventory Map depicts the site the County has identified for future development to meet the Regional Housing Needs Allocation (RHNA) requirements. The map represents approximate locations. The site identified in this analysis have the potential to bring 22 units for lower income households, which surpasses the RHNA by 20 units. There are 20 surplus units for lower income households. The sites were chosen based on availability, zoning, and access to infrastructure.

Areas that are zoned for multi-family development are located near unincorporated community centers, which have better access to infrastructure, resources, and are more feasible for affordable housing development. The lower income RHNA site was chosen in the community of Lake Shastina, which is in the Southeastern Region of Siskiyou County.

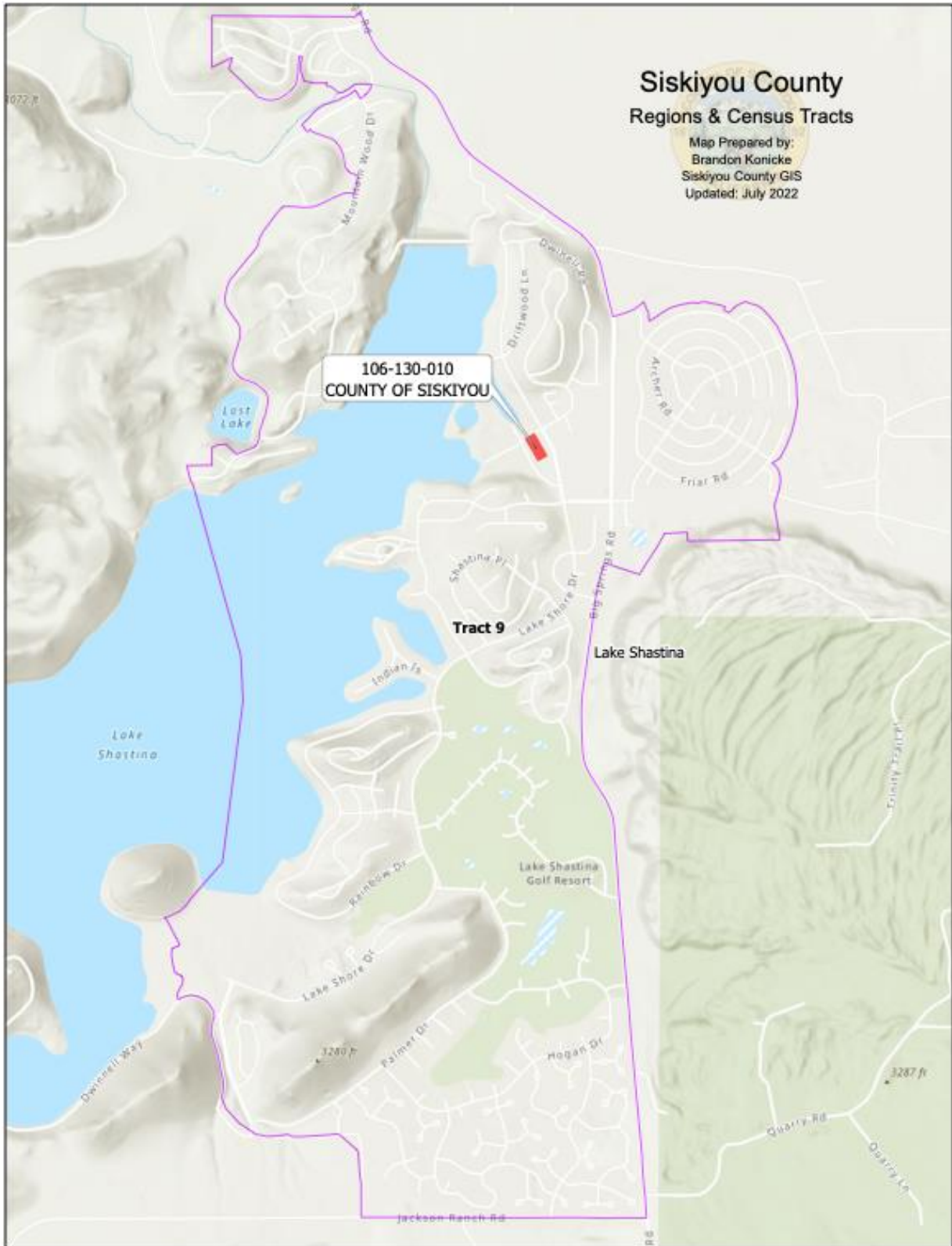
The capacity of these sites to affirmatively further fair housing is analyzed in the Improved Conditions and Exacerbated Conditions sections.

Figure 35: Siskiyou County, Site Inventory Regional Map, 2022



Northwestern Region	Southwestern Region	Northern Region	Northeastern Region	Southeastern Region	Siskiyou County Regions & Census Tracts Map Prepared by: Brandon Konicke Siskiyou County GIS Updated: July 2022
Tract 5	Tract 6 Tract 8	Tract 3 Tract 4 Tract 7.01 Tract 7.02 Tract 7.03	Tract 1 Tract 2	Tract 9 Tract 10 Tract 11 Tract 12	

Figure 35.1: Siskiyou County, Site Inventory Community Map, 2022



Improved Conditions

This section explores how the site identified better integrates the community with a consideration for historical patterns and trends, number of existing households, and the impacts on patterns of socio-economic or racial/ethnic concentrations.

Racially or Ethnically Concentrated Areas of Poverty

As described in the Assessment of Fair Housing, there are no HUD (U.S. Department of Housing and Urban Development) defined racially or ethnically concentrated areas of poverty (R/ECAP) in the Siskiyou County. Racially or ethnically concentrated areas of poverty rely on a racial or ethnic concentration threshold and a poverty test. A racially or ethnically concentrated area of poverty is defined as an area that: 1) has a non-white population of 50% or more for urban areas and 20% for rural areas, and 2) 40% or more of the population lives below the poverty line (or those where the poverty rate is three times the average poverty rate of the metropolitan area). In addition, there are no HUD (U.S. Department of Housing and Urban Development) defined Racially Concentrated Areas of Affluence (RCAA), which are areas that have high concentrations of affluent, White residents.

The California Tax Credit Allocation Committee (TCAC) identifies areas of high segregation and poverty. An area experiences high segregation and poverty when 30% or more of the population has an income below the poverty level and there is an overrepresentation of people of color relative to the county within that block group. There are several areas of high segregation and poverty in Siskiyou County. However, Lake Shastina is not one of these areas. Thus, Lower Income sites are not concentrated in areas of high segregation of poverty.

Segregation and Integration

This considers whether all the sites will receive the same amenities, whether the units are any combination of affordable, market-rate, rental, for-sale, multi-family, or single-family. It analyzes the opportunities for all income levels to reside in an area of new growth to improve fair housing choice and equitable access to opportunity.

The Lower Income site is located in Census Tract 9 of the Southeastern Region, which has an area with lower concentrations of people of color, higher concentration of children residing in married-couple households, lower concentration of residents with a disability, lower concentrations of residents experiencing poverty, and a larger concentration of residents with relatively higher incomes. This site location improves the likelihood of integrating residents with different household characteristics and racial or ethnic backgrounds, as less affluent residents tend to be people of color. Residents who are Low-Income or are experiencing poverty can benefit from increased access to resources and services.

Access to Opportunity

The location of sites in relation to educational opportunity, environmental score, economic opportunity, and transportation is analyzed below.

Census Tract 9 in the Southeastern Region is an area of relatively high access to opportunity in comparison to other portions of Siskiyou County. This site increases access to resources for Low-Income residents and investment in communities that need them the most.

The analysis of Access to Transportation, described in the Assessment of Fair Housing section, concluded that all Low-Income residents have access to free bus services. In addition, 60% of residents in Lake Shastina have a commute time that was less than 20 minutes, which is a significantly greater number of residents than those of living in other unincorporated communities (Happy Camp, Hornbrook, and McCloud). Therefore, residents will benefit from significantly shorter commute times.

Disproportionate Housing Needs and Displacement Risk

Census Tract 9 in the Southeastern Region has a relatively low concentration of renter-occupied units, low concentrations of overcrowded households, and a low concentration of homeowners that are overpaying. However, it has a relatively high concentration of renters that are overpaying.

Exacerbated Conditions

This section explores how the sites identified further segregates the community with a consideration for historical patterns and trends, number of existing households, and the impacts on patterns of socio-economic or racial/ethnic concentrations.

Although the Assessment of Fair Housing did not identify any areas where conditions were exacerbated, the relatively low number of units allocated for the RHNA presents a concern. The RHNA allocated 2 units for Lower Income households, which is not consistent with the input received from the community. The community indicated that a substantial portion of the housing stock was lost to recent wildfires and a substantial portion was converted into short-term, vacation rentals. Many residents are struggling to find housing, residing in precarious housing conditions, and experiencing literal homelessness. The low RHNA allocation may not be representative of the needs of the community or sufficiently encourage the production of affordable housing, especially for special needs households such as seniors, tribal populations, minority residents, and the local workforce.

Local Data and Knowledge

Local data and knowledge is collected through interviews with regional stakeholders whose service areas include Siskiyou County.

Interview Summaries

This section contains a summary of comments regarding housing in the County collected from the interviews discussed in the Assessment of Fair Housing.

Staff from several organizations noted that there is a need for affordable housing. Many survivors from recent fires are struggling to rebuild and do not have a permanent place to live. In addition, several organizations noted that a substantial amount of housing units that are in need of repair or rehabilitation to meet health and safety standards. In particular, wildfire survivors, young families, seniors, persons with disabilities, tribal populations, Hmong residents, and seasonal workers are disproportionately impacted by the housing crisis. Furthermore, the number of individuals experiencing homelessness has increased substantially in recent years. Many residents are precariously housed in unincorporated areas of the county.

Siskiyou County has a shortage of housing types and sizes to meet the needs of the residents. Several organizations indicated that there is a shortage of multi-family units, housing for people with disabilities, housing for seasonal workers, subsidized housing, permanent and supportive housing, and assistive care facilities. Furthermore, there is a need for smaller, studio and 1-bedroom rental units. Developers noted that there is an insufficient amount of land that is zoned for R-3 development and that has access to infrastructure, such as well and sewer. In addition, building requirements and codes could be prohibitive for development.

Summary of Conclusions and Approach to Policies and Programs

This section on Affirmatively Furthering Fair Housing in the Adequate Sites Inventory focuses on improving fair housing choice and equitable access to opportunity. The lower income sites proposed by the County surpass the RHNA requirements by 20 units. The surplus of housing units will help meet the needs of fire survivors and seniors with disabilities. In addition, the location of the site improves access to opportunity and integration and does not further entrench racially or ethnically concentrated areas of poverty.

The proposed sites in the Adequate Sites Inventory analysis meet the requirements of residents in the region by providing an excess of housing units to meet the regional housing needs. In addition, affordable housing development in high resource areas improves access to education and jobs and will help integrate neighborhoods. Other approaches to improve fair housing choice and opportunity are reflected in the Goals, Policies, and Programs section.

Financial Inventory

Financial Resources

Financial resources are available for the production of affordable housing and related housing support (emergency shelter, rental assistance, etc.) at the local, state and federal levels. At the time of the writing of this update, the financial resources landscape is an ever-changing and somewhat unpredictable one. At both the State and Federal levels, the respective

administrations are devoting more financial resources to addressing the affordable housing shortage than perhaps at any time in history. This section describes funding sources that Siskiyou County receives or can apply for directly, those that an affordable housing developer can apply for, and those that other local housing agencies provide to support the residents of Siskiyou County. These resources are subject to change over the time period covered by the Housing Element update.

State Resources

Community Development Block Grant—Disaster Recovery—Multi-Family Housing Program (CDBG-DR-MHP)

Government Administrator/Application Process: Siskiyou County/Allocation from HCD

Eligible Uses: DR-MHP is intended to assist in meeting unmet rental housing needs, including the needs of individuals displaced from rental homes and individuals who became homeless as a result of the Slater and Lava Fires. The projects intended for funding with DR-MHP include apartment complexes and mixed-use developments. DR-MHP funds may assist low- and moderate-income housing units, but assisted projects may also be composed of mixed-income units.

Current Status: The DR-MHP allocations have not yet been made available since the CDBG-DR Action Plan for the Slater and Lava Fires has not yet been completed. It is anticipated that allocations will be made available within the next two years.

Permanent Local Housing Allocation (Formula Funds)

Government Administrator/Application Process: Siskiyou County/City applies to HCD

Eligible Uses: A wide range, which includes but is not limited to—affordable rental housing for households below 80% AMI; affordable rental and ownership housing, including accessory dwelling units (ADUs), for households earning up to 120% of AMI; or capital costs for navigation centers and emergency shelters, as well as permanent and transitional housing for people experiencing homelessness.

Current Status: Ongoing funding provided through SB2 Building Homes and Jobs Act. Funding will fluctuate based on revenues taken in by the State.

Multi-family Housing Program (MHP)

Government Administrator/Application Process: HCD/Developer can apply

Eligible Uses: Deferred payment loan for housing developments with rents affordable to low-income households.

Current Status: State funding for this program is expected to be exhausted in 2022, but may be renewed in subsequent years through General Fund allocations and/or new bonds.

No Place Like Home (NPLH)

Government Administrator/Application Process: HCD/Counties and Developers co- apply

Eligible Uses: Deferred payment loan for housing developments that target a portion of units to homeless individuals with mental illness. An operating reserve is also provided to awardees based on the number of NPLH-assisted units. In order to be eligible, counties must prepare a plan to address homelessness and commit to provide supportive services to tenants in NPLH-assisted units.

Current Status: A 2018 housing bond and revenue generated from the Mental Health Services Act (MHSA) funded \$2 billion for this program, with funding allocated through four different NOFAs released 2018-2021. The program may be refunded through State allocations and/or a new housing bond in future years. Siskiyou County received a NPLH award of \$8.7 million in 2020 to build a 50-unit development in Yreka.

Affordable Housing and Sustainable Communities Program (AHSC)

Government Administrator/Application Process: HCD/Developer applies jointly with local transportation agency

Eligible Uses: Grants for infill low-income affordable housing, and infrastructure that encourages reductions in vehicle trips and greenhouse gas emissions.

Current Status: State program funded by greenhouse cap-and-trade program. Recent revisions to regulations encourage greater participation from rural communities.

Infill Infrastructure Grant Program (IIG)

Government Administrator/Application Process: HCD/County or developer applies

Eligible Uses: Gap funding for infrastructure improvements necessary for specific residential or mixed-use infill projects.

Current Status: This is funding from Proposition 1, the Veteran's and Affordable Housing Bond Act. Therefore, this funding will sunset when all bond proceeds are disbursed. The State generally issues one NOFA each year.

Low-Income Housing Tax Credit Program (LIHTC)

Government Administrator/Application Process: State of California/Developer applies

Eligible Uses: New construction or rehabilitation of affordable housing; tax credits are purchased by investors that provide equity to projects

Current Status: Each state receives an allocation of federal tax credits for low-income housing. The California Tax Credit Allocation Committee administers allocations to affordable housing projects through a competitive application process. Most low-income multi-family affordable projects require the use of tax credits, as it typically provides the largest source of funding.

Tax Exempt Revenue Bond Authority

Government Administrator/Application Process: State of California/Qualifying bond issuer applies on behalf of developer

Eligible Uses: New construction or rehabilitation of affordable housing; banks purchase bonds and make loans with below-market terms to projects

Current Status: Each state receives an allocation of debt from the federal government with interest earnings that are exempt from federal taxes. The California Debt Limit Allocation Committee administers allocations to affordable multi-family housing projects through a competitive application process.

Federal Resources

State Community Development Block Grant (CDBG)

Government Administrator/Application Process: HCD/County applies to HCD on a competitive basis

Eligible Uses: Housing— Single-Family Housing Rehabilitation, Homebuyer Assistance, Infrastructure in Support of Housing, Multi-family Housing Rehabilitation.

Community Development— Infrastructure improvements in low-income neighborhoods.

Current Status: Funding for this program has increased over the last couple years. HCD administers an annual Notice of Funding Availability to competitively award these federal funds across the State in alignment with its HUD Consolidated Plan.

Home Investment Partnership Program (HOME)

Government Administrator/Application Process: HCD/County applies to HCD on a competitive basis

Eligible Uses: New rental affordable housing; rehabilitation of existing rental affordable housing; programs to promote home ownership; owner-occupied housing rehabilitation; tenant-based rental assistance to prevent homelessness.

Current Status: Funding for this program has increased over the last couple years. HCD administers an annual Notice of Funding Availability to competitively award these federal funds across the State in alignment with its HUD Consolidated Plan.

Home Investment Partnership Program—American Rescue Plan (HOME—ARP)

Government Administrator/Application Process: Siskiyou County/County received allocation of funds from HUD as an addition to the FY 2021 HOME formula allocation.

Eligible Uses: Funds must be used for vulnerable populations, including homeless, at risk of homelessness, fleeing or attempting to flee domestic and related forms of violence

(including human trafficking). Funds may be used for the production of affordable housing, tenant-based rental assistance, homeless prevention services, and purchase or development of non-congregate shelter for individuals and families experiencing homelessness.

Current Status: This was one-time funding, with HOME-ARP funds available for expenditure until September 2030.

Housing Choice Vouchers (HCV)

Government Administrator/Application Process: Shasta County Regional Housing Authority, Happy Camp Housing Authority and Yreka Housing Authority receive HCV allocations from HUD/Tenants apply

Eligible Uses: Rental assistance for low-income households

Current Status: Local housing authorities receive funding for HCV (Section 8 of the United States Housing Act of 1937) from the Federal Government. Funding for the program has increased over the last couple years.

Project Based Section 8 Vouchers

Government Administrator/Application Process: Shasta County Regional Housing Authority, Happy Camp Housing Authority and Yreka Housing Authority receive HCV allocations from HUD/Developers apply

Eligible Uses: Rental assistance for low-income households tied to units, which can be underwritten by loans that finance housing projects

Current Status: Housing authorities may dedicate a portion of their Housing Choice Vouchers as Project Based Vouchers. Funding for the program has increased over the last couple years.

HUD VASH Vouchers

Government Administrator/Application Process: Shasta County Regional Housing Authority, Happy Camp Housing Authority and Yreka Housing Authority receive HCV allocations from HUD/Tenants apply

Eligible Uses: Rental assistance and supportive services for homeless veterans

Current Status: This federally funded program is managed through a partnership between housing authorities and the U.S. Dept. of Veterans Affairs. Homeless veterans receive a rental subsidy from the housing authority and case management from the VA. Funding for this program has been increasing in recent years with strong bipartisan support in Washington D.C.

Continuum of Care (CoC) Programs

Government Administrator/Application Process: NorCal Continuum of Care/Lead Agency is the Shasta County Housing & Community Action Program

Eligible Uses: Rental subsidies, rapid re-housing, emergency shelter, homeless prevention

Current Status: The NorCal Continuum of Care is currently accessing State resources available to them (Emergency Solutions Grant, Homeless Housing Assistance and Prevention, Homeless Emergency Aid Program, etc.) and Federal CoC funding through HUD. Funds are passed through to service providers at the County level.

Opportunities for Energy Conservation

As energy costs rise and nonrenewable resources are depleted, communities are utilizing energy conservation measures to offset rising costs. Typically, the use of alternative energy sources is most advantageous in new housing development. However, there are many energy-conserving measures that can be retrofitted onto older, existing housing which may conserve the ongoing use of nonrenewable fuels and reduce related costs. Low-Income families, especially seniors on fixed incomes, are most threatened, spending an average of 16.3% of their income on energy costs.

Energy conservation programs available to residents of the Siskiyou County include:

- Family Electric Rates Assistance (FERA)
- California Alternate Rates for Energy Program (CARE)
- Great Northern Services (GNS) Weatherization Program
- Low-Income Home Energy Assistance Program (LIHEAP)
- Woodsmoke Reduction and Heating Replacement Program
- Affordable Housing for Sustainable Communities (AHSC)
- Disadvantaged Communities and Single-Family Solar Homes Program (DAC-SASH)
- Building Initiative for Low Emissions Development (BUILD)

Family Electric Rates Assistance (FERA)

Residents who reside in PG&E service areas, which includes Somes Bar, can access energy, weatherization, and utility assistance through PG&E. PG&E provides a plethora of energy conservation services for residents. PG&E offers energy assistance programs for lower-income households to help community members conserve energy and reduce utility costs, which include the Family Electric Rates Assistance (FERA) and the California Alternate Rates for Energy Program (CARE). The FERA program, also administered by PG&E, offers monthly discount of 18% on electricity to households with three or more people. Participants qualify through income guidelines.

California Alternate Rates for Energy Program (CARE)

The CARE program offers a monthly discount of 20% or more on gas and electricity to households with qualified incomes, certain nonprofit organizations, homeless shelters, hospices, and other qualified group living facilities. Participants qualify through income guidelines or if enrolled in qualified public assistance programs.

Great Northern Services (GNS) Weatherization Program

A key provider of energy conservation services is Great Northern Services, a local nonprofit organization. Great Northern Services (GNS) manages a variety of grant-funded programs, including emergency services, energy and weatherization programs, food assistance, housing services, water utility assistance, and community services and development for vulnerable, Low-Income seniors, youth, and families.

GNS administers a no-cost weatherization program to Low-Income residents, which is funded by the Department of Energy Weatherization Assistance Program (DOE), Low-Income Energy Assistance Program (LIHEAP), and PacifiCorp's Pacific Power Energy Assistance Program. Residents who qualify include renters and owners living in houses, apartments, and manufactured or mobile homes. Residents may be eligible for replacement of exterior doors, windows, and certain appliances and installation of floor and ceiling insulation. Residents may also be eligible for additional energy efficiency upgrades, such as diagnostic testing and repair of heaters and fuel-burning appliances.

Residents interested in these services can apply here: <https://www.gnservices.org/programs-and-services/home-weatherization/>

LIHEAP

GNS also administers LIHEAP (Low-Income Homeowner Energy Assistance Program), which is a federally funded program that services the Siskiyou County. The program provides direct utility assistance and vouchers for firewood delivery. The goal of the program is to assist low-income households with managing and meeting their immediate home heating and/or cooling needs and providing firewood. Both homeowners and renters in Siskiyou County are eligible to participate in this program.

Qualified households may receive direct assistance in paying their utility costs, firewood for wood-burning stoves and inserts, and energy education. This may include electric, natural gas, propane, heating oil, cord wood or wood pellets. There are specific emergency services for clients who have received shut-off notices from their utility provider. Energy education helps residents learn more ways to reduce monthly energy bills.

LIHEAP is designed to assist low-income households that pay a high portion of their income to meet their energy needs. Residents interested in any of these services can learn more about their eligibility and apply here: <https://www.gnservices.org/energy-assistance-and-weatherization-online-application/>

Below is data on households who have been serviced in the Siskiyou County through GNS since 2010:

- Total homes weatherized between January 2010 – December 2019: 2,225 units
- January – December 2020: 150 units
- Average number of households that received utility assistance for help with electric bills, liquid fuels, and firewood between 2015 – 2019: 1,546 households
- January – December 2020: 1,587 households

Woodsmoke Reduction and Heating Replacement Program

Siskiyou County's Community Development Department manages the Woodsmoke Reduction and Heating Replacement Program, which is funded by Community Development Block Group Funds. Low-to-moderate income homeowners residing in unincorporated areas of Siskiyou County are eligible for up to \$8,000 to replace old, inefficient, and highly polluting wood stoves and wood inserts with more efficient home heating devices.

Residents can learn more about their eligibility and apply here:

<https://www.co.siskiyou.ca.us/community-development/page/community-development-block-grant-program#:~:text=The%20program%20offers%20up%20to,more%20efficient%20home%20heating%20devices.>

Affordable Housing for Sustainable Communities (AHSC)

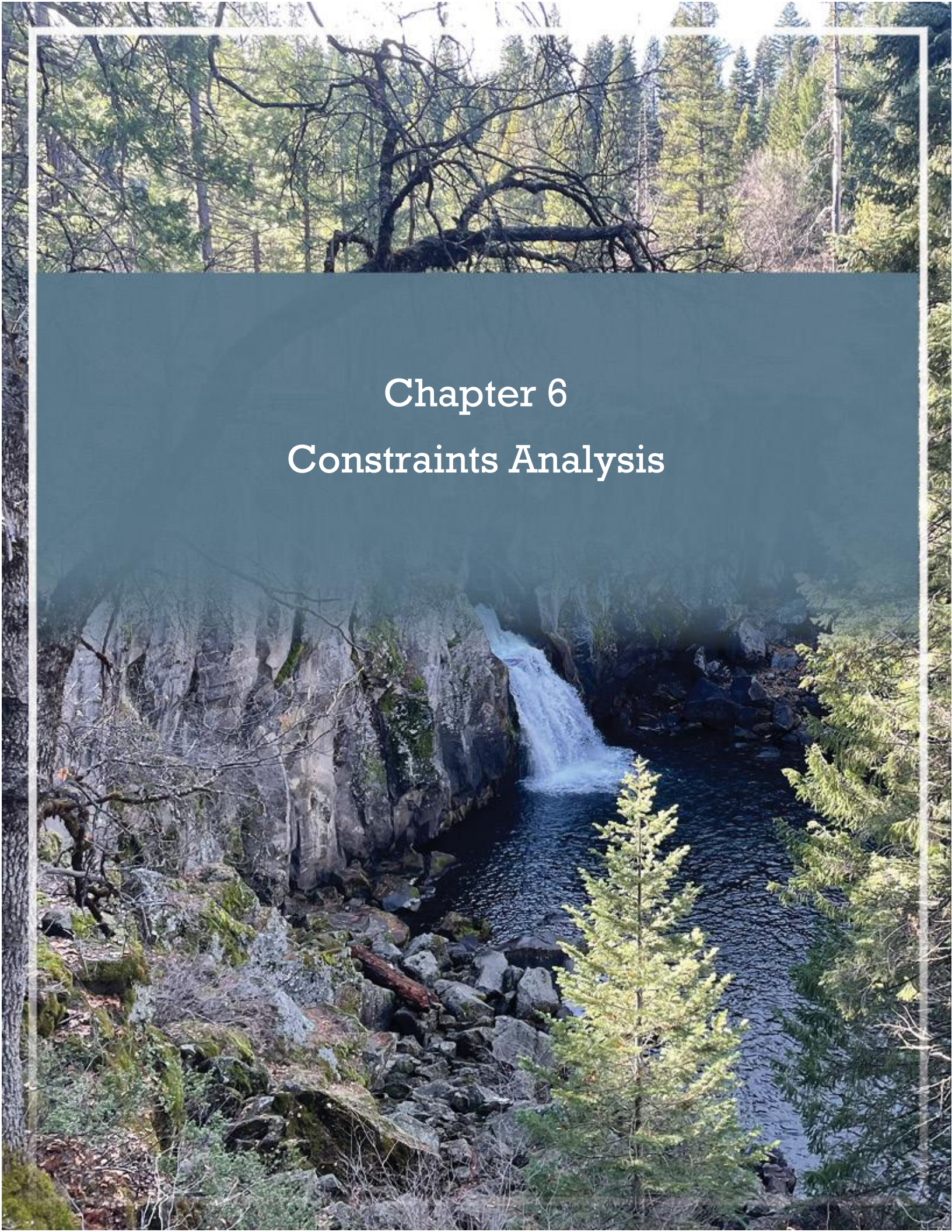
Administered by the Strategic Growth Council and implemented by the Department of Housing and Community Development (HCD), the AHSC Program funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas ("GHG") emissions. Funding for the AHSC Program is provided from the Greenhouse Gas Reduction Fund (GGRF), an account established to receive Cap-and-Trade auction proceeds.

Building Initiative for Low Emissions Development (BUILD)

Authorized by State of California Senate Bill 1477, the Building Initiative for Low-Emissions Development (BUILD) Program will provide incentives for the deployment of near-zero emissions building technologies in low-income residential buildings emissions significantly beyond what otherwise would be expected to result from the implementation of the prescriptive standards described in Part 6 of Title 24 of the California Code of Regulations (California Energy Code).

The BUILD Program is currently under development, with program goals to raise awareness of near-zero-emission building technologies and applications, test program and policy designs, and gain practical implementation experience and knowledge. The program is designed to be a market transformation program. Through outreach, technical support, and education, BUILD

hopes to promote all electric building decarbonization. The first two years of the program is expected to be focused on affordable housing. In Siskiyou County, there may be incentive funding for disadvantaged communities.



Chapter 6

Constraints Analysis

Introduction

This section analyzes how governmental policies and procedures, and market factors, may constrain housing development in Siskiyou County. It also includes an assessment of the extent to which identified constraints impact residential production. Some of these constraints are addressed by Goals, Policies and Programs in the Chapter 3 Housing Program.

Governmental Constraints

State Housing Element Law requires that local governments facilitate and promote the provision of housing affordable for all economic segments of the community. While the County does not develop or build housing, local government can establish a regulatory framework that is conducive to the production of housing. On the other hand, some governmental regulations can increase the cost of development and thus constrain the availability of affordable housing. Governmental constraints can increase costs by adding specific expenses to building costs, such as street improvements or impact fees, or by increasing development timelines and thereby increasing the builder's incidental costs such as interest payments, property holding costs, or labor.

Governmental constraints can be classified in three basic categories: those which pose regulation; those which add direct costs; and those which result in time delays. Regulations and time delays result in increased costs, but they cannot be calculated as easily as direct costs such as fees. The most obvious and significant factors falling within the influence of local government are:

- Land use controls
- Site improvement requirements
- Building codes and their enforcement
- Fees and exactions
- Permit processing procedures
- Accommodations for persons with disabilities

General Plan

Siskiyou County adopted its General Plan in 1980. Due to the age of the General Plan, it does not provide data and programs that are applicable at this time, while it does provide some broad policy direction that still guides the County. The Land Use Element was updated in 1997, which largely updated policies with respect to development in areas sensitive to natural hazards and environmental incompatibilities with urban development. The County is currently in the initial stages of updating its General Plan, which is planned to be completed and adopted in 2025.

Land Use Controls

The County Code, particularly Title 10- Planning and Zoning, is the most current policy document that governs land uses within the jurisdiction. Land use controls can affect the cost of housing if they artificially limit the supply of land available for development and/or limit the type of housing that can be built to certain types that are less affordable. The zoning ordinance is a tool used by counties and cities to guide the development of land, including regulations for location, density, and intensity. The County’s zoning ordinances and development standards are available on the Siskiyou County Planning Division web page

(<https://www.co.siskiyou.ca.us/planning/page/zoning>) and County Code of Ordinances web page (https://library.municode.com/ca/siskiyou_county/codes/code_of_ordinances?nodeId=TIT10PLZQ) in compliance with the transparency requirements of Government Code Section 65940.1.

Residential Zoning Districts

Siskiyou County’s residential zoning districts are listed in Figure 36: Residential Zoning Districts. The County does not have units per acre density standards. Rather, density is driven by minimum lot size and maximum lot coverage standards. The unincorporated County has limited water and sewer infrastructure. Therefore, different minimum lot size standards are noted for parcels that are served by septic sewer. The Res-2, Res-3 and Res-4 Districts are located in areas with sewer service.

Figure 36: Residential Zoning Districts

Zoning District	Max. Lot Coverage	Max. Height (ft.)	Min. Lot Size (sf) w/ Water & Sewer	Min. Lot Size (sf) w/ Septic
Rural Residential (R-R)	40%	35	7,200	1 acre
Single-Family Residential (Res-1)	40%	30	7,200	1 acre
Limited Multiple Family Residential (Res-2)	50%	35	7,200	N/A
Mixed Multiple Family Residential (Res-3)	75%	40	7,200	N/A
Multiple Family Residential (Res-4)	75%	40	7,200	N/A

Source: Siskiyou County Code, 2022

The Residential Use Table for the Residential Zoning Districts is shown in Figure 36.1 below. The symbols used in Figures 36.1, 36.2, and 36.3 have the following meanings:

- P** Permitted use, zoning clearance required
- UP** Conditional use, use permit required
- Blank** Use not allowed

Figure 36.1: Residential Zoning Districts Use Table

Residential Use	R-R	Res-1	Res-2	Res-3	Res-4
	Single-family dwelling	P	P	P	P
Mobile home	P	P	P	P	P
Second dwelling unit	P	P	P	P	P
Group care facilities for six or fewer individuals	P	P	P	P	P
Group care facilities for more than six individuals				UP	UP
Guest house	P	P	P	P	P
Two single-family dwellings			P	P	P
Two-family dwelling or Duplex			P	P	P
Mobile home parks (1)				UP	
Mobile home parks (2)					P
Recreational vehicle parks (3)				UP	
Recreational vehicle parks (4)					P
Multiple-family dwellings and apartment houses				P	P
Transitional and supportive housing					P

- (1) On a site not less than one acre, and at a density not to exceed 6 mobile homes spaces for each acre.
- (2) On a site not less than five acres, and at a density of not to exceed 10 mobile home spaces for each acre.
- (3) On a site not less than one acre, and at a density not to exceed 9 recreational vehicles per acre.
- (4) On a site not less than five acres, and at a density of not to exceed 15 recreational vehicle spaces for each acre.

Source: Siskiyou County Code, 2022

Commercial Zoning Districts

The County has the following Commercial Zoning Districts that allow residential uses.

Rural Neighborhood Commercial District (C-R)— Areas where less intensive commercial uses can operate and offer goods and services within a close distance to, and be compatible with, residential neighborhoods.

Neighborhood Commercial District (C-U)— Areas where less intensive commercial uses can operate and offer goods and services within a close distance to, and be compatible with, residential neighborhoods.

Town Center District (C-C)— Intended to promote and enhance the diversified uses compatible with and necessary for the maintenance and viability of town centers and rural communities.

Highway Commercial District (C-H)— Intended for commercial uses to serve the highway traveler.

The Residential Use Table for the Commercial Zoning Districts is shown in Figure 36.2 below.

Figure 36.2: Commercial Zoning Districts Use Table

Residential Use	C-R	C-U	C-C	C-H
	Single-family dwelling	UP	UP	
Mobile home				
Second dwelling unit				
Group care facilities for six or fewer individuals				
Group care facilities for more than six individuals	UP	UP	UP	
Guest house				
Two single-family dwellings	UP	UP		
Two-family dwelling or Duplex	UP	UP		
Triplex	UP	UP	P	
Mobile home parks (1)				
Mobile home parks (2)				
Recreational vehicle parks (3)				
Recreational vehicle parks (4)				P
Multiple-family dwellings and apartment houses		P	P	
Transitional and supportive housing				
Rooming houses and boardinghouses	P	P		
Emergency Shelter				P

- (1) On a site not less than one acre, and at a density not to exceed 6 mobile homes spaces for each acre.
- (2) On a site not less than five acres, and at a density of not to exceed 10 mobile home spaces for each acre.
- (3) On a site not less than one acre, and at a density not to exceed 9 recreational vehicles per acre.
- (4) On a site not less than five acres, and at a density of not to exceed 15 recreational vehicle spaces for each acre.

Source: Siskiyou County Code, 2022

Agricultural Zoning Districts

The County has the following Agricultural Zoning Districts that allow residential uses.

Non-Prime Agricultural District (AG-2)— Areas where general agricultural activities and agriculturally related activities can occur.

Prime Agricultural District (AG-1)— Areas which are used or are suitable for use for intensive agricultural production.

The Residential Use Table for the Agricultural Zoning Districts is shown in Figure 36.3 below.

Figure 36.3: Agricultural Zoning Districts Use Table

Residential Use	AG-2	AG-1	TPZ
Single-family dwelling (5)	P	P	
Single-family dwelling (6)			UP
Mobile home (5)	P	P	
Mobile home (6)			UP
Second dwelling unit	P	P	
Group care facilities for six or fewer individuals			
Group care facilities for more than six individuals			
Guest house	P		
Two single-family dwellings (5)	P	P	
Two-family dwelling or Duplex			
Triplex			
Mobile home parks (1)			
Mobile home parks (2)			
Recreational vehicle parks (3)			
Recreational vehicle parks (4)			
Multiple-family dwellings and apartment houses			
Transitional and supportive housing			
Rooming houses and boardinghouses			
Farm labor housing	P	P	

- (1) On a site not less than one acre, and at a density not to exceed 6 mobile homes spaces for each acre.
- (2) On a site not less than five acres, and at a density of not to exceed 10 mobile home spaces for each acre.
- (3) On a site not less than one acre, at a density not to exceed 9 recreational vehicles per acre.
- (4) On a site not less than five acres, and at a density of not to exceed 15 recreational vehicle spaces for each acre.
- (5) Incidental and necessary for agricultural pursuits
- (6) Provided a Timber Management Plan for the property has been prepared

Source: Siskiyou County Code, 2022

Other Zoning Districts

Below is a description of other Zones that can be implemented for development in addition to some of the zoning districts described above.

Planned Development (PD)— The purpose of this overlay zone is to enable flexibility of development of land as to promote its most appropriate use, allow diversification of uses, facilitate economical provision of streets and utilities, preserve open space, enhance appearance of neighborhoods, and counteract the effects of urban congestion and monotony. The site proposed for PD designation must be at least one acre in size. A Planned Development District may be established and removed from the zoning map upon application from a property owner or initiation by the Board of Supervisors or Planning Commission. In order to receive approval for a PD designation, a proposal must be found to meet the following criteria by the Planning Commission: a) can be completed within four years after district is established; b) proposed uses will not be detrimental to surrounding uses and will have a beneficial effect that could not be achieved with another zoning district; c) proposed streets are suitable to handle anticipated traffic; d) is in harmony with the character of the surrounding neighborhood and will result in densities no higher than those permitted by the General Plan; e) is compatible with the zoning area surrounding the P-D District; and f) adequate utility service can be supplied to the area of the P-D District.

Combining Districts (B)— The B-Districts are a secondary zoning that limits the minimum parcel size of future divisions. The requirements of the primary district, be it residential, commercial, industrial, or agricultural, remain in full force and effect. The B-District allowable minimum parcel sizes are 1 acre, 2.5 acres, 5 acres, 10 acres, 20 acres, 40 acres, and 80 acres.

Density Bonus

California's Density Bonus Law (Government Code Section 65915) allows developers to request density bonuses and concessions based on the percentage of affordable units in the proposed project. Before 2021, the maximum density bonus was 35% for housing projects, which included either 11% Very Low-Income units, 20% Lower Income units, or 40% Moderate Income units. Recent legislation (AB 2345) increased the top range of the density bonus to 50% for housing projects with 15% Very Low-Income units, 24% Lower Income units, or 44% Moderate Income units. AB 2345 does not modify the 80% density bonus required to be provided to 100% affordable projects. In addition to the density bonuses, projects meeting the affordability thresholds described above are entitled to one or more incentives or concessions, which could include exceptions to building standards such as setbacks or building coverage ratios. In addition, AB 2345 amends parking ratios for qualifying projects to one space per studio or one-bedroom unit, 1.5 spaces per two-bedroom or three-bedroom unit, and 2.5 spaces per four-bedroom unit. Further reductions in parking standards are allowed for projects within a half-mile radius of a major transit stop, and for senior housing with paratransit service or access to a bus route that operates at least eight times per day.

Siskiyou County's Density Bonus provision is located in Article 59 of the County Code (Sections 10-6.5901 to 10-6.5907). This provision needs to be updated to reflect the provisions of AB 2345 as described above. A Program to update the County's Density Bonus policy is included in the Chapter 3 Housing Program (Program 1.4.4).

Parking Requirements

The County's parking requirements for residential uses are listed below, per County Code Section 10-6.5610.

R-R, Res-1, Res-2, Res-3, Res-4: 2 spaces per unit

Rooming and boarding houses: 1 space for each 2 guests

There are no reduced parking requirements for smaller units, or for units in certain locations. While the two spaces per unit for the Res-3 and Res-4 Zoning Districts may represent a constraint to development, the maximum building coverage ratio and height requirements in these districts are quite flexible, allowing for much higher densities than the minimum 10 units per acre required in nonmetropolitan rural counties by HCD. In addition, residents in rural areas such as unincorporated Siskiyou County are more dependent on automobiles than residents of more urban and metropolitan areas, where site amenities are more convenient and public transportation is more available.

Minimum Lot Size

The minimum lot size for all residential uses on parcels served by sewer and water is 7,200 square feet, and with a PD overlay it is 1 acre. For parcels served by septic tank, the minimum lot size is 1 acre for residentially and commercially zoned parcels, 10 acres for AG-2, and 40 acres for AG-1 and TPZ. These standards are found in the County Code Section 10-6.5501.

Dimensional Standards

Figure 36.4 below shows the County's dimensional standards for residential units, as found in the County Code Section 10-6.5501. The County's zoning code does not set minimum and maximum densities, rather density is governed by the building envelope constraints as listed. The building coverage ratio of 75% for Res-3, Res-4, and commercial zoning districts provides a great amount of development flexibility and does not unduly constrain housing production. Minimum front setbacks are 20 feet. Side and rear setbacks in the commercial zoning districts are 0 feet when abutting commercial zoning districts, and 5-10 feet when abutting a residential zoning districts, or 10 feet for rear yards when abutting an alley. Side and rear setbacks in in the Res-3 and Res-4 zoning districts are 5-10 feet, and for the R-R, Res-1, and Res-2 zoning districts are 5-20 feet.

Figure 36.4: Dimensional Standards

Zoning	Max Height	Max. Coverage Ratio	Min. Lot Width	Min. Front Setback	Min. Side Setback	Min. Rear Setback
R-R	35 ft	40%	60 ft	20 ft	5 ft	20 ft
Res-1	30 ft	40%	60 ft	20 ft	5 ft	20 ft
Res-2	35 ft	50%	60 ft	20 ft	5 ft	20 ft
Res-3	40 ft	75%	50 ft	20 ft	5 ft	10 ft
Res-4	40 ft	75%	50 ft	20 ft	5 ft	10 ft
C-R	50 ft	75%	50 ft	20 ft	0 ft	0 ft
C-U	50 ft	75%	50 ft	20 ft	0 ft	0 ft
C-C	50 ft	75%	60 ft	20 ft	0 ft	0 ft
C-H	50 ft	85%	100 ft	20 ft	0 ft	0 ft

Source: Siskiyou County Code, 2022

Locally-adopted Ordinances that Impact Cost and Supply of Housing

The County does not have any growth controls, caps on the number of units that can be built over a designated period of time, or similar ordinance that significantly impacts the cost and supply of housing. The County does have a Vacation Rental Ordinance that currently limits new short-term rental permits to properties that are more than 2.5 acres in size. The purpose of the ordinance is to limit the impact of vacation rentals on the supply of long-term rental units, as well as maintain quality of life for surrounding communities. The County Code adequately supports community character and public safety. The lack of sewer and water infrastructure in most of the County’s jurisdiction due to its large size, rural character, and geographic and environmental constraints present natural limits on growth.

Zoning for a Variety of Housing Types

Zoning codes should provide adequate flexibility for the development of a variety of housing types that meet the range of needs documented in the Chapter 4 Needs Assessment. These housing types help meet residents’ needs according to income, age, current housing status, household size, and employment. Below is a description of how the Siskiyou County zoning code accommodates each housing type listed below, in compliance with Government Code Section 65583(a)(4), (c)(1), and subdivision 65583.2(c).

Multi-family Rental Housing— Allowed by-right (without discretionary permit review) in the Res-4, C-U, and C-C zoning districts. The Planned Development (PD) zoning district can be applied to a parcel developed with multi-family housing that is at least one acre in

size in any zoning district, with Planning Commission approval. The County Code defines “Family” as “one or more individuals occupying a dwelling unit and living as a single household unit”. This definition does not cause a constraint to housing development since this definition of “Family” is not restricted beyond persons sharing a housing unit (i.e., requirements that the ~~persons~~ persons share a lease or are related by blood or marriage).

Housing For Agricultural Employees— Farm labor housing is allowed by-right (without discretionary permit review) in the AG-1 and AG-2 zoning districts. In Section 10-6.3602.64, the County Code defines “Farm labor housing” as “rooming and boarding houses and mess halls for any number of farm help customarily employed on land owned by the owner of the building site occupied by such houses or halls”. Single-family dwellings, mobile homes, and second dwelling units are also allowed in these zoning districts, provided that they are necessary and incidental to agricultural pursuits. These provisions for housing for agricultural employees meet the requirements of Health and Safety Code 17021.6 and 17021.8. Employee housing is not a defined use permitted in residential land use districts, as required by Health and Safety Code 17021.5. Program 1.4.5 will require that the County amend the code to allow employee housing providing accommodations for six or fewer employees by-right in residential land use districts.

Low Barrier Navigation Centers— Low Barrier Navigation Centers are facilities that connect people experiencing homelessness to permanent housing through on-site services. State Law, per AB 101, requires that local government jurisdictions allow Low Barrier Navigation Centers by-right in areas zoned for mixed uses and nonresidential zones permitting multi-family uses if it meets specified requirements. The Siskiyou County Zoning Code does not include Low Barrier Navigation Center as a defined residential use. Therefore, Program 1.4.6 has been included in the Chapter 3 Housing Program to amend the zoning code in order to comply with AB 101.

Transitional Housing— 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 re-circulated to another program recipient after a set period. Transitional housing is permitted by-right in the Res-4 zoning district. Health and Safety Code Sections 50675.2 and 50675.14 require Transitional housing to be allowed by-right in all Residential zoning districts. In order to comply with this provision of State law, Program 1.4.7 has been included in the Chapter 3 Housing Program to amend the zoning code.

Supportive Housing— Supportive housing is defined in Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay and is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, HIV/AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing are usually focused on retaining housing, living and working in the community, and/or health improvement. Supportive housing is permitted by-right in the Res-4 zoning district. Health and Safety Code Sections 50675.2 and 50675.14 require Supportive housing to be allowed by-right in all Residential

zoning districts. In order to comply with this provision of State law, Program 1.4.8 has been included in the Chapter 3 Housing Program to amend the zoning code.

Single-Room Occupancy Units— The County Code defines single-room occupancy as a “one-room dwelling unit occupied by no more than two persons, which serves as the occupant’s primary residence, and which has a minimum floor area of 150 square feet, a maximum floor area of 220 square feet, meets ADA requirements, and includes food preparation and/or sanitary facilities”. The Siskiyou County Zoning Code does not include single-room occupancy as a defined residential use. Therefore, Program 1.4.9 has been included in the Chapter 3 Housing Program to amend the zoning code in order to comply with Government Code Section 65583.2(c).

Manufactured Homes— The County Code does not define manufactured homes or include them as a permitted residential use. Therefore, Program 1.4.10 has been included in the Chapter 3 Housing Program to amend the zoning code in order to comply with Government Code Section 65852.3.

Mobile Homes and Mobile Home Parks— Section 10-6.3602.114 of the County Code defines a mobile home as “a vehicle designed and equipped for human habitation which may or may not be equipped to be drawn by a motor vehicle”. Section 10-6.3602.115 of the County Code defines mobile home park as “any area or tract of land where two or more mobile home lots are rented or leased or held out for rent or lease to accommodate mobile homes used for human habitation. The rental paid for any such mobile home shall be deemed to include the rental for the lot the mobile home occupies.” Mobile homes are allowed by-right in the R-R, AG-1, AG-2, and TPZ zoning districts. In the AG-1 and AG-2 zoning districts, the mobile home must be necessary and incidental to agricultural pursuits. In the TPZ zoning district, a Timber Management Plan for the property must be prepared. Mobile home parks are allowed by-right in the Res-4 zoning district on a site not less than five acres, and at a density of not to exceed 10 mobile home spaces for each acre. Mobile home parks are allowed with a Conditional Use Permit in the Res-3 zoning district on a site not less than one acre, and at a density not to exceed 6 mobile homes spaces for each acre.

Accessory Dwelling Units (ADUs)— Accessory Dwelling Units (ADUs), also known as granny flats, in-law units, backyard cottages, or secondary units, are attached or detached dwelling units with complete independent living facilities that are built on the same parcel as an existing main dwelling unit. They are a flexible housing type that can be more affordable to build because they are smaller in size than the typical dwelling unit, and do not require acquisition of a separate lot and construction of new complimentary improvements such as off-street parking. On January 1, 2020, six new bills intended to promote the development of ADUs became State Law. Five of the bills limit the ability of local governments to restrict the development of ADUs in a variety of ways. They also set the rules for counting ADUs in a jurisdiction’s Adequate Site Inventory for the purpose of meeting RHNA in the Housing Element. The sixth law, AB 671, requires local government Housing Elements to include a plan to incentivize and promote the development of ADUs at affordable rents to Very Low-, Low- or Moderate-Income households.

“Second dwelling units” are allowed by-right in the R-R, Res-1, Res-2, AG-1, and AG-2 zoning districts. Second dwelling units are not defined in the County Code. The County Code will need to be amended to bring it in compliance with State Law with regard to ADUs, including Government Code Section 65852.150, AB 68, AB 881, SB 13, AB 587, AB 670, and AB 671. Notable requirements of these laws include:

- Removal of minimum lot size requirements;
- Removal of owner-occupancy requirements;
- The maximum ADU size must be at least 850 square feet, or 1,000 square feet if the ADU contains more than one bedroom;
- Limits ADU application review time to 60 days; and
- Exempts impact fees for ADUs up to 750 square feet in size, and limits fees for larger ADUs to be proportional to size.

Program 1.5.2 has been included in the Chapter 3 Housing Program to update the zoning code to meet State requirements with regard to ADUs. In addition, AB 671 requires local agencies to include a plan that incentivizes and promotes the creation of ADUs that offer affordable rents for very low, low, or moderate-income households. Program 1.5.3 requires the County to implement this plan.

Emergency Shelters— California Health and Safety Code (Section 50801) defines an Emergency Shelter as “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person.” There are no permanent emergency shelters in Siskiyou County currently. Before the COVID-19 pandemic, the Beacon of Hope Gospel Rescue Mission operated a seasonal shelter located at the Grange in Yreka, sheltering an average of 30 individuals per night during the winter months. The organization has acquired a one-acre property and plans to develop a permanent shelter there. The County Health and Human Services Agency was recently awarded a three-year grant to operate a year-round shelter for justice involved individuals with either a mental health illness or substance abuse disorder. The project is expected to have 32 beds and is pending Board of Supervisor approval.—In compliance order to comply with Government Code Section 65583(a)(4), Program 1.4.12 will require the County to revise Article 43 of the County Code to allow emergency shelters by-right in the Town Center District (C-C). Currently, the C-C District permits multi-family dwellings by-right, in addition to other commercial services, churches, and community centers. emergency shelters are allowed without a discretionary permit in the Highway Commercial (C-H) zoning district. This district is intended for commercial uses to serve the highway traveler that is applied to parcels sufficiently large enough to provide safe highway access, maneuvering parking, and related activities. There are 258-627.37 acres of land zoned C-C throughout the CountyⓂ.

AB 139 requires that local governments use their most recent Point-In-Time Homeless Count to determine whether there is adequate capacity in zoning districts where emergency shelters are permitted by-right. If adequate capacity is not available in these zoning districts, the jurisdiction must allow emergency shelters by-right in another zoning

district in order to provide adequate capacity to meet the need. The most recent Point-In-Time Homeless Count conducted in 2021 estimated 214 homeless individuals in Siskiyou County, inclusive of all jurisdictions. An emergency shelter with 214 beds would require about 4.28 acres, at 50 beds per acre. By comparison, there is more than enough land within the 31.4 acres of land zoned C-CH that are near the City of Yreka, where social services, and other amenities are available, as described below. Zoning District, at 258 acres, to meet this need.

AB 2339 requires local governments to demonstrate that sites that are zoned to allow emergency shelters by-right have sites located near amenities and services for people experiencing homelessness. Capacity to develop on these sites, taking in account whether they are vacant, must also be analyzed. There are three contiguous vacant parcels zoned C-C on the north side of Yreka, within the Unincorporated County, that would be well-suited for an emergency shelter. These include APNs 013-510-440 (3.4 acres), 013-510-070 (23.00 acres), and APN 013-510-040 (5.0 acres), which combine to total 31.4 acres. The sites are flat and buildable, and are just outside the City of Yreka's northern jurisdiction boundary line, next to State Highway 253, which runs roughly parallel to I-5 as it runs north out of town. This location offers proximity to many amenities that are available within the City of Yreka, including services for people experiencing homelessness. Below is a listing of amenities and their proximity:

- Bus stop (1.6 miles away in front of Grocery Outlet)
- Grocery Outlet (1.6 miles away)
- Yreka Pharmacy (2.6 miles away)
- Siskiyou County Health and Human Services Agency (2.7 miles away)

AB 139 also requires local governments to ensure that emergency shelter parking standards do not require any parking spaces beyond what is necessary for staff that work at the shelter. Program 1.4.6 of the Chapter 3 Housing Program describes how the County will amend its parking standards in order to comply with AB 139.

Extremely Low-Income Households— As described in Chapter 4, there are a large number of Extremely Low-Income households in Siskiyou County that have a variety of housing needs. Some Extremely Low-Income households include persons experiencing homelessness or near-homelessness, persons with substance abuse problems, or persons with disabilities. Housing types that may be appropriate for this population include the housing types described above, or one of the following housing types, with Siskiyou County Zoning Code permitting requirements described:

Group Care Facilities— This type of housing is defined in the County's zoning code as "a facility that houses individuals, related or otherwise, that provides for 24-hour nonmedical care of persons in need of personal services, supervision, or

assistance essential for sustaining the activities of daily living or for the protection of the individual.” Group Care Facilities housing six or fewer individuals are permitted by-right in all residential zoning districts. Group Care Facilities housing more than six individuals are currently allowed with a Conditional Use Permit in the Res-4, C-R, C-U, and C-C commercial zoning districts. Program 1.4.11 revises the County’s zoning code to allow Group Care Facilities housing more than six individuals in all residential zoning districts without a Conditional Use Permit. Group Care Facilities are required to provide one off-street parking space for each two guests. The County has not received any use permit applications for Group Care Facilities. Findings for approval or denial of Conditional Use Permits is found in the Permitting Process, Conditional Use and Variance Permits Section below. The Conditional Use Permit process is not a constraint on development.

Boardinghouses/Roominghouses— This type of housing is defined in the County’s zoning code as “a building, or portion thereof, designed or used exclusively for residential occupancy, other than a hotel or motel, and where lodging and meals for three or more persons are provided for compensation. These housing types are required to provide one off-street parking space for each two guests. Boardinghouses and Roominghouses are permitted by-right in the Rural Neighborhood Commercial District (C-R), and with a Conditional Use Permit in the Res-4 District.

Convalescent or Care Facilities— The County’s zoning code defers to State law for the definition of Convalescent or Care Facility, and includes Skilled Nursing Facility, Residential Care Facilities for seniors, assisted living, memory care, nursing homes, and Continuing Care Retirement Communities. These facilities are required to provide one off-street parking space for each two guests. These types of facilities are permitted with a Conditional Use Permit in the C-R, C-U, and C-C Commercial Districts.

Persons with Disabilities

Per Housing Element law, as part of a governmental constraints analysis, a Housing Element must analyze constraints upon the development, maintenance, and improvement of housing for persons with disabilities, demonstrate local efforts to remove any such constraints, and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

Group Care Facilities

In accordance with the Community Care Facilities Act, the Siskiyou County Zoning Code permits residential care homes for six or fewer residents by-right in all residential zoning districts, and for more than six residents with a Conditional Use Permit in the Res-4, C-R, C-U, and C-C commercial zoning districts. Group Care Facilities are required to provide one off-street parking space for

each two guests. There are no development standards that regulate the concentration or spacing of Group Care Facilities. Constructing a new facility or structurally modifying an existing facility would require a building permit. In order to further expand housing opportunities for persons with disabilities, Program 1.4.11 will amend the County's Zoning Ordinance to allow Group Care Facilities housing more than six individuals by-right in all residential zoning districts.

Reasonable Accommodation

The County does not have a reasonable accommodation provision in its Municipal Code. This is required by State Housing Element Law. Therefore, Program 4.1.1 in the Chapter 3 Housing Program describes a reasonable accommodation provision that will be incorporated into the Municipal Code.

Building Code

Standard requirements regarding accessibility for persons with disabilities are found in California's Title 24, which is enforced locally by the County's Building Division. Special accessibility requirements are required for multi-family residential projects with three or more units.

Requests to Develop Housing below Identified Site Inventory Densities

The County has not received any requests to develop below the densities identified in the Site Inventory for sites in listed zoning districts.

Building Codes and Enforcement

Building Code

Building standards are essential to ensure safe housing, although some codes and standards may constrain the development or preservation of affordable housing. Siskiyou County has adopted the updated 2019 California Building Code. The County operates a Code Enforcement program employing three full-time Code Enforcement Officers. Enforcement involves ensuring that development within the County conforms to the standards contained in the County Code, which includes the above California Building Codes by reference.

Amendments to Government Code Section 65852.2 requires a local agency to delay enforcement against a qualifying substandard ADU for five (5) years to allow the owner to correct the violation, so long as the violation is not a health and safety issue, as determined by the enforcement agency.

Conclusion

The County enforces the California Building Codes, but does not layer them with additional local building codes. As such, the County's building codes and enforcement do not constrain residential development beyond what is typically required in the State of California.

Permitting Process

Development Review Application

When new construction or rehabilitation of housing is proposed on property within the County jurisdiction, an Application for Development Review must be submitted to the County Planning Division. This application requests general information about the property on which the development is proposed, including address, assessor's parcel number, site area, current zoning, proposed zoning, existing uses on the property, and a description of the proposal. The application must be signed by the property owner. The County has an online permitting portal for application submittal that allows applicants to review permit processing status.

Pre-Development Meeting

For Conditional Use Permit, subdivisions greater than four lots, General Plan Amendments, Zone Changes, or Specific Plan applications, the applicant is offered the opportunity to hold a Pre-Development Meeting with County Staff. The Pre-Development Meeting usually includes County Planning, Public Works, Building Department, and Environmental Health staffs. County staff review the application and advise the applicant on the permits required, code implications, and environmental review impacts. Reviewing this information prior to application, assists the applicant in reducing permit processing time and cost.

Initial Development Review

After application submission, the County Community Development Planning Division reviews it to determine whether the proposal will require a non-discretionary Administrative Permit, a Planned Development Permit, a Variance, a Conditional Use Permit, a Zone Change, a General Plan Amendment, and/or other types of permits such as a Boundary Line Adjustment, Parcel Merger, Tentative Parcel Map, or Tentative Subdivision Map. The Planning Division also reviews the proposal for the level of California Environmental Quality Act (CEQA) review that will be required, which will generally involve an Exemption, Negative Declaration, or Environmental Impact Report. Based on the level of planning permit and environmental review, fees will be charged that are required for the review.

Permitting Process for a Typical Single-Family and Multi-Family Residential Development

The County follows the State regulations with regard to the processing of permits, including CEQA and timing requirements. The following is the step-by-step process that the County follows for processing a by-right single-family or multi-family residential development planning and building permit application. This is a transparent and consistent process that does not negatively impact housing cost, supply, timing or approval certainty.

1. Applicant submits a building permit application with all necessary plans and documents in addition to the building permit deposit fee.
2. Permit Tech enters the application into our permit processing software and assigns it with a Building Permit Application number.
3. Planning reviews building permit application package to ensure that the use is permitted and the dimensional standards (maximum height, maximum percent of site coverage, and setbacks) are met or not exceeded, as appropriate.
4. Simultaneous with Planning, Environmental Health reviews building permit application package for sewer and water clearance.
5. Planning assigns an address to the new dwelling.
6. Permit Tech provides copies of site plan and address to CAL FIRE for their review and approval.
7. Permit Tech provides copies of site plan and address to Public Works for their review and issuance of Encroachment Permit, if needed.
8. Building reviews building permit application package to ensure that the proposed structure meets California Building Code.

Estimated Time Between Planning Permit and Building Permit Submittal

There were four multifamily projects that applied for a planning permit between December 17, 2019 and May 17, 2022. All four projects applied for a building permit before receiving a planning permit. The average length of time between applying for building permit and receiving a planning permit was 190 days.

SB-35, Permanent Supportive Housing, and Navigation Centers

Siskiyou County has not developed a procedure for processing SB 35 requests, or Permanent Supportive Housing planning permit applications that comply with AB 2162. Therefore, Program 1.1.4 will require the County to develop a process for these types of streamlined applications in conformance with State law. Navigation Centers are not currently defined or addressed in the County Code, but will be added in order to comply with AB 101 as described in Program 1.4.6 in the Chapter 3 Housing Program.

Environmental Review

After receipt of a Development Review Application and a completed Environmental Questionnaire, staff initially reviews the proposal to determine if it is subject to further environmental review or is exempt. Pursuant to provisions of the California Environmental Quality Act (CEQA), if a project is not subject to environmental review (ministerial reviews such as building permits generally do not receive environmental review), no further action is required, and the application is processed without restriction by environmental review time limits. Other projects that are subject to environmental review, but are relatively minor in nature, may fall into categories exempt from further review.

If the project is subject to further environmental review, staff prepares an Initial Study (or environmental evaluation) to determine the potential environmental impacts of the project. The Community Development Director then determines, based on the study, whether an Environmental Impact Report (EIR) or Negative Declaration must be prepared. The Planning Director may also require the submittal of additional information, such as traffic or storm drainage analysis, to justify the determination. In many cases, standard mitigation measures are required to reduce project impacts to less-than-significant levels.

Although state law allows up to 180 days, the typical time required to prepare a Negative Declaration and make it available for public review and comment is usually six months from determination of a complete application. If additional information is requested of the applicant, the time frame is extended by the time it takes for the applicant to respond. The overall time frame includes a State-mandated 20-day review period (30 days for projects requiring State review and/or approval) in addition to the time required for preparing the evaluation. If a determination is made that an EIR is required, the timeframe varies greatly depending on project complexity. Time periods for EIR preparation and review can range from one year to more.

The environmental review process requires the decision-making body (Board of Supervisors, Planning Commission, or County staff) to review and adopt or certify the environmental documentation in making their final decision on a project. In order to expedite the process, staff routinely processes the environmental review at the same time the project's planning application is being reviewed by staff and scheduled for public hearing. In general, this saves the project applicant considerable processing time. However, the environmental determination of the Planning Director is appealable to the

Board of Supervisors and, in the event an appeal is filed, application processing is delayed by at least an additional 30 to 60 days. State law requires environmental review of all discretionary projects, including County projects and actions.

Variance Permits

A Variance is an exception to land use regulations, generally in order to compensate for a deficiency in the property proposed for development which would prevent the proposed use from complying with zoning regulations, such as setbacks, height limitations, lot coverage ratios, etc., with standards for Variances outlined in Section 10-6.1301 through 10-6.1306 of the County Code. Variances are limited to situations where a property's physical characteristics present challenges to adherence with the County's development standards. A Variance is not granted for a use or activity not expressly authorized in the applicable zoning district.

After review of the Development Review Application, the County Planning Division determines if a Variance Permit is required. For a Variance Application, the applicant must submit: a project narrative, a Water and Sewer Clearance Form (in some cases), a site plan, a current grant deed, and a Variance fee as well as other applicable processing fees. Depending on the nature of the application, County Planning Division may request other information necessary to review the request, such as soils reports, drainage plans, archeological reports, biological studies, noise studies, traffic studies, etc.

Processing of Variance applications typically takes 30 to 90 days. This timeline includes Planning Division review and adjacent property owner noticing. The Planning Division reviews the application for completeness and distributes it to various federal, state and county agencies for review. After receiving comments from reviewing agencies, the Planning Division prepares and circulates the necessary environmental documentation required by State law. Variances are subject to review and approval of the Planning Director.

The decision of the Planning Director may be appealed to the Planning Commission for a final decision. The Variance becomes effective 10 days after Planning Director or Planning Commission approval. If a Variance is approved with conditions, it will not go into effect until the applicant acknowledges receipt and acceptance of the Variance conditions.

Conditional Use Permits

A Conditional Use Permit allows the County to review the appropriateness of particular uses within zoning districts, which may not be the primary intended uses for that district but may be permitted with conditions. Conditional Use Permits must be consistent with the County's General Plan and zoning ordinance, and must be compatible with the surrounding neighborhood.

After review of the Development Review Application, the County Planning Division determines if a Conditional Use Permit is required. For a Conditional Use Permit

Application, the applicant must submit: a project narrative, a completed Environmental Questionnaire, a Water and Sewer Clearance Form (in some cases), a site plan, a current grant deed, architectural drawings including elevations and floor plans (in some cases), and a Use Permit fee as well as other applicable processing fees. Depending on the nature of the application, County Planning Division may request other information necessary to review the request, such as soils reports, drainage plans, archeological reports, biological studies, noise studies, traffic studies, etc.

Processing of Conditional Use Permit applications typically takes 90-120 days. The Planning Division reviews the application for completeness and distributes it to various federal, state and county agencies for review. After receiving comments from reviewing agencies, the Planning Division prepares and circulates the necessary environmental documentation required by State law. The application, review findings, and comments from reviewing agencies, are then presented to the Planning Commission for review and approval. Notice of the Planning Commission hearing to all property owners within 300 feet of the subject property is required. The decision of the Planning Commission may be appealed to the Board of Supervisors for a final decision.

The Conditional Use Permit becomes effective 10 days after Planning Commission approval, or upon Board of Supervisors approval in the event the application is appealed. The proposed use may not begin until the conditions of the use permit have been completed.

Below is a step-by-step summary of the Conditional Use Permit process for reviewing and approving applications. This is a transparent and consistent process that does not negatively impact housing cost, supply, timing or approval certainty.

1. If applicant is aware prior to building permit application submittal that they need a conditional use permit, they apply prior to applying for the building permit. If they are not aware that it is needed, Planning will contact them during Planning review of the building permit application.
2. Applicant submits an application for development review with all necessary plans and documents for a conditional land use permit in addition to the use permit fee.
3. Permit Tech enters the application into our permit processing software and assigns it with a Use Permit number.
4. Permit Tech notifies the applicant that the project is complete.
5. Permit Tech compiles a review package of the project and submits it to state and local agencies for their review.
6. Applicant is required to sign an Indemnification Agreement and Right to Farm statement.
7. Planner is assigned to work on the project.
8. Planner reviews project and comments to determine if the project is exempt from CEQA or not.

- i. If project is not exempt from CEQA, project applicant is notified that they are responsible for all costs incurred for necessary studies and contractor fees to write the required environmental document.
 - ii. If applicant agrees to pay necessary costs, project proceeds and selected contractor writes necessary environmental document.
9. If project is exempt pursuant to a categorical or statutory exemption (or after environmental document has been written by contractor), Planner writes staff report for Planning Commission review.
10. Planning Commission reviews project and any CEQA documents and approves or denies project.
11. If approved and after all conditions of approval have been met, the same process is followed as for by-right development.

Zone Change

A Zone Change is a request to change the zoning district designation on a parcel of land. It is required if the zoning district that is currently designated for a parcel is not compatible with the proposed use. Zone changes are governed by Article 28 of the County Code.

After review of the Development Review Application, the County Planning Division determines if a Zone Change is required. For a Zone Change, the applicant must submit: a project narrative, a completed Environmental Questionnaire, a Water and Sewer Clearance Form (in some cases), a site plan, a current grant deed, and a Zone Change fee as well as other applicable processing fees. Depending on the nature of the application, County Planning Division may request other information necessary to review the request, such as soils reports, drainage plans, archeological reports, biological studies, noise studies, traffic studies, etc.

Processing of the Zone Change application typically takes 120-150 days. The Planning Division reviews the application for completeness and distributes it to various federal, state and county agencies for review. After receiving comments from reviewing agencies, the Planning Division prepares and circulates the necessary environmental documentation required by State law. The application, review findings, and comments from reviewing agencies, are then presented to the Planning Commission in a public hearing. Notice of the Planning Commission hearing to all property owners within 300 feet of the subject property is required. The Planning Commission makes a recommendation to approve, modify or deny the application to the Board of Supervisors. Following the Planning Commission public hearing, the Board of Supervisors holds two public hearings to make the final decision to approve, modify or deny the application. Upon Board approval, the zone change becomes effective after 30 days.

Subdivision/Parcel Maps

The subdivision of parcels and creation of new parcels require a permit and review by the County. This ensures that the parcels will conform to County and State regulations and policies for the division of land. This process is necessary to ensure that new development takes place in an orderly manner that allows planning for open space, roads, utilities, and other public infrastructure and services. A Tentative Subdivision Map is required for more than four parcels. A Tentative Parcel Map is required for four or fewer parcels. This process is governed by Section 10-4.501 of the County code.

An application for a subdivision or parcel map requires completion and submittal of: an application form, a project narrative, a Tentative Subdivision Parcel Map (for five or more parcels) or a Parcel Map, a completed Environmental Questionnaire, a Water and Sewer Clearance Form, a title report and grant deeds, a Tentative Map or Parcel Map fee as well as other applicable processing fees. Depending on the nature of the application, County Planning Division may request other information necessary to review the request, such as soils reports, drainage plans, archeological reports, biological studies, noise studies, traffic studies, etc.

Processing of Subdivision and Parcel Map applications typically takes 90 to 120 days. This timeline includes Planning Division review, public noticing, and the public hearing process to bring the application before the Planning Commission. The Planning Division reviews the application for completeness and distributes it to various federal, state and county agencies for review. After receiving comments from reviewing agencies, the Planning Division prepares and circulates the necessary environmental documentation required by State law. The application is then presented by the Planning Division to the Planning Commission for approval. Notice of the Planning Commission hearing to all property owners within 300 feet of the subject property is required. A Tentative Subdivision or Parcel Map may be denied for failing to comply with County laws or the Subdivision Map Act, or for any of the findings listed in County Code Section 10-4.401.6.3, which includes incompatibility with the General or Specific Plans, substantial negative environmental impacts, substantial negative public health impacts, and public easement conflicts.

Upon approval, the Tentative Parcel Map, it must be filed with the County Department of Public Works. After acceptance by Public Works, the map is recorded at the County Recorder's Office. The applicant has 24 months to file a Final Parcel Map after it is recorded. The Final Parcel Map must be submitted to the County Recorder's Office prior to issuance of a building permit.

Boundary Line Adjustments

A Boundary Line Adjustment is the moving of a lot line(s) between two or more parcels that does not create any new parcels. In order to apply for a Boundary Line Adjustment, an application and detailed exhibit map must be completed and submitted for Planning Division review. Other required information includes the assessor parcel numbers, zoning designations, a title report showing current title interest, and a Boundary Line

Adjustment fee as well as other applicable processing fees. The Boundary Line Adjustment process is governed by Article 15 of the County Code.

Processing of the Boundary Line Adjustment typically takes 30-45 days, not including appeal periods and final recording. The Planning Division, Public Works Department, Environmental Health Division, and Assessor's Office, as well as any applicable property owners associations, review the application. The findings from the review are presented to the Deputy Director of the Planning Division, who makes the final approval decision on the application. This decision can be appealed to the Planning Commission. The Boundary Line Adjustment is complete when a notice and legal descriptions of the new parcels are recorded by the title company designated by the applicant. Any action to record must be after the 10-day appeal period has passed. When all requirements are met, the title company records the Boundary Line Adjustment.

Historic Overlay Districts

The County does not have any Historic Overlay Districts.

Estimated Time Between Planning Permit and Building Permit Submittal

On average, residential applications that have received a planning permit take about four months to submit for a building permit.

Conclusion

Siskiyou County's planning and building permit review procedures require similar processing times to other Northern California jurisdictions. While project review has increasingly become a complex process, Siskiyou County continues to seek ways to make this process more efficient without sacrificing public engagement, as well as the public's welfare or safety.

On- and Off-Site Improvement Standards

Design Criteria and Improvement Standards

The County's design criteria and improvement standards are found in Article 1, Section 10-4.105 and Article 56 of the County Code, and the Siskiyou County Land Development Manual. Below is a summary of the most significant requirements. For the street dimension standards, the right-of-way includes curb, gutter, parkway, and sidewalk.

- When served by public water and sewer, the minimum lot size must be 7,200 square feet with a minimum frontage of 60 feet (65 feet for corner lots). When on-site sewage is required, the minimum lot size is 2.5 acres, or 1 acre with County Health Officer approval.
- Lot depth must not exceed three times the width on lots of 300 feet or less in width, or must not exceed four times the width on lots exceeding 300 feet in width. Lots with a frontage that exceeds a width of 600 feet are exempted from this requirement.

- No lot shall have double frontage unless otherwise approved by the Planning Commission.
- Residential streets must have a right-of-way of 60 feet, with two-lane streets 24-36 feet wide and sidewalks 4 feet wide.
- Sub-collector and collector streets must have a right-of-way of 60 feet, with two-lane streets 24-40 feet wide and sidewalks 4-6 feet wide.
- Cul-de-sacs must have a radius of 50 feet, with a sidewalk 4 feet wide.

Conclusion

The County's on- and off-site improvement standards are typical of other similar size communities in California, and do not present an undue burden on developers. Right-of-way and street standards facilitate the development of more housing while at the same time meeting transportation engineering and public safety requirements.

Fees and Exactions

Permit and Impact fees fund services necessary to carry out local government functions. Permit fees compensate local government staff for reviewing project proposals to ensure that they are consistent with the General Plan, County Code, and State Law. Impact fees fund capital improvements necessitated by the cumulative demand of development. A review of both of these types of fees are critical to this constraints analysis in order to determine whether the fees unduly add to the cost of development and thereby constrain the provision of housing. All of the Siskiyou County Permit and Impact Fee schedules are available on the Siskiyou County web page (<https://www.co.siskiyou.ca.us/planning/page/applications-and-permits>) in compliance with the transparency requirements of Government Code Section 65940.1.

Permit Fees

Permit fees include planning fees, building permit fees, and plan check fees. Planning fees are charged when an applicant submits a proposal for constructing or rehabilitating improvements. They compensate County staff time for reviewing the proposal. Building permit and plan check fees are charged to review the construction plans to ensure compliance with local and state building codes, and to inspect the project for habitability at completion. Permit fees for Siskiyou County are listed in Figure 37: Permit Fees.

Figure 37: Permit Fees

Planning Fees	Amount	Notes
Agricultural Preserve (New Contract)	\$825	
Agricultural Preserve (Non-Renewal)	\$600	
Agricultural Preserve (Contract Amendment)	\$825	
Flood Damage Development Permit	\$525	
Mine Reclamation Plan	\$1,100	
Zone Change (Major)	\$1,800	
Zone Change (Minor)	\$1,175	
Zone Change (Planned Development)	\$1,950	
PD Plan Permit Fee (+\$5 acre over 5 acres)	\$100	
Use Permit - Administrative	\$525	
Use Permit - Home Occupation (Non-Exempt)	\$250	
Use Permit - Home Occupation (Telephone)	-	
Use Permit - Ministerially Second Unit	\$100	
Sign	\$150	
Variance - Administrative	\$525	
Variance - Planning Commission	\$725	
Preliminary Review (No Charge)	N/A	
Planning Service Fees	Cost/Hour	
Amendment Fees (Minor + CEQA Fee)	50%	
Appeal - Commission to Board of Supervisors (1)	\$1,250	
Appeal - Planning Director to Commission	\$875	
Boundary Line Adjustment (+\$50 per lot >2)	\$550	
Certificate of Compliance (+ \$50 per lot >2)	\$550	
General Plan Amendments (Major)	\$1,675	
General Plan Amendments (Minor)	\$1,150	

Mine Inspection - Annual	\$1,400	
Peer Review/Consultant Use (Deposit)	Cost +10%	
Permit Revocation Request (\$950 Deposit)	Cost	
Plan Check - Final Map/Improvement Plans	\$175	
Road Name Establish/Change	\$650	
Time Extension (Planning Director)	\$175	
Time Extension (Planning Commission)	\$300	
Tent. Parcel Map (Minor <2 lots)	\$975	
Tent. Parcel Map (Major > 2 lots (+\$10 lot > 4 lots)	\$1,225	
Tent. Subdivision Map (+\$20 a lot)	\$1,250	
Land Development Manual		
Exception Request	\$225	
Erosion Control/Grading Plan Review	\$100	
Peer Review/Use of Third Party Consultant	Cost +10%	
CEQA Processing Fees		
Environmental Impact Report (Deposit)	Cost +10%	
Negative Declaration - Planning Commission	\$975 Cost <u>+10%</u>	
Negative Declaration - Planning Director	\$725 Cost <u>+10%</u>	
Categorical Exemption - Planning Commission	\$300	
Categorical Exemption - Planning Director	\$150	
CEQA Pass Through Costs		
Archeological Review Separate Check To CSU Chico Research Foundation - CHECK #_____	\$75	
Dept. Fish and Games Fees (ND - \$2,548.00/EIR \$3,539.25)		
And County Clerk Fee (\$50) paid directly to County Clerk within 5 days after project approval.		

County Counsel Review		
Standard Commission or Board Application	\$50	
Public Works Review		
Boundary Line Adjustment	\$125	
Certificate of Compliance	\$100	
Tentative Parcel Map	\$150	
Zone Change	\$100	
Use Permit	\$100	
Tentative Subdivision Map	\$250	
Land Use Fees		
Subdivision (6 or more parcels) Application	\$250	Per application plus \$50 per parcel site review
Public report renewal/update	\$100	Per hour plus \$50 per parcel requiring site review
Parcel Map 5 or fewer parcels:		
a) 2 parcels	\$125	Plus \$50 per parcel site review
b) 3 parcels	\$180	Plus \$50 per parcel site review
c) 4 parcels	\$235	Plus \$50 per parcel site review
d) 5 parcels	\$315	Plus \$50 per parcel site review
Boundary Line Adjustment	\$135	
a) Parcel merger	\$65	
Certificate of Compliance	\$65	
Planned Unit Development	\$190	
Zone Change	\$160	
Use Permit (field evaluation)	\$135	

a) Organized Camp	\$175	Plus \$50 per hour building inspection
b) Second Dwelling Housing/Elderly Housing	\$135	
Home Occupation Use Permit	\$65	
EIR Review	\$50	Per hour
Vacation Rental	\$200	
LAFCO/GPA	\$159	
Administrative Review	\$65	
Building Permit Fees		
Valuation up to \$500	\$23.50	
Valuation \$501-\$2,000	\$23.50	For the first \$500 plus \$3.05 for each additional \$100, or fraction thereof, up to \$2,000
Valuation \$25,001-\$25,000	\$69.25	For the first \$2,000 plus \$14.00 for each additional \$1,000, or fraction thereof, up to \$25,000
Valuation—\$25,001-\$50,000	\$391.75	For the first \$25,000 plus \$10.10 for each additional \$1,000, or fraction thereof, up to \$50,000
Valuation \$50,001-\$100,000	\$643.75	For the first \$50,000 plus \$7.00 for each additional \$1,000, or fraction thereof, up to \$100,000
Valuation \$100,001-\$500,000	\$993.75	For the first \$100,000 plus \$5.60 for each additional \$1,000, or fraction thereof, up to \$500,000
Valuation \$500,001-\$1,000,000	\$3,233.75	For the first \$500,000 plus \$4.75 for each additional \$1,000, or fraction thereof, up to \$1,000,000

Valuation \$1,000,001 and above	\$5,608.75	For the first \$1,000,000 plus \$3.65 for each additional \$1,000, or fraction thereof
Other inspection fees	\$47.00	Per hour
Electrical Permit Fees		
For the issuance of each electrical permit	\$23.50	
For each supplemental permit	\$7.25	
New multi-family buildings	\$0.050	Per square foot
New single and two family buildings	\$0.056	Per square foot
Mechanical Permit Fees		
For the issuance of each mechanical permit	\$23.50	
For each supplemental permit	\$7.25	
Furnaces	\$14.80- \$18.20	
Appliance vents	\$7.25	
Repairs and additions	\$13.70	
Boilers, compressors and absorption systems	\$14.70- \$92.65	
Air handlers	\$10.65- \$18.10	
Evaporative coolers	\$10.65	
Ventilation and exhaust	\$7.25- \$10.65	
Incinerators	\$14.50- \$18.20	
Miscellaneous	\$10.65	
Other inspections and fees	\$49.50	
Elevator- new installation	\$89.00	Plus \$1.65 for each \$1,000 or fraction thereof over \$40,000

Plumbing Permit Fees		
For the issuance of each mechanical permit	\$23.50	
For each supplemental permit	\$7.25	
For each trap of plumbing fixtures	\$9.80	
For repair or alteration of drainage or vent piping, each fixture	\$4.75	
Sewers, Disposal Systems and Interceptor	\$9.80- \$74.50	
Water Piping and Water Heaters	\$4.75- \$12.30	
Gas Piping Systems	\$1.10-\$6.15	
Lawn Sprinklers, Vacuum Breakers and Backflow Protection Devices	\$2.25- \$24.65	
Swimming Pools	\$30.25- \$91.25	
Miscellaneous appliances and equipment	\$9.80	
Other inspections and fees	\$49.50	
Grading Plan Review Fees		
50 cubic yards or less	No Fee	
51-100 cubic yards	\$23.50	
101-1,000 cubic yards	\$37.00	
1,001-10,000 cubic yards	\$49.25	
10,001-100,000 cubic yards	\$49.25	For the first 10,000 cubic yards, plus \$24.50 for each additional 10,000 cubic yards or fraction thereof
100,001-200,000 cubic yards	\$269.75	For the first 100,000 cubic yards, plus \$13.25 for each additional 10,000 cubic yards or fraction thereof

200,001 or more cubic yards	\$402.25	For the first 200,000 cubic yards, plus \$7.25 for each additional 10,000 cubic yards or fraction thereof
Grading Permit Fees		
50 cubic yards or less	\$23.50	
51-100 cubic yards	\$37.00	
101-1,000 cubic yards	\$37.00	For the first 100 cubic yards, plus \$17.50 for each additional 100 cubic yards or fraction thereof
1,001-10,000 cubic yards	\$194.50	For the first 1,000 cubic yards, plus \$14.50 for each additional 1,000 cubic yards or fraction thereof
10,001-100,000 cubic yards	\$325.00	For the first 10,000 cubic yards, plus \$66.00 for each additional 10,000 cubic yards or fraction thereof
100,001 or more cubic yards	\$919.00	For the first 100,000 cubic yards, plus \$36.50 for each additional 10,000 cubic yards or fraction thereof
Other inspections and fees	\$50.50	
Photovoltaic Fees		
Residential Roof Mount	\$297.50	
Residential Ground Mount	\$346.50	

Impact Fees

Impact fees fund infrastructure improvements to accommodate growth in the community. Siskiyou County does not charge impact fees, which can be a significant constraint on development if they make up a large part of the cost of producing housing. School impact fees for residential development across the unincorporated County range

from \$2.31 to \$3.79 per square foot in the Yreka Union High School District , \$4.08 per square foot in the Siskiyou Union High School District (in the process of increasing to \$4.79 per square foot), and \$4.79 per square foot in the Scott Valley High School District.

The majority of the County's roads are funded through Siskiyou County's Local Transportation Commission (SCLTC). The LTC is the state-designated Regional Transportation Planning Agency (RTPA). The RTPA manages transportation planning responsibilities and funding.

The Regional Transportation Improvement Program (RTIP) is a program of highway, local road, transit and active transportation projects that a region plans to fund with State and Federal revenue programmed by the California Transportation Commission in the State Transportation Improvement Program (STIP). The RTIP is developed biennially by the regions and is due to the Commission by December 15 of every odd numbered year. The program of projects in the RTIP is a subset of projects in the Regional Transportation Plan (RTP), a federally mandated master transportation plan which guides a region's transportation investments over a 20 to 25 year period. The RTP is based on all reasonably anticipated funding, including federal, state and local sources.

Additionally, a Regional Transportation Plan (RTP) is a long-range (20 year) planning document used to identify transportation infrastructure and program projects for a designated region. This document is required by statute and takes guidance from the guidelines prepared by the California Transportation Commission on a regular basis. In order to qualify for State and Federal transportation funds, projects must be in the Regional Transportation Plan. Long range planning of this sort shapes the future of our region mobility. The 2021 Regional Transportation Plan was adopted by the Local Transportation Commission on August 10th, 2021.

Conclusion

Siskiyou County fees do not represent a significant constraint on the construction of new housing. The absence of impact fees reduces the cost of construction. In addition, the County does not have any ordinances that significantly impact the cost and supply of housing, such as inclusionary zoning or short-term rental ordinances.

Non-Governmental Constraints

Non-governmental constraints are largely driven by the market forces of supply and demand that are shaped within the context of government policy at the federal, state, and local levels. By responding to market factors that impact housing availability and affordability, local governments, in cooperation with federal and state agencies, can help improve access to affordable housing for their residents. This section includes an analysis of land prices,

construction costs, and residential real estate financing to better understand the challenges and opportunities to addressing housing needs in Siskiyou County.

Land Prices

Land cost is a fundamental component of the cost of housing. The price of property is impacted by market supply and demand, government land use policies, and the availability of acquisition financing. An analysis of multi-family and single-family residential land prices follows.

Multi-family Residential Land

Figure 38: Multi-family Residential Land, Siskiyou County, 2022 shows data from four vacant land acquisitions that closed in 2022, and two properties that are currently listed for sale. All of the sites are zoned for multi-family housing, or for commercial that permits multi-family housing. The comparable sites ranged from \$1.20 to \$11.72 per square foot. The size of the sites ranged from 0.22 to 14.83 acres. The average price per square foot of these sites was \$5.40.

Figure 38: Multi-family Residential Land, Siskiyou County, 2022

City	Address	Status	Acreage	Price	Price per Sq. Ft.
Mount Shasta		Listed for sale	3.81	\$199,000	\$1.20
Grenada	Old Highway 99	Listed for sale	14.83	\$2,700,000	\$4.18
Mount Shasta	801 Pine Street	Sold 6/28/22	0.22	\$110,000	\$11.73
Mount Shasta	7 Gateway Park Dr.	Sold 6/6/22	1.04	\$110,000	\$2.43
Mount Shasta	Lot 9, 11 Pine St.	Sold 6/3/22	0.22	\$73,000	\$7.62
Mount Shasta	Lot 55, Grant Rd.	Sold 5/2/22	0.33	\$75,000	\$5.22
				Average	\$5.40

Source: Multiple Listing Service, 2022

Single-family Residential Land

Figure 38.1: Single-family Residential Land, Siskiyou County, 2022 shows data from 15 recent sales of vacant lots zoned for single-family residential in 2022. These lots averaged 27,534 square feet, with an average sale price of \$37,663, and a price per square foot of \$1.37. The lots in Mount Shasta had higher prices per square foot than lots in the other parts of Siskiyou County.

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Figure 38.1: Single-family Residential Land, Siskiyou County, 2022

City	Address	Status	Lot Size in Sq. Ft.	Price	Price per Sq. Ft.
Weed	1115 Trent Ave.	Sold 2/17/22	30,900	\$30,900	\$1.00
Weed	5 4/172 Lake Shore Dr.	Sold 7/12/22	20,473	\$4,999	\$0.24
Weed	306 Alamo Ave.	Sold 7/5/22	14,375	\$19,050	\$1.32
Weed	Lot 156, Lamplighter Pl.	Sold 7/5/22	10,019	\$5,000	\$0.50
Weed	Lot 552, Lookout Ct.	Sold 7/5/22	15,246	\$10,000	\$0.66
Montague	2845 Watson Ct.	Sold 6/27/22	49,223	\$28,500	\$0.58
Weed	9 2/263 Mountain Wood Dr.	Sold 6/24/22	11,326	\$4,000	\$0.35
Seiad Valley	900 Seiad Oaks Rd.	Sold 6/21/22	65,340	\$80,000	\$1.22
Hornbook	Lot 505, Owens Way	Sold 6/10/22	43,560	\$37,000	\$0.85
Weed	Glacier View Rd., Unit 3	Sold 6/8/22	28,750	\$7,500	\$0.26
Weed	Lot 221, Glenwood Pl.	Sold 6/1/22	10,890	\$7,500	\$0.69
Mount Shasta	1936 McCloud Ave.	Sold 5/20/22	16,117	\$90,000	\$5.58
Mount Shasta	Davis Place Rd.	Sold 5/20/22	35,981	\$119,500	\$3.32
Mount Shasta	Unit 2, Siskiyou Lake Blvd.	Sold 5/4/22	54,450	\$110,000	\$2.02
Dorris	Lot 7, Juniper St.	Sold 4/22/22	6,354	\$11,000	\$1.73
Average			27,534	\$37,663	\$1.37

Construction Costs

Construction costs vary widely depending on the type of structure being built. For instance, the total construction cost of a multi-family structure will cost much more than a single-family home, though the cost of each unit in the multi-family structure will generally cost less due to the economies of scale. Multi-family construction is generally more expensive per square foot but usually has lower costs per unit due to smaller unit sizes.

An analysis of construction costs for five affordable tax credit projects currently in development was conducted and listed in Figure 38.2. These projects are located in Yreka, Burney, and Redding. Construction costs for these projects averaged \$288,759 per unit and \$292 per square foot. If funding sources require payment of State Prevailing Wages, construction costs are generally about 15%-20% higher. Construction costs in the rural North State are generally lower than Sacramento and the Bay Area due to lower labor costs.

Senior and studio subsidized apartment complexes cost less per unit and more per square foot. Subsidized apartments are generally more expensive to build than market rate apartments because costs, such as developer overhead and profit, financing, and reserves, must be front-loaded into the development budget instead of future year operating budgets. This is because publicly subsidized project rents are restricted to levels affordable to Low-Incomes. Operating income largely covers annual expenses only, with narrow profit margins over the operating period. Furthermore, rent restriction covenants limit price appreciation, as subsidized projects cannot be resold at market prices until 30 to 55 years after they are built.

Figure 38.2: Affordable Multi-Family Construction Costs, Siskiyou and Shasta Counties, 2021

Project	Address	Total Units	Total Sq. Ft.	Construction Cost	Const. Cost Per Unit	Const. Cost Per Sq. Ft.
Siskiyou Crossroads	510 N. Foothill Dr., Yreka	49	36,317	\$12,820,045	\$261,634	\$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 Alturas Rd., Redding	38	65,203	\$11,215,000	\$295,132	\$172
Average					\$288,759	\$292

Source: California Tax Credit Allocation Committee, 2022

Construction costs have increased significantly over the past five years. These increases have been driven by increases in labor and material costs. The Turner Center for Housing Innovation at UC Berkeley conducted an analysis of multi-family construction costs across California in 2020. The analysis found that construction costs increased by 24% statewide between 2009 and 2018. For the period of 2014 and 2018, the increase was 44% percent. The average per square foot hard cost was \$177 in 2009, and in 2018 it was \$222.

According to the Turner Center report, wages for the Construction and Extraction Occupations category saw an increase of 28.7% between 2006 and 2018. Cement Masons and Concrete Finishers saw the most significant increase in wages at 32.5%. Some of these wage increases were attributed to higher levels of overhead, profit, and contingency by general contractors and subcontractors to mitigate the risk and costs associated with a restricted workforce, and to ensure that they retain workers in a competitive labor shortage environment. (Source: The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California. The Turner Center for Housing Innovation, UC Berkeley, March 2020.)

Construction costs have been further accelerated by large increases in the cost of materials. Between 2010 and 2018, the cost of concrete increased by 28%, finishes and gypsum increased 65%, and lumber increased 110%. Metals was the only material that decreased over that time period, with a 39% drop. The COVID-19 pandemic has contributed to further cost increases. In some areas, the cost of lumber tripled as supplies became constrained due to sawmill shutdowns.

The increase in construction costs can be attributed to many factors, but is most significantly due to large increases in materials costs and a restricted workforce. It is not clear if these factors will continue during the next Housing Element period, but if they do, it could significantly impact not only the number of units that are built, but also their affordability as well.

Financing Availability

Over the past eight years, financing for residential real estate has gradually recovered from the recession of 2008. Interest rates from 2018-2021 remained at historically low levels, influenced by a federal funds rate near zero percent and federal investment in securities to shore up the economy during the coronavirus pandemic. Interest rates began climbing in 2022, following inflationary trends. At the same time, the risky lending practices that precipitated the housing bubble and subsequent recession have been reformed and defaults have declined significantly. After some uncertainty in 2020, equity and debt were much more aggressively employed in 2021 and are expected to continue to be readily available for a variety of residential real estate investments over the next few years.

Multi-family Rental Financing

Multi-family lending is forecast to reach about \$421 billion in 2022, up from the record \$409 billion projected for 2021 which was a 13% increase from 2020, according to the Mortgage Bankers Association. Fannie Mae and Freddie Mac plan to increase their levels of multi-family investment in 2022 by increasing purchase caps, broadening the scope of eligible borrowers and projects, and expanding their products with flexible terms and low interest rates. (Source: Why a Lending Bounty Awaits Multi-family Borrowers. Multi-Housing News, November 30, 2021.).

Most multi-family loan interest rates are currently tied to the 30-day LIBOR or U.S. Treasury 10-Year Note. The 30-day LIBOR was stable between December 2020 and 2021, varying between 0.07% to 0.16%, with a rate as of December 2021 at 0.10%. LIBOR is expected to be phased out as a benchmark lending index over the next couple years, and will be replaced by another index that broadly measures bank borrowing costs. The 10-Year Treasury Note rose from about 0.9% in December 2020 to about 1.5% in December 2021 (Wall Street Journal, December 10, 2021). During 2022, interest rates on multi-family debt should rise more rapidly to the 4%-6% range for tax-exempt bond funded construction loans and the 5%-7% for permanent loans and market rate commercial construction loans. Most affordable housing in California is financed by tax-exempt bonds that are allocated to projects by the California Debt Limit Allocation Committee (CDLAC).

Freddie Mac tracks an Apartment Investment Market Index (AIMI) to measure the relative value of investing in multi-family properties in select major metropolitan areas. From the second quarter of 2020 to the second quarter of 2021, the AIMI rose from 129.2 to 132.6. Freddie Mac stated that the increase in the index over the past year was the result of growth in net operating income for apartment complexes and lower mortgage rates, which offset strong growth in property prices (Freddie Mac Apartment Investment Index, 2nd Quarter, 2021).

Equity for market rate multi-family housing is usually invested by Real Estate Investment Trusts (REITs). Publicly traded REITs have performed well over the last 10 years, with average annual return of 11.29% between October 2011 and October 2021 (Nareit Industry Fact Sheet, October 2021).

Equity for affordable housing is usually invested by banks and corporations that receive tax credits and deductions in return for their investment. Tax credit investors negotiate an equity price per dollar of tax credit received for each affordable housing project. Equity pricing for Federal Low-Income Housing Tax Credits (LIHTC) in California has been gradually rising after a drop in investor interest in 2020. While LIHTC pricing varies greatly depending on project particulars, the partners involved, and location, national pricing averaged about \$0.90 per tax credit dollar in the second half of 2021 (CohnReznick Housing Tax Credit Monitor, November 2021 and Novogradac LIHTC Equity Pricing Trends, August 2021). While projects in major California metropolitan markets such as Los Angeles and the Bay Area tend to draw significantly higher pricing than the

nationwide average, projects in rural California areas have historically seen pricing closer to the nationwide average.

Federal funding for affordable multi-family housing is projected to expand over the next few years based on the recently passed American Rescue Plan and HUD budgets, and proposed federal budgets for FY 2022 and FY 2023. These initiatives will significantly bolster resources for federal tax credits, entitlement grants for housing production, rental assistance, and homeless services. At the State level, budget surpluses and the Governor's commitment to addressing California's housing needs figures to continue financial support for housing programs.

Homeownership Financing

The full-year average interest rate on a 30-year fixed rate mortgage was 3.0% in 2021 (Freddie Mac Market Rates Survey, December 9, 2021). After large monthly purchases of treasuries and mortgage securities over the past two years, the Federal Reserve started diminishing its purchases of treasuries and mortgage securities through 2022. At the same time, the Federal Reserve has increased the Federal Funds Rate and it is expected that further increases will take place through at least the end of 2022. These factors are expected to push mortgage interest rates upward over the next year. Freddie Mac projects that refinance activity will soften towards the end of 2022 as interest rates rise, and total mortgage originations will decline from \$4.5 trillion in 2021 to \$3.1 trillion in 2022 (Quarterly Forecast. Freddie Mac, October 15, 2021).

Natural Disaster Impacts

COVID-19

On March 13, 2020, the President declared the ongoing Coronavirus Disease 2019 (COVID-19) pandemic of sufficient severity and magnitude to warrant an emergency declaration for all states, tribes, territories, and the District of Columbia pursuant to section 501 (b) of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, 42 U.S.C. 5121-5207 (the "Stafford Act"). This declaration shut down "non-essential" businesses such as bars, restaurants, and most retail stores. Essential businesses included hardware stores, supermarkets, and other retailers that sold food or medical supplies. Housing construction was considered an essential business, however, COVID still had a severe impact in that sector. Construction sites had to deal with shutdowns due to COVID-19 outbreaks. Many factories supplying building materials experienced shutdowns or reduced staffing. This led to severely constrained supply inventories. Construction projects were delayed due to materials shortages. These delays resulted in fewer units being built to meet the high demand for housing. This contributed to higher home prices and rents. With the increase in vaccinations and the decline in COVID-19 cases, housing construction began to recover in the second half of 2021.

Wildfires

Siskiyou County has suffered from several major wildfires over the last eight years, with four of those fires occurring in just the last two years; the 2020 Slater Fire, the 2021 Lava Fire, the 2022 McKinney Fire, and the 2022 Mill Fire. The 2014 Boles Fire also had a significant impact on the region. These fires destroyed hundreds of homes and had a significant impact on the supply of housing. The Boles Fire started in October 2014 in Weed and destroyed 165 homes. The Slater Fire started in September 2020 in Happy Camp and surrounding areas and destroyed over 200 homes. The town of Happy Camp lost 40% of its housing stock and many fire survivors are now facing homelessness or unsuitable living conditions. The Lava Fire began in June 2021 in the unincorporated areas northeast of Weed and destroyed 144 homes.

County Actions that Address Non-governmental Constraints

The following actions in the Chapter 3 Housing Program address non-governmental constraints that are described above.

Land Prices

Program 1.4.4 and 2.2.2 increase allowable densities and areas where mixed-use and higher density housing can be built, facilitating the development of more housing on available land. Program 1.5.2 uses land more efficiently for the production of housing by removing constraints to the construction of ADUs on existing single-family lots.

Construction Costs

Programs 1.4.2 and 1.4.3 reduce construction costs by making permit-ready plans available for ADUs and single-family homes. Program 1.4.9 incentivizes the construction of less expensive Single Room Occupancy units by removing regulatory restrictions on their development. Program 4.2.1 reduces construction costs for housing affordable to Extremely Low-Income households by waiving building permit fees. Programs 3.1.1 and 3.2.1 fund rehabilitation programs as a strategy to preserve affordable housing, which is much less expensive than building new housing.

Financing Availability

Programs 1.2.1, 1.3.1, 6.2.1, and 6.3.2 direct the County to partner with developers to leverage federal, state, and private sources, including Section 8 Project Based Vouchers, to meet the County's housing goals.

Natural Disaster Impacts

Program 1.4.1 directs the County to expedite the review and approval of building plans in areas impacted by the Slater Fire, as well as prioritize infrastructure development in those areas. Program 6.4.1 directs the County to participate in collaboration with other

government agencies and nonprofit organizations to address regional housing issues and coordinated responses to natural disasters.

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Affirmatively Furthering Fair Housing: Identification of Contributing Factors

Figure 39: Affirmatively Furthering Fair Housing: Identification of Contributing Factors

Priority (high, medium, low)	Fair Housing Issue	Contributing Factors	Meaningful County Action
High	<p>There is a shortage of affordable housing, affordable senior housing, and affordable workforce housing that was exacerbated by the Slater Fire and Lava Fire. This limits the housing options for the lowest-income households, including seniors, persons with disabilities, farmworkers, and those experiencing homelessness.</p> <p>Homelessness has increased substantially, in part due to the recent wildfires. In 2022, over 300 individuals were homeless and 1 in 4 were children. The Lava Fire had a disproportionate impact on the Hmong community, who lost a significant number of homes.</p> <p>The median income per capita is \$31,821 and median age is 49.2 in Siskiyou County.</p>	Displacement of residents due to environmental disaster and economic pressures.	<ol style="list-style-type: none"> 1. Expedite building permit processing times and reduce development requirements in wildfire recovery areas (Program 1.4.1) 2. Involve the community in future County planning processes, with an emphasis on residents residing in areas of high segregation and poverty (Program 6.3.4) 3. Provide permit-ready ADU plans (Program 1.4.2) 4. Provide permit-ready SF home plans (1.4.3) 5. Collaborate with the Karuk Tribe Housing Authority on affordable housing development (Program 1.3.2) 6. Expand Water/Sewer connections (Program 2.1.2) <u>7.</u> Capital investment program (Program 2.1.3) <u>8.</u> Farmworker Housing Needs Assessment (Program 4.2.2) <u>7.9.</u> Special Needs Household Program (Program 4.3.2)

High	The COVID-19 pandemic had a substantial impact on housing access, opportunity, and affordability, particularly due to the conversion of homes into short-term rentals or second homes. Many of these homes were previously long-term rentals.	Displacement of residents due to economic pressures Private market shift from long-term rentals to short-term rentals	<ol style="list-style-type: none"> 1. Workforce housing needs assessment (Program 6.3.1) 2. Partnerships with incorporated cities to explore opportunities to develop affordable housing (Program 6.3.2) 3. Update Vacation Rental Regulation Ordinance (Program 6.4.3)
Medium	<p>Patterns and trends of segregation based on income, race/ethnicity, access to opportunity, and/or household characteristics.</p> <p>The Northwestern County and Northeastern County are areas of high segregation and poverty, low access to opportunity, and have high Community Needs Index scores.</p>	Lack of public or private investments in specific neighborhoods.	<ol style="list-style-type: none"> 1. County to prioritize future rehabilitation, community revitalization, infrastructure improvements or other investment efforts in Northwestern and Northeastern Region (Program 2.1.2, Program 3.1.1, Program 3.2.1, and Program 6.3.3) 2. Assess community needs and issues of special needs households (Program 4.3.2)
Medium	<p>A significant portion of the housing stock, especially rental housing, needs rehabilitation, revitalization, or ADA improvements.</p> <p>Employers are losing employees because of their inability to secure safe and decent housing.</p>	Substandard housing conditions.	<ol style="list-style-type: none"> 1. Develop an accessibility improvements fund (Program 6.3.3) 2. Encourage the production of ADUs with accessibility improvements (Program 1.4.2) 3. Home rehabilitation program (Program 3.1.1) 4. Housing Conditions Survey (Program 3.3.1)
Low	Unincorporated areas of Siskiyou County have disproportionately low proximity to resources such as transportation, healthcare, healthy	Lack of community revitalization strategies.	<ol style="list-style-type: none"> 1. Apply for CDBG Public Services grant to fund Healthy Siskiyou outreach (Program 6.4.2)

	<p>foods, and access to county and social services.</p> <p>Siskiyou County has a high Community Needs Index score. Access to healthcare, maternal and child health, and mental health is disproportionately high in Siskiyou County in comparison to other counties.</p>		<p><u>2.</u> Regularly share data with Modoc Community Action Agency to help identify food service areas (Program 6.4.2)</p> <p><u>3.</u> <u>Develop an accessibility improvements fund (Program 6.3.3)</u></p> <p><u>2.4.</u> <u>Capital investment program (Program 2.1.3)</u></p>
Low	<p>There are a significant number of fair housing cases, especially concerning disability bias.</p> <p>Siskiyou County does not have a formal process to receive, process, respond to, and enforce fair housing issues or complaints.</p>	<p>Lack of local private and public fair housing enforcement and outreach.</p>	<ol style="list-style-type: none"> 1. Develop and fund a formal process for receiving, reviewing, and responding to fair housing complaints in collaboration with Legal Services of Northern California (Program 6.1.1) 2. Meet with Legal Services of Northern California (LSNC) at least once per year to coordinate information, referrals, and outreach to residents. Promote existing fair housing workshops to both residents and landlords. This may include creating informational materials to distribute at the county office, posting on the county's website, and Facebook page, and sending an "email blast" to the county's stakeholder contact list (Program 6.1.1) 3. Tenant/Landlord Education (Program 6.1.2)

Siskiyou County Housing Element Glossary

AB 686 - Affirmatively Furthering Fair Housing: With the passage of AB 686 in 2018, state and local public agencies are required to affirmatively further fair housing through deliberate action to explicitly address, combat, and relieve disparities resulting from past and current patterns of segregation to foster more inclusive communities.

Accessibility: Refers to when the needs of people with disabilities are specifically considered, and products, services, and facilities are built or modified so that they can be used by people of all abilities.

Accessory Dwelling Units (ADUs): Complete independent living facilities for one or more persons on the same lot as the primary structure. Can be attached or detached from the primary structure. Also known as second units or granny flats.

Affordable Housing: The generally accepted measure for housing affordability is spending less than 30% of one's gross household income on housing costs (including utilities, rent or mortgage principal and interest). In the context of the Housing Element, affordable housing generally focuses on housing for extremely low, very low, low and moderate income households. This type of housing generally receives subsidies, either during construction and/or during operations, in order to keep monthly rents at affordable levels.

Block Group: A defined geographic area within a census tract that is given a unique numerical code. Can be used to compare data geographically to identify trends at a neighborhood level.

Census Tract: A defined geographic area within a county that is given a unique numerical code. Can be used to compare data geographically to identify trends at a city or regional level.

Fair Housing: Refers to the right to choose housing free from unlawful discrimination. Comes from Title VIII of the Civil Rights Act of 1968 (Fair Housing Act) which prohibits discrimination in housing due to race, color, religion, sex, gender identity, sexual orientation, familial status, national origin, and disability. It also requires that all federal programs related to housing and urban development be administered in a manner that affirmatively further fair housing.

Housing Choice Voucher (HCV): Administered by housing authorities and provided to very Low-Income households to choose and rent privately-owned rental housing.

Housing Rehabilitation: Repairs to address deferred maintenance and aging of housing stock. May also address abatement of asbestos and lead paint, installation of energy efficiency measures, and removal of architectural barriers for those with mobility needs.

Infill Development: Refers to the process of developing vacant or under-used parcels within existing incorporated areas that are already largely developed.

LGBTQ+: An acronym for lesbian, gay, bisexual, trans*, queer, questioning, and other identities. These terms are used to describe a person’s sexual orientation or gender identity. Trans* is an inclusive term that encompasses all people whose gender identity varies or is different from the sex they were assigned at birth.

Market-rate Housing: Housing where the “market” (supply/demand/other factors) sets the cost to the occupant and there are no public subsidies.

Mixed-income Housing: Developments that comprise differing levels of affordability, with some units at market rate and others available to low-income households at below-market rates which are made available to income-qualified households.

Non-white: Used in a data source provided by the California State Department of Housing and Community Development to describe people who are not White. See the definition for “People of Color”.

People of Color: Used to describe people who are Hispanic/Latino, Black or African American, American Indian and Alaska Native, Asian, Native Hawaiian and other Pacific Islander, as well as any other races/ethnicities that are not White. See the definition for “Non-white.”

Permanent Supportive Housing: Housing in which wrap-around supportive services, such as case management, counseling, education and peer support are provided to tenants to support their self-sufficiency.

Person Experiencing Homelessness: An individual who lacks a fixed, regular, and adequate nighttime residence. Includes, but is not limited to, people who are couch surfing, in cars/trucks/RVs, in motel/hotels, in temporary or transitional housing, in shelters, or living unsheltered.

Person with a Disability: A person with a disability may have a physical, hearing, visual, developmental, or mental health disability or multiple disabilities. Although “people with disabilities” may refer to a community of people, people with disabilities are a diverse population with a wide range of experiences and needs. Some prefer “identity first” language such as “autistic person.”

Regional Housing Needs Allocation (RHNA):—The allocation of housing need based on projected growth in each community, by income level. The RHNA is determined by the California State Department of Housing and Community Development in partnership with local planning agencies.—The RHNA does not address current or historical housing supply, only that attributable to future growth during the Housing Element period. Local jurisdictions are required to maintain enough appropriately zoned land available to accommodate the unmet RHNA throughout the Housing Element period. Local jurisdictions do not directly develop the housing nor is funding from the State tied to RHNA.



APPENDIX ITEMS

Appendix A: Review of Progress of Previous Housing Element

Appendix B: Adequate Sites Inventory Form

Appendix C: Community Meeting #1 Polls

Appendix D: Community Meeting #2 Polls

APPENDIX A: Review of Progress of Previous Housing Element

Program Number	Program Statement/ Intended Objective	Timeframe in Housing Element	Accomplishments/ Analysis	Continue, Modify or Delete?	Adjustment to Meet New State Laws
1: Ensure the availability of a variety of housing types for all income levels					
1.1.1	Maintain consistency between the Housing Element policies and other policies within the General Plan. Prepare annual reports as mandated by State law.	Annually	Objective met. The County submitted annual progress reports to HCD.	Continue with modifications	
1.1.2	The County will continue to perform periodic reviews of its permit procedures in an effort to minimize the cost and time of processing permits.	Annually	Objective met. Latest update was completed in March 2022.	Continue	
1.1.3	The Building Department shall not impose requirements for construction other than those mandated by state law or those necessary to maintain the health and safety of citizens.	Ongoing	Objective exceeded. The County continues to only enforce the building requirements that are mandated by State law, and, in some cases, has reduced building requirements to make development in wildfire regions feasible.	Continue	

1.2.1	The County will update its website as appropriate to include information on affordable housing and available housing programs.	Ongoing	Objective exceeded. The County website is regularly updated to include information about affordable housing development. The County was awarded a LEAP grant to create an online portal that provides more detailed information for the public.	Continue with modifications	The County will update its website to include additional information on affordable housing and available housing programs (Per AB 1483).
1.3.1	The County will promote lower income residential building plans by actions such as giving priority to affordable housing projects, allowing phasing of infrastructure whenever possible, and providing density bonuses or other concessions.	Ongoing	Objective exceeded. The County allows phasing of development and flexibility in rules, regulations, and requirements such as well/septic and building code standards, especially in regions that have been significantly impacted by wildfire.	Continue with modifications	The County will be implementing a Density Bonus Program (Per AB 2345) for low-, very-low, and moderate-income housing developments.
1.3.2	The County monitors and updates the vacant land inventory with the objective of ensuring that the County can accommodate a variety of housing types.	Annually	Objective not fully met. The County was awarded a LEAP grant to create an online portal for the public that includes vacant land and parcel information.	Continue with modifications	The County will be implementing a formal Unit Production Evaluation (Per Government Code 65863 "No Net Loss") with a regular update to the Housing Element Site Inventory.

1.4.1	The County will review potential funding sources (CDBG, HOME, etc.) that can be used in support of affordable housing and submit funding applications as appropriate.	Annually	Objective exceeded. The County was awarded several grants, including LEAP and CDBG.	Continue	
1.5.1	The County will explore with the Karuk Tribe, and other potential funding sources, sources of funds that may be available to help fund the development of special needs housing.	Ongoing	Objective exceeded. The County meets with the Karuk Tribe Housing Authority on a regular basis to coordinate affordable housing development and projects.	Continue	
2: Provide adequate sites and services to accommodate the RHNA					
2.1.1	The County shall conduct an annual review of the types of dwelling units under construction or expected to be constructed during the following year.	Annually	Objective not met. This program will be incorporated into the No Net Loss program.	Delete	
2.1.2	The County shall continue to work with community service districts and cities in the County to provide water and sewer service connections.	Ongoing	Objective exceeded. The County approves out-of-area service agreements several times a year.	Continue	

2.1.3	The County shall continue to encourage special districts and nonprofit organizations in their applications for state and federal funding necessary to expand and improve sewer and water service.	Annually	Objective exceeded. The County works to secure new sources of funding on an ongoing basis, as needed.	Continue	
2.1.4	The County shall monitor changing housing demographics to determine if additional focus needs to be placed on the provision of certain housing types.	Annually	Objective not fully met. The County did not have the staff or funding to monitor housing demographics on an annual basis.	Continue with modifications	
2.2.1	The County will forward the updated Housing Element to each of the community services districts that provide sewer and/or water services	Upon Adoption of HE	Objective met. The County forwarded the Housing Element to all community services districts upon the adoption of the previous housing element.	Continue	

2.2.2	The County will promote residential development in appropriate commercial zones, particularly on sites in the McCloud and Happy Camp areas. The County will meet with property owners of sites and structures suitable for residential development, and developers interested in developing such a property, to discuss opportunities and possible incentives to encourage development. The County will support applications for state or federal funding, provide information regarding those programs, and provide expedited processing or other concessions.	Bi-annually	Objective exceeded. The County received LEAP grant funding to update the zoning code in McCloud to facilitate mixed-use or high density developments in commercial zones. The County waives fees for R-3 and R-4 development.	Continue with modifications	
3:–_Rehabilitate and revitalize existing neighborhoods					
3.1.1	The County will support non-profit and for-profit organizations who demonstrate the ability and skill to undertake rehabilitation programs	Ongoing	Objective exceeded. The County applied for and was rewarded funding for the Slater Fire Home Replacement Program, Woodsmoke Reduction and Heating Replacement Program, and code enforcement efforts.	Continue	

3.5.1	The County will conduct a housing conditions survey to determine housing rehabilitation and replacement needs prior to the next Housing Element update.	Jun-19	Objective not fully met. Due to the size of Siskiyou County, a housing conditions survey is not feasible. The County will partner with other agencies to conduct a housing conditions survey.	Continue with modifications	
4: Facilitate the preservation of housing suited to persons with special housing needs					
4.1.1	The County will review development plans to assure consistency with state handicap and accessibility laws and require modification for accessibility as necessary.	Ongoing	Objective met. All new developments conform to the handicap and accessibility laws mandated by State law.	Delete	
4.2.1	The County will review the Zoning Ordinance and other development procedures to ensure compliance with fair housing laws.	Ongoing	Objective not fully met. The 2022 Housing Element Update includes plans to update the County's Zoning Ordinance to be in compliance with State law.	Delete	

4.2.2	The County will provide individuals with disabilities reasonable accommodation in rules, policies, practices and procedures as may be necessary and make that information available to the public.	Jul-15	Objective met. The County's Zoning Ordinance is in compliance with State law.	Continue	
4.2.3	The County will support non-profit organizations in their applications for state and federal funding necessary to acquire and/or improve housing for developmentally disabled persons.	2013	Objective met. The County revised its Zoning Ordinance to permit group homes of 6 or fewer persons in all residential zones in 2013.	Continue with modifications	
4.3.1	The County will work with senior housing advocates to explore a variety of affordable housing options.	Ongoing	Objective not met. The County did not work with senior housing advocates due to limited staff and high turnover.	Continue with modifications	
4.4.1	The County will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of single-room occupancy units and/or other units affordable to extremely low-income residents.	Annually	Objective not met. The County was not able to make modifications to the development standards due to limited staffing and high turnover.	Continue	

4.5.1	The County will coordinate with non-profit organizations to apply for emergency housing funds available from HCD.	Ongoing	Objective met. The County provides technical assistance to interested parties per request.	Continue	
5:–_Promote sustainable development					
5.1.1	Promote the weatherization program operated by Great Northern Corporation by providing information on currently available weatherization and energy conservation programs to County residents.	Ongoing	Objective met. Staff regularly updates the County website to provide information about energy conservation opportunities.	Continue	Modified to more fully address the requirements of AB 683 "Affirmative Furthering Fair Housing"
5.2.1	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.	Ongoing	Objective met. The County has updated building code and development standards.	Delete	
6:–_Eliminate housing discrimination					

6.2.1	The County shall direct persons with complaints of housing discrimination to the appropriate state and federal agencies. In addition, the County will continue to make fair housing information available to the public on the County's website, at county offices, and at a variety of other locations.	Ongoing	Objective not fully met. The County refers residents to Legal Services of California, or other appropriate legal agencies as necessary. The County will create a webpage to outline the fair housing complaint process.	Continue with modifications	Modified to more fully address the requirements of AB 683 "Affirmative Furthering Fair Housing"
7:— Maintain affordable housing					
7.1.1	The County will continue to support the efforts of non-profit organizations and other agencies working to increase the number of Section 8 Vouchers in the County and/or working to maintain the affordability of low-income housing.	Ongoing	Objective met. The County provides support and assistance to nonprofits as requested.	Continue	

Note: Table is formatted to meet HCD requirements. Accessible version is available through the Siskiyou County Planning Department.

APPENDIX B: Adequate Sites Inventory Form

Siskiyou County	Jurisdiction Name
Lake Shore Drive and Juniper Peak Road, Lake Shastina	Site Address/Intersection
96094	5 Digit ZIP Code
106-130-010	Assessor Parcel Number
N/A	Consolidated Sites
Neighborhood Commercial	General Plan Designation (Current)
CU	Zoning Designation (Current)
10	Minimum Density Allowed (units/acre)
23	Max Density Allowed (units/acre)
2.25	Parcel Size (Acres)
Vacant	Existing Use/Vacancy
YES - Current	Infrastructure
YES - County-Owned	Publicly-Owned
Available	Site Status
Not Used in Prior Housing Element	Identified in Last/Last Two Planning Cycle(s)
22	Lower Income Capacity
0	Moderate Income Capacity
0	Above Moderate Income Capacity
22	Total Capacity
	Optional Information1

APPENDIX C: Community Meeting #1 Poll Results



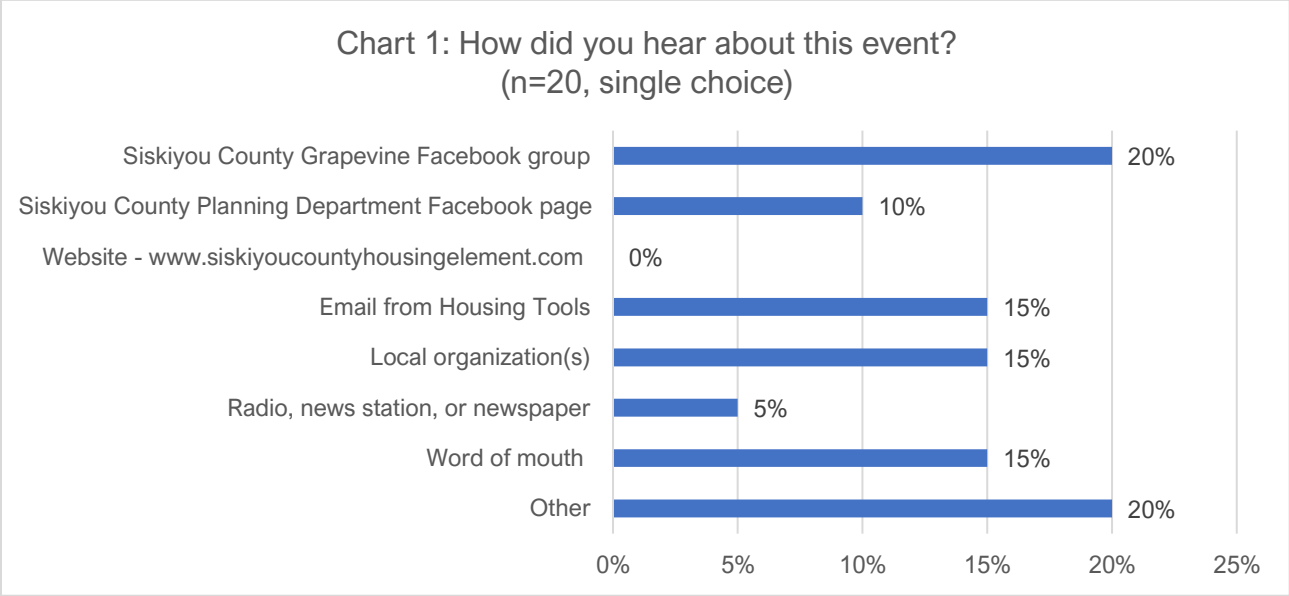
Siskiyou County 2022 Housing Element Update Community Meeting #1: Housing Needs & Issues Live Poll Results April 27, 2022

Community members responded to trilingual polls in English, Spanish, and Hmong that were launched live during the meeting. Both the polls and community members' aggregate responses are provided below.

Poll 1

How did you hear about this event? / ¿Cómo se enteró de este evento? / Koj hnov txog peb lub rooj sib tham no ntawm qhov twg los?

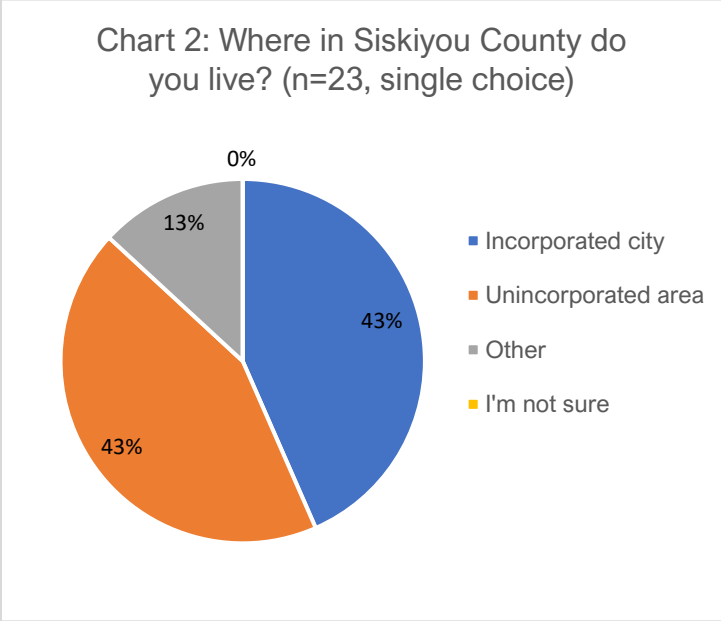
- a. Siskiyou County Grapevine Facebook group / Grupo de Facebook del condado de Siskiyou Grapevine / Pawg neeg ntawm Siskiyou County Grapevine qhov Facebook
- b. Siskiyou County Planning Department Facebook page / Página de Facebook del Departamento de Planificación del Condado de Siskiyou / Daim qhia txog Siskiyou County Planning Department qhov Facebook
- c. Website – www.siskiyoucountyhousingelement.com / Sitio de Web – www.siskiyoucountyhousingelement.com / Lub Vasab www.siskiyoucountyhousingelement.com
- d. Email from Housing Tools / Email de Housing Tools / Email tuaj ntawm Housing Tools
- e. Local organization(s) / Organización(es) local(es) / Cov koom haum nyob hauv zej zog
- f. Radio, news station, or newspaper / Radio, periódico, o estación de noticias / Xov tooj Cua, xov xwm thiab ntawv xov xwm
- g. Word of mouth / Me pasaron la voz / Qhia los ntawm neeg
- h. Other / Otro / Lwm yam



Poll 2

Where in Siskiyou County do you live? / ¿En qué parte del condado de Siskiyou vive usted? / Koj nyob hauv lub Nroog Siskiyou rau qhov chaw twg

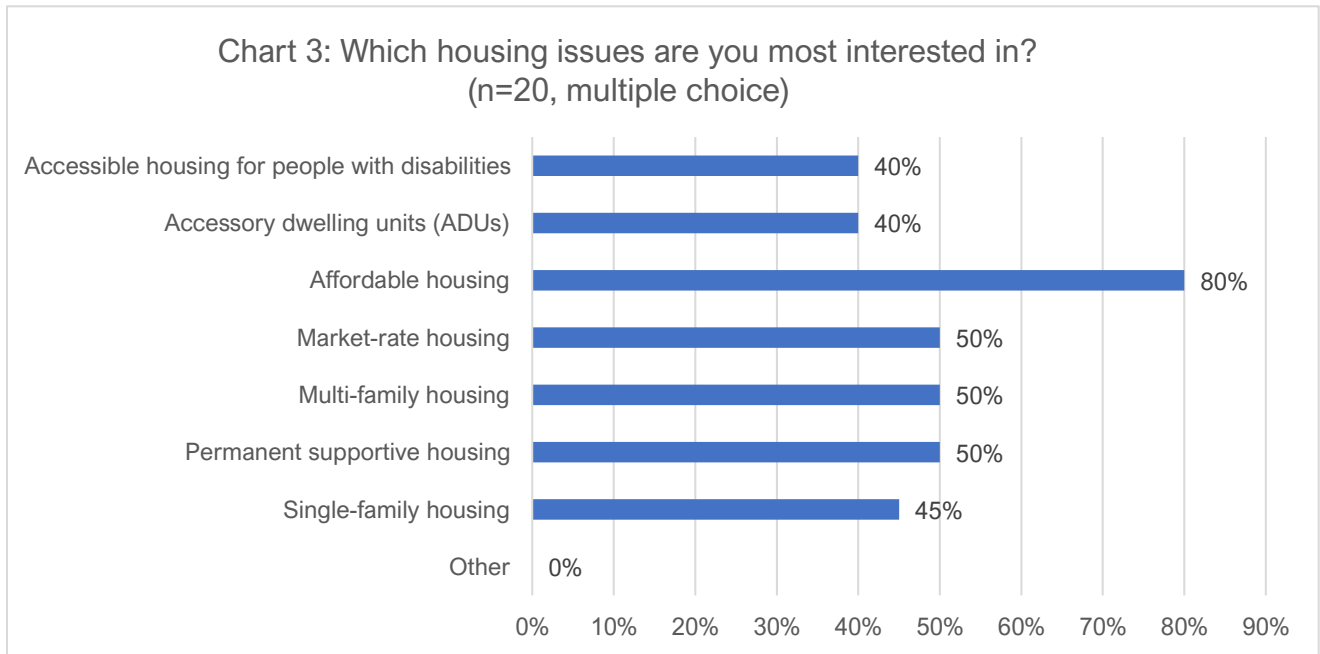
- a. Incorporated city such as Yreka, Mount Shasta, Weed, etc. / Ciudad incorporada como Yreka, Mount Shasta, Weed, etc./ Rau rau tej zos xws li Yreka, Mount Shasta, Weed, etc.
- b. Unincorporated area such as Lake Shastina, McCloud, Happy Camp, etc. / Área no incorporada como Lake Shastina, McCloud, Happy Camp, etc. / Rau tej chaw tsis tau yog ciam zos xws li Lake Shastina, McCloud, Happy Camp, etc.
- c. Other / Otro / Lwm yam
- d. I'm not sure / No estoy seguro / Tsis paub



Poll 3

Which housing issues are you most interested in? Please select all that apply. / ¿En que problemas de vivienda está usted más interesado? Por favor seleccione todas las respuestas que correspondan. / Yam teeb meem dabtsi hais txog vajtse nyob uas koj xav paub txog? Xaiv tag nrho cov raug rau koj.

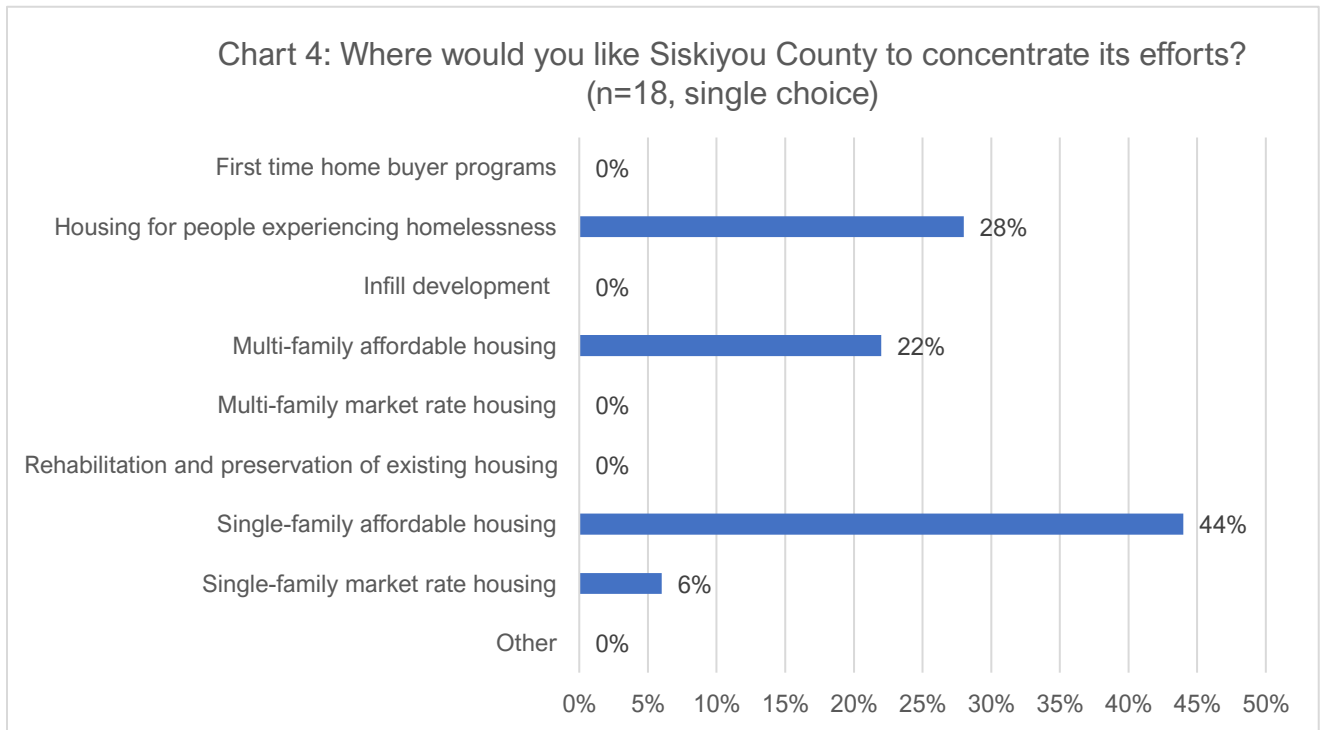
- a. Accessible housing for people with disabilities / Vivienda accesible para personas con discapacidades / Muaj vajtse nyob rau cov neeg uas xiam oob qhab
- b. Accessory dwelling units (ADUs) / Unidades de Vivienda Accesorias (ADUs, siglas en Inglés) / Tej lub menyuum tsev me nyob nrog rau lub tsev loj
- c. Affordable housing / Viviendas asequibles / Cov tsev nyob ua them taus pheejyig
- d. Market-rate housing / Viviendas a precio de mercado / Tsev nyob raws tus nqi kiabkhws
- e. Multi-family housing / Viviendas multifamiliares / Ntau ntau lub tsev rau tsevneeg nyob sibpuab
- f. Permanent supportive housing / Viviendas de apoyo permanente / Cov tsev nyob ua muaj kev pab mus li
- g. Single-family housing / Viviendas unifamiliares / Tsev kheej ib lub ib lub
- h. Other / Otro / Lwm yam



Poll 4

Where would you like Siskiyou County to concentrate its efforts? / ¿Dónde le gustaría que el condado de Siskiyou concentrara sus esfuerzos? / Kom xav kom lub Nroog Siskiyou sib zog haujlwm rau qhov twg?

- a. First time home buyer programs / Programas para compradores de vivienda por primera vez / Muaj kev pab rau cov thawj zaug yuav tsev
- b. Housing for people experiencing homelessness / Viviendas para personas que no tienen hogar / Muaj vajtsev pab rau cov neeg ua tau poob mus ua neeg tsis muaj vajtsev nyob lawm
- c. Infill development / Desarrollo de rellenos/ Ua vajtse nyob rau tej chaw tsis muaj dabtsi hauv lub zos
- d. Multi-family affordable housing / Vivienda multifamiliar asequible / Cov tsev ntau ntau tsevneeg nyob uake pheejyig them tau
- e. Multi-family market rate housing / Vivienda multifamiliar a precio de mercado / Cov tsev ntau ntau tsevneeg nyob uake tus nqi kiabkhw
- f. Rehabilitation and preservation of existing housing / Rehabilitación y preservación de viviendas existentes / Rov los kho tej qub vajtse nyob thiab ceev tseg tej vajtse qub nyob
- g. Single-family affordable housing / Viviendas unifamiliares asequibles / Tsev kheej them tau pheejyig
- h. Single-family market rate housing / Viviendas unifamiliares a precio de mercado / Tsev kheej tus nqi kiab khw
- i. Other / Otro / Lwm yam



APPENDIX D: Community Meeting #2 Poll Results



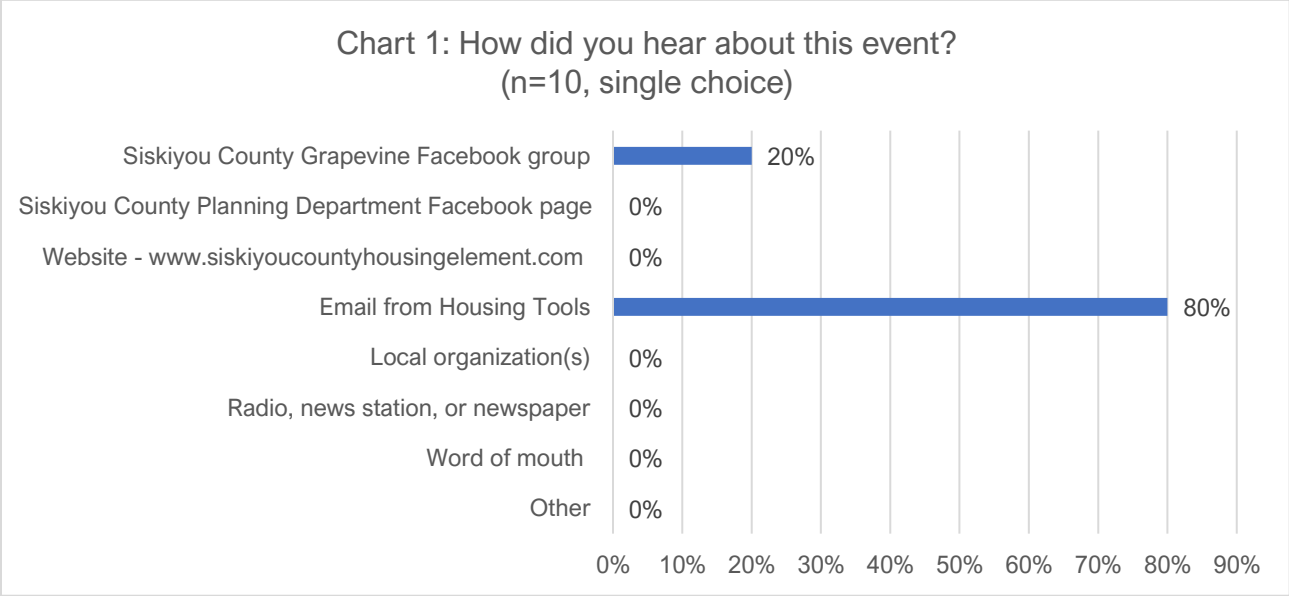
Siskiyou County 2022 Housing Element Update
Community Meeting #2: Housing Goals & Programs
Live Poll Results
May 25, 2022

Community members responded to trilingual polls in English, Spanish, and Hmong that were launched live during the meeting. Both the polls and community members' aggregate responses are provided below.

Poll 1

How did you hear about this event? / ¿Cómo se enteró de este evento? / Koj hnov txog peb lub rooj sib tham no ntawm qhov twg los?

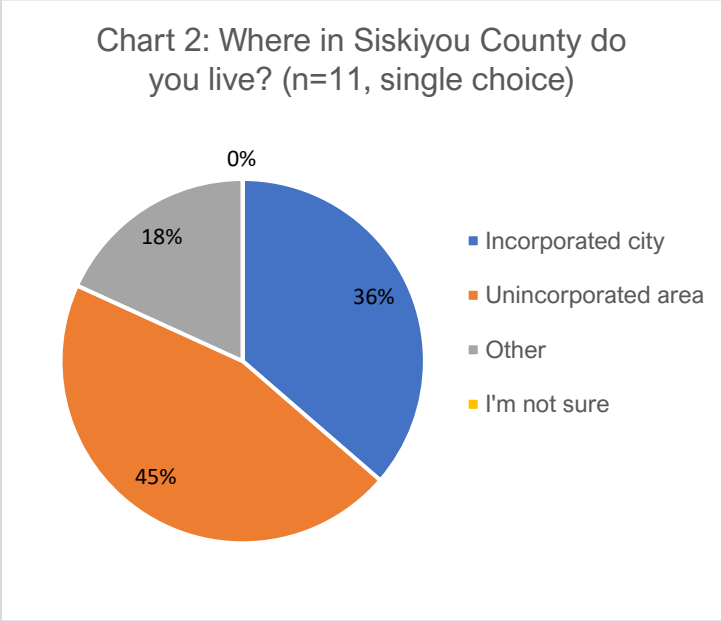
- i. Siskiyou County Grapevine Facebook group / Grupo de Facebook del condado de Siskiyou Grapevine / Pawg neeg ntawm Siskiyou County Grapevine qhov Facebook
- j. Siskiyou County Planning Department Facebook page / Página de Facebook del Departamento de Planificación del Condado de Siskiyou / Daim qhia txog Siskiyou County Planning Department qhov Facebook
- k. Website – www.siskiyoucountyhousingelement.com / Sitio Web – www.siskiyoucountyhousingelement.com / Lub Vasab www.siskiyoucountyhousingelement.com
- l. Email from Housing Tools / Email de Housing Tools / Email tuaj ntawm Housing Tools
- m. Local organization(s) / Organización(es) local(es) / Cov koom haum nyob hauv zej zog
- n. Radio, news station, or newspaper / Radio, periódico, o estación de noticias / Xov tooj Cua, xov xwm thiab ntawv xov xwm
- o. Word of mouth / Me pasaron la voz / Qhia los ntawm neeg
- p. Other / Otro / Lwm yam



Poll 2

Where in Siskiyou County do you live? / ¿En qué parte del condado de Siskiyou vive usted? / Koj nyob hauv lub Nroog Siskiyou rau qhov chaw twg?

- e. Incorporated city such as Yreka, Mount Shasta, Weed, etc. / Ciudad incorporada como Yreka, Mount Shasta, Weed, etc./ Rau rau tej zos xws li Yreka, Mount Shasta, Weed, etc.
- f. Unincorporated area such as Lake Shastina, McCloud, Happy Camp, etc. / Área no incorporada como Lake Shastina, McCloud, Happy Camp, etc. / Rau tej chaw tsis tau yog ciam zos xws li Lake Shastina, McCloud, Happy Camp, etc.
- g. Other / Otro / Lwm yam
- h. I'm not sure / No estoy seguro / Tsis paub



Poll 3

Did you find this community meeting beneficial? Please select all that apply. / ¿Le pareció servicial esta reunión comunitaria? Por favor seleccione todas las respuestas que correspondan. / Koj puas pom tau tias lub zejzog kev sibtham yeej pab tau thiab? Kos tagrho cov ua pab tau.

- Yes, I felt like my voice was heard and I was able to provide input into the Housing Element's development / Sí, siento que se escuchó mi voz y pude contribuir al desarrollo del Elemento de Vivienda / Yog, kuv xav tias kuv cov suab yeej hnov thiab kuv yeej pab tau tswvyim rau Kev Tsimkho Vajtsev tseemceeb
- Yes, I learned new information and/or gained a greater degree of understanding about housing issues / Sí, obtuve nueva información y/o adquirí un mayor grado de comprensión sobre los problemas de vivienda / Yog, kuv kawm tau yam tshiab thiab/losyog paub totaub zoo heev txog teebmeem ntawm cov vajtsev
- Yes, I was able to interact with other community members and learn about their ideas and perspectives / Sí, pude interactuar con otros miembros de la comunidad y conocer sus ideas y perspectivas / Yog, kuv koom thiab kawm tau nrog rau lwm tus neeg nyob hauv zejzog cov tswvyim thiab kev xav
- No, this was not beneficial to me / No, esto no me benefició / Tsis muaj, qhov no pab tsis tau kuv dabtsi li

