

Chapter 2 – Goals, Policies, and Housing Programs

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

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

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

Required Program Components

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

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

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

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

Table 2-1 Programs to Meet a Specific State Law Requirement		
1.3.1	2.1.1	7.1.1
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To affirmatively further fair housing, jurisdictions must establish goals, policies, and actions based on the identified contributing factors, and the priority of those factors. Government Code Section 8899.50 requires “meaningful actions” well beyond combating discrimination to overcome patterns of segregation and foster inclusive communities. These actions, as a whole, must:

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

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

Priority Programs that Require Amendments to the Tulelake Municipal Code

City staff have identified the following Programs that require amendments to the Tulelake Municipal Code and are high priority. These programs are identified as high priority because they implement State housing law, have been included as programs in at least one previous housing element, and/or the necessary Zoning Code amendments have not been completed to date. As such, the City has committed a portion of its SB 2 planning grant funding for preparing and completing the Zoning Ordinance amendments. As SB 2 funds are being used for the amendments, completion is scheduled for the end of 2023. An August 2023 draft of the proposed amendments is tentatively scheduled to be reviewed by the City Council in October 2023. The August 2023 draft complies with all the requirements of state law and the discussion in this Element assumes adoption of the new zoning ordinance by the end of 2023 consistent with the August 2023 draft.

1.4.1(2)	5.1.3
2.2.1	

Goal 1 - Provide Adequate Sites (was Goal 1)

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

Policy 1.1

The City shall encourage and facilitate the construction of housing to meet the City’s share of regional housing needs during the 2023-2031 Housing Element planning period of at least one (1) extremely low income unit and one (1) low income unit. In addition to Tulelake’s share of the regional housing needs, the City shall encourage and facilitate the rehabilitation of four housing units distributed among lower-income and moderate income levels as shown in Table 2-3:

**Table 2-3
City of Tulelake’s Quantified Objectives, 2023-2031**

	Extremely Low Income	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
New Construction	1	0	1	0	0	2
Rehabilitation	1	1	1	1	0	4
Totals	2	1	2	1	0	6
* The City has not established an objective for preservation of affordable housing as there are no assisted housing developments or units in the City; therefore, there is no risk of conversion during the planning period.						

Policy 1.2

Ensure Tulelake provides adequate sites with appropriate zoning and available public facilities and services to meet the City's share of regional housing needs for all income groups during the housing element planning period. These lands shall be available at any time with appropriate General Plan and Zoning regulations for residential

development to reduce the impact that the lack of available land may have on the cost of single-family and multifamily development.

Policy 1.3

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

Program 1.3.1 Adequate Sites and No Net Loss Compliance (was Programs 1.3 and 1.15)

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

Administration: Planning Department, City Administrator

Funding: Application fee, General Fund

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

Program 1.3.2 Monitor Availability of Sites (was Program 1.3)

Every year, as part of the annual Housing Element review, the City shall review the vacant land inventory and the Groundwater Sustainability Plan with the objective of ensuring the City can accommodate a variety of housing types for all income levels. If a deficiency is projected to occur, the City shall take steps to change the General Plan, zoning, and Groundwater Sustainability Plan as needed to increase the amount of available land and ensure an adequate water supply to accommodate all projected housing needs. The City shall make the inventory and Groundwater Sustainability Plan available to the public, especially the development community, for their information and use.

Administration: Planning Department and City Administrator

Funding: General Fund

Timing: Annually.

Policy 1.4

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

Program 1.4.1 Procedures for Water and Sewer Connections *NEW* 

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

Administration: Department of Public Works and City Administrator

Funding: General Fund

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

Program 1.4.2 Public Infrastructure—the Sewer System (was Program 1.7)

The City shall continue to improve the sewer system, as necessary, to meet the needs of residents and to encourage, support, and accommodate housing and economic development.

Administration: City Council

Funding: State Water Resources Control Board Grant #C-06-4930-10, and federal and state grants/loans

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

Program 1.4.3 Public Infrastructure—the Water System (was Program 1.8)

- 1) To continue to provide adequate water services to meet the needs of existing residents and to serve the demand for new housing and economic development, improvements to the water system shall be made as needed to keep ahead of development demand.
- 2) The City will prepare a water conservation plan to conserve the City's potable ground water supply in the event of future, multi-year droughts. The plan will identify methods to reduce water consumption and how residents can prepare for future droughts. The plan may consider establishing thresholds of severity that when reached residents will be required to conserve water. In preparing the water conservation plan, the City will consider coordinating and collaborating with Siskiyou County, nearby communities, and other local and regional stakeholders. The City's plan will be made available in English and Spanish.

Administration: City Council

Funding: General Fund/federal and state grants/loans

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

Policy 1.5

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

Program 1.5.1 City Services for Unserved and Underserved Areas *NEW*

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

Administration: City Administrator
Funding: To be determined.
Timing: As opportunities are recognized.

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

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

Policy 2.1

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

Program 2.1.1 Promote the City Housing Programs to Residents *NEW*

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

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

Policy 2.2

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

Program 2.2.1 Establish Local Density Procedures

The City shall amend the Tulelake Municipal Code, Title 17, to adopt implementing procedures that are consistent with State Density Bonus Law, Government Code Section 65915 et seq. To reduce the need for future municipal code amendments and updates, the amendments will focus on local procedures for processing density bonus application and documents and information required to be submitted with the density bonus application in order

for a density bonus application to be deemed complete (Government Code Sections 65915, subparagraph (3)). Consistent with subdivision (n) of Government Code Section 65915, the City's Zoning Ordinance amendments for density bonus may consider allowing the City to grant a density bonus greater than described in State Density Bonus Law (SDBL) for a development that meets the requirements of SDBL.

Administration: Planning Department, City Manager

Funding: General Fund

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

Program 2.2.2 [Zoning Ordinance Updates to Provide of a Variety of Housing and Remove Barriers](#) (was Programs 1.1, 1.2, and 1.11)

Update the Zoning Ordinance of the City, create an improved Zoning Map, and designate adequate lands to meet programmed housing needs beyond the 2023-2031 planning period, and provide a variety of housing types for all income levels. Revisions will be made, as appropriate, to set objective development standards for single and multifamily housing, promote reasonable flexibility in densities and land uses, and to clarify available incentives for affordable housing production. As part of the Zoning Ordinance Update, the City's General Plan shall be reviewed for consistency with the Housing Element. Should inconsistencies be found, the needed amendments to correct the inconsistencies will be prioritized. The City will continue to apply for grant funding to offset the associated costs.

Administration: City Council

Funding: SB 2, LEAP General Fund, and grant funding

Timing: As part of the City's Zoning Ordinance update for which adoption is targeted for Q4 2024. The City will review funding programs that allow funds to be used for updating the City's legislative documents. As funding becomes available, the City will apply for funding for the duration of the 2023-2031 housing element planning period.

Program 2.2.3 [Monitoring of City Fees](#) (was Program 1.5)

The City shall review building and development connection fees and permit fees, and modify, as feasible, those standards and fees deemed to be unnecessary, excessive, or that create unusual constraints on affordability and housing availability. At the time of adoption of any new mitigation fees, the City shall consider the housing needs of low- and moderate- income households. Provisions shall be included for potential fee reductions, fee deferrals, or other cost reductions for projects that include units assured to be affordable to lower income and moderate income households, and continued occupancy by lower and moderate-income households.

Administration: Building Department, Planning Department, and City Administrator

Funding: General Fund

Timing:

A) Beginning in 2025, bi-annually thereafter.

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

Policy 2.3

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

Program 2.3.1 Density Bonus Implementation 

- 1) The City shall provide density bonuses to homebuilders proposing to include qualifying dwelling units and/or other qualifying project amenities within residential developments consistent with Government Code Section 65915 et seq.
- 2) The City will prepare and publish materials on its website informing the public and housing developers of the City’s density bonus program for qualified housing developments
- 3) To ensure ongoing compliance with state Density Bonus Law, the City shall continue to monitor for amendments to Government Code Section 65915 et seq. and amend Title 17, Zoning, as necessary.

Administration: Planning Department, City Administrator

Funding: General Fund

Timing: 1) As qualifying prospective projects are submitted; 2) within 30 days of adoption of amendments to the Title 17, of the Tulelake Municipal Code; and 3) As part of the City’s annual housing element progress report, the City shall report to the City Council any amendments to Government Codes Section 65915.

Program 2.3.2 Improve Portability of Contractor Licensing and Bonding *NEW*

The City will consider working with local elected officials and organizations that advocate for small rural jurisdictions and communities for improving the portability of out-of-state (i.e., Oregon) contractor licensing and bonding to increase the pool of professionals for building and rehabilitating the housing stock.

Administration: City Council

Funding: General Fund

Timing: Commence review of this initiative within two years from adoption of the housing element.

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

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

Policy 3.1

The City shall support housing rehabilitation and encourage housing maintenance in order to avoid future need for significant rehabilitation or replacement.

Program 3.1.1 Prioritize Use of CDBG Housing Funds for Residents with Special Needs 

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

Administration: City Administrator

Funding: CDGB/Revolving Loan Fund

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

Program 3.1.2 Promote and Encourage Housing Conservation

- 1) The City shall develop/continue an owner-occupied rehabilitation (OOR) program for income-qualified households, and apply for funding. If the City has available program income and OOR is an eligible use of program income per the grantor, the City will consider amendments to the program income reuse plan to include an OOR activity, and establish a suballocation of the program income for the OOR activity.
- 2) The City shall provide free guidance and technical assistance through the Building Department to homeowners who wish to repair and improve the habitability and weatherization of existing housing. The availability of this service will be advertised as part of the City's proactive public outreach for housing to improve community awareness.
- 3) The City shall support third-party and non-profit organizations, such as Great Northern Corporation, that offer zero- and low-cost rehabilitation or weatherization programs, including but not limited to, facilitating notification of owners of homes in need of rehabilitation or weatherization about programs that could help meet rehabilitation needs.
- 4) The City shall continue to perform proactive code enforcement to improve housing units that are substandard and have habitability issues in order to conserve the inventory of housing, and as a means to maintain safe and decent housing. The City will continue to respond to complaints or obvious potential code violations. The City will encourage the removal of dilapidated housing, using CDBG funds where possible, to offset the cost of replacement housing. The City shall continue to perform proactive code enforcement to improve housing units that are substandard and have habitability issues in order to conserve the inventory of housing (was Program 2.4).

Administration: City Administrator, and Planning and Building Departments

Funding: General Fund

Timing:

- 1) The City will annually apply for appropriate state and federal funding for the duration of the 2023-2031 housing element planning period.
- 2) The City shall contact third-party and non-profit organizations no less than annually about availability of zero- and low-cost rehabilitation or weatherization programs.
- 3) The City shall contact agencies and non-profit organizations no less than annually about planned activities, and coordinate participation.
- 4) Transactionally during the planning period, and as substandard housing conditions are verified by the City.

Quantified Objective: Facilitate the conservation/rehabilitation of two housing units during the planning period of 2023 to 2031.

Program 3.1.3 Promote Weatherization and Rehabilitation of the Existing Housing Stock (was Programs 2.1, 2.2. and 2.3)

- 1) To improve the safety and livability of existing housing stock the City will continue to pursue Community Development Block Grant (CDBG) funds to conserve the existing housing stock through the implementation of a housing rehabilitation program. Additionally, as beneficiaries make loan payments, the City will use repayment funds to the housing revolving fund that is targeted toward housing rehabilitation. In addition, housing rehabilitation loans will be made available to those with disabilities, including development disabilities.
- 2) The City will promote and publicize the availability of funding for housing rehabilitation, energy conservation, and weatherization programs by providing printed handouts available at public locations and the City's

newsletter, also publishing on the City's social media and website. Additionally, as funding is awarded the City will provide a news release regarding the receipt of CDBG funds and the progress made with the rehabilitation program. (was Program 2.2)

- 3) The City will require all units rehabilitated under the rehabilitation program funded with CDBG funds to be in compliance with California's Title 24 energy standards, including retrofit improvements such as dual-pane windows, ceiling and floor insulation, caulking and weather-stripping to reduce energy costs. (was Program 2.3).
- 4) Stay current on housing-related programs that may be available to the City. (was Program 2.5)

Administration: City Council, City Clerk

Funding: 1) – 3) CDBG funds/housing revolving loan fund. 4) General Fund

Timing: 1) – 3) Apply annually as NOFAs are released for the duration of the housing element planning period. 4) Annually for the duration of the 2023-2031 housing element planning period.

Quantified Objective: Facilitate the conservation/rehabilitation of two housing units during the planning period of 2023 to 2031.

Policy 3.2

Establish and implement replacement housing to mitigate the loss of affordable housing units on Housing Element designated inventory sites. Upon City Council adoption of the 6th Cycle Housing Element Update, the City shall immediately begin implementing replacement housing, when applicable, in accordance with Government Code Section 65583.2(g)(3). The replacement housing policy shall require new housing developments on the City's designated Housing Element Inventory Sites to replace all affordable housing units lost due to new development. The City shall also prepare and adopt a local replacement housing policy.

Program 3.2.1 Establish a Replacement Housing Policy *NEW*

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

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

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

Administration: Planning Department and City Administrator

Funding: General Fund

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

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

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

Policy 4.1

The City shall give high priority to the building permit processing and inspections for individuals with disabilities, including developmental disabilities.

Policy 4.2

The City shall amend Title 17, Tulelake Municipal Code, to ensure the Zoning Regulations comply with state law and are implemented consistent with state law, specifically Government Code Sections 65582, subparagraphs (g), (i), and (j) for definitions of transitional and supportive housing and target population; Government Code Section 65583(a)(4) et seq for emergency shelters, Government Code Sections 65650-65656 and 65660-65668 for supportive housing developments and low barrier navigation centers. Specially:

- Government Code Section 65582, subparagraphs (g), (i), and (j) for the definitions supportive housing, transitional housing, and target population.
- Emergency shelters: amendments for consistency with the provisions of Government Code Section 65583(a)(4) et seq.
- Supportive housing developments: the amendments shall permit supportive housing developments by-right in zones that permit multifamily and mixed uses including nonresidential zones permitting multifamily uses when the statutory requirements are met, consistent with Government Code Section 65650-65656.
- Low barrier navigation centers, a type of emergency shelter, consistent with Government Code Section 65660-65668. The amendments shall permit low barrier navigation centers that meet the requirements of Government Code Section 65660-65668 by right in the same zones that permit emergency shelters, and all zones that allow for mixed use and non-residential zones that allow multifamily residential.
- Employee housing including farmworker housing consistent with Health and Safety Code Sections 17021.5, 17021.6, and 17021.8.

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

Program 4.2.1 Supportive Housing and Low Barrier Navigation Centers (was Program 1.14)

- 1) Consistent with Government Code Section 65650 et seq., the City shall amend the Zoning Ordinance to be substantially the same as the draft circulated in August, 2023 (Exhibit A of Appendix B) which allows by-right supportive housing developments meeting the requirements of Government Code Sections 65651 and 65652 as a by-right use and not subject to a conditional use permit or other discretionary approval on properties in the following existing zones: the R-1/2/3, C-1, C-2, and M-1 zones.¹

¹ Exhibit A of Appendix B is available at <https://www.siskiyou-housing.com/tulelake/>.

2) Consistent with Government Code 65583(c)(3), the City shall amend the Zoning Ordinance to be substantially the same as the draft circulated in August, 2023 (Exhibit A of Appendix B) which allows by-right low barrier navigation centers meeting the requirements of Government Code Section 65662 as a by-right use and not subject to a conditional use permit or other discretionary approval in the following existing zones: the C-1, C-2, and M-1 zones. The City shall amend the Zoning Ordinance to permit low barrier navigation centers as follows:

a. Low barrier navigation centers shall be principally permitted in the MU-1 because the MU-1 zone is a zone that allows for commercial and residential uses as principally permitted uses.

a.b. Low barrier navigation centers shall be principally permitted in the MU-3 zone and not subject to the requirement that a nonresidential use also be present in the same development. Low barrier navigation centers shall be permitted to be located or sited at street level without being subject to securing a use permit or other discretionary permit.

3) The City shall amend the Tulelake Zoning Ordinance to include definitions of supportive and transitional housing, and target population that comply with Government Code Section 65582, subdivisions (g), (i), and (j).

Administration: Planning Department and City Manager

Funding: LEAP and General Fund

Timing: 1)-4): As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2023.

Program 4.2.2 Emergency Shelters (was Program 1.9)

1) The City shall amend Title 17 of the Tulelake Municipal Code and other sections as applicable, for emergency shelters to comply with State law. The amendments shall be substantially the same as the draft circulated in August, 2023 (Exhibit A of Appendix B) which does comply with State law. The adopted ordinance shall meet the below requirements:

- a. Definition of emergency shelter complies with Government Code Section 65583(a)(4)C).
- b. Emergency shelters are allowed as a by-right use not subject to a conditional use permit or other discretionary approval on properties in the existing M-1 zone. The amendments shall continue to allow emergency shelters by-right on properties in the existing in the R-1/2/3, C-1, and C-2 zones.
- c. Emergency shelters shall be subject only to written objective standards specified in Government Code Section 65583(a)(4)(B), and development and management standards that apply to residential or commercial development in the same zone.
- d. Off-street parking standards for emergency shelters shall be sufficient to accommodate the staff working in emergency shelters, and does not require more parking for emergency shelters than other residential or commercial uses within the same zone.

Administration: Planning Department and City Manager

Funding: LEAP and General Fund

Timing: As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2023.

Program 4.2.3 Employee Housing, Including Farmworker Housing (was Program 1.10)

1) City shall amend the Zoning regulations to allow farmworker housing in all residential districts, and in the commercial districts that permit multifamily development, in the same manner and subject only to development standards that apply to residential development in the same zone, and consistent with Health and Safety Code Sections 17021.5, 17021.6, and 17021.8. Developments standards shall not have the effect of precluding farmworker housing. The amendments shall be substantially the same as those circulated in

August, 2023 (Exhibit A of Appendix B) which does comply with State law. The ordinance shall include all the following provisions:

- A. Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure, per section 17021.5 of the Health and Safety Code, with a residential land use designation for the purposes of this section and shall be a by-right use on properties currently in the R-1, R-1/2/3 zones. Use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy.
 - B. Employee housing of permanent construction consisting of no more than 36 beds in a group quarters, or 12 units or spaces designed for use by a single family or household, and shall be allowed by-right in zones that permit multifamily residential and mix use zones that permit multifamily residential. For the V-2 zone, employee housing is permitted as part of a mixed use development consisting of a residential use in combination with a commercial uses consistent with Section 17.38.020 of the Tulelake Municipal Code.
 - C. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.
- 2) The City will also explore the possibility of utilizing the Joe Serna Grant program as a means to buy existing housing and convert the housing into farmworker housing.

Administration: Planning and Building Department, City Council

Funding: LEAP and General Fund

Timing: 1) As part of the City’s Zoning Ordinance update which is planned to be adopted in Q4 2023. 2) Apply annually as NOFAs are released for the duration of the housing element planning period.

Program 4.2.4 Remove Regulatory Barriers for Group Homes (was Program 1.12) 

The City shall either repeal or amend the definition of “family” in Section 17.08.160, Title 17 – Zoning, Tulelake Municipal Code as shown in the draft Zoning Ordinance circulated in August, 2023 (Exhibit A of Appendix B). Should the City elect to amend the definition of family (rather than repealing the definition), the amendments shall not overly scrutinize living arrangements, require that residents be related by blood, marriage, or adoption, or impose a zoning limit on the number of unrelated people. The City shall consult the Department of Housing and Community Development (HCD) Group Home Technical Advisory published December 2022.

Administration: Planning Department

Funding: LEAP and General Fund

Timing: As part of the City’s Zoning Ordinance update which is planned to be adopted in Q4 2023.

Program 4.2.5 Group Homes *NEW* 

The City shall amend Title 17 of the Tulelake Municipal Code to allow group homes in the same manner as other residential development in the same zone consistent with the draft Zoning Ordinance circulated in August, 2023 (Exhibit A of Appendix B). The amendments shall remove regulatory barriers and allow for development of a range of group and assisted care housing for individuals with disabilities by ensuring appropriate zoning for all ranges of housing from group housing, independent living with services on-site, and institutional care facilities. The City shall allow group homes in all residential zones including single family zones in compliance with Affirmatively Furthering Fair Housing and applicable Health and Safety Codes. The City may consult the Department of Housing

and Community Development (HCD) Group Home Technical Advisory published December 2022. The amendments to the Tulelake Municipal Code shall allow:

- 1) Group homes, even homes that have more than six residents, that do not provide licensable services shall be allowed on properties currently in the R-1, R-1/2/3, C-1, C-2, M-1, and V-2 zones and subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to residential development within the same zones.
- 2) Group homes that provide licensable services to six or fewer residents shall be allowed on properties currently in the R-1, R-1/2/3, C-1, C-2, M-1, and V-2 zones, subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to residential development within the same zones.
- 3) Group homes that provide licensable services to more than six residents as a by-right use in the R-3 and MU-2 on properties currently in the R-1/2/3, C-2, M-1, and V-2 zones. Group homes that provide licensable services to more than six residences shall continue to be an enumerated conditional use in the R-1, R-2, and MU-1 zones. Development, performance, and design standards shall be objective, nondiscriminatory health, safety, and zoning laws that apply to residential development in the same zones. The conditional use permit findings shall be objective and provide for approval certainty.
- 4) ~~Group homes that provide licensable services to more than six residents shall be allowed subject to conditional use permit on properties currently in the R-1 and C-2 zones. The conditional use permit findings shall be objective and provide for approval certainty.~~
- 5) Amend the definition of group home to be consistent with State law, including the City's obligation to affirmatively further fair housing.

Administration: Planning Department

Funding: General Fund

Timing: As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2023.

Program 4.2.6 Reasonable Accommodation (was Program 3.2)

The City shall adopt written reasonable accommodation policy and procedures that are consistent with federal and State law. The reasonable accommodation policy shall expressly extend the reasonable accommodation to a provider or developer of housing for individuals with disabilities.

Responsibility: City Council

Funding: LEAP and General Fund

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

Policy 4.3

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

Program 4.3.1 Support Local and Regional Efforts to Address Homelessness

- 1) The City will support the implementation of the Siskiyou County 10 Year Plan to End Homelessness, specifically goals for increasing the supply of permanent supportive housing and affordable housing, expanding the capacity for housing providers, and expanding options for low barrier emergency shelter and housing. The City will consult with the NorCal Continuum of Care Coordinator on strategies to provide services, shelter, and housing for those experiencing homelessness in the City.
- 2) The City shall assist appropriate public and/or non-profit entities as feasible to develop a shelter, navigation center, or other recognized type of emergency housing for persons experiencing homelessness in the city by pursuing grant opportunities and providing technical assistance in grant applications for State and Federal funding.
- 3) The City shall support agencies and organizations providing services to those experiencing homelessness by annually updating referral information.
- 4) The City will continue to support the efforts of the housing authorities in administering the Housing Choice Voucher program.
- 5) The City will meet with representatives from the Housing Authorities, the NorCal Continuum of Care, and other nonprofit organizations to provide information on potential sites and housing development proposals that would be appropriate for the use of housing vouchers in conjunction with state or federal new construction or rehabilitation subsidies.
- 6) The City shall partner with area social services agencies and non-profit organizations to assess the housing needs for seniors, people with disabilities (including developmental disabilities), and extremely low-income residents, and identify funding sources to develop needed services in the City.
- 7) The City shall maintain a list of non-profit organizations interested in the construction of affordable housing in the City and the region, and meet with and assist organizations desiring to maintain affordable housing in the City.

Administration: Planning Department, City Administrator

Funding: General Fund

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

Goal 5 – Encourage and Support the Development of Affordable Housing

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

Policy 5.1

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

Program 5.1.1 Support the Development of Housing for Extremely Low Income Households and Remove Barriers 

- 1) To support the development of housing affordable to extremely low-income households, the City shall continue to seek and pursue state and federal funds annually, or as funding becomes available; and grant priority to projects that include units affordable to extremely low-income households.
- 2) The City shall encourage and support plans that include extremely low, very low, and low income housing in the residential and mixed-use zoning districts when located within a quarter mile to services (e.g., quarter mile). The term “encourage and support”, as used herein, may include, but is not limited to:
 - Site identification;
 - Local, state, and federal permit assistance.
 - Give priority to processing of affordable housing projects, taking the applications out of submittal sequence if necessary to receive an early hearing date;
 - Allow phasing of infrastructure whenever possible at time of project review;
 - Facilitate the provision of public transportation services to serve residential areas, including services for individuals with disabilities and the installation of bus stops at safe and convenient locations;
 - Maintenance of relationships with funding and facilitating agencies and organizations; and
 - The City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development or rehabilitation of single-room occupancy units and/or other units affordable to extremely low income households.
 - Any other action on the part of the City that will reduce development costs.

Administration: City Council

Funding: General Fund

Timing: 1) Apply for funding annually to assist extremely low-income households for the duration of the 2023-2031 Housing Element’s planning period. 2) For the duration of the 2023-2031 Housing Element’s planning period when residential project applications are considered.

Program 5.1.2 Promote the City’s Housing Programs to Affordable Housing Developers

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

Administration: Planning and Building Department, City Administrator

Funding: General Fund

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

Program 5.1.3 Farmworker Housing (was Program 1.10) 

- 1) City shall amend the Zoning regulations to allow farmworker housing in all residential districts, and in the commercial districts that permit multifamily development, in the same manner and subject only to development standards that apply to residential development in the same zone. The amendments shall be consistent with the draft Zoning Ordinance circulated in August, 2023 (Exhibit A of Appendix B), which has developments standards that do not have the effect of precluding farmworker housing. Specifically,
 - A. Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure, per section 17021.5 of the Health and Safety Code, with a residential land use designation for the purposes of this section, and shall be a by-right use on properties currently in the R-1, R-1/2/3 zones. Use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy.
 - B. Any employee housing consisting of no more than 36 beds in a group quarters, or 12 units or spaces designed for use by a single family or household, shall be allowed by-right on properties currently in the R-1/2/3, C-2, M-1 and Vertical-Mixed Use (VMU) zones. For the VMU zones, employee housing is permitted as part of a mixed use development consisting of a residential use in combination with a commercial uses consistent with Section 17.38.020 of the Tulelake Municipal Code.
 - C. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.
- 2) The City will also explore the possibility of utilizing the Joe Serna Grant program as a means to buy existing housing and convert the housing into farmworker housing.

Administration: Planning and Building Department, City Council

Funding: LEAP and General Fund

Timing: 1) As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024. 2) Apply annually as NOFAs are released for the duration of the housing element planning period.

Program 5.1.4 Single-Room Occupancy (SRO) Housing (was Program 1.13)

In order to facilitate housing for extremely low-income persons, the City will amend the Zoning Ordinance to clarify the definition of single-room occupancy units, as well as describe specific objective development standards for these units on properties currently in the C-2 Commercial zone. The amendments shall be consistent with the draft Zoning Regulations circulated in August, 2023 (Exhibit A of Appendix B).

Administration: City Council

Funding: LEAP and General Fund

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

Program 5.1.5 Parking Standards

- 1) To reduce the costs and constraints to housing development, the City shall amend the Zoning Ordinance to limit parking to no more than one space for efficiency units, studios, and one bedroom units,
- 2) The City will review Chapter 17.64 of the Tulelake Zoning Ordinance for compliance with AB 1308 (2023), and adopt any amendments found to be necessary for compliance.

Administration: Planning and Building Department, City Council

Funding: LEAP and General Fund

Timing: 1) As part of the City's Zoning Ordinance update which is planned to be adopted in Q4 2024.

Goal 6 – Encourage Sustainable Housing Development and Energy Conservation

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

Policy 1.1

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

Program 6.1.1 Alternative Building Materials and Methods *NEW*

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

Administration: Building Department, City Administrator

Funding: General Fund

Timing: Initiate no later than December 2025.

Program 6.1.2 Promote Energy Efficiency and Conservation via Weatherization

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

Administration: Building Department, City Administrator

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

Timing: Initiate no later than December 2025.

Program 6.1.3 [Title 24 for Energy Efficiency and Conservation](#)

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

Administration: Building Department

Funding: Private and government funds

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

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

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

Policy 7.1

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

Program 7.1.1 [Fair Housing](#)

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

Administration: City Council

Funding: General fund

Timing:

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

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

Program 7.1.2 [Implementation of the AFFH Action Plan](#)  

Appendix A analyzes fair housing conditions in the City of Tulelake, and provides a regional comparison. Section 7.0 of Appendix A enumerates the City’s fair housing issues and contributing factors, and the contributing factors are prioritized by the level of importance and impact on fair housing.

The City’s Affirmatively Furthering Fair Housing (AFFH) Action Plan is identified as Table A-36, section 7.2 of Appendix A, and hereby incorporated by reference. The City’s AFFH Action Plan addresses the identified fair housing issue and contributing factors.

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

Administration: City Council

Funding: General fund

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