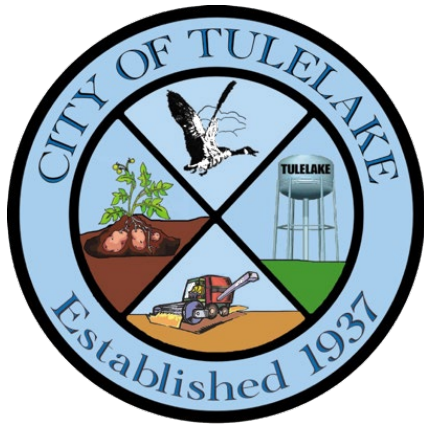




6TH CYCLE

HOUSING ELEMENT

2023-2031



Adopted
April 2, 2024

PREPARED BY:

PLANWEST
PARTNERS, INC.

RESOLUTION 24-03

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

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

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

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

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

WHEREAS, in accordance with Government Code Sec. 65585(b), the City posted the draft Housing Element online on September 15, 2023, and requested public comment for a 30-day review period; and

WHEREAS, on October 17, 2023, the City Council conducted a duly noticed hearing to accept public comment and consider the draft Housing Element, and by unanimous vote adopted Resolution 23-13, thereby finding the 6th Cycle Housing Element update exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sec. 15061(b)(3) and adopting the 2023-2031 Housing Element; and

WHEREAS, following completion of the 10-business day period required by Government Code Sec. 65585(b)(1), the City's consultant Planwest Partners, Inc. transmitted the adopted 6th Cycle Housing Element to the California Department of Housing and Community Development (HCD) for review on November 2, 2023; and

WHEREAS, on January 31, 2024, HCD issued a letter with the Department's findings regarding the adopted Housing Element, which noted that the City's 6th Cycle Housing Element addresses most of the requirements of state housing element law but that amendments are needed for HCD to consider the Housing Element for certification; and

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

WHEREAS, on March 22, 2024, the City's consultant Planwest Partners, Inc. published the revised draft Housing Element update online at <https://siskiyou-housing.com.com/tulelake/> and invited public comment; and

WHEREAS, on March 23, 2024, the City published the revised draft Housing Element update on its website and invited public comment; and

WHEREAS, on April 2, 2024, the City Council conducted a duly noticed public hearing to accept public comment and consider the revised draft Housing Element update; and

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

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

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

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

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

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

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

1. Hold a public hearing in the manner prescribed by law; and
2. Determine that the revised draft Housing Element is exempt from the CEQA pursuant to Sec. 15061(b)(3) of the CEQA Guidelines because it can be seen with certainty that it will not have a significant effect on the environment; and
3. As required by Government Code Sec. 65585(e), consider the findings made by HCD in the Department's letter to the City dated January 31, 2024, and find that the 6th Cycle Housing Element was amended to respond to HCD's findings, as set forth in Attachment C to the staff report dated March 28, 2024, and to substantially comply with the requirements of state housing element law as interpreted by HCD; and
4. Adopt the revised draft Housing Element; and
5. In accordance with Government Code Sec. 65585(b)(1), direct the City Clerk or their designee to publish the Housing Element on the City's website and email a link to all individuals and organizations that have previously requested notices regarding the Housing Element at least seven (7) days prior to the Housing Element being resubmitted to HCD; and
6. Authorize city staff and the City's consultant Planwest Partners, Inc. to transmit the adopted Housing Element to HCD for review upon completion of the seven-day period prescribed by Government Code Section 65585(b)(1).

— **BE IT FURTHER RESOLVED** that minor changes to the revised draft Housing Element that do not substantially change the goals, policies, programs, or objectives, that are reasonably based on

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

IT IS HEREBY CERTIFIED that the foregoing Resolution 24-03 was duly adopted on a motion by Council Member Cordonier and seconded by Council Member Hendricks at a regular meeting of the City of Council held on the 2nd day of April 2024, by the following vote:

AYES: 4 Cordonier, Hendricks, Penakensen, Williams

NOES: 0

ABSENT: 1

ABSTAIN: 0

CITY OF TULELAKE CITY COUNCIL

Thomas L Cordonier

Thomas L. Cordonier, Mayor

WITNESS, my hand and seal this 2nd day of April 2024

Aissa Martinez

Aissa Martinez, City Clerk

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



June 7, 2024

Jenny Coelho, City Administrator
City of Tulelake
591 Main Street
Tulelake, CA 96134

Dear Jenny Coelho:

RE: City of Tulelake's 6th Cycle (2023-2031) Adopted Housing Element

Thank you for submitting the City of Tulelake's (City) housing element that was adopted on April 2, 2024 and received for review on April 11, 2024 along with modifications received on June 7, 2024. The modifications were authorized by Resolution Number 24-03 and made available to the public for seven days prior to this review. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element, with modifications, in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) as of the date of this letter. The adopted element, with modifications, addresses the statutory requirements described in HCD's January 31, 2024 review.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program 1.4.2 (Public Infrastructure – the Sewer System)
- Program 1.5.1 (City Services for Unserved and Underserved Areas)
- Program 2.1.1 (Promote the City's Housing Programs to Residents)
- Program 2.2.1 (Density Bonus Procedures)
- Program 2.3.3 (Small Lot Consolidation)
- Program 2.3.4 (ADU Ordinance Update)
- Program 2.3.5 (Provisions for Dwelling Groups)
- Program 4.2.1 (Supportive Housing and Low Barrier Navigation Centers)
- Program 4.2.3 (Employee Housing, Including Farmworker Housing)
- Program 4.2.5 (Group Homes)
- Program 4.2.6 (Reasonable Accommodation)
- Program 5.1.2 (Promote the City's Housing Programs to Housing Developers)
- Program 7.1.2 (Implementation of the AFFH Action Plan)

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the hard work and dedication of the housing element update team including you, Jazlyn Chavolla, and Richard (Rico) Tinsman, as well your consultants Michelle Nielsen and Vanessa Blodgett. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Andrea Grant, of our staff, at andrea.grant@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

TABLE OF CONTENTS

Chapter 1 – Introduction

Overview 1-1

Regulatory Context 1-2

Public Participation 1-3

General Plan Consistency..... 1-7

Analysis of the Previous Housing Element..... 1-8

Looking Ahead..... 1-8

Key Definitions and Acronyms 1-8

Chapter 2 – Goals, Policies, and Programs

Goal 1 – Provide Adequate Sites..... 2-3

Goal 2 – Ensure the Availability of a Variety of Housing Types and Increase the Affordability of
Housing 2-6

Goal 3 – Conserve, Rehabilitate, and Enhance the Condition of the Existing Housing Stock and
Residential Neighborhoods..... 2-9

Goal 4 – Facilitate the Provision of Housing Suited to Persons with Special Needs 2-12

Goal 5 – Encourage and Support the Development of Affordable Housing..... 2-17

Goal 6 – Encourage Sustainable Housing Development and Energy Conservation 2-19

Goal 7 – Promote Equal and Fair Housing Opportunities for All People 2-20

Chapter 3 – Previous Housing Element Analysis

Appendix A – Assessment of Housing Needs and Fair Housing A-1

Appendix B – Housing Constraints and Needs..... B-1

Appendix C – Analysis of Sites for RHNA and Emergency Shelters, and Opportunity Sites C-1

Appendix D – Funding Resources D-1

Appendix E – Glossary..... E-1

Chapter 1 – Introduction

1.0 Overview

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

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

The Housing Element is a policy document that identifies Tulelake existing and future housing needs and establishes proposed actions to facilitate the provision of housing to meet those needs for all income levels. The Housing Element’s policies and programs in Chapter 2 reflect a combination of the concerns of the local Tulelake community along with new State housing mandates. The purpose of the Housing Element is to establish specific goals and policies relative to the provision of housing, and to adopt a program to accomplish the City’s housing goals and policies. In addition, the Element identifies and analyzes housing needs and resources and constraints to meeting those needs. This is Tulelake’s sixth Housing Element and it plans for the years 2023-2031. State law (Government Code Sections 65580 through 65589) mandates the contents of the Housing Element. By law, the Housing Element must contain all of the following:

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

- Actions that meaningfully promote and further fair housing opportunities in the community.

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

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

2.0 Regulatory Context

Since Tulelake's 5th cycle Housing Element was adopted in 2014, a significant number of housing laws have been enacted. These new housing laws mandate new analyses or programs in each Housing Element and apply to the 2023-2031 Tulelake Housing Element update. Wherever available, City staff has consulted the HCD guidance memos to prepare this Housing Element. These housing and Housing Element new laws include, but are not limited to:

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

requirements, location requirements, sites identified in the previous Housing Element and rezone program requirements, among others.

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

3.0 Public Participation

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

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



**2023 – 2031
Housing Element Update**

Community Workshop | Taller Comunitario

The workshop will be presented in English | El taller se presentará en inglés.

Tuesday, Dec. 6, 2022 at 5:30 pm | Martes, 6 dic. 2022 a las 5:30 pm

Attend In-Person at the Council Chambers, 591 Main Street, Tulelake Attend by Phone: Dial (712) 432-3900 and enter conference ID 419973 # when prompted. If you have questions or to request reasonable accommodation, please contact the City at (530) 667-5522. For more information: www.siskiyou-housing.com/tulelake/	Asistir en persona a la Council Chambers, 591 Main Street, Tulelake Asistir por Teléfono: Marque (712) 432-3900 e ingrese el ID de la conferencia 419973# cuando se le solicite. Si tiene preguntas o desea solicitar una adaptación razonable, comuníquese con la ciudad al (530) 667-5522. Para más información: www.siskiyou-housing.com/tulelake/	Come share your input & ideas! ¡Ven a compartir tus aportes e ideas!
---	--	---

Public Workshop at City Council Meeting on December 6, 2022: This meeting was noticed on the City's website, email notification to interested parties was sent out, and flyers were distributed online with print copies posted at City Hall. The meeting presentation introduced the Housing Element and update process, provided an overview of the essential components of housing elements, reviewed the City's regional housing needs allocation (RHNA), identified recent legislation, discussed current City demographics, and gathered public input on housing needs and opportunities. Meeting participants were asked to identify challenges and/or opportunities for housing, and to identify housing priorities in the City. Verbal comments received during this indicated increasing costs for construction materials and labor contribute to increasing housing costs. There are also challenges finding California licensed contractors, given proximity to Oregon and Klamath Falls.



Ciudad de Tulelake | 2023 -2031
Elemento de Vivienda

Eres la pieza que falta?

Tu entrada es necesaria
Encuesta Comunitaria
por 5 de Marzo de 2023

Escanéame
para tomar la encuesta

o visitar
www.siskiyou-housing.com/tulelake/

Encuestas impresas encontradas en el ayuntamiento

City of Tulelake | 2023 -2031
Housing Element Update

Are YOU the Missing Piece?

Your input is needed for the
Community Survey
by March 5th, 2023

Scan Me
to take the survey

or visit
www.siskiyou-housing.com/tulelake/

Printed surveys found at City Hall

Community Survey: An anonymous community survey was released to solicit input on housing needs and concerns. The survey was available from December 2022 until March 5, 2023 online in both English and Spanish using the platform SurveyMonkey™ (which is optimized for mobile devices). Paper copies of the survey were also available at City Hall. The City published regular reminders on their website and at City Hall to encourage community participation. Forty-one (41) surveys were completed by Tulelake residents, including two (2) in Spanish. All economic segments of the community, including lower income households, participated in the

community survey with 25% indicating their household income was under \$30,000. Table 1-1 below provides a summary of the survey results.

Table 1-1
Summary of Survey Results

Question Type		Response (Majority and/or Top 3)
Q1	Live in Tulelake	100% live in City
Q2	Zip Code	96134
Q3	Live and Work	61% Live and work in the City 32% Work outside the City 7% Retired or do not currently work
Q4	Where do you work	24% Work in Klamath Falls, Oregon 20% Work in another City
Q5	Renter or Owner	54% Owner
Q6	Monthly Rent or Mortgage Payment	49% \$501- \$1,000 20% \$1 - \$500 24% Do not pay either
Q7	Length in current Residence	44% 1-5 years 22% 6-10 years 30% More than 10 years
Q8	Household size	30% 2 people 30% 4 People 20% 5 people
Q9	Housing Type	77% Single family residence
Q10	# of dwelling units on property	62% 1 dwelling unit
Q11	Satisfied w/ current housing	77% Yes
Q12	Home ownership barriers	20.5% People cannot find home in price range 20.5% Do not have funds for down payment 15% Cannot find home that meets their needs
Q13	Places with 1 mile	69% School 64% Library 62% Park
Q14	Type of housing needed:	81% Affordable apartment rentals 65% Duplexes, condos, attached multi-family 86% Single family residence detached

Question Type		Response (Majority and/or Top 3)
		57% Transit oriented development (TODs) 54% Accessory dwelling units
Q15	Housing needs for specific groups	70% Farmworkers 65% Seniors 55% Persons with disabilities
Q16	New Housing Barriers	61% People can't afford to build
Q17	Agree/ Disagree: Existing Housing stock/ conditions	65% lacks adequate affordable housing 77% lacks adequate rental housing
Q18	Challenges to rental housing	26% Lack of funds for deposit 19% Poor credit/rental history
Q19	Age	26% 41-50 years
Q20	Choose all that apply	Homeowner/ low income
Q21	Total household income	26% below \$30,000 19% \$40,000 -\$49,999
Q22	Additional thoughts	See summary below
Q23	How did you hear about survey?	61% City's social media 27% City website

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

Table 1-2	
Question 22: Common Response Themes and Topics	
Lack of available & affordable single-family homes	
Need quality affordable housing	
Lack of housing in general	
Needed infrastructure improvements	
Limited economic opportunities	
Limited rentals	
Limited access to grocery/ services	

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

Housing Element Webpage: In addition to posting meeting notices and Housing Element update information on the City’s website, a webpage dedicated to the 2023-2031 Housing Element update was created and maintained

(<https://www.siskiyou-housing.com/tulelake/>). This webpage provided easy access to project documents including Housing Element information and resources, meeting presentations, survey link and results, and ability to submit comments and sign up for notices through the contact form.

Stakeholders:

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

- Tulelake Shady Lanes Mobile Home Park & Laundromat
- Tulelake Basin Joint Unified School District
- Newell Potato Co-Op
- Lassen Canyon Nurseries
- Tulelake Potato Distributors
- Jock's Super Market
- Madrone Hospice
- Far Northern Regional Developmental Disabilities Center
- Great Northern Services
- Northern Valley Catholic Social Services
- Siskiyou Habitat for Humanity
- Siskiyou County Special Education Office
- Siskiyou Opportunity Center
- Siskiyou County Association of Realtors
- NorCal Continuum of Care
- Siskiyou Community Resource Collaborative
- Siskiyou County Economic Development Council
- Siskiyou County Public Health and Community Development
- Siskiyou Home Health Services

4.0 General Plan Consistency

This Housing Element is a stand-alone document intended to replace the City's previous Housing Element adopted in 2014. It is intended to become an integral part of the City's existing General Plan. The California Government Code requires internal consistency among the various elements of a general plan. Section 65300.5 of the Government Code states that the general plan and the parts and elements thereof shall comprise an integrated and internally consistent and compatible statement of policies for the adopting agency. Section 65302 of the Government Code requires cities and counties to amend the safety and conservation element of the general plan to include analysis and policies regarding flood hazard and flood management information. The Federal Emergency Management Agency has not mapped floodplains in the Tulelake planning area, with the exception of an area approximately $\frac{3}{4}$ of a mile east of the city. This area is outside the City limits and will not constrain development within the city.

Programs developed as part of this element will be reflected in the pending Land Use Element Update. The City will maintain this consistency in the future by ensuring General Plan amendments are evaluated for consistency with all General Plan elements. The City will maintain this consistency as future general plan amendments are processed by evaluating proposed amendments for consistency with all elements of the general plan.

5.0 Analysis of the Previous Housing Element

An important aspect of the Housing Element is an evaluation of achievements of the implementation of programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and the extent to which these programs continue to be relevant in addressing current and future housing needs in Tulelake. The evaluation also provides the basis for recommended modifications to programs and the establishment of new objectives in the Housing Element. Chapter 3 – Review of Previous Programs contains the City’s objectives and programs for the past planning period (2014-2019).

6.0 Looking Ahead

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

7.0 Key Definitions and Acronyms

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

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

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

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

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

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

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

Area Median Income (AMI). This is the median, or middle point, of the incomes of every household in a given area. This means that half of the households in the area earn above the AMI and half of the households earn below it. AMI is a metric that is used to benchmark incomes levels. The income benchmark are calculated and

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

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

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

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

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

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

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

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

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

² Ibid.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.

Goal 1 - Provide Adequate Sites (was Goal 1).....3

Goal 2 – Ensure the Availability of a Variety of Housing Types and Increase the Affordability of Housing6

Goal 3 – Conserve, Rehabilitate, and Enhance the Condition of the Existing Housing Stock and Residential Neighborhoods.9

Goal 4 – Facilitate the Provision of Housing Suited to Persons with Special Needs..... 12

Goal 5 – Encourage and Support the Development of Affordable Housing..... 17

Goal 6 – Encourage Sustainable Housing Development and Energy Conservation..... 19

Goal 7 – Promote Equal and Fair Housing Opportunities for All People 20

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
1.3.2	3.2.1	7.1.2
1.4.1	5.1.3	

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.

Table 2-2 Priority Programs	
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
Conservation**	2	2	1	1	0	6
Totals	4	3	3	2	0	12

Note: 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.

* Means substandard housing that needs major rehabilitation repair to make the unit safe, decent, and sanitary for human habitation, including replacement.

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

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's Housing Programs to Residents *NEW*

The City will improve community awareness and support for the City's housing programs citywide by proactively reaching out to property owners and 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 Bonus 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, biennially thereafter.

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

Policy 2.3

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

Program 2.3.1 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.

Program 2.3.3 Small Lot Consolidation

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

Administration: Planning Department and City Council

Funding: General Fund

Timing: Within one year of adoption of the Housing Element

Program 2.3.4 ADU Ordinance Update

- 1) The City shall amend the Tulelake Zoning Ordinance for Accessory Dwelling Units and Junior Accessory Dwelling Units (J/ADUs), and other sections as applicable, to be consistent with State law. J/ADUs shall continue to be permitted in any residential or mixed-use zone by-right, as a ministerial action without discretionary review or a

hearing, subject to objective standards. Residential or mixed-use zones shall be construed broadly to mean any zone where residential uses are permitted by-right or by conditional use. All standards and regulations, including procedures, shall be amended to be consistent with State law, and any written findings issued by HCD in accordance with Government Code Section 65852.2(h)(1).

Administration: Planning Department and City Council

Funding: General Fund

Timing: Within one year of adoption of the Housing Element

Program 2.3.5 Provisions for Dwelling Groups

To encourage a variety of housing types, the City shall amend the Zoning Code to permit dwelling groups by right in the R-3 and MU-2 zones.

Administration: Planning Department, Planning Commission, and City Council

Funding: General Fund

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

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

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

Policy 3.1

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, including units designated for farmworkers, 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 inspections and 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
- 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

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

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

Program 4.2.2 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: Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element.

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

The City will take actions to encourage and facilitate the production of housing for permanent and migrant farmworkers, such as funding development, developer identification, maintaining an inventory of suitable sites, site development, etc. and ensure zoning and development standards facilitate a variety of housing types for farmworker housing needs. The City will make a specific and at least annual effort to assist in the development of

housing for farmworkers and conserve and improve the existing housing stock for farmworkers, including but not limited to:

- 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 contact non-profit housing developers at least every other year to identify opportunities for the development and improvement of housing for farmworkers. The City will also explore the possibility of utilizing the Joe Serna Grant program as a means to buy existing housing and convert the housing into farmworker housing.
- 3a) The City will collaborate and partner with Siskiyou County on the completion of a farmworker housing needs study as identified in Siskiyou County's adopted 6th cycle Housing Element, Program 4.2.2. Outreach to incorporate affirmative marketing best practices. The City will ensure that the study includes consultation and coordination with employers and stakeholders to develop strategies to reduce and remove barriers to employers to providing housing.
- 3b) Upon completion of the farmworker study, the City will identify and inventory housing sites that are available and suitable for farmworker housing. Identification of sites will consider a variety of housing types, and include sites that are vacant and sites that are available and suitable for redevelopment. The City will offer participating property owners/developers incentives for the construction or rehabilitation of housing for farmworkers, or developments that allocate housing for farmworkers. The City's incentives are to include offering prioritized and expedited permit processing, reduced City permit fees, and supporting funding applications, and may include other local strategies that encourage property owner participation. Outreach to incorporate affirmative marketing best practices.
- 4) The City will target code enforcement and other resources to the existing housing stock with the most need for rehabilitation and sanitary conditions that could be more likely to house farmworkers.

- 5) The City will coordinate and participate with regional organizations (including non-profit and academic), employers, and organizations that represent farmworkers to raise awareness, share and employ strategies, and identify or target new resources for farmworkers and farmworker housing, and work with regional partners to improve living conditions for farmworkers.

Administration: Planning and Building Department, City Council

Funding: LEAP, General Fund, and CDBG

Timing: 1). Initiate amendments within one year from adoption of the 2023-2031 Housing Element and adopt amendments within two years from adoption of 2023-2031 Housing Element. 2) Contact non-profit developers at least every other year and apply annually as NOFAs are released for the duration of the housing element planning period. 3a) The study is to be completed by December 2025 pursuant to the County's adopted housing element. 3b) The identification and inventory of farmworker housing sites to be completed one year after the completion of the housing needs study in 3a), and the City will proactively outreach to property owners and non-profit housing developers at least biennially. 4) Ongoing at the duration of the planning period of 2023 to 2031. 5) At least annually beginning in 2024.

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

Program 4.2.5 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 that provide licensable services to six or fewer residents shall be allowed in shall be allowed on properties currently in the R-1, R-2, R-3, MU-1, MU-2, and MU-3 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 for more than six residents (regardless of licensing) shall be allowed in all residential zones and mix use zones that permit residential uses and only subject to provisions similar to other residential uses of the same type in the same zone, such as the type of permitted housing unit that is permitted in the zone, e.g.,

a single family dwelling in the R-1. The uses shall not be subject to a conditional use permit. The uses shall be subject only to development, performance, and design standards that are objective, and to nondiscriminatory health, safety, and zoning laws. If requested, the City shall provide flexible and efficient reasonable accommodations in the permitting process.

- 3) Amend the definition of group home to be consistent with State law, including the City's obligation to affirmatively further fair housing.

Administration: Planning Department

Funding: General Fund

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

Program 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, which will be implemented consistent with the requirements of AB 1483 (2019). The City will encourage the participation of agencies and organizations that operate rental and mortgage subsidy and self-help housing programs. The City will proactively outreach to affordable housing developers in the region to identify development opportunities in the City, including opportunities for self-help housing (housing in which the eventual owner participates in its construction under the supervision of a building contractor). 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. Performing outreach to recruit affordable housing developers at least biennially;

Program 5.1.3 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 5.1.4 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 complaint procedures to the public at social service centers, the senior center, City Hall, the library, housing projects participating in HUD Section 8 Programs, and other semi- public places. The information will provide locations and phone numbers of agencies to contact for assistance. This outreach effort will be made to include groups likely to experience discrimination in housing including minority, elderly, disabilities, and lower-income households. The City will support and participate in efforts by local government and non-profits to develop a renters' resource program.
 - A. The information and content of this program shall be incorporated into the community awareness improvement program, , sharing information on the City's website, and by performing proactive public outreach using a variety of methods that may include in-person or virtual participation and may occur outside City offices and regular business hours.
- 4) Conduct at least biennial training for the City Council on fair housing, affirmatively furthering fair housing, and the Housing Accountability Act.

Administration: City Council

Funding: General fund

Timing:

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

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

Program 7.1.2 Implementation of the AFFH Action Plan

Section 7.0 of Appendix A analyzes fair housing conditions in the City of Tulelake, and provides a regional comparison. Table A-37 in Section 7.3 of Appendix A identifies the conditions that contribute to the City's fair housing issues. In Table A-38 the identified contributing conditions 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-38, Section 7.3 of Appendix A, and hereby incorporated by reference. The City's AFFH Action Plan addresses the identified fair housing issues and contributing factors. Tulelake's AFFH Action Plan, that is Table A-38, contains the actions the City will undertake during the 6th cycle planning period to address the City's fair housing issues and contributing factors. The AFFH Action Plan includes a schedule and objective and measurable outcomes, and is intended to address the housing needs of all economic segments of the community.²

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.

² AFFH Guidance Memo, HCD, pg. 53

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

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

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

2014-2019 Housing Element Programs

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

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

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
Program 1.1: To ensure that the Zoning Ordinance works in conjunction with General Plan policies to achieve housing and other City objectives and meets all the requirements of state law, the City will apply for grant funding to review and modify its Zoning Ordinance. Revisions will be made, as appropriate, to set development standards for single and multi-family housing, promote reasonable flexibility in densities and land uses, and to clarify available incentives for affordable housing production. Timing: The City applied for grant funding to review and amend the Zoning Ordinance in December 2011 and was rejected. No grant funds were located since then. The City will establish a small review committee to attempt amending the zoning by December 2015. Responsibility: City Council Financing: General Fund	Progress: Partially complete. The City did apply for and receive SB2 grant funds to implement legislative changes into the Zoning Ordinance. Effectiveness: This program has been moderately effective and should continue. The City is using SB 2 and LEAP funding prepare amendments to the Zoning Ordinance.	Modify and continue: This program has been modified but the Program's intent will be continued to ensure Zoning Ordinance and General Plan consistency as Program 2.2.2.
Program 1.2: Update the zoning of the City, creating an improved Zoning Map and clarifying development standards for multi-family zone districts in areas where such uses are compatible, in quantities adequate to meet programmed housing needs beyond the 2015-2020 planning period. Timing: Prior to 2016 Responsibility: City Council Financing: General Fund	Progress: Partially complete. The zoning map was updated in 2016 and is currently being updated to include R-1, R-2 and R-3 zoning. There had been a lack of adequate money available with which to update the Zoning Ordinance and Map prior to receiving SB2 funds. Effectiveness: This program has been moderately effective and should continue. The City is using SB 2 and LEAP funding prepare amendments to the Zoning Ordinance.	Modify and continue: This program has been modified but the Program's intent will be continued to ensure Zoning Ordinance and General Plan consistency as Program 2.2.2.
Program 1.3: The City will continue to monitor the supply of vacant lands to ensure there is a sufficient supply of multi-family and single-family zoned land to meet the	Progress: Implemented annually. The City completes an annual review of the land inventory to ensure an adequate supply of vacant land for its	Modify and continue: This program has been modified and will continue as Programs 1.3.1 and 1.3.2. Program 1.3.1 reflects the requirements of No Net Loss

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
City's regional housing needs allocation (RHNA), as well as sufficient land available for all types of housing opportunities. Timing: Annually, 2014–2019 Responsibility: City Council Financing: General Fund	share of the RHNA as part of the General Plan annual review process. The city has assessed that there is adequate vacant land owned by private owners that can be used for building single family and multifamily housing in R-1, R-2, R-3, C-1, C-2 and M-1. Effectiveness: This is an effective program and will be continued. The City continues to have an adequate supply of land that is appropriate and available for the development of a variety of housing types.	(Government Code Section 65863) for the transactional review of ministerial and entitlements for the development of sites designated by the City to meet its RHNA to assure the City still has adequate margin in its RHNA inventory. Program 1.3.2 commits the City to an annual review of its vacant land inventory to assure it the City can accommodate a variety of housing types for all income levels. Should a deficit be projected to occur Program 1.3.2 commits the City to taking specific actions to increase the amount of available land.
Program 1.4: To assist with the development of housing affordable to lower-income households (i.e., group homes for seniors, senior apartment complexes, mobile home parks, second dwellings, and apartments), the City will offer on a case-by-case basis incentives or regulatory concessions, such as reduced setbacks and parking requirements, and will consider offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews to developers who provide affordable housing. Timing: As projects are processed through the Planning Department Responsibility: City Council, City Clerk Financing: General Fund	Progress: Incomplete. There have been no opportunities for the City to implement this program. During the 5th cycle, the City spoke with a developer, however, the cost was prohibitive for the developer due to the extremely low, low and moderate income levels for the majority of the Tulelake residents. Overall, the City has experienced very little growth during the 5th cycle planning period. However, the City will continue to meet with housing consultants and encourage the development of affordable housing. Effectiveness: This program has been moderately effective.	Modify and continue: This program will be continued as Program 2.3.2. While the implementing language of the original program has been modified, the Program's intent, extent of incentives/concession the City may offer, etc. remain the same as Program 1.4 from the previous housing element.
Program 1.5: The City will conduct an annual review and revision of the City's fee structure to ensure that fees are adequate without causing an undue burden. If any	Progress: Implemented. The City only has water and sewer connection fees, and encroachment permit fees, and the fees are low. The City has	Modify and continue: This program will be continued as Program 2.2.3. While the implementing language of the original

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
constraints are identified, the City will establish mitigating actions, including concessions or incentives such as deferring or reducing housing impact fees for developments that include affordable units. Timing: Annually review fees Responsibility: City Council Financing: General Fund	not seen the need to increase the fees due to lack of development. Effectiveness: This program has effective, although there has been little development activity in the City during the 5th cycle.	program has been modified, the Program's intent for the City to regularly review the fees, including consideration of whether a fee(s) may impose a constraint on housing affordability and availability.
Program 1.6: The City shall amend its Zoning Ordinance and allow multi-family development, including duplexes and triplexes by right in the C-1 zone when the neighborhood is predominantly residential in nature. Timing: Amend the Zoning Ordinance by November 2015 Responsibility: City Council Financing: General Fund	Progress: This program was partially completed in September 2020. To implement the remainder of this program and others, the City applied for and was awarded a SB 2 planning grant to update the Zoning Ordinance. Effectiveness: This program has been moderately effective and should continue. The City is using SB 2 and LEAP funding prepare amendments to the Zoning Ordinance.	Continue: This program has been modified and will continue as Programs 1.3.1, 1.3.2, and 2.2.2.
Program 1.7: The City shall maintain adequate sewer services to provide the needs of existing residents and to serve the demand for new housing and economic development. Improvements to this system shall be made as funding becomes available to meet development demand. Timing: 2015–2017 Responsibility: City Council Financing: State Water Resources Control Board Grant #C-06-4930-10	Progress: Complete. The City, with a grant from the State Water Resources Control Board and a CDBG grant, completed their sewer renovation in 2016 and now has adequate capacity to serve their existing customers as well as serve anticipated housing and economic development. The City has submitted another grant application in 2019 to the State Water Resources Control Board to update the sewer lift stations and some of the sewer pipeline. Effectiveness: This program was effective.	Modify and continue: Because the system improvements were completed, the City will monitor the sewer system in order to identify issues should they arise during the 2023-2031 planning period: see Program 1.4.2.

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
Program 1.8: The City shall maintain adequate water services to provide the needs of existing residents and to serve the demand for new housing and economic development. Improvements to this system shall be made as needed to keep ahead of development demand. The City will seek funding to complete a study to reevaluate the capacity of the existing water system. If the capacity is deemed to be inadequate to serve future population growth, improvements shall be programmed as needed. Timing: 2015–2017, complete study of the existing water capacity by 2017 Responsibility: City Council	Progress: Complete. The City completed a water capacity assessment in April of 2015 with the California Department of Water Resources and determined that water repairs were needed to the above ground water holding storage tanks and the well houses. It was also determined there was a need to increase water rates for daily operations and maintenance. The City completed a CDBG grant in September of 2018 for water improvements to both of their water holding and storage tanks and the well houses. In 2019, the City applied for a grant from SWRCB to remove old water lines and replace with more efficient lines in 2019-2020 and 2020-2021. Effectiveness: This program was effective.	Modify and continue: This is a worthwhile program to be maintained in the updated Housing Element as Program 1.4.3.
Program 1.9: The City shall modify its Zoning Ordinance to specifically allow emergency shelters by right in the M-1, Industrial zone district. The M-1 zone district has sufficient capacity with approximately 2 acres on 9 contiguous parcels of vacant land with adjacent sewer and water infrastructure to meet this potential need. These sites are in close proximity to transit and services. The City will evaluate adopting development and managerial standards that will be consistent with Government Code Section 65583(a)(4). These standards may include such items as: • Lighting; • On-site management;	Progress: This program was partially completed. In 2015, the City evaluated the possibility of adding Emergency Shelter. At that time it was determined it was not feasible to establish this use the M-1 zoning. Effectiveness: This program was partially completed, primarily due to lack of funding and lack of City staff. This program will be continued in order for the City to amend the Zoning Ordinance to ensure compliance with State law.	Modify and continue: The implementing language of the program has been modified to reflect recently enacted legislation and is contained in Program HE.4.2.2.

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
• Maximum number of beds or persons to be served nightly by the facility; • Off-street parking based on demonstrated need; and • Security during hours that the emergency shelter is in operation. In an effort to clarify the Zoning Ordinance and facilitate transitional housing, the City will amend the Zoning Ordinance to include a definition consistent with Section 50675.2 of the Health and Safety Code. In addition, transitional housing types will be allowed as a permitted use subject only to the same restrictions on residential uses contained in the same type of structure. Timing: Amend the Zoning Ordinance by March 2017 Responsibility: City Manager Financing: General Fund		
Program 1.10: To comply with Sections 17021.5 and 17021.6 of the Health and Safety Code, the City will amend the Zoning Ordinance to allow for farmworker housing in all single family residential districts by right, and in the commercial districts with a use permit. 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. 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. 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	Progress: Partially complete. However, as a matter of procedure, the City allows this type of housing in all residential zones. Prior to enactment of SB 2 and LEAP funding, the City did not have the financial resources available to implement the legislative updates to the Zoning Ordinance. Effectiveness: This program is partially completed, primarily due to lack of funding and lack of City staff. However, this program will be continued in order to specifically include farmworker housing in the Zoning Ordinance as required by state law. The City is using its SB 2 and LEAP funding to implement legislative changes into the Zoning Ordinance.	Modify and continue: This program will be modified and continued: the implementing language has been modified to ensure consistency with recently enacted amendments to the Health and Safety Code. The modified language is contained in Program HE.4.2.3.

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
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. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. Use of a family dwelling for purposes of employee housing serving six or fewer persons shall not constitute a change of occupancy. In addition, the zoning code will be amended per section 17021.5 of the Health and Safety Code, to explicitly define housing providing accommodations for six or fewer employees as a permitted single-family use and will not require a CUP, variance or other zoning clearance that is not required of a family dwelling of the same type in the same zone. (Note: Farmworker housing is defined in Sections 17021.5 and 17021.6 of the Health and Safety Code as 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 deemed an agricultural land use designation. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in an agricultural zone shall include agricultural		

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
employees who do not work on the property where the employee housing is located.) Timing: Amend the Zoning Ordinance by March 2017 Responsibility: City Council		
Program 1.11: The City will ensure that residential development projects are consistent with the goals and policies of its General Plan and that there is internal consistency between the Housing Element and the rest of the General Plan. To ensure consistency, the City will implement an annual monitoring program to report to the City Council on progress toward meeting its goals. Monitoring will include a review of the progress toward achieving Housing Element objectives by the City and other responsible agencies and departments, meeting timing and funding commitments for implementing actions, as well as the number of housing units provided or other measurable indicators achieved for each measure that has been put into place. Timing: Annually, beginning March 2015 Responsibility: City Council Financing: General Fund	Progress: Incomplete. During most of the 5th cycle, there has been a lack of adequate money or grants available with which to update the General Plan. The City continues to have few standards for development of affordable housing; however, developers have shown little interest. The City will continue to encourage development of affordable housing whenever inquiries by developers are made. Effectiveness: The commitment of ensuring that residential development projects are consistent with the City's General Plan, and there is internal consistency between the Housing Element and the rest of the General Plan will be continued. The implementing language committing the City to annual reporting and monitoring of the general plan and housing element, however, is redundant of existing State law requirements for filing annual progress reports with state, and should be discontinued.	Modify and continue: The implementation language for ensuring residential development projects are consistent with the City's General Plan goals and policies have been continued as part of Program 2.2.2. Discontinued: The implementation language calling for annual monitoring is redundant of the statutory mandate for all cities and counties to annually prepare and file a General Plan progress reports pursuant to Government Code Section 65400 et seq. For the housing element annual progress report (APR) there are mandatory reporting forms that all cities and counties are required to use. The housing element APR forms are highly detailed and include reporting the jurisdiction's progress towards meeting its housing goals and objectives. Jurisdictions are incentivized to timely file their APRs as it is a threshold eligibility requirement for a number of State funding programs for housing.
Program 1.12: The City will amend the Zoning Ordinance to specifically define group care facilities and allow group	Progress: Incomplete due to a lack of adequate money or grants available with which to update	Modify and continue: This program will be continued and modified as Program

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
care facilities with six or fewer persons by right in all residential zones and will allow group care facilities of six or more persons in the Limited Commercial (C 1) and General Commercial (C-2) zones with a conditional use permit. Additionally, to further comply with Senate Bill (SB) 520, the City will amend the Zoning Ordinance to define the definition of family as “one or more persons living together in a dwelling unit.” Timing: Amend the Zoning Ordinance by March 2017 Responsibility: City Council Financing: General Fund	the Zoning Ordinance. However, as a matter of procedure, the City allows group homes consistent with State law. Effectiveness: This program was moderately effective and will continue.	4.2.4 (for the definition of family) and 4.2.5 (for group homes). The amendments to the Zoning Ordinance are to ensure consistency with the Health and Safety Code and the City’s duty to affirmatively further fair housing pursuant to Government Code Section 8899.50. The City will use its SB 2 and LEAP funding to implement legislative changes into the Zoning Ordinance. The language of the programs has been modified to ensure consistency with State law for fair housing by way consulting HCD’S group home technical assistance memo.
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 development standards for these units in the General Commercial (C-2) zoning district. In addition, 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, such as supportive and multi-family units. Timing: Amend the Zoning Ordinance by March 2017 Responsibility: City Council Financing: General Fund	Progress: Incomplete due to a lack of adequate money or grants available with which to update the Zoning Ordinance. Effectiveness: This program was not completed, primarily due to lack of funding and lack of City staff. However, this program will be continued in order to specifically include SRO housing in the Zoning Ordinance. The City is using its SB 2 and LEAP funding to implement legislative changes into the Zoning Ordinance.	Modify and continue: The portion of the program committing the City to updating its Zoning Ordinance to provide for SRO housing has been continued as written as Program 5.1.3. The portion of the program for prioritizing funding and/or regulatory incentives (that are not part of a density bonus) has been continued as part of Program 5.1.1.
Program 1.14: The City will amend the Zoning Ordinance to include the definition of supportive and transitional	Progress: Incomplete due to a lack of adequate money or grants available with which to update	Modify and continue: This program will be continued and modified as Program

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
housing as defined in Health and Safety Code Section 50675. In addition, supportive and transitional housing types will be allowed as a permitted residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. Timing: Amend the Zoning Ordinance by March 2017 Responsibility: City Council Financing: General Fund	the Zoning Ordinance. However, as a matter of procedure, the City allows group homes consistent with State law. Effectiveness: This program was moderately effective and will continue.	4.2.1. The implementing language of the program has updated the reference to the Health and Safety Code to the appropriate subparagraphs of Government Code Section 65582. The City will use its SB 2 and LEAP funding to implement legislative changes into the Zoning Ordinance.
Program 1.15: To ensure that there is a sufficient supply of multi-family and single-family zoned land to meet the City's regional housing needs allocation (RHNA), as developers/owners approach the City interested in infill lot consolidation development for affordable housing, the City will offer incentives and concessions such as offsetting fees (when financially feasible) and concurrent/fast tracking of project application reviews. Timing: Ongoing, as projects are processed through the Planning Department Responsibility: City Council Financing: General Fund	Progress: Implemented. The City continues to encourage an adequate supply of land zoned for a variety of housing types, including multifamily and single family development. Tulelake did not have any residential developers inquire about building during the planning period of the 5th cycle. Nonetheless, as a matter of policy the City encourages anyone who would provide low-income housing development. Effectiveness: While this program did not result in the construction of new affordable housing units, this was due more to the lack of any housing development over the past eight year period. The City will continue to encourage the development of affordable housing through this program.	Modify and continue: This program has been modified and will continue as Programs 1.3.1, 1.3.2, and 2.2.2. The program language regarding RHNA has been modified and is incorporated into Program 1.3.1. The language of Program 1.3.1 reflects the City's commitment to compliance with Government Code Section 65863 (aka No Net Loss). Program 2.2.2 reflects the option for the City's density bonus ordinance to allow for a density bonus greater than what is described in State Density Bonus Law for qualifying projects. State Density Bonus Law already obliges the City to offer concessions and incentives to qualifying projects.
Program 2.1: The City will continue to pursue Community Development Block Grant funds to preserve the existing housing stock through the continued 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	Progress: Implemented. The City has received two Homeownership Assistance CDBG grants, one in 2015 and one in 2017 due to the demand for home ownership. A housing rehabilitation grant has not been submitted yet due to the lack	Continue: This program will be continued: see Program 3.1.3(1).

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
toward housing rehabilitation. In addition housing rehabilitation loans are available to those with developmental disabilities as well. Timing: Apply annually, as NOFAs are released Responsibility: City Council Financing: CDBG funds/housing revolving loan fund	of demand for rehabilitation of single family and multi-family residences. Effectiveness: The program has been moderately effective and should continue.	
Program 2.2: The City will promote and publicize the availability of funding for housing rehabilitation, energy conservation, and weatherization programs by providing handouts available at public locations and through the development of a City newsletter. Additionally, as funding is awarded the City will provide a news release regarding the receipt of CDBG funds and the progress made with the rehabilitation program. Timing: Post newsletter at least once annually and as funding is awarded Responsibility: City Council, City Clerk Financing: CDBG funds/housing revolving loan fund	Progress: Incomplete. Implementation has not occurred as the City has not received any rehabilitation CDBG grant funds to date. Effectiveness: This program was effective and should continue.	Modify and continue: This program was modified to include distribution of information using the City's website and social media platforms: see Program 3.1.3(2).
Program 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 weatherstripping to reduce energy costs. Timing: Upon approval of rehabilitation loans Responsibility: City Council Financing: CDBG funds/housing revolving loan fund	Progress: The City continues to encourage the rehabilitation and weatherization of existing housing. Although the City has not received CDBG funding to assist with housing rehabilitation during the planning period, the City continues to enforce State requirements, including Title 24 of the California Code of Regulations, for energy conservation in residential projects. Effectiveness: Historically the City has considered this program to be effective, although it was not effective during this planning period.	Continue: This program will be continued: see Program 3.1.3(3).

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
Program 2.4: Provide code enforcement as a means to maintain safe and decent housing, responding to complaints or obvious potential code violations. The removal of dilapidated housing will be encouraged when owners qualify for CDBG funds to provide replacement housing. Timing: Continuous upon complaint or other evidence a hazard may exist Responsibility: City Council Financing: CDBG grants/revolving rehabilitation fund	Progress: Implemented. The City contracted with the City of Weed a building inspector who has been enforcing the removal of residential buildings that are a hazard and violating the building code. A demolition of two houses has occurred and with further assessment more will be assessed and done in 2019-2020. Because we have not had rehabilitation funds available the owners of the homes have paid the expense for the removal. There has not been replacement houses rebuilt yet. Effectiveness: The program has been moderately effective, and will continue.	Modify and continue: This program has been modified and will be continued as Program 3.1.2(4).
Program 2.5: Stay current on housing-related programs that may be available to the City. Timing: Annually Responsibility: City Council, City Clerk Financing: General Fund	Progress: Implemented. The City Clerk continues to be designated with the responsibility for regularly reviewing information about State funding programs for housing. However, due to Tulelake's size and income limitations we are not always able to utilize the programs that are offered. Effectiveness: The program has been moderately effective and should continue.	Continue: This program will be continued: see Program 3.1.3(3).
Program 2.6: The City shall maintain a list of all dwellings within the City that are subsidized by government funding or low-income housing developed through local regulations or incentives. The list shall include, at least, the number of units, the type of government program, and the	Progress: Implemented during the 5th cycle planning period. Presently there are no subsidized housing of multifamily units that were constructed with the aid of government funding. The City has only been utilizing the CDBG Homeownership Assistance loans for single family	Modify and continue: The City currently does not have subsidized housing of multifamily units that have been constructed with government funding. The City has only been utilizing the CDBG

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
date on which the units may convert to market-rate dwellings. The City will require all property owners to provide at least two years' notice prior to the conversion of any units for lower-income households to market-rate units in any of the following circumstances: • the units were constructed with the aid of government funding • the units were required by the City's Affordable Housing Program • the project was granted a density bonus • the project received other incentives • Such notice shall be given at least to the following: • The City • Housing Community and Development • Residents of at-risk units • Any others deemed appropriate Timing: Ongoing Responsibility: City Council, City Clerk Financing: State and federal grants	dwellings. The City was able to do two CDBG Homebuyers assistance loans in 2019. Effectiveness: The City has found this program to be effective historically.	Homeownership Assistance loans for single family dwellings. While the City does not have a present need to track assisted housing units, Program 3.3.2 will continue the City's effective procedures for tracking subsidized units should subsidized units come online during the 2023-2031 planning period. Program 3.3.2 also outlines the actions the City would take prior to the expiration of subsidies for housing.
Program 3.1: The City Clerk is designated as the contact for referral of fair housing complaints to the California Department of Fair Housing and Employment. The City will support housing equal opportunity programs by providing informational fair housing brochures and posters available in public places, including City Hall, Police Department, public library, post office, local shopping, businesses, and churches. Timing: Continuous, 2014–2019 Responsibility: City Clerk	Progress: Implemented. The City Clerk continues to be the designated contact for referral of fair complaints. Notices are posted at City Hall, Police Department, public library, post office, local shopping, businesses, and churches. Effectiveness: The City has not received any complaints during the current planning period. The City considers this a effective and important program and as such will continue the program.	Modify and continue: This program has been modified and is part of a larger community awareness program (Program HE.2.1.1), and is incorporated as a component of Programs HE.7.1.1 and HE.7.1.2 as the City has a duty to affirmatively furthering fair housing.

Program	Progress/Effectiveness	Appropriateness for the 2023-2031 Housing Element
Financing: General Fund		
Program 3.2: To ensure the City complies with all requirements of Senate Bill (SB) 520, the City will formalize a process for reasonable accommodation for persons with disabilities (and their designated representatives) to ensure the process facilitates the development, maintenance, and improvement of housing for persons with disabilities, including minimizing public hearings and reviewing and revising decision-making criteria to ensure consistency with fair housing regulations. The City will make information available to the public about its formal reasonable accommodation process based on the guidelines from the California Department of Housing and Community Development (HCD). This information will be available through postings and pamphlets at City Hall and at other public places throughout the City. Timing: Enforce a formalized process for reasonable accommodation immediately. Responsibility: Building Department, City Clerk Financing: General Fund	Progress: Incomplete due to a lack of adequate money or grants available with which to update the Zoning Ordinance. However, as a matter of procedure, the City provide reasonable accommodation consistent with federal and state law, and complies with the CDBG (HCD) rules in home lending or rehabilitation for people with disabilities. Effectiveness: This program was moderately effective and will continue. Effectiveness: This program was not completed, primarily due to lack of funding and lack of City staff. This program will be continued in order for the City to amend the Zoning Ordinance to include reasonable accommodation procedures.	Modify and continue: The implementation language of this program has been modified: see Program 4.2.6. Program 4.2.6 commits the City to adopting reasonable accommodation procedures that are consistent with federal and state law, and to ensure equal access to housing. Program 2.1.1 provides for disseminating information about the reasonable accommodation procedure to the community.

Appendix A – Assessment of Housing Needs and Fair Housing

Table of Contents

1.0 Introduction	4
2.0 Population and Employment Trends	4
2.1 Population Change	4
2.2 Population Growth Projections	6
2.3 Population by Age Group	6
2.4 Population by Race and Ethnicity, including Segregation and Integration Patterns and Trends.....	9
2.5 Labor Force and Employment	12
2.6 Fastest Growing Occupations.....	15
2.7 Commuting and Transportation Costs	16
3.0 Household Characteristics	18
3.1 Household Growth	18
3.2 Number of Households and Types	18
3.3 Household Size	19
3.4 Household Income, Income Distribution and Poverty, including Segregation and Integration Patterns and Trends	20
3.5 Poverty	23
4.0 Housing Stock and Characteristics.....	27
4.1 Housing Composition	27
4.2 Occupancy and Tenure.....	28
4.3 Housing Unit Size.....	29
4.4 Overcrowded Housing.....	29
4.5 Housing Conditions.....	30
4.6 Housing Habitability	31
5.0 Analysis of Special Populations and Housing Needs.....	32
5.1 Senior Population	32
5.2 Persons with Disabilities.....	33
5.3 Developmental Disabilities.....	36
5.4 Single-Parent and Female-Headed Households.....	37
5.5 Large Families.....	38
5.6 Persons Experiencing Homelessness.....	39
5.7 Farmworkers	45
6.0 Housing Costs and Affordability	48
6.1 Single-Family Home Costs	48
6.2 Rental Housing Costs.....	49
6.3 Mobile Housing Costs.....	49

6.4	Overpayment for Housing (Cost Burdened).....	49
7.0	Assessment of Fair Housing.....	51
7.1	Key Elements of an Assessment of Fair Housing.....	51
7.2	Local Knowledge.....	60
7.3	Conclusions and Tulelake’s Action Plan to Affirmatively Further Fair Housing	62

List of Tables and Figures

Table A-1	Regional Population Change, 2000-2020	4
Figure 1:	Siskiyou County Population Changes 1995-2020	5
Figure 2:	Tulelake Population Changes 1990-2020	5
Table A-2	Siskiyou County Population Projections, 2000-2060	6
Figure 3:	Tulelake Population by Age Group, 2010 and 2020	7
Table A-3	Population by Age Group, 2010-2020	8
Figure 4:	2010 and 2020 Population Change by Age Group (as a percentage).....	8
Table A-4	Population by Race/Ethnicity, 2010-2020.....	9
Figure 5:	Largest Racial/Ethnic Groups, 2020.....	10
Figure 6:	Other Racial/Ethnic Groups, 2020	11
Figure 7:	Regional Ethnicity Hispanic and White Majority	11
Figure 8:	Regional White Majority.....	12
Table A-5	Labor Force, 2020.....	13
Table A-6	Employment by Industry, 2021	13
Figure 9:	Siskiyou County Agricultural Commissioner’s 2020 Crop Report.....	15
Table A-7	Ten Fastest Growing Occupations, 2018-2028	16
Figure 10:	Travel Time to Work, Tulelake.....	17
Table A-8	Growth in the Number of Households.....	18
Table A-9	Tulelake Household Types and Changes, 2010-2020.....	19
Table A-10	Group Quarters Population (Non-Household Population.....	19
Table A-11	Household Size by Tenure, Tulelake and Siskiyou County, 2019	20
Table A-12	Household Income, 2020	20
Figure 11:	Regional Median Income.....	21
Figure 12:	TCAC/HCD Opportunity Map.....	22
Table A-13	Household Income Distribution, 2019 CHAS for Tulelake.....	23
Table A-14	2023 State Income Limits, Siskiyou County.....	24
Table A-15	Population Below Poverty Level, 2020.....	25
Figure 13:	Tulelake Poverty Level and Trend By Race and Ethnicity, 2011-2021.....	25
Figure 14:	Tulelake and Siskiyou County: 2011-2021 Poverty Levels and Trends.....	26
Figure 15:	Regional Poverty Status.....	27
Table A-16	Housing Unit Types, 2013 - 2021	27
Table A-17	Occupancy Status, 2020	28
Table A-18	Occupied Housing Units by Tenure, 2013 - 2021	28
Table A-19	Housing Units by Size, 2000	29
Table A-20	Overcrowded Housing, 2020.....	29
Figure 16:	Overcrowded Households	30

Table A-21 Age of Housing, 2020	30
Table A-22 1999 Housing Condition Survey Results.....	31
Table A-23 Senior Population, 2000-2020.....	32
Table A-24 Senior Care Facilities	33
Table A-25 Persons with Disabilities by Age Group, Tulalake 2020	34
Table A-26 Persons with Disabilities, Siskiyou County 2020	35
Figure 17: Population with a Disability for the Region.....	36
Table A-27 Persons with Developmental Disabilities	37
Table A-28 Single-Parent Households, 2020	38
Table A-29 Large Households by Tenure, 2010-2020.....	39
Table A-30 2020 and 2022 PIT Counts for Siskiyou County.....	40
Table A-31 Racial and Ethnic Information, 2020 and 2022 Point-In-Time (PIT) Counts Service Area of NorCal Continuum Care	41
Table A-32 Gender Information, 2020 and 2022 PIT Counts for Siskiyou County	41
Table A-33 Additional Demographics, 2020 and 2022 PIT Counts for Siskiyou County	42
Table A-34 Homelessness Services.....	44
Table A-35 Farmworkers, 2017	45
Table A-36 Tulalake Overpayment, 2015-2019.....	50
Figure 18: Areas of High Segregation and Poverty, 2023.....	55
Figure 19: Hispanic Population by Census Block Groups	57
Figure 20: Highest Level of Education for the Population 25 Years and Over	59
Table A-37 AFFH Contributing Conditions and Responding Programs.....	63
Table A-38 City of Tulalake’s Action Plan to Affirmatively Further Housing	66

1.0 Introduction

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

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

The Housing Needs Assessment focuses on demographic information, such as population trends, ethnicity, age, household composition, income, employment, housing characteristics, general housing needs by income, and housing needs for special segments of the population. It outlines the characteristics of the community, and identifies those characteristics that may have significant impacts on housing needs in the community. Because the analysis and reporting of demographic and housing data for the needs assessment and constraints overlaps significantly with the required analysis of segregation and integration patterns and trends for the fair housing assessment (AFH), this component of the AFH is embedded throughout appropriate sections of this document. The remaining analysis of the AFH is found in section 7.

2.0 Population and Employment Trends

2.1 Population Change

The population of the City of Tulelake in 2020 was estimated by the U.S. Census to be 902 persons. The population decreased slightly from 1,020 in 2000 to 1,010 in 2010. The Census estimated that the City’s population declined by 10.7 percent, or by 108 persons, between 2010 and 2020. Although negative growth is unusual for the State of California as a whole, it is fairly common for many communities in rural Siskiyou County. Table A-1 shows general population growth rates for communities in Siskiyou County from 2000 to 2020.

The County’s population increased from 2000 to 2010 by 7 percent going from 23,686 in 2000 to 25,342 in 2010. The County has seen a decrease in population between 2010 and 2020 by 4.84 percent, going from 25,342 in 2010 to 24,116 in 2020. Figure 1and Figure 2 below illustrate that Tulelake and Siskiyou county have experienced similar patterns of population change.

Table A-1
Regional Population Change, 2000-2020

	2000	2010	Growth Rate 2000–2010	2020	Growth Rate 2010–2020
Tulelake	1,020	1,010	-1.0%	902	-10.7%
Dorris	886	939	6.0%	860	-8.4%
Etna	781	737	-5.6%	678	-8.0%
Yreka	7,290	7,765	6.5%	7,807	0.5%
Ft. Jones	660	710	7.6%	695	-2.1%

	2000	2010	Growth Rate 2000–2010	2020	Growth Rate 2010–2020
Montague	1,456	1,443	-0.9%	1,226	-15.0%
Weed	2,978	2,967	-0.4%	2,862	-3.5%
Mt. Shasta	3,621	3,394	-6.3%	3,223	-5.0%
Dunsmuir	1,923	1,650	-14.2%	1,707	3.5%
Unincorporated County	23,686	25,342	7.0%	24,116	-4.8%

Source: US Census 2000, 2010, 2020

Figure 1: Siskiyou County Population Changes 1995-2020

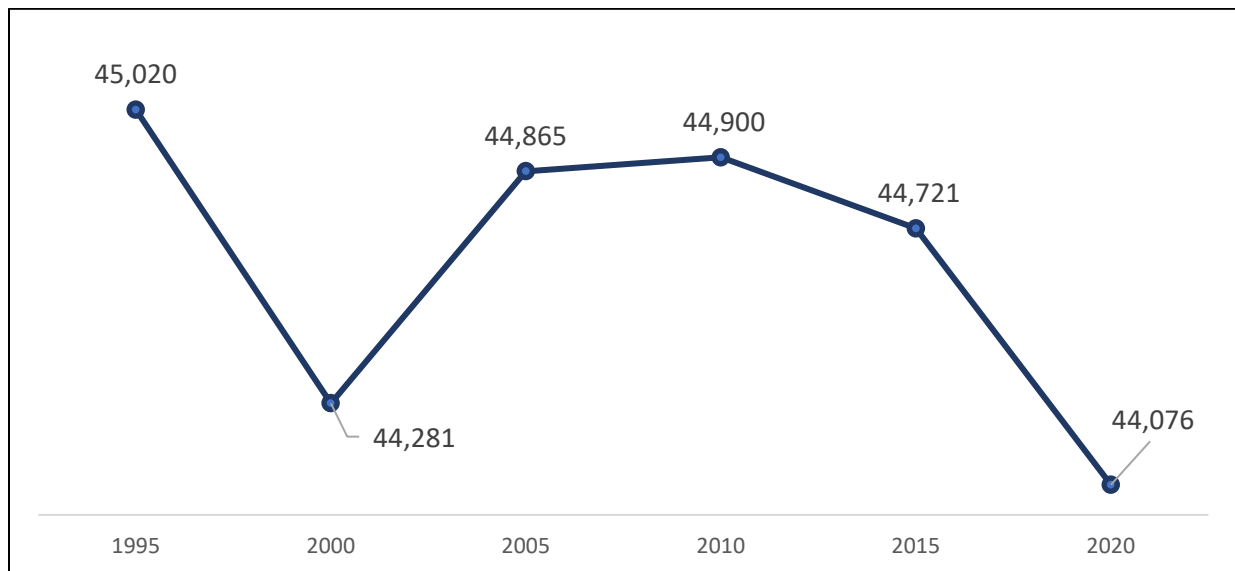
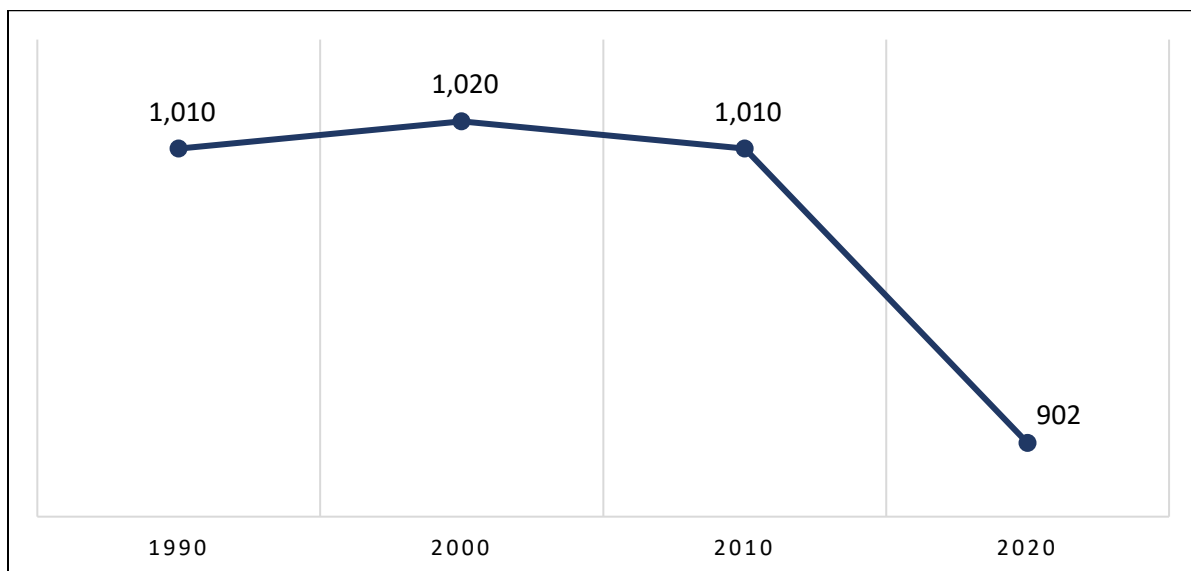


Figure 2: Tulelake Population Changes 1990-2020



2.2 Population Growth Projections

The Department of Finance provides population projections for all counties through 2060. Table A-2 below shows the expected population growth for both the incorporated and unincorporated portions of Siskiyou County between 2010 and 2060. DOF has not made specific projections for the City of Tulelake. Based on DOF projections, the county is expected to experience an overall negative annual growth rate of approximately -1.4 percent. Based on the City's recent history of declining population in Tulelake, it is anticipated the pattern of negative growth will continue for the foreseeable future.

Table A-2
Siskiyou County Population Projections, 2000-2060

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

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

2.3 Population by Age Group

The distribution of Tulelake's population by age group is shown in Figure 4 and Table A-3. As individuals age, their lifestyles, household composition, living preferences, and income levels tend to change as well. For example, young adults (18 to 34) typically move more frequently and earn less than older adults. As a result, younger adults generally are not ready, or cannot afford, to purchase homes and look for rental units to meet their housing needs. In contrast, middle-aged residents (35 to 54) typically have higher earning potential and higher homeownership rates. Residents approaching retirement age or recently retired (early 60s to mid-70s) tend to have the highest rates of homeownership. After individuals retire, many look for smaller homes on properties that are easier to maintain or for residential communities that cater specifically to their lifestyles, needs, and preferences.

The majority of the City's population is 65 and older at 17.2 percent of the population. The age groups of 35 to 44, 5 to 14, and under five are close behind, all being around 14 percent of the population. The smallest age group are between the ages of 45 to 54 at 4.6 percent of the population. Siskiyou county has a similar makeup with a majority of the population being in the 65 and older group at 25.2 percent. Unlike the City, the County's smallest age group is 5 and under at 5.1 percent.

Since 2010, the distribution of ages in Tulelake's population changed as presented in Figure 1. The City's resident population of 45 to 54 declined by approximately 66 percent between 2010 and 2020. The number of residents who are 5 to 24 declined by approximately 33 to 34 percent. The largest population increase, by age, was residents who are 65 and over. Residents who are under 5 also increased by 29 percent over 2010.

Figure 3: Tulelake Population by Age Group, 2010 and 2020

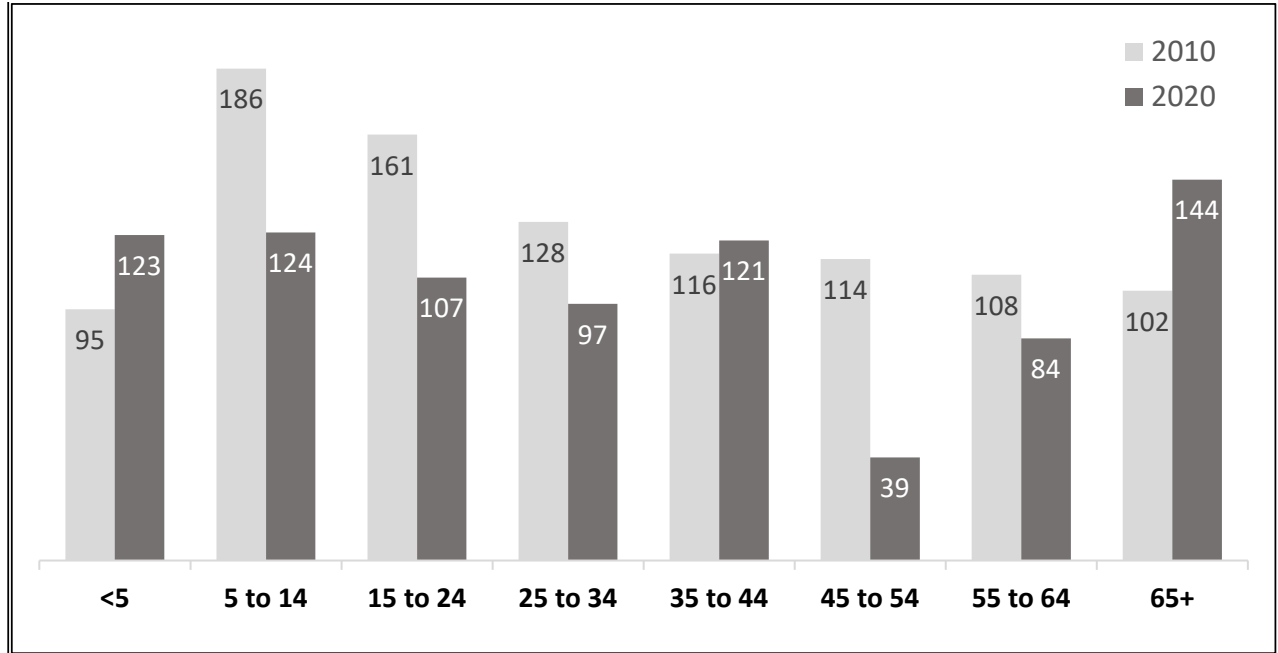


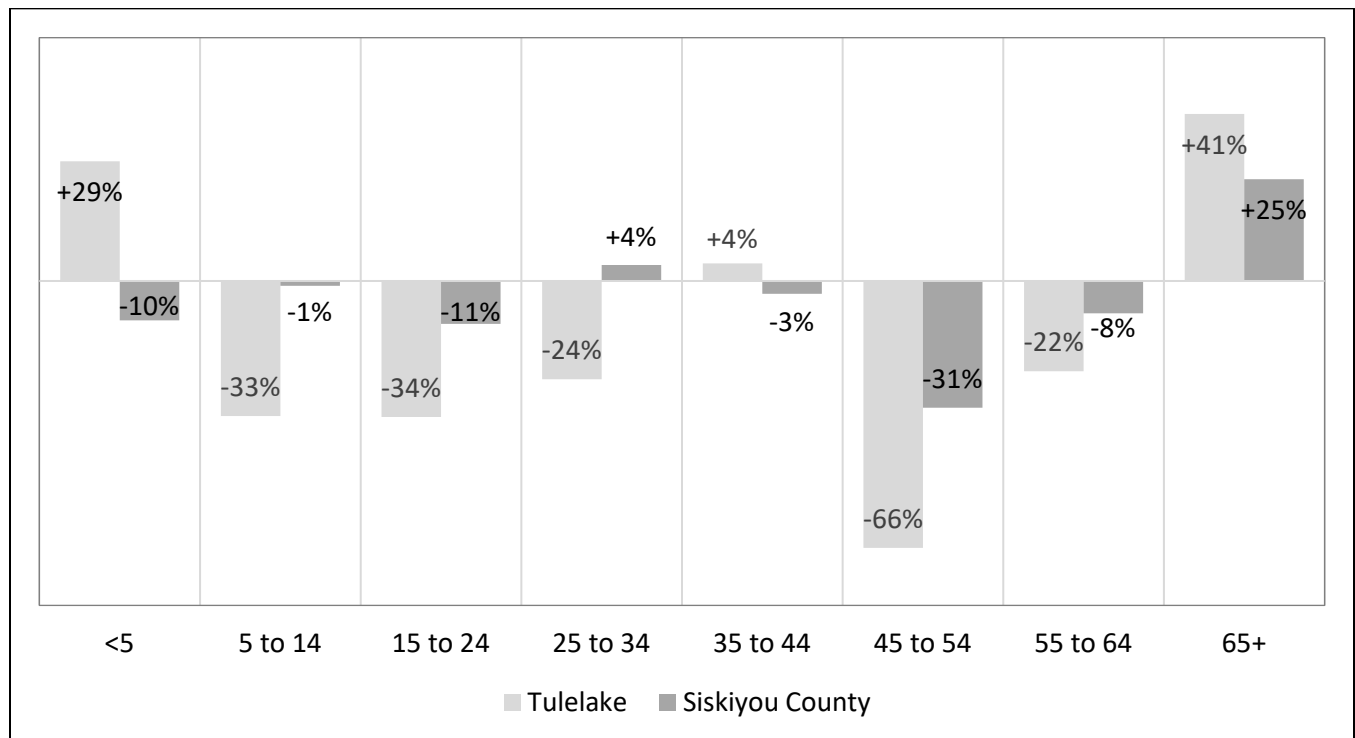
Table A-3
Population by Age Group, 2010-2020

Age Group	Tulelake				Siskiyou County			
	2010		2020		2010		2020	
	Persons	%	Persons	%	Persons	%	Persons	%
<5	95	9.4%	123	14.7%	2,473	5.5%	2,232	5.1%
5 to 14	186	18.4%	124	14.8%	5,136	11.4%	5,074	11.7%
15 to 24	161	15.9%	107	12.8%	4,935	11.0%	4,414	10.1%
25 to 34	128	12.7%	97	11.6%	4,277	9.5%	4,446	10.2%
35 to 44	116	11.5%	121	14.4%	4,536	10.1%	4,391	10.1%
45 to 54	114	11.3%	39	4.6%	6,910	15.4%	4,751	10.9%
55 to 64	108	10.7%	84	10.0%	7,851	17.5%	7,225	16.6%
65+	102	10.1%	144	17.2%	8,782	19.6%	10,983	25.2%
Total	1,010	100.0%	839	100.0%	44,900	100%	43,516	100%

Source: ACS 2010 and 2020 Table S0101

Figure 4 below presents a comparison of Tulelake's and Siskiyou county's percent change by age group between 2010 and 2020. While both the City and region both experienced declines, overall Tulelake's population declined generally by a greater percentage relative to the county.

Figure 4: 2010 and 2020 Population Change by Age Group (as a percentage)



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

This section reviews the racial and ethnic composition of the City of Tulelake and compares this information to Siskiyou County. Persons who are Hispanic–Latino comprise 75.1 percent of the Tulelake’s population and are the largest ethnic group according to 2020 U.S. Census data and as shown in Table A-4. According to the 2010 Census, Hispanics were the dominate ethnic group comprising nearly 60 percent of the population. The dominance of Hispanics as a percentage of the population has continued and increased since the 2010 Census. This increase as percentage of the Tulelake’s total population can be attributed to both an increase in the number individuals who are Hispanic–Latino and a decrease in the number of other racial/ethnic populations as indicated in Table A-4. The largest declines by racial/ethnic groups were Whites alone, populations of two or more races, and American Indian and Alaska Native alone.

Race and Ethnicity: A Regional Comparison

When Tulelake’s racial/ethnic composition data is compared to the Siskiyou county region, the U.S. Census data indicates Tulelake’s racial composition differs from the region where Whites alone are the dominate racial/ethnic group, followed by persons who are Hispanic–Latino, as shown in Figure 5. A comparison of the racial/ethnic groups that comprise Tulelake–Siskiyou county is depicted in Figure 5 and Figure 6. Relative to the region, the City has a smaller percentage and number of persons who are American Indian, Black or African American, or of two or more races. The number of persons who identify as White and two or more races decreased from 2010 to 2020 in the City, while the Hispanic or Latino group increased in population. As a percentage of the population, Siskiyou county’s racial and ethnic composition is different than Tulelake’s with persons who identify as White being the majority of the population and Hispanic or Latino being the second largest group.

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

	2010		2020		% Δ
	#	%	#	%	
Tulelake Total:	1,010	100%	902	100%	-10.7%
Hispanic or Latino	601	59.5%	677	75.1%	12.6%
Not Hispanic or Latino:	409	40.5%	225	24.9%	-45.0%
Population of one race:	384	38.0%	209	23.2%	-45.6%
White alone	374	37.0%	201	22.3%	-46.3%
Black or African American alone	1	0.1%	2	0.2%	100.0%
American Indian and Alaska Native alone	8	0.8%	2	0.2%	-75.0%
Asian alone	1	0.1%	3	0.3%	200.0%
Native Hawaiian and Other Pacific Islander alone	0	0.0%	1	0.1%	100.0%
Some Other Race alone	0	0.0%	0	0.0%	0.0%
Population of two or more races	25	2.5%	16	1.8%	-36.0%
Siskiyou County Total:	44,900	100%	44,076	100%	-1.5%
Hispanic or Latino	4,615	10.3%	5,527	12.5%	19.8%

	2010		2020		% Δ
	#	%	#	%	
Not Hispanic or Latino:	40,285	89.7%	38,549	87.2%	-4.3%
Population of one race:	38,445	85.6%	35,454	80.2%	-7.8%
White alone	35,683	79.5%	32,057	72.5%	-10.2%
Black or African American alone	552	1.2%	471	1.1%	-14.7%
American Indian and Alaska Native alone	1,549	3.4%	1,757	4.0%	13.4%
Asian alone	528	1.2%	866	2.0%	64.0%
Native Hawaiian and Other Pacific Islander alone	69	0.2%	38	0.1%	-44.9%
Some Other Race alone	64	0.1%	265	0.6%	314.1%
Population of two or more races	1,840	4.1%	3,095	7.0%	68.2%

Notes: Percentages may not add up to 100 percent due to rounding. Negative growth is shown in parenthesis. Source: 2010 Decennial Census Summary File 3, U.S. Census Bureau, 2020 Decennial Census Redistricting Data

Figure 5: Largest Racial/Ethnic Groups, 2020

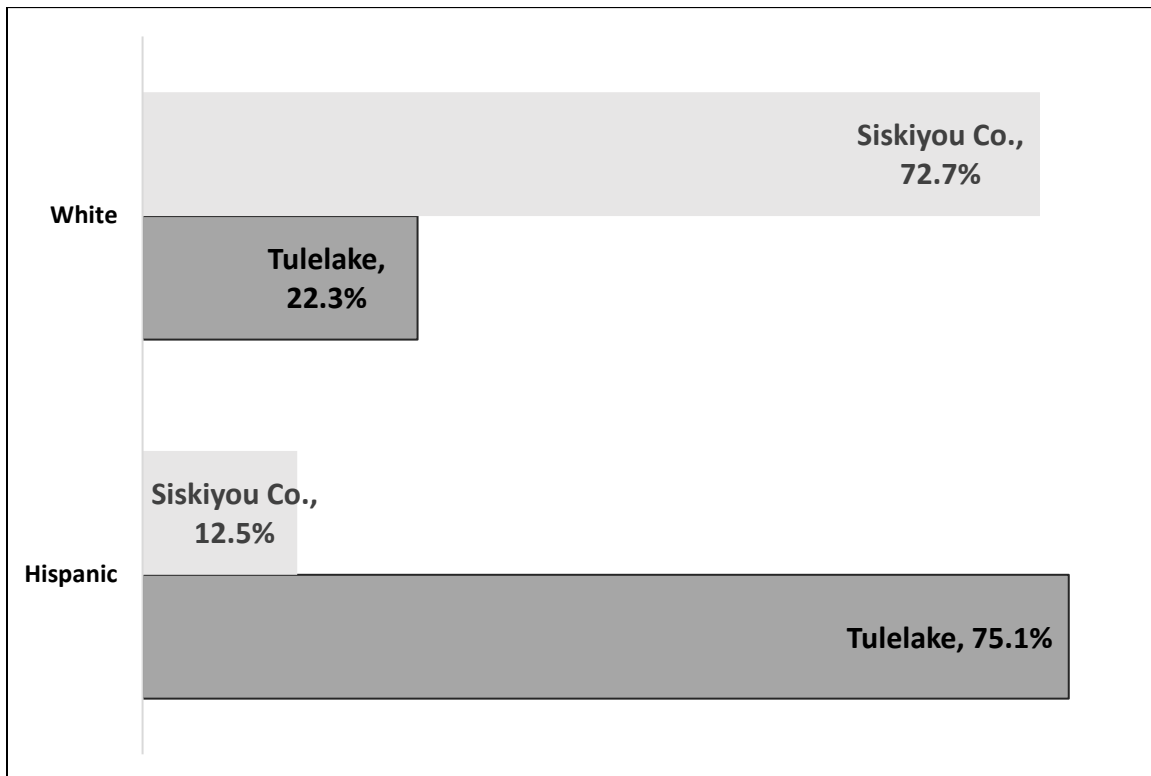


Figure 6: Other Racial/Ethnic Groups, 2020

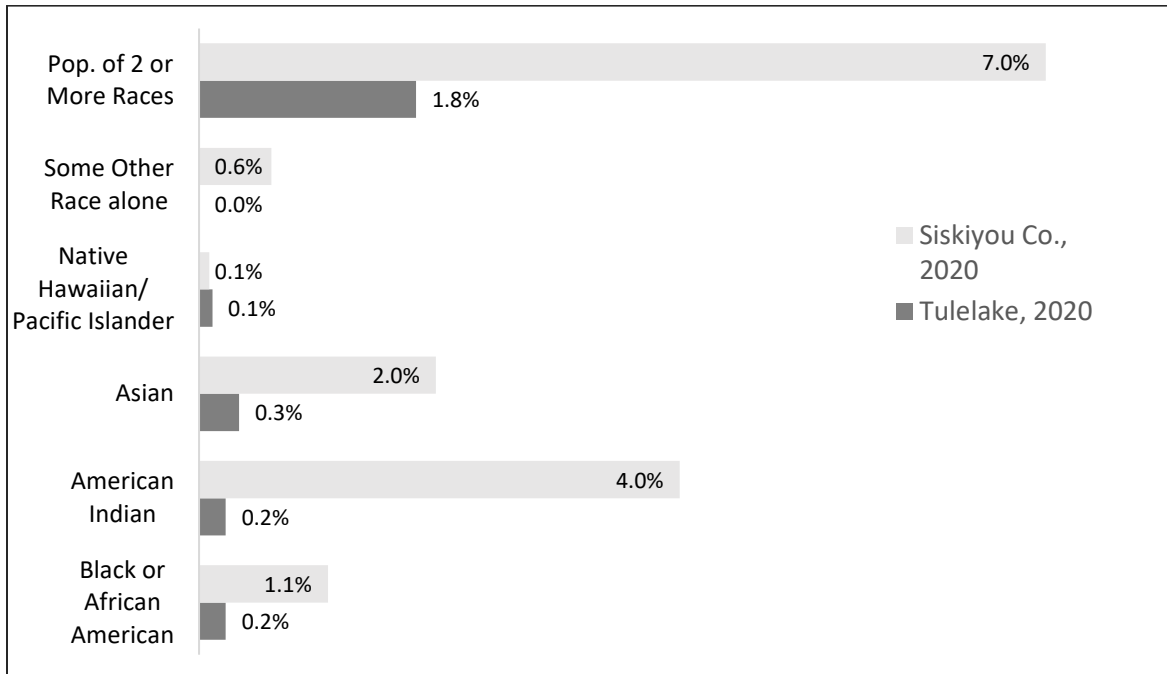


Figure 7 and Figure 8 show geographically that persons who are Hispanic are the majority in Tulelake and the surrounding area, while Whites are the predominate racial/ethnic group in the region. The geographic distribution is consistent with the U.S. Census data discussed above

Figure 7: Regional Ethnicity Hispanic and White Majority

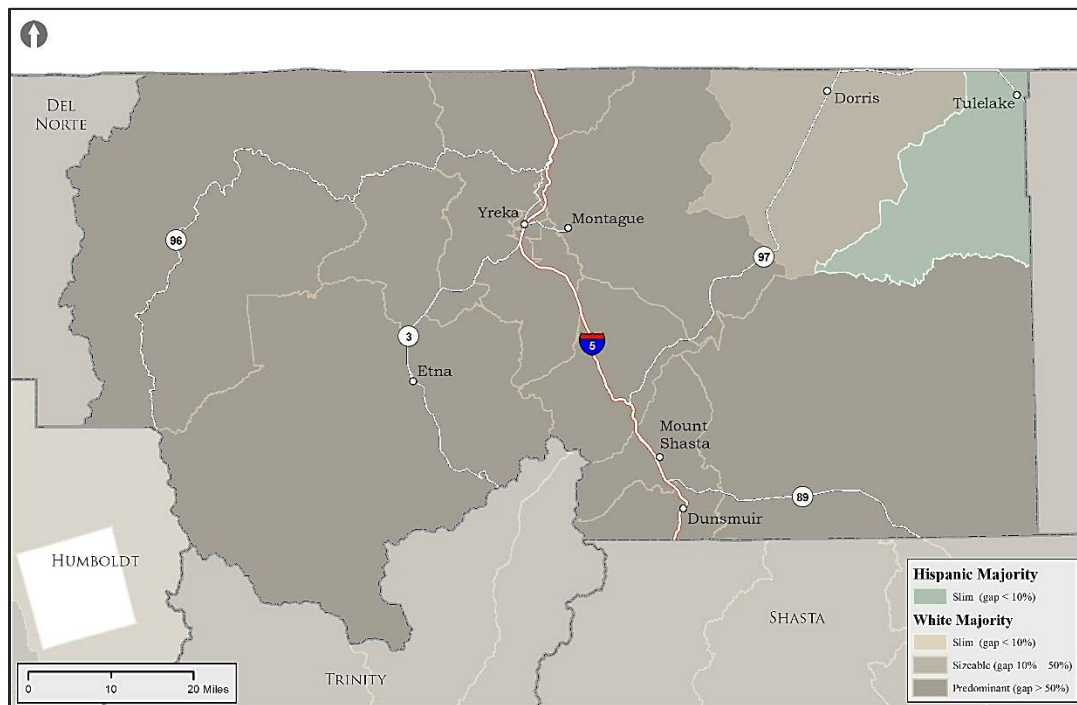
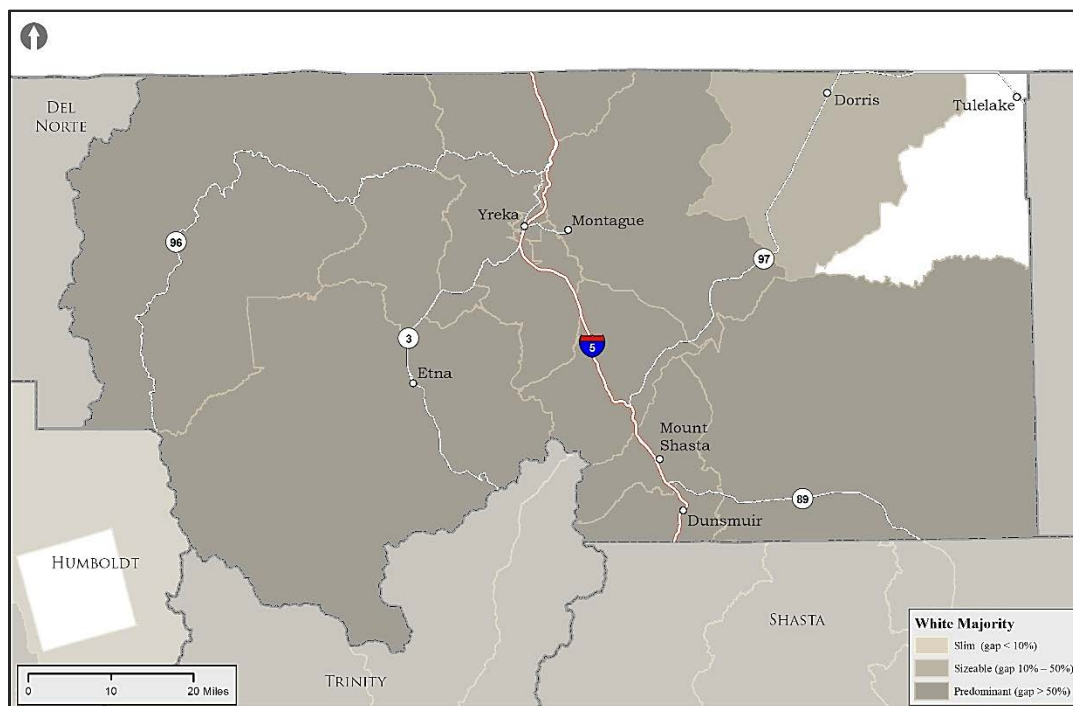


Figure 8: Regional White Majority



As shown in Table A-4 and the figures above, Whites are the predominate ethnic group in most of Siskiyou county. For both Tulelake and the county there are more Hispanics in 2020 than in 2010. Agriculture is a dominate industry in the northeastern corner of Siskiyou county and there is a larger population of farmworkers. As indicated in Table A-4, in Tulelake, Whites alone are the next largest racial/ethnic group followed by individuals who are two or more races. In comparison to Siskiyou county, American Indians and Alaska Natives comprise a smaller percentage of Tulelake's population, and their numbers have declined since 2010. The data indicate Tulelake's racial and ethnic composition differs the region and is related to the dominance field crop agricultural production is in this area of the county.

2.5 Labor Force and Employment

Table A-5 illustrates labor force information, including that approximately 88.2 percent of the labor force in the City is employed. Thus, the unemployment rate is approximately 11.8 percent. Siskiyou county has a lower unemployment rate at 7.4 percent, and approximately 92.6 percent of the labor force is employed. California has a lower unemployment rate than the City and County at 6.2 percent. Siskiyou county's 2023 unemployment rate is 6.3, according to Employment Development Department (EDD) data, which is similar although higher than 2020 data.

Table A-5
Labor Force, 2020

	Tulalake	Mt. Shasta	Weed	Yreka	Siskiyou County	California
Labor Force	238	1,450	1,056	3,089	17,939	20,016,955
Employment	210	1,401	966	2,868	16,597	18,646,894
Unemployment	28	49	90	220	1,325	1,229,079
Unemployment Rate	11.8%	3.4%	8.5%	7.1%	7.4%	6.1%

Source: US Census ACS 2020 Table DP03

According to 2021 ACS data, the agriculture, forestry, fishing and hunting, and mining industries provided employment for approximately 43 percent of Tulalake residents, with educational services, and health care and social assistance industries employee approximately 13 percent of residents, as shown in Table A-6. In April 2023, City staff supplemented the U.S. Census ACS data and provided the following details on employers within the City and nearby:

- Surrounding farmers have many seasonal employees from 50 to 100
- Tulalake Basin Joint Unified School District - 57 employees
- Tulalake Irrigation District - 32 employees
- University of California, UC Davis Extension Center - 25 employees
- City of Tulalake - 15 employees

While the City's and ACS information may not be identical, they are similar in that agriculture and education services are indicated to be the largest employers in the area. When employment by industry is viewed at the regional level, ACS data indicate that educational services, and health care and social assistance industries employ the largest percentage of residents at 26.5 percent of the employed population. The agriculture remains important as the third largest employer at the regional level but employs a lower percentage of the workforce. Generally, the ACS data in Table A-6 indicate the region has a greater variety of industries that employ the population, while in the northeast corner of the county there is less variety which may reduce job diversity in this subregion of the county.

Table A-6
Employment by Industry, 2021

Industry	Tulalake		Siskiyou County	
	Estimate # of Employees	%	Estimate # of Employees	%
Total Employed Population (16 years and over)	210	100%	16,554	100%
Agriculture, forestry, fishing and hunting, and mining	90	42.9%	1,568	9.5%
Construction	15	7.1%	1,122	6.8%
Manufacturing	13	6.2%	1,099	6.6%
Wholesale trade	3	1.4%	275	1.7%
Retail trade	13	6.2%	1,821	11.0%
Transportation and warehousing, and utilities	0	0.0%	684	4.1%

Industry	Tulelake		Siskiyou County	
	Estimate # of Employees	%	Estimate # of Employees	%
Information	0	0.0%	286	1.7%
Finance and insurance, and real estate and rental and leasing	5	2.4%	610	3.7%
Professional, scientific, and management, and administrative and waste management services	16	7.6%	1,176	7.1%
Educational services, and health care and social assistance	28	13.3%	4,394	26.5%
Arts, entertainment, and recreation, and accommodation and food services	17	8.1%	1,386	8.4%
Other services, except public administration	10	4.8%	803	4.9%
Public administration	0	0.0%	1,330	8.0%

Source: US Census ACS 2020 Table DP03

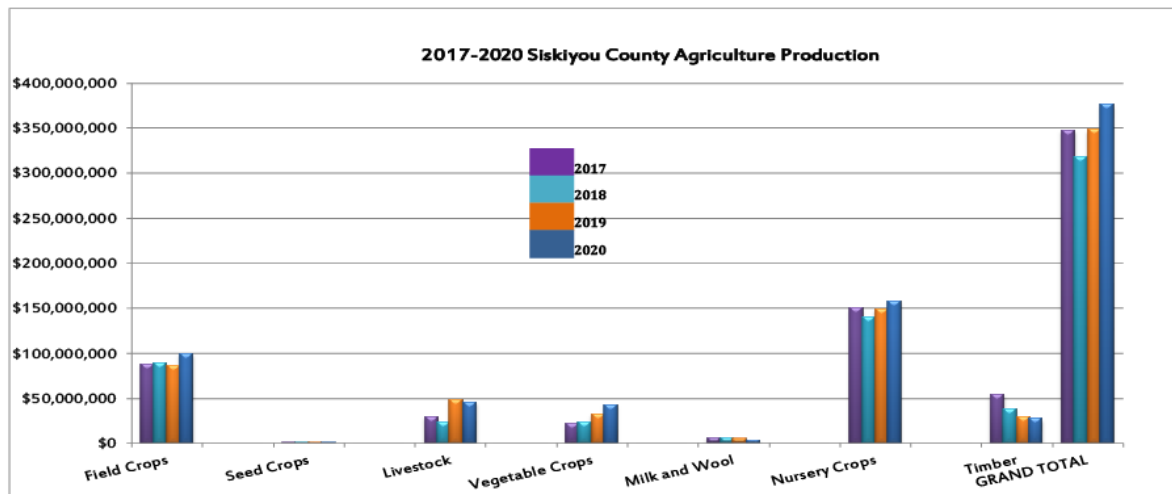
The Tulelake area is located on a former lake bed, resulting in farmland which is very fertile and produces a variety of agricultural crops such as potatoes, horseradish, grains, mints, and strawberry plants. Consequently, the farmlands that surround Tulelake are identified as Prime Farmland by the Department of Conservation's California Important Farmland mapping. According to the 2020 Crop Report prepared by the Siskiyou county Agricultural Commission, nursery crops are the largest contributor to the County's agricultural production. Recent moderate to severe drought conditions have limited the availability of irrigation water for crops and have increased the amount of land fallowing, however. Wildland fires have burned rangeland and timberland. According to the 2020 Crop Report, it appears many of the Siskiyou county agricultural sectors began to rebound, although the 2020 value of harvested timber was about half of its value in 2017. While there was decline in Siskiyou crops in 2018 and 2019 from 2017 (as measured by the value of crops), by 2020 most crop categories increased in comparison to 2017. Although specific data is not available, it is anticipated the drought conditions have generally negatively affected the availability of jobs and economic opportunities in Tulelake and the adjacent area.

As discussed above in Section 2.4, Tulelake's racial and ethnic composition differs the region and is related to the dominance field crop agricultural production is in this area of the county. The Siskiyou County Public Health Department's 2022 Community Health Needs Assessment (CHNA) identified and prioritized access to basic needs such as housing, jobs, and foods as a significant health need for Siskiyou County (emphasis added).¹

¹ 2022 Community Health Needs Assessment, prepared by Dignity Health Mercy Medical Center Mt Shasta, Fairchild Medical Center, and Siskiyou County Public Health Department, pg. 7.

Figure 9: Siskiyou County Agricultural Commissioner's 2020 Crop Report

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



2.6 Fastest Growing Occupations

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

Table A-7
Ten Fastest Growing Occupations, 2018-2028

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

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

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

2.7 Commuting and Transportation Costs

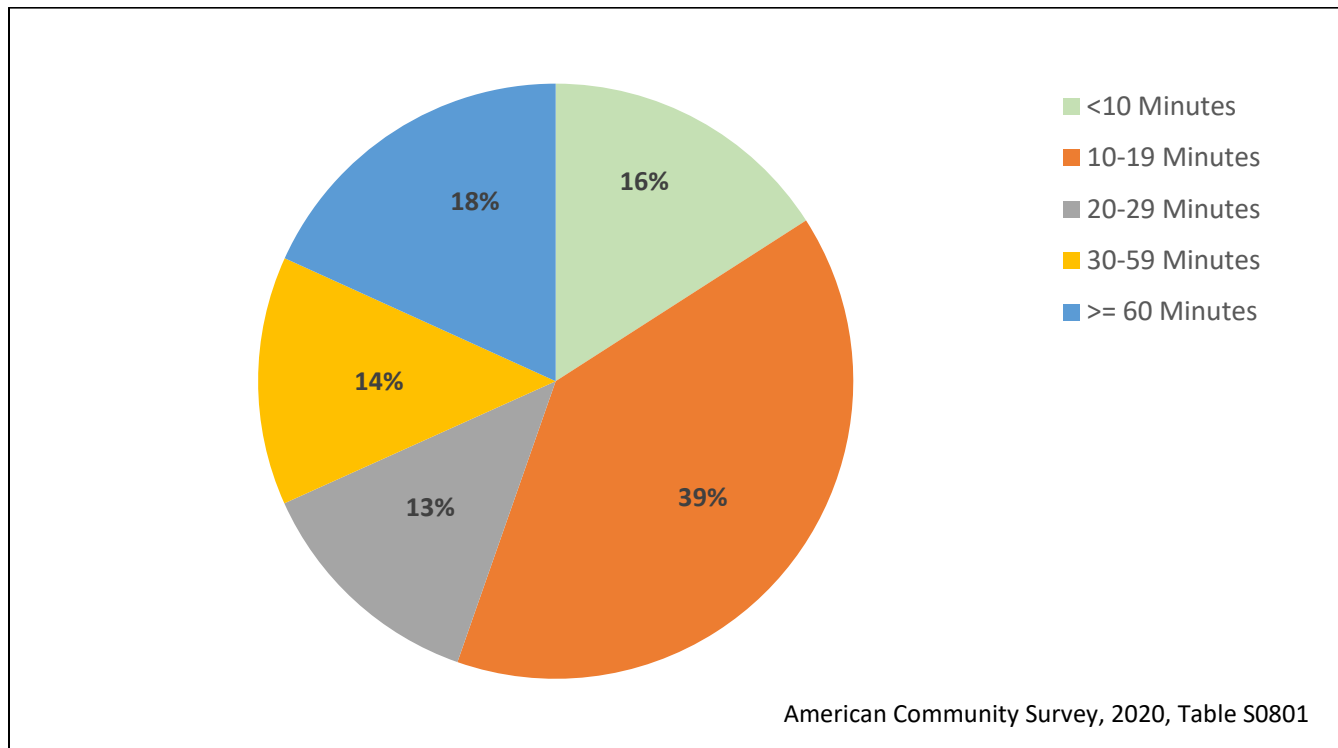
Related to local and regional employment is the commute distance. Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household's ability to occupy decent housing without being overburdened by cost. According to Citydata.com, the commute times for Tulelake residents are somewhat less than the average for California.²

According to Figure 10, places of employment are relatively proximate to where Tulelake residents reside as measured by commute time: approximately 55 percent of Tulelake workers having a commute of less than 20 minutes.³ Of the 55 percent, 39 percent have a commute time of 10 to 19 minutes. The next largest group at 18.2 percent, are residents who commute an hour or more to their place of employment.

² <https://www.city-data.com/city/Tulelake-California.html> accessed August 17, 2023

³ Tulelake residents who are over 16 years of age and work outside the home.

Figure 10: Travel Time to Work, Tulelake



According to the 2020 U.S. Census, 16.7 percent of Tulelake's occupied housing units have no vehicles. Tulelake's rate is measurably higher than Siskiyou county's rate of 6.0 percent. Tulelake's rate of occupied housing units with one or two vehicles, 27.6 percent and 35.3 percent, respectively, is comparable to Siskiyou's rates of 29.7 percent and 35.9 percent, respectively. The average commute time for Tulelake and Siskiyou county residents are comparable at 20.1 minutes and 19.2 minutes, according to U.S. Census data.

The Siskiyou Transit and General Express (STAGE) provides regional bus service in Siskiyou county, and their route largely follows the Interstate 5 corridor. Tulelake and nearby communities are not proximate to Interstate 5; therefore, STAGE does not provide service to Tulelake. Basin Transit Service, the transit service provider that operates in Klamath Falls, Oregon, does not provide service to Tulelake either. Sage Stage, a public transportation service managed by the Modoc Transportation Agency operates from the city of Alturas in Modoc County. Sage Stage offers four routes of intercity transit between Alturas to the destination cities of Reno, Nevada, Redding, California, Canby California, and Klamath Falls, Oregon. Tulelake is a designated roundtrip stop on the Klamath Falls route, although reservations are required. Sage Stage's Klamath Falls route operates only once a week (Thursdays). Sage Stage vehicles are wheelchair accessible according to their website, and One-way fare is \$6.00.⁴ While Sage Stage offers opportunity for Tulelake residents to access services that may not be available locally, due to the frequency of service it is unlikely to substitute or replace the need for private vehicles.

Siskiyou county is a large rural county, and Tulelake is a small, low density, rural city with a declining population. There are not many transit options in the region beyond those provided by private vehicles. The entirety of Tulelake and Siskiyou county have high transportation costs according to HUD transportation cost index that

⁴ <https://sagestage.com/>, accessed January 3, 2024.

“estimates of transportation expenses for a family that meets the following description: a 3-person single-parent family with income at 50% of the median income for renters for the region” at the Census tract level (HCD AFFH Data Resources and Mapping Tool, accessed March 29, 2023). The lower the index score, the higher the transportation costs. Index scores are affected by the availability of public transit, the density of housing, services, and jobs in a community. The entirety of Tulelake and Siskiyou county have the lowest transportation index score of 0-20 (where 79-99 is the highest possible score). This means transportation costs for low income Tulelake residents is high.

3.0 Household Characteristics

A household is any group of people living together in a residence, whether related or unrelated. A survey of household characteristics is useful to determine trends in household size, income, overcrowding or underutilization of housing, and provides an indication of the number of special-needs households such as large families and female-headed households.

3.1 Household Growth

The household population trends (by occupied housing units) from 2011 to 2021 for the City of Tulelake are shown in the table below. During this period, the number of persons in households in the City dropped by 108 persons as shown below in Table A-8.

**Table A-8
Growth in the Number of Households**

	2011	2021	% Change
Households	1,010	902	-11%

Source: Siskiyou_6thHE_Data Package1.xlsx

3.2 Number of Households and Types

The American Community Survey of 2010 and 2021 data for household types and changes in family and non-family households is presented in Table A-9. When reviewing this data, the ACS definitions of household and family are relevant:

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

Consistent with preceding data that Tulelake’s population has been declining, the ACS household data in Table A-9 indicate an overall decline in the number of households and families in Tulelake. However, the average household size and family size has increased by 64 and 42 percent, respectively, from 2010, indicating an increase in family formation and cohabitation. Although average household size and family size data was not reported by ACS for 2010, in 2021 for both married-couple families and male-headed households with no spouse, the average household size is greater than the family size indicating a number of Tulelake households are comprised of families and individuals unrelated to the householder, also indicates an increase cohabitation. Table A-9 also indicates the number of single-parent headed households, both female and male, declined from 2010 to 2021.

Table A-9
Tulelake Household Types and Changes, 2010-2020

Household Type	2010		2021		% Change from 2010 to 2021
	Value	%	Value	%	
Total Households	367	100.0%	221	100.0%	Decrease of 40%
Average Household Size	2.44		4		Increase of 64%
Family Households (families)	222	60.5%	179	81.0%	Decrease of 19%
Average Family Size	3.12		4.43		Increase of 42%
Married-Couple Families	116	52.3%	151	84.4%	Increase of 30%
Avg. Household Size	*		4.59		
Avg. Family Size	*		4.38		
With Own Children	69	59.5%	84	55.6%	Increase of 22%
Female Householder, no spouse	56	25.2%	7	3.9%	Decrease of 88%
Avg. Household Size	*		3.14		
Average Family Size	*		3.14		
With Own Children	26	46.4%	11	6.1%	Decrease of 84%
Male Householder, no spouse	50	22.5%	21	11.7%	Decrease of 58%
Avg. Household Size	*		5.9		
Avg. Family Size	*		5.19		
With Own Children	43	86.0%	12	57.1%	Decrease of 72%
Non-Family Households	145	39.5%	42	19.0%	Decrease of 71%
Avg. Household Size	*		1.1		

* Denotes data that was not reported. American Community Survey, Table S1101, 2010 and 2021.

People who are not living in housing units and are living in group quarters of which there are two types: institutional and non-institutional. Correctional facilities and nursing homes are examples of institutional group quarters. College dormitories, military barracks, group homes, and shelters are examples of non-institutional group quarters.

Table A-10
Group Quarters Population (Non-Household Population)

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

3.3 Household Size

In 2010, the Department of Finance estimated the average household size in the City of Tulelake to be 2.91 persons per household. This decreased slightly to 2.84 in 2020. Household size by tenure is shown in Table A-10. Compared to Siskiyou County, Tulelake had fewer homeowners living alone and more renters living alone in 2019.

Table A-11
Household Size by Tenure, Tulalake and Siskiyou County, 2019

Household Size	Tulalake		Siskiyou County	
	#	%	#	%
Owner-Occupied Households	157	100%	12,509	100%
Householder living alone	30	41.7%	3,835	59.6%
Households 2-4 persons	91	60.3%	8,086	69.2%
Large households 5+ persons	36	52.9%	588	52.5%
Renter-Occupied Households	134	100%	6,731	100%
Householder living alone	42	58.3%	2,599	21.2%
Households 2-4 persons	60	39.7%	3,601	20.3%
Large households 5+ persons	32	47.1%	531	17.8%

Source: 2015 and 2019 ACS 5-Year Estimates Table B17012

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

Table A-12 lists the income distributions for households in the City of Tulalake and Siskiyou County in 2020. It also shows the median household income for both: the median Tulalake's median household income in 2020 was \$32,039, and Siskiyou county's was \$47,403. From 2010 to 2020, Tulalake's household median income increased only slightly, by approximately \$1,000.⁵ In 2020, more Tulalake households made between \$25,000 and \$34,999, nearly 29 percent (75 households), than the other income ranges. In comparison to the Siskiyou county, more households had median incomes of \$50,000 to \$75,000 in 2020. For incomes less than \$25,000, as a share of Tulalake's and Siskiyou's population are fairly comparable. 22.6 percent and 26.6 percent less than \$25,000 are fairly comparable as a percentage. A significantly larger percentage of Tulalake households earn between \$25,00 and \$35,000 compared to the county. While the median income for many Tulalake households was higher in 2020 than 2010, the county median household income in 2020 is approximately \$15,400 greater than Tulalake's. With respect to changes over time, the data reveals in Tulalake there has been a significant decline in the number of households with a gross annual income of less than \$25,000, and an increase in the number of households with incomes of \$75,000, however, nearly 51 percent of Tulalake households had a median income of \$25,000 to \$49,000.

Table A-12
Household Income, 2020

Annual Income	Tulalake				Siskiyou County	
	2010		2020		2020	
	# of Households	%	# of Households	%	# of Households	%
< \$15,000	92	25.0%	31	11.9%	2,591	13.5%
\$15,000 - \$24,999	77	21.0%	28	10.7%	2,515	13.1%

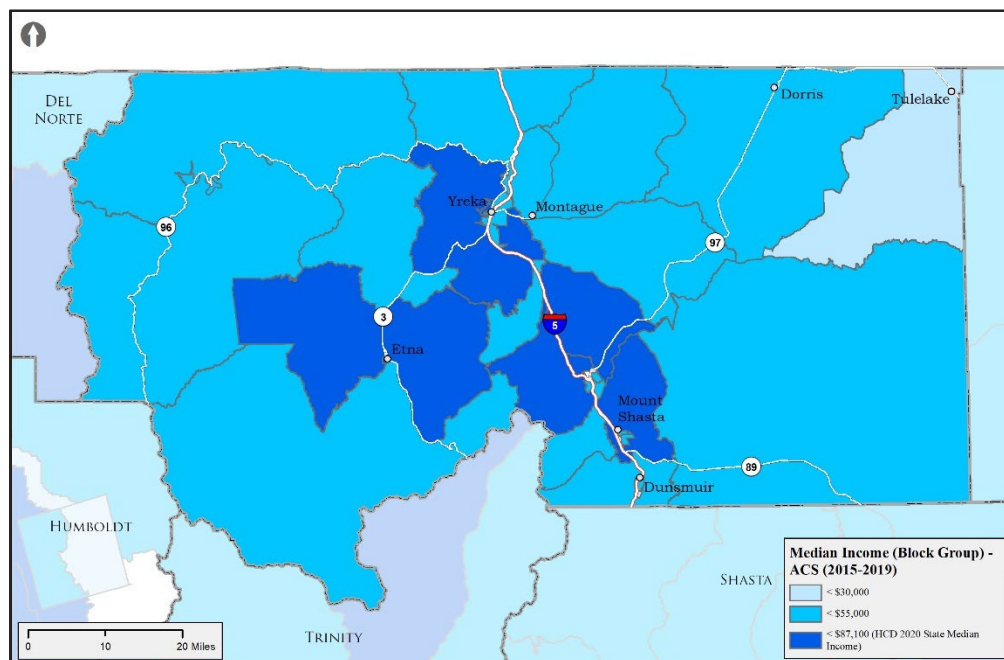
⁵ This analysis is the result of comparing the 2020 median income to the estimated value of the 2010 median household income.

Annual Income	Tulelake				Siskiyou County	
	2010		2020		2020	
	# of Households	%	# of Households	%	# of Households	%
\$25,000 - \$34,999	47	12.8%	75	28.7%	1,977	10.3%
\$35,000 - \$49,999	72	19.6%	58	22.2%	3,033	15.8%
\$50,000 - \$74,999	61	16.6%	29	11.1%	3,628	18.9%
\$75,000 - \$99,999	10	2.7%	20	7.7%	1,958	10.2%
\$100,000 - \$149,999	3	0.8%	20	7.7%	2,361	12.3%
≥ \$150,000	5	1.4%	0	0.0%	1,152	6.0%
Total	367	100%	261	100.0%	19,195	100.0%
Median Income	\$26,150		\$32,039		\$47,403	
Median Income in 2020 Dollars	Approx. \$31,038*		Approx. \$32,039 *		\$43,135	

* Estimates per calculation engine on <https://www.in2013dollars.com>. Percentages may not add up to 100 percent due to rounding. Source: 2010 and 2020 U.S. Census Summary File 3.

As shown in Figure 11, Census data for the area that includes Tulelake has a household median income that is lower than the adjoining Block Groups and the region altogether.

Figure 11: Regional Median Income



Tulelake's 2023 Tax Credit Allocation Committee score is 0 to 0.2 indicating less positive economic outcomes, as shown in Figure 12. This score considers the percentage of the population with income above 200 percent of the federal poverty line, adult education attainment, job proximity, and median home value.

Figure 12: TCAC/HCD Opportunity Map

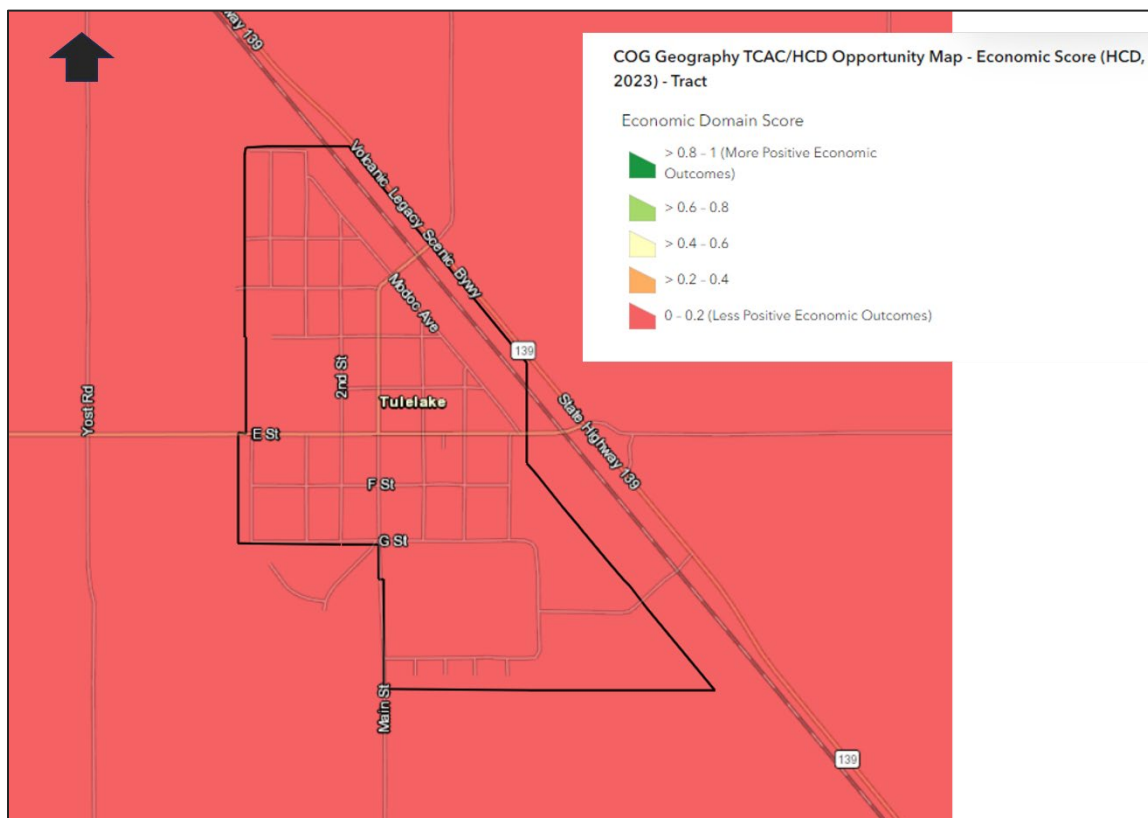


Table A-13 indicates the number of households in Tulelake in each income range based on the Comprehensive Housing Affordability Strategy (CHAS), published by HUD on September 9, 2022. The CHAS is based on ACS 5-year estimates, with the CHAS published September of 2022 using 2015-2019 ACS. The Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. This is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30, 50, and 80 percent of median income). This data is oriented towards addressing housing needs for lower income households.

According to the CHAS, the 2019 median family income for a household of four in Siskiyou county was \$52,000 (the CHAS reports median family income for Siskiyou county but does not provide this data for individual cities in Siskiyou county). In 2019, approximately 52 percent of Tulelake's households had a gross income of less than 50 percent of the HUD Adjusted Median Family Income (HAMFI). Of these 150 households, about 39 percent (60) were owner-occupied households and almost 67 percent (90) were renter households. A greater percentage of renter households were extremely low income, meaning the household's annual income was less than 30 percent of the HAMFI.

Table A-13
Household Income Distribution, 2019 CHAS for Tulelake

Income Limit Range for 2019*	Income	# of Owner Households	% of Owner Households	# of Renter Households	% of Renter Households	# of Total Households	% of Total
Extremely Low Income <= 30% HAMFI**	Less than \$25,750	25	16%	55	41%	80	28%
Very Low Income >30% to <=50% HAMFI**	\$25,751- \$32,400	35	23%	35	26%	70	24%
Low Income >50% to <=80% HAMFI**	\$32,401- \$51,850	35	23%	35	26%	70	24%
Low- & Middle Income >80% to <=100% HAMFI†	\$51,851- \$52,000	0	0%	4	3%	4	1%
Upper Income >100% HAMFI†	\$52,001 or greater	60	39%	4	3%	64	22%
Total Households		155	100%	133	100%	288	100%

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

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

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

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

About 24 percent, or 70 owner and rental households, had a gross annual income of between 51 percent to 80 percent of the HAMFI, or \$32,401 to \$51,850. According to the data, in 2019 there were only 4 renter households who earned between 81 percent and 100 percent of the HAMFI. Sixty-four households, or 22 percent, earned above the 2019 HUD median family income for a household of four, of which 60 of the households were owners. Overall, the data indicate in 2019 approximately 76 percent of Tulelake households had a gross annual income that is 80 percent or less than the HAMFI. The data also indicate there are a significant number of renter and owner households that may have very little to no disposable income to provide a buffer to withstand inflationary price increases for other necessities and essentials, with both tenures being sensitive increasing housing costs. For owners, increasing housing costs may be associated with utility price increases and escalating maintenance costs associated with owning a home. Renter households are also sensitive to utility increases, and rent increases. It is likely both renter and owner households in Tulelake are at risk from displacement due to incomes.

3.5 Poverty

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

household in 2023 was \$83,800. A family of four in Siskiyou County was considered extremely low income in 2023 with an income of \$30,000.

Table A-14
2023 State Income Limits, Siskiyou County

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

Source: HCD, June 2023

Monitoring the poverty rate over time is critical for assessing community needs and considering policy responses. A substantial change in the poverty rate over time can be a sign of an important trend, such as a deepening or amelioration of economic distress, or changes in the composition of an area's population due to shortages of affordable housing. Table A-15 shows the poverty rates for various age groups, as well as for single-parent households, in the City of Tulalake. The poverty rate is the percentage of people in a given group that live below the poverty level out of the total population as of 2020. The City's overall household poverty rate is approximately 23 percent and the poverty rate for the overall population is 48 percent. The public policy organization Local Housing Solutions (<https://www.localhousingsolutions.org/>) reports the poverty rate for the overall population in Tulalake increased dramatically by 13 percentage points between 2016 and 2021.⁶

The 46 households under the poverty level are two parent households, and 41 of those households have children in the home. There are no single parent headed households that are below the poverty line according to 2020 ACS data. The percentage of total people in poverty illustrates the proportion of each subpopulation out of the total living below the poverty level. Children (<18 years) are the largest group below the poverty level at 58.6 percent of all children. The next largest group are adults between the ages of 18 to 64 at 43 percent are below poverty level. The smallest group below the poverty level are seniors above 65 at 3.5 percent of total persons.

Siskiyou County has a different make up and poverty rate compared to the City. The largest group under the poverty level are adults between 18 to 64 at 60.3 percent of total persons or a poverty rate of 10 percent. The next largest group is children below 18 years at 25.3 percent of total persons below poverty level or a poverty rate of 4.2 percent. Like the City, the County's smallest group of persons below poverty level are seniors over 65 years at 14.4 percent of total persons or a poverty rate of 2.4 percent.

⁶ <https://www.localhousingsolutions.org/analyze/local-data/> Housing needs Assessment Report for the City of Tulalake August 9, 2023.

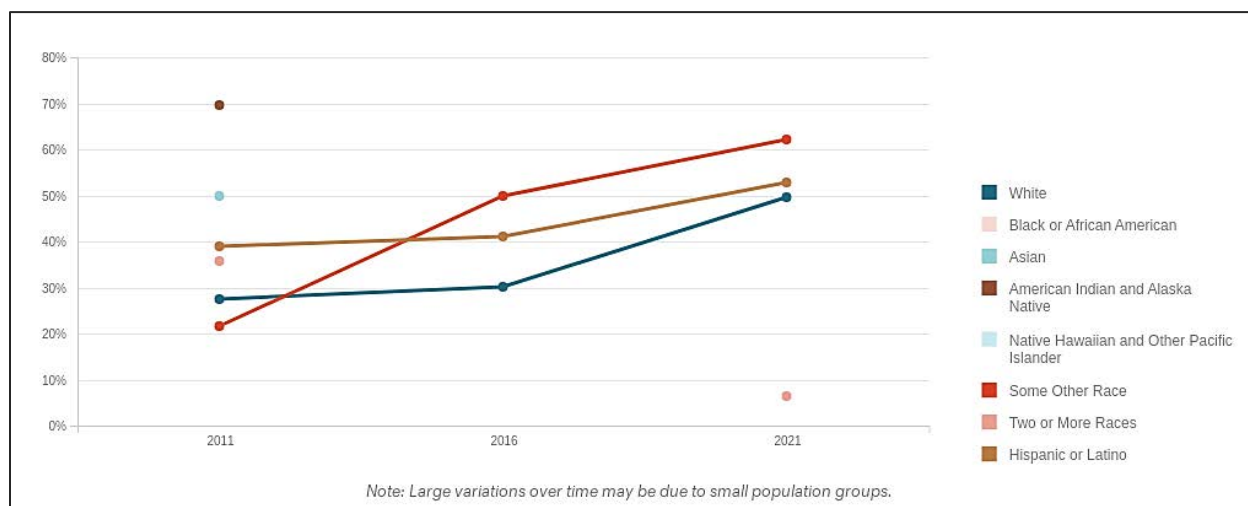
Table A-15
Population Below Poverty Level, 2020

Population	Tulelake		Siskiyou county	
	# Below Poverty Level	Est. % of in Poverty	# Below Poverty Level	%
Children < 18 years	178	58.6%	1,848	21.6%
Adults (18-64)	168	43.0%	4,397	18.6%
Seniors (65+)	5	3.5%	1,049	9.6%
Total Persons Below Poverty Level	351	41.8%	7,294	16.9%
Total Pop. for whom Poverty status is determined	839		43,099	
Male Headed Single-Parent Households	0	0.0%	112	9.2%
Female-Headed Single-Parent Households	0	0.0%	340	28.1%
Two-Parent Households	41	89%	138	11.4%
Total Households Below Poverty Level	46		1,211	
Total Families + Households	200	23%	11,400	11%

Source 2020 ACS 5-Year Estimates Table S1701 and B17023

Figure 13: Tulelake Poverty Level and Trend By Race and Ethnicity, 2011-2021 below depicts Tulelake's poverty rates by race and ethnicity from 2011 to 2021, and shows a trend that all racial and ethnic groups residing in Tulelake are experiencing increasing rates of poverty.

Figure 13: Tulelake Poverty Level and Trend By Race and Ethnicity, 2011-2021⁷



⁷ Policy Map, https://www.policymap.com/report_widget?type=fur&area=predefined&sid=10192&pid=697005768, accessed August 29, 2023

Figure 14 shows a comparison of the share of people in Tulelake and Siskiyou county who are in poverty from 2011 to 2021.^{8,9} The data indicate the percentage of Tulelake's population who are in poverty has increased over time, while the percentage in the county has decreased.

Figure 14: Tulelake and Siskiyou County: 2011-2021 Poverty Levels and Trends

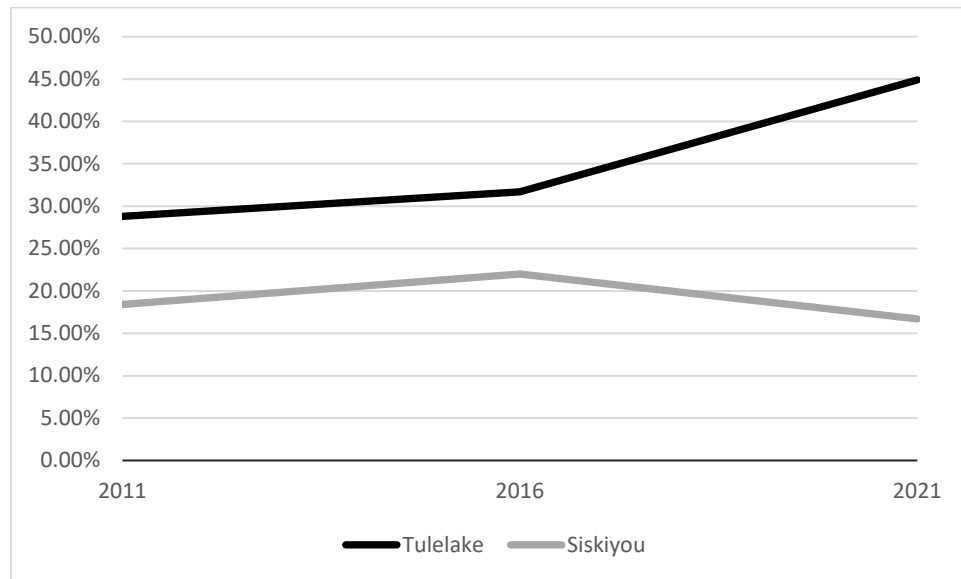
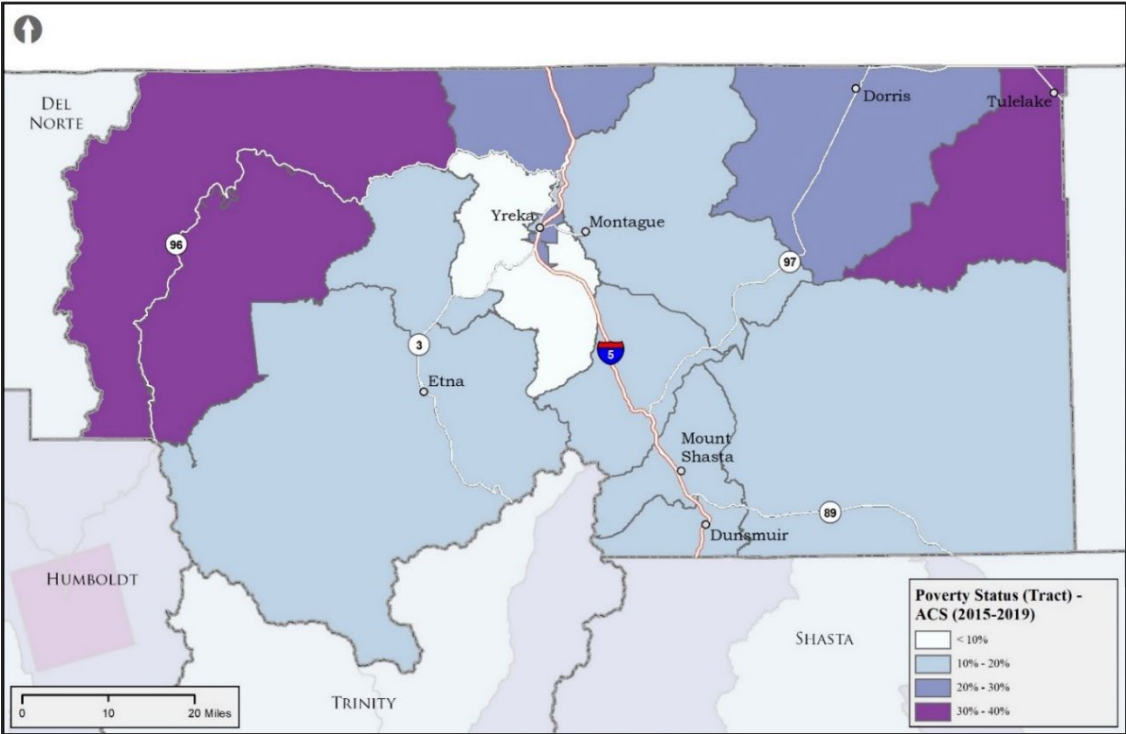


Figure 15 shows that 30 to 40 percent of the population residing the Tulelake Census tract had an income below poverty level, and there are no geographic areas within Tulelake or adjoining had lower rates of poverty. The population residing in the Census tract of northwest Siskiyou county had similar poverty rates as Tulelake.

⁸ <https://www.localhousingsolutions.org/analyze/local-data/> Housing needs Assessment Report for the City of Tulelake and Siskiyou county, August 9, 2023.

⁹ While the data for circa 2020 presented in Figure 14 is not identical to the data in Table A-15, a similar pattern is shown.

Figure 15: Regional Poverty Status



4.0 Housing Stock and Characteristics

4.1 Housing Composition

The composition of housing in the City consists mostly of single-family homes. Table A-16 displays the estimated number of each type of housing unit for 2013 and 2021 as reported by the California Department of Finance. Over the period of 2013 there was no change in the number of units according to the 5th HE Data Package Siskiyou. The data indicate nearly 70 percent of Tulelake’s housing stock is comprised of detached single family units with mobile homes comprising the second largest housing type category. Housing configured as multifamily units comprises 13.6 percent of the housing stock.

Table A-16
Housing Unit Types, 2013 - 2021

	2013		2021	
	Number	%	Number	%
Single-Family				
Detached	298	68.1%	247	68.6%
Attached	2	0.5%	2	0.6%
Mobile Homes	77	17.9%	62	17.2%
Multi-Family				
2–4 Units	42	9.8%	34	9.4%
5+ Units	18	4.2%	15	4.2%
Total Units	437	100%	360	100%

Source: 2013: Population and Housing Estimates for Cities, Counties, and the State, January 1, 2011-2020, with 2010 Benchmark; 2021: California Department of Finance, Demographic Research Unit, Report E-5, Released: May 1, 2023

4.2 Occupancy and Tenure

Table A-17 and Table A-18 illustrate the tenure and occupancy of housing in the City. Occupancy information is available from the U.S. Census. According to this information, almost 22 percent of the housing units in Tulelake were vacant in 2020, which is higher than the countywide figure of 20 percent for Siskiyou County. Most of the occupied housing units were owned and not rented. The high vacancy rate in Tulelake may reflect an underlying pattern where during the winter months there is a high vacancy rate but in the months of May through November when there is an influx of seasonal workers, the vacancy rate drops to levels similar to other places in the County.

Table A-17
Occupancy Status, 2020

	2010		2020	
	Units	Percentage	Units	Percentage
Total Occupied Housing Units	347	79.4%	283	78.4%
Total Vacant Units	90	20.6%	78	21.6%
Total Housing Units	437	100%	361	100%

Source: US Census 2010 and 2020 DEC Restricting Data (PL 94-171)

As indicated in Table A-18, since 2013 as a percentage the share of owner occupied units to renter-occupied units in Tulelake has increased and share of renter occupied units have decreased. However, the overall number of occupied housing units, both owner and renter tenures, in Tulelake has declined by over 120 units from 2013. The Siskiyou county region has a much higher rate of occupied housing units being owner occupied. While Tulelake's increased vacancy presented in Table A-17 may relate to seasonal occupancy, a degree may also be related to declining population.

Table A-18
Occupied Housing Units by Tenure, 2013 - 2021

	Tulelake				Siskiyou County	
	2013		2021		2021	
	Units	%	Units	%	Units	%
Owner-Occupied	173	49.9%	122	55.2%	12,434	66.9%
Renter-Occupied	174	50.1%	99	44.8%	6,164	33.1%
Total	347	100%	221	100%	18,598	100%

2013 data: 5th HE Data Package, Siskiyou; 2021 data: Table S2502 <https://censusreporter.org/profiles/16000US0680686-tulelake-ca/> accessed August 17, 2023

4.3 Housing Unit Size

Table A-19 presents the size of housing units, by the number of bedrooms, in the City in 2022 by the number of bedrooms. Due to the low rate of new housing construction, these same percentages are assumed to be applicable to the current housing stock as well.

Table A-19
Housing Units by Size, 2000

Bedrooms	2022	
	Units	%
# of bedrooms	0	0.0%
No bedroom	6	2%
1 bedroom	34	9%
2 bedrooms	193	53%
3 bedrooms	131	36%
4 bedrooms	2	1%
5 or more bedrooms	0	0%
Total	366	100%

Source: American Community Survey 5-Year, 2022, Table DP04

4.4 Overcrowded Housing

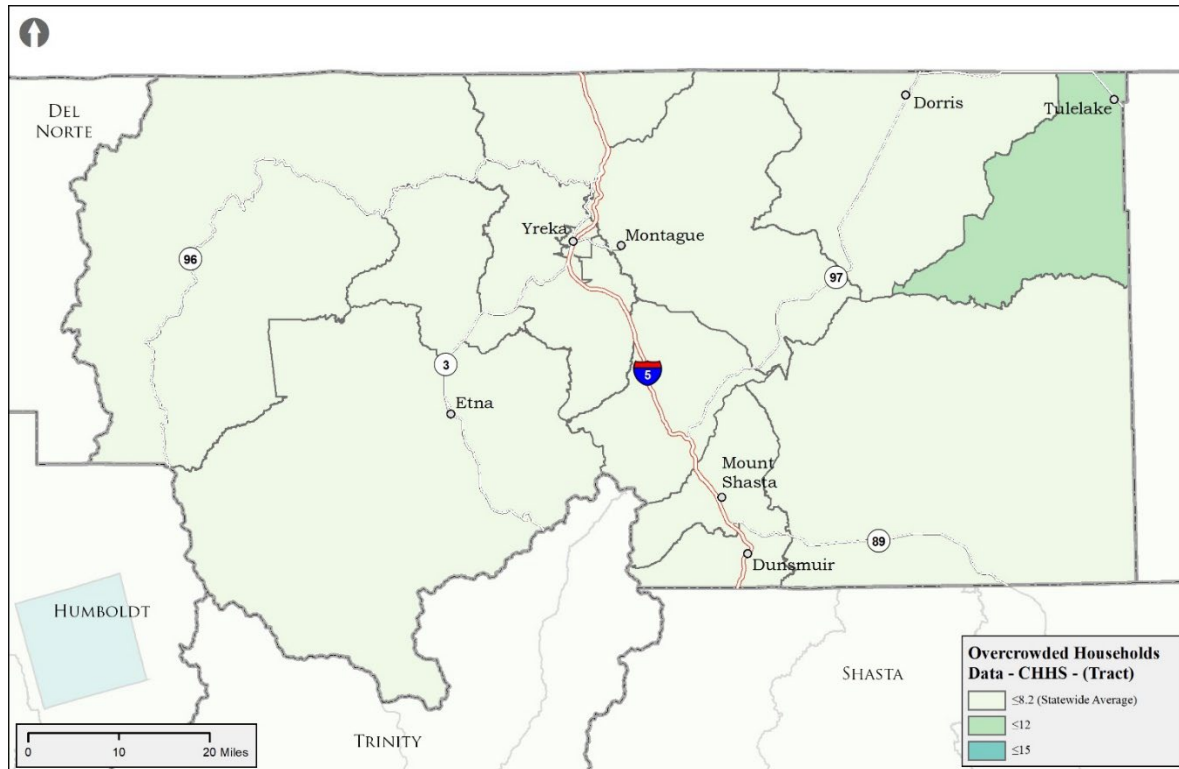
The U.S. Census Bureau defines overcrowding as more than 1.01 persons per room. Severe overcrowding occurs when there are more than 1.5 persons per room. Table A-20 presents data on the number and percentage of units in the City by occupants per room. Approximately 54 housing units in Tulelake are considered overcrowded with 34 owner-occupied and 20 renter occupied. Of those 54 units, approximately 4 units can be considered severely overcrowded, and all of those units are renter occupied. Siskiyou county has a slightly different makeup with no overcrowded owner-occupied units. The county has 450 overcrowded renter-occupied units with 100 of those being severely overcrowded. Figure 16 illustrates that the county has a lower rate overcrowding in comparison to the Tulelake Census tract.

Table A-20
Overcrowded Housing, 2020

	Tulelake				Siskiyou County			
	Owner-Occupied	Owner Percent	Renter-Occupied	Renter Percent	Owner - Occupied	Owner Percent	Renter-Occupied	Renter Percent
0.50 or Less	98	68.5%	35	29.7%	724	92.1%	4088	63%
0.51 to 1.00	11	7.7%	63	53.4%	62	7.9%	1998	31%
1.01 to 1.50	34	23.8%	16	13.6%	0	0.0%	350	5%
1.51 to 2.00	0	0.0%	4	3.4%	0	0.0%	70	1%
2.01 or More	0	0.0%	0	0.0%	0	0.0%	30	0%
Total	143	100%	118	100%	786	100%	6,536	100%

Source: Census ACS Table B2504

Figure 16: Overcrowded Households



4.5 Housing Conditions

Housing Element law requires an estimate of substandard housing in the community. Determining the percentage of units built prior to 1970 can provide an estimate of rehabilitation or replacement need. Table A-21 indicates that 168 units in the City were constructed prior to 1970. Therefore, based upon age alone, it would appear that approximately 38 percent of the homes in the City may require rehabilitation or replacement, depending on the level of maintenance.

Table A-21
Age of Housing, 2020

Year Built	Units	% Total
Built 1939 or earlier	35	8%
Built 1940 to 1949	99	22%
Built 1950 to 1959	68	15%
Built 1960 to 1969	74	17%
Built 1970 to 1979	61	14%
Built 1980 to 1989	62	14%
Built 1990 to 1998	8	2%
Built 1999 to 2020	37	8%
Total	444	100%

Source: Siskiyou_6thHE_Data Package1.xls

The city's most recent housing conditions survey was conducted more than 20 years ago by Great Northern Corporation in 1999 (Table A-22). Of the 275 units reviewed during that survey, 11.3 percent (31 units) were found to be in sound condition and 85.8 percent (236 units) were classified as requiring varying degrees of rehabilitation. The remaining 2.9 percent, or 8 units, were classified as dilapidated and possibly in need of replacement. It is worth noting, however, that the survey did not include mobile home parks and was performed as a windshield survey.

Table A-22
1999 Housing Condition Survey Results

Condition	Number of Units	Percentage
Sound	31	11.3%
Minor	78	28.3%
Moderate	133	48.3%
Substantial	25	9.0%
Dilapidated	8	2.9%
Total Units	275	100%

Utilization of Community Development Block Grant (CDBG) rehabilitation funds, especially on some of the older vacant residences, would help to provide safe, affordable housing.

Based on the 1999 windshield survey - the most recent survey conducted - it also appeared that many of the residences had not been weatherized to current energy conservation standards, which would contribute to additional personal expenses for house heating. This condition is most obvious when single-pane glass is evident in windows.

4.6 Housing Habitability

Housing habitability, as measured by completeness of kitchen and plumbing facilities, is not reported at the city level. Tulalake city officials do not have local knowledge of concentrated habitability issues that may be occurring. For Tulalake and the associated Census tract less than 2.0 percent of housing units lack complete plumbing and kitchens based on 2017-2021 ACS data. Therefore, this analysis relies on data reported by California Healthy Place Index which uses HUD's CHAS data at the Census tract level (<https://map.healthyplacesindex.org>, accessed February 13, 2023). According to the data, 98.9 percent of Siskiyou county households have basic kitchen facilities and plumbing. In comparison to Siskiyou County and the State, the percentage of Tulalake households with complete kitchens and complete plumbing is slightly higher:

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

Given the age of Tulalake's housing and socioeconomics, Program 3.1.2 commits the City to seeking funding to facilitate the rehabilitation of older residences, and vacant residences if eligible, to help to provide safe, affordable housing. The program would provide low-interest loans, grants, labor, or materials to assist low-income, older adults, or residents with disabilities make needed home repairs.

5.0 Analysis of Special Populations and Housing Needs

Housing Element law requires the consideration of the housing needs of special needs persons and households. Certain groups encounter greater difficulty finding sound, affordable housing due to their special needs and/or circumstances. Special circumstances may be related to one’s employment and income, family characteristics, disability, and/or age. As a result, certain segments of Tulelake’s population may experience a higher prevalence of overpayment, overcrowding, housing cost burden, or other housing problems. A focus of the Housing Element is to ensure that all persons in the City of Tulelake, regardless of circumstance, have the opportunity to find decent and affordable housing.

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

An overview of special populations and existing housing resources in Tulelake are summarized in the following sections. Overall, there are no subsidized housing units and no shelter beds in Tulelake. Based on a search in January 2024 of the California Department of Social Services database of licensed residential facilities are no facilities operating in Tulelake.

5.1 Senior Population

The limited incomes of many elderly people make it difficult for them to find affordable housing. Further, many seniors also have physical disabilities and/or dependence needs that limit their selection of housing. According to the 2020 ACS estimates shown in Table A-23, 228 persons in the City are 55 years and older. These 228 persons account for approximately 25.3 percent of the City’s total population. The largest group of seniors are between the ages of 55 to 64 at 36.8 percent (84 persons) of total seniors. Seniors between 65 to 74 years of age account for 34.2 percent (78 persons) of total seniors. The smallest group of seniors are over 75 years of age at 28.9 percent (66 persons) of total seniors.

Seniors 55 and older in the County make up 41.2 percent of the total population, much higher than the City’s population. The proportions of the age groups for the County are similar to the City’s. The largest group is between 55 to 64 years (39.7 percent), 65 to 74 years (37.6 percent) is next, and the smallest is 75 and older (22.8 percent).

Table A-23
Senior Population, 2000-2020

Age Group	Tulelake						County	
	2000		2010		2020		2020	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
55 to 64 years	81	43.1%	106	43.3%	84	36.8%	7,225	39.7%
65 to 74 years	50	26.6%	79	32.2%	78	34.2%	6,840	37.6%
75 and over	57	30.3%	60	24.5%	66	28.9%	4,143	22.8%
Total Seniors	188	100.0%	245	100.0%	228	100.0%	18,208	100.0%

Note: Percentages may not add up to 100 percent due to rounding

Source: 2010 and 2020 ACS 5-Year Estimates Subject Tables, S0101. 2000 DEC Summary file 4

There are no senior care facilities in Tulelake itself. Three facilities are located in Siskiyou County. Table A-24 identifies the licensed senior care facilities in Siskiyou county, as well as the capacity of each facility. Other facilities are located in Klamath Falls, Oregon which is less than a 30 minute drive from Tulelake.

Table A-24
Senior Care Facilities

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

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

5.2 Persons with Disabilities

Table A-25 illustrates the population of persons with disabilities who may require housing with special features such as wheelchair ramps, special doorbells, roll-in showers, high-set toilets, or other adaptive devices or medical equipment. Persons with disabilities typically have special housing needs because of their fixed or limited incomes, the lack of accessible and affordable housing that meets their physical and/or developmental capabilities, and the higher health costs associated with their disabilities.

According to the 2020 Census, 114 Tulelake residents, or approximately 15.9 percent of the population over 5 years, have some type of disability. The majority of individuals in the City with disabilities are in the 18 to 64 years age group making up approximately 4.9 percent of total persons in their age group. Most of the persons in this group have some kind of ambulatory disability (4.9 percent). The second largest group are 65 years or older which account for 88 persons, or 61.1 percent of all persons in their age group. A majority of those persons also have some kind of ambulatory disability at 56.3 percent. The age group between 5 to 17 account for only 3.9 percent of the total persons in their age group (7 persons). All persons in the 5 to 17 age group have a form of cognitive and self-care disability.

**Table A-25
Persons with Disabilities by Age Group, Tulelake 2020**

	Number	Percent
Total Population 5-17 years	181	100.0%
Population 5-17 years with disability	7	3.9%
Hearing	0	0.0%
Vision	0	0.0%
Cognitive (under 18)	7	3.9%
Ambulatory (under 18)	0	0.0%
Self-care (under 18)	7	3.9%
Independent Living	-	-
Total Population 18-64 years	391	100.0%
Population 18-64 years with disability	19	4.9%
Hearing	0	0.0%
Vision	0	0.0%
Cognitive	2	0.5%
Ambulatory	19	4.9%
Self-care	0	0.0%
Independent Living	10	2.6%
Total Population 65 years and older	144	100.0%
Population 65 and older with a disability	88	61.1%
Hearing	69	47.9%
Vision	42	29.2%
Cognitive	52	36.1%
Ambulatory	81	56.3%
Self-care	57	39.6%
Independent Living	73	50.7%
Total Population Over 5 years	716	100.0%
Total Population over 5 years with a disability	114	15.9%

Note: Percentages may not add up to 100 percent due to rounding. Source: 2016-2020 ACS, Table S1810

The County has a similar makeup with the largest group of persons with disabilities is between the ages of 16 to 64 at 3,850 persons, making up approximately 41.2 percent of the total population as shown in Table A-26. A majority of those persons have some kind of cognitive impairment (1,922 persons) or ambulatory impairment (1,687 persons). Close behind, there are 3,822 persons 65 and older with a disability, majority having some kind of sensory impairment at 2,537 persons (35 percent of total 65 years and older). The county's share of persons with disability is slightly greater than Tulelake at 19.5 percent of the population.

Table A-26
Persons with Disabilities, Siskiyou County 2020

	Number	Percent
Total Population 5-15 years	6,557	100.0%
Population 5-15 years with disability	370	5.6%
Sensory (Hearing/Vision)	97	1.5%
Ambulatory	64	1.0%
Cognitive	319	4.9%
Self-care	107	1.6%
Independent Living	0	0.0%
Total Population 16-64 years	23,692	100.0%
Population 16-64 years with disability	3,850	16.3%
Sensory (Hearing/Vision)	1,488	6.3%
Ambulatory	1,687	7.1%
Cognitive	1,922	8.1%
Self-care	620	2.6%
Independent Living	1,514	6.4%
Total Population 65 years and older	10,924	100.0%
Population 65 and older with a disability	3,822	35.0%
Sensory (Hearing/Vision)	2,537	23.2%
Ambulatory	2,105	19.3%
Cognitive	878	8.0%
Self-care	526	4.8%
Independent Living	1,342	12.3%
Total Population over 5 years	41,173	100.0%
Total Population over 5 years with a disability	8,042	19.5%

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

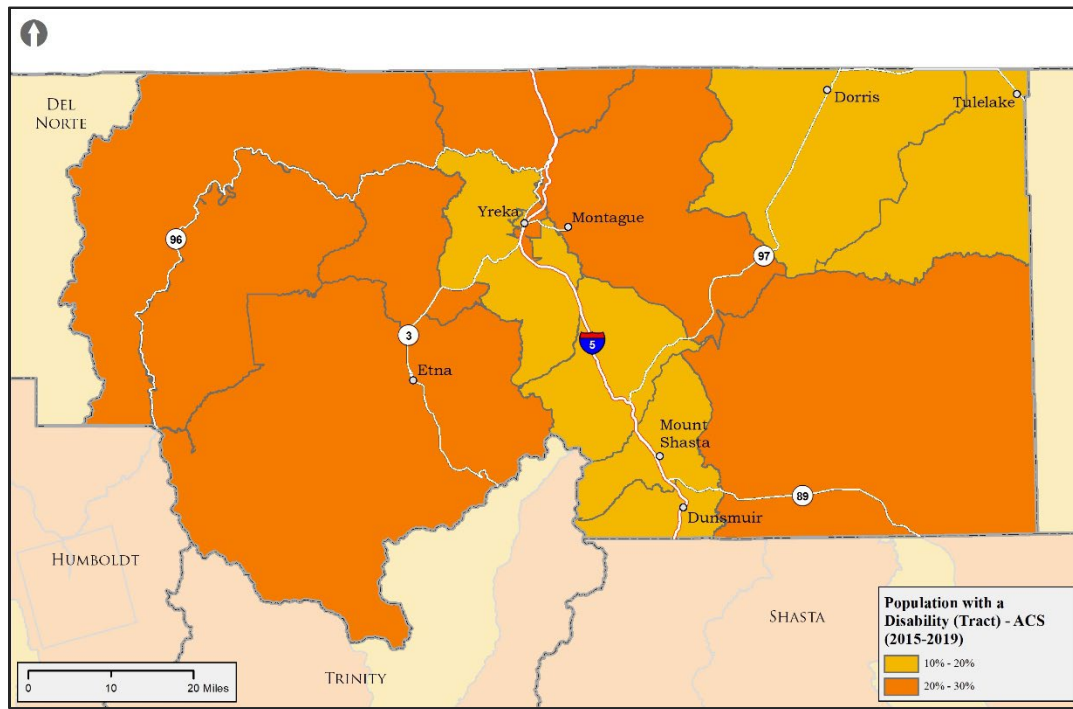
As shown in , according to ACS data, as percentage of the population, the Census tract that contains Tulelake is one that has a lower rate of persons with disability, at 10 to 20 percent of the population, relative to the region as shown in Figure 17.

Living arrangements for disabled persons depend on the circumstances of the disability. Many persons live independently with other family members. To maintain independent living, persons with disabilities may need special housing design features, income support, and in-home supportive services for persons with medical conditions.

The Tulelake/Newell Family Resource Center is located in the Tulelake Youth and Community Center on the Tulelake High School grounds. The center, a division of T.E.A.C.H. Inc., began providing services in Tulelake and the surrounding area in April 1997. Since its inception, it has provided a variety of services such as adult and child mental health services, health and nutrition promotion programs, services for seniors, and resources and referrals (including housing).

The Tulelake/Newell Family Resource Center is one of 10 family resource centers administering a Mental Health Services Act (MHSA) program under Siskiyou County Behavioral Health Services. The services under this program include personal services, utility and heating fuel services, emergency medication fund, and employment services.

Figure 17: Population with a Disability for the Region



5.3 Developmental Disabilities

Senate Bill (SB) 812 requires that the County include an analysis of the special housing needs of individuals with a developmental disability within the community. According to Section 4512 of the Welfare and Institutions Code, “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue indefinitely, and constitutes a substantial disability for that individual, which includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to intellectual disabilities or to require treatment similar to that required for individuals with intellectual disabilities, but does not include other handicapping conditions that are solely physical in nature.

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

The California Department of Developmental Services (DDS) provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The far northern regional center is one of 21 regional centers in California that provides point of entry to services for people with developmental

disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

A number of housing types are appropriate for people living with a development disability, including rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and homes identified as “SB 962 homes”. The design of housing-accessibility modifications, proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating barrier-free design in all new multi-family housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. **Table A-27** identifies the number of persons with developmental disabilities in Siskiyou County registered with the Department of Developmental Services.

Table A-27
Persons with Developmental Disabilities

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

Source: Siskiyou_6thHE_Data Package1.xls

5.4 Single-Parent and Female-Headed Households

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

Table A-28 illustrates the number of households that are headed by single parents. Single-parent households comprise approximately 30.3 percent of all households in the City, of which 14.6 percent are female-headed households and 15.7 percent are male-headed households.

The county has slightly less single-parent households proportions compared to the city at 14 percent (2,736 households) of total households. Female-headed single-parent households make up 10 percent (1,884 households) of total households, and male-headed single-parent households make up 4 percent (852 households).

Table A-28
Single-Parent Households, 2020

	Tulelake			Siskiyou County		
	Households	% of Single Parent Households	% of Total Households	Households	% of Single-Parent Households	% of Total Households
Female-Headed Single-Parent Households	38	48.1%	14.6%	1,884	68.90%	10%
Male-Headed Single-Parent Households	41	51.9%	15.7%	852	31.10%	4%
Total Single-Parent Households	79	100%	30.3%	2,736	100%	14%

Source: 2020 ACS 5-Year Estimate Table DP02

5.5 Large Families

A large family is one with five or more family members. Large families are considered a special needs group because they need larger homes, but do not necessarily earn enough to afford the premium price of a larger home. Those homes are often a luxury out of the range of affordability for lower-income families. Thus, a large family may struggle to find suitable affordable housing.

The number of large families in the City is shown by tenure in Table A-29. Between 2010 and 2020, the number of large owner-occupied households increased from 27 households to 32 households, and the number of large renter-occupied households increased from 18 households to 27 households. In 2020, the majority of large owner-occupied households were made up of 5 persons at 25.4 percent of total large households. Large renter-occupied households are a majority 7 persons or more at 20.3 percent of all large households. As a percentage of the population, large family households in Tulelake is comparable to county, although Tulelake has a larger percentage of households with seven or more persons.

Table A-29
Large Households by Tenure, 2010-2020

Household Size	Tulelake				Siskiyou County	
	2010		2020		2020	
	# of Households	%	# Households	Percentage	# Households	%
Large Owner Households	27	60.0%	32	54.2%	541	52.37%
5 persons	19	42.2%	15	25.4%	349	33.79%
6 persons	0	0.0%	12	20.3%	156	15.10%
7 or more persons	8	17.8%	5	8.5%	36	3.48%
Large Renter Households	18	40.0%	27	45.8%	492	47.63%
5 persons	11	24.4%	7	11.9%	278	26.91%
6 persons	3	6.7%	8	13.6%	148	14.33%
7 or more persons	4	8.9%	12	20.3%	66	6.39%
Total Large Households	45	100.0%	59	100.0%	1033	100.00%

Source: 2010 and 2020 ACS 5-Year Estimates Table B25009

5.6 Persons Experiencing Homelessness

For a variety of economic, social and/or personal reasons, individuals and families may find themselves homeless. Their homelessness can be a temporary situation or a semi-permanent way of life. There are a number of different situations in which people become homeless. Each situation is different, requiring different housing needs. Whatever the situation, the most immediate housing needs can be satisfied with three basic shelter types: emergency, transitional, and temporary. In April 2023, City staff reported that a couple of housefires displaced people in those households contributing to local homelessness. Table A-33 below shows the programs available in the City and surrounding area.

In April 2023, City staff reported they had observed two to three transient homeless men and half dozen families living in camp trailers as permanent homes, and all were unhoused year around. Services for individuals and families experiencing homelessness are largely available in Yreka, although Tulelake-Newell Resource Center has some social services available. The Klamath Lake County Food Bank, which operates out of Klamath Fall, Oregon, provides commodities once a month. Commodities are distributed by one of the local churches.

In addition to City's staff observations noted above, the below summary on homelessness relies on regional data from the NorCal Continuum Care as the City of Tulelake does not have the resources available to undertake supplemental reporting. The NorCal Continuum of Care in 2020 and 2022 performs Point in Time (PIT) Counts for the region. The NorCal Continuum of Care (CoC) is a seven-county homeless consortium and is charged by the US Department of Housing and Urban Development (HUD) to conduct a Point In Time (PIT) Count annually. The counties participating in the NorCal CoC are Del Norte, Lassen, Modoc, Plumas, Shasta, Sierra, and Siskiyou. As PIT Counts are linked to federal programs the federal definitions of homelessness are used. The federal definitions consider, and count, unsheltered and sheltered persons who are experiencing homelessness:

- An unsheltered homeless person/household resides in: A place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, or on the street.
- A sheltered homeless person/household resides in: A supervised publicly, or privately operated shelter designated to provide temporary living arrangement (including congregate shelters, transitional housing,

and hotels and motels paid for by charitable organizations or by federal, state, or local government programs).

The PIT Count results in data that helps communities to prioritize those most vulnerable and chronically homeless for different types of shelter and housing. The NorCal CoC's PIT Counts are conducted annually and are reported at the county level only, and both sheltered and unsheltered individuals are counted. The summary results of the 2020 and 2022 PIT Counts for Siskiyou county are presented in Table A-30 below. According to the PIT data, there were 126 fewer individuals who were unsheltered in 2022 than in 2020. The number of sheltered individuals, however, increased by 136 individuals.¹⁰ Overall, in 2022 there were ten more individuals counted in Siskiyou county than in 2020.

Table A-30
2020 and 2022 PIT Counts for Siskiyou County

	2020 Total Persons	2022 Total Persons
Total	311	321
Sheltered	37	173
Unsheltered	274	148

The number and percentage of individuals experiencing chronic homelessness has increased by nearly 32 percent in the CoC service region. HUD defines a chronically homeless individual as an adult (persons 18 years or older) who has a disability and:

- Has either been continuously homeless for a year or more
OR
- Has had at least four separate occasions of homelessness in the past three years where the combined total length of time is at least 12 months. Each period separating the occasions must include at least seven nights of living in a situation other than a place not meant for human habitation, in an emergency shelter, or in a safe haven.

To be considered chronically homeless, persons must have been sleeping in a place not meant for human habitation (e.g., living on the streets) and/or in an emergency shelter/safe haven during that time. The chronic homeless population represents one of the most vulnerable populations and some of the hardest to house.¹¹ For the Siskiyou county region, the number of chronically homeless individuals decreased by 9, as indicated in Table A-33.

Table A-31 below shows the ethnic/racial identities of unsheltered persons in the service area of NorCal Continuum Care. The number of homeless persons regionally has increased from 2020 to 2022 by approximately 858 persons. A majority of those homeless persons identify as White at 78.6 percent (1,445 persons), with the next highest being American Indian/Alaska Native at 14.53 percent (267 persons). People who identify as Asian make up the smallest number of homeless persons at 0.82 percent (15 people). The increase in homeless persons could be due to the worsening housing affordability crisis many are experiencing across the state.

¹⁰ In 2021 HUD provided the CoC a waiver from conducting the unsheltered count due to COVID-19. This analysis excludes the 2021 PIT Count due to inherent undercounting due to the HUD waiver.

¹¹ NorCal Continuum of Care, 2022 Point in Time Count final report, pg. 20.

Table A-31
Racial and Ethnic Information, 2020 and 2022 Point-In-Time (PIT) Counts
Service Area of NorCal Continuum Care

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

Source: Siskiyou_6thHE_Data Package1.xls

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

Table A-32
Gender Information, 2020 and 2022 PIT Counts for Siskiyou County

	2020 Total Persons	2022 Total Persons
Male	208	172
Female	95	146
Gender Non-Conforming	4	2
Trans	2	0
Did not Respond	2	1
Total	311	321

Table A-33 breaks down additional demographics for Siskiyou County. The number of chronically homeless persons decreased from 92 to 83 between 2020 and 2022. The County is unlike the rest of the State where homelessness continues to increase.

Table A-33
Additional Demographics, 2020 and 2022 PIT Counts for Siskiyou County

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

5.6.2 Emergency Shelters and Other Services

Clearly there is a need for shelter and housing that is available and affordable to persons and families who experience homelessness. While emergency shelters provide temporary shelter and safe place to be, they do not provide a long term solution. Overall addressing the housing needs of this special population requires a variety of housing types that is assured to be affordable, mostly by way of government subsidies, such as housing choice vouchers. There are examples of sanctioned communities that employ more affordable housing forms, such as tiny houses, to meet the housing needs of those experiencing homelessness. Permanent supportive housing is needed to meet the needs of those experiencing chronic homelessness and disabilities. Another housing need is accessibility: according to the 2022 PIT, of those experiencing homelessness, approximately 42 percent indicated they had one or more disability which speaks to a need for permanent supportive housing and group homes. Given the number of children experiencing homelessness, housing that is configured for families, is affordable for this target population, and is located close to schools is critical. While Tulelake has elementary and high schools it is not served by regular transit nor is there a full pharmacy operating in the City. These lack of essential services present additional challenges to recruiting supportive housing to the City.

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

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

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

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

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

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

Natural emergencies that result in temporary homelessness are fairly uncommon in this area. Should such an emergency occur, there is ample space in churches, school gymnasiums, and community facilities to temporarily accommodate displaced individuals and families. The City of Tulelake does not have a homeless shelter, but homeless shelters are available at the City of Yreka (the county seat) approximately 92 miles to the southwest, and in the City of Klamath Falls approximately 29 miles to the north. At present, these facilities appear to provide adequate housing for the region's homeless population.

Given the lack of a permanent homeless population, no emergency shelter has been developed in the City. Still, in order to comply with state law and facilitate the development of shelters should one be proposed, the City's new Zoning Ordinance allows them by right in the MU-3 zone district.

Other services for homeless individuals and families in Siskiyou County are primarily available in the City of Yreka. However, given the City of Tulelake's proximity to the Oregon border and its distance from other cities in Siskiyou County, the most easily accessible services can sometimes be found in the City of Klamath Falls to the north. Table A-34 illustrates a number of programs in the area that provide homeless assistance.

Table A-34
Homelessness Services

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

5.6.3 Transitional Shelters

Transitional shelters are often required for housing individuals or families after their immediate need for emergency shelter has been satisfied, but they are not yet self-reliant. Transitional housing programs are often combined with a variety of social services intended to provide job training and self-reliance. Transitional shelters are typically single-family residences, detached homes, or apartment houses. Sometimes motels and hotels can serve in this capacity if they are equipped with kitchens.

5.6.4 Temporary Shelters

Temporary shelters are needed to address a variety of situations in which individuals and/or families find themselves homeless. While a portion of the homeless population is voluntarily homeless, these individuals still often require nighttime or poor-weather shelters. Teenage runaways require temporary shelter, counseling, and other social services. Evicted individuals and/or families often need short-term housing until they can find another residence. Seasonal workers, including migrant farmworkers, need short-term low cost housing for various durations throughout the year. Single-room occupancy (SRO) units, which are often converted hotels and motels, are one of the most appropriate types of temporary housing for extremely low-income persons.

5.7 Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farmworkers work in the fields, orchards, and processing plants, and provide support activities for the agricultural industry on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor. Table A-35 below shows the number of agricultural workers in Siskiyou County and California in 2017. While this information is somewhat dated, it does indicate the strong agricultural employment base in the County and State. Most of the laborers in the County at 74.4 percent (2,940 persons) and State at 50.2 percent (189,718 persons) work fewer than 150 days. In the County, 28 of the farms have 10 or more workers employing approximately 85.5 percent (3,378 persons) of the laborers. The State has 3,481 farms with 10 or more workers who employ only about 38.9 percent (146,791 persons) of the laborers.

Table A-35
Farmworkers, 2017

Hired Farm Labor	Siskiyou County	California
Farms	217	30,421
Workers	3,949	377,593

Farms with 10 Workers or More		
Farms	28	3,481
Workers	3,378	146,791
Laborers Working More Than 150 Days		
Farms	124	18,439
Workers	1,009	187,875
Laborers Working Fewer Than 150 Days		
Farms	142	20,505
Workers	2,940	189,718

Source: Siskiyou County 6th Housing Element Data Package

In June 2022, the Association of Bay Area Governments (ABAG) posted a Farmworker Housing Toolkit as resource for localities.¹² While the ABAG Farmworker Housing Toolkit focuses on Bay Area jurisdictions, it provides relevant information about the farmworkers and their housing needs. According to the ABAG Toolkit, there are three general types of farmworkers (page 7):

1. Permanent Residents: Majority of farmworkers are permanent residents of the County. Depending on their work and family circumstances, they may require housing which can accommodate families, or if seasonal workers, their needs can fall under extremely low-income and/or homeless individuals.
2. Migrant Farmworkers -- Migrant Farmworkers that perform agricultural labor on a seasonal or temporary basis. These workers need housing in the form of single occupancy rooms, bunkhouses, or dormitory style living.

¹² <https://abag.ca.gov/technical-assistance/farmworker-housing-toolkit> and https://abag.ca.gov/sites/default/files/documents/2022-06/TOOLKIT_Farmworker_Housing.pdf

3. H-2A Visa Workers --These are farmworkers who enter under a federal guest worker program for a limited number of months (no more than 10) before they return to their country of origin. H-2A visa workers require a sponsoring employer, who provides housing, meals and transportation to the job site. H-2A visa workers can share homes, apartments or be housed in bunkhouses, dormitories, or single occupancy rooms. Since very few bunkhouses exist, the employers of H-2A workers compete with permanent farmworkers for scarce affordable homes and apartments.

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

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

Where the workforce has changed from being migratory to being permanent residents, it is reasonable to expect this change to be accompanied by a change in housing needs, especially for permanent and migratory farmworkers as there is not a housing requirement like that for sponsoring H-2A employers. Depending on a farmworker's work and family circumstances "they may require housing that can accommodate families, or their needs can fall under extremely low-income and/or homeless individuals". It is assumed that Tulelake's farm workforce has also transitioned to being permanently settled in the community, which is consistent with the anecdotal observations of Tulelake's City Hall Administrator.¹³

There continue to be H-2A visa farmworkers working in the region as evidenced by the HCD-permitted employee housing facilities that are located within 75 miles of Tulelake. There are currently 15 employee housing facilities in and within 75 miles of Tulelake. The total employee count of these employee housing facilities is 1,100 individuals, with all but two facilities housing H-2A visa employees.¹⁴ According to the Siskiyou County Revised Draft Housing Element dated June 1, 2023, the Agricultural Commissioner of Siskiyou County said in an interview in December 2022 that housing for farmworkers is extremely limited. Many farmworkers who are employed in Siskiyou County are living in motels both within Siskiyou County and outside of the County, mobile homes, RVs, or other forms of temporary or unsuitable housing conditions. In addition, many households are severely overcrowded. The lack of housing in the area has made it difficult for farm operators to employ farmworkers, who are seeking temporary housing options.

The 2010 Tulelake Housing Element discussed farmworker housing issues that are still relevant in 2023. It stated that based on local interviews with the City and the Tulelake/Newell Family Resource Center about the local farmworker population, many of the farmworkers reside at the Newell Migrant Center (approximately 4.5 miles southeast of Tulelake in Newell, Modoc County). This state-funded farmworker housing complex is open from May 1 through October 31 of each year and is able to accommodate 40–45 families (180 individuals). As of August 2010, the camp had 16 families (71 individuals) renting two-bedroom houses. The Tulelake Butte Valley Fairgrounds also provides housing for temporary farmworkers that are in Tulelake in the fall for the strawberry plant harvest.¹³ Tulelake Butte Valley Fairgrounds management indicated that the center reaches 100 percent occupancy during the last month of each season (October), with the influx of additional workers who come for the strawberry crops. Fifteen Interviews indicated that some of the camp's residents are not true mobile migrants and after October, these farmworkers seek alternative housing, such as single family houses, apartments, mobile homes and single room occupancy units at a local hotel (Park Hotel). Other farmworkers have multifamily living

¹³ J. Coelho, Tulelake City Hall Administrator, person communication, April 11, 2023 and March 21, 2024.

¹⁴ <https://cahcd.my.site.com/s/searchehparks>, accessed March 22, 2024.

situations. When the agricultural season begins in May, many families choose to move back to the migrant camp, when it is open, to take advantage of the rental rates of \$5.00 per day or the \$150 per month fee, which includes electricity, water, bedding, and cooking facilities (Oregon Child Development Coalition, Klamath County Community Assessment – Migrant Seasonal Head Start Program 2009, Klamath County). In addition, the YMCA operates a day care center for children ages 5 years and under for the tenants of the camp.

More recently, the Farmworker Health Study, published by UC Merced in August 2022, reports the following housing conditions for farmworkers:¹⁵

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

Additionally, according to the UC Merced study, farmworkers “generally experience substandard housing (e.g., older homes, apartments, mobile homes, motels, garages, or other similar spaces), often requiring repairs such as new roofs, plumbing, heating and cooling systems, and termite clean-up” (page 24). The housing issues generally experienced by farmworkers as reported in the UC Merced study are similar to the conditions reported in the 2018 Phase I Outreach Summary Report, prepared by the Oregon Housing and Community Services (OHCS). The 2018 OHCS reports the results of focus groups held in November and December of 2017, which included facilitated open forum discussions with Oregon farmworker communities. One farmworker focus group was held in Klamath Falls Oregon, and was attended by farmworkers who reside in Klamath Falls and the town Merrill.¹⁶ The focus group reported housing issues related to:

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

Housing for farmworkers is required by state law to explicitly define housing providing accommodations for six or fewer employees as a permitted single-family use and will not require a CUP, variance or other zoning clearance that is not required of a family dwelling of the same type in the same zone. Under the new Tulelake code, farmworker housing is addressed by defining it as “Employee Housing”. It further distinguishes between “Small Employee Housing” for six or fewer tenants, and “Large Employee Housing” for up to 36 tenants in one or more buildings. Small Employee Housing is allowed in all Residential and Mixed Use zones by-right. Large Employee Housing is allowed in the R-3 Zone with a conditional use permit. Program 4.2.4 commits the City to improving the allowance for Large Employee Housing of permanent construction consisting of no more than 36 beds in a

¹⁵ https://clc.ucmerced.edu/sites/clc.ucmerced.edu/files/page/documents/fwhs_report_2.2.2383.pdf.

¹⁶ Merrill, Oregon is about 9 miles northwest of Tulelake, and Klamath Falls is 30 miles from Tulelake, in comparison the California cities of Alturas and Yreka which are 71 and 93 miles, respectively, from Tulelake.

group quarters, or 12 units or spaces designed for use by a single family or household, to be allowed by-right in zones that permit multifamily residential and mix use zones that permit multifamily residential.

Housing Need	Proposed Program(s)
Increase supply of rental and ownership housing for farmworkers. Housing rehabilitation and conservation.	Program 3.1.1: Commits the City to prioritizing the use of CDBG Housing Funds for residents with special needs, including units designated for farmworkers, by granting these persons and/or households priority in the City's CDBG housing rehabilitation program. Extended eligibility to farmworker rental housing. Program 3.1.2: Commits the City to continuing proactive code enforcement to improve housing units that are substandard and have habitability issues in order to conserve the inventory of housing.
Better local information about farmworkers and their housing needs; barriers employers face in providing employee housing.	Program 4.2.3(3.a and 3.b): Collaborate and participate in Siskiyou county's farmworker housing needs study (Program 4.2.2, of County's housing element). Ensure the study includes consultation and coordination with employers and stakeholders to develop strategies to reduce and remove barriers to employers providing housing. Within one year of completion of the study, the City will create an inventory of sites suitable for farmworker housing.

There currently are two existing multi-family projects primarily renting to farmworkers totaling 13 units in Tulelake. One of these projects is located in the R-1 zone district, the other in the C-1 zone.

6.0 Housing Costs and Affordability

A healthy housing market provides a diverse range of housing options, including rental and for-sale homes and homes affordable to people of different incomes. An examination of the percentage of households that rent their homes, and the characteristics of these renter households (age, income, and cost-burden) can help jurisdictions understand the needs of renters and the extent to which policy changes may be needed to help ensure those needs are met. By examining how the data change over time, jurisdictions can spot trends, such as increased or decreased rental affordability.

6.1 Single-Family Home Costs

A web search revealed in 2023 properties in Tulelake developed with detached single-family residences and mobilehomes were selling for between \$120,000 and \$220,000 on lots generally less than an acre in size¹⁷. To qualify for a standard home loan to purchase a \$200,000 home toward the higher end of the range of homes being sold, a household income typically required by banks would be \$53,500/year assuming a 10 percent down

¹⁷ <https://www.landwatch.com/california-land-for-sale/tulelake/price-100000-249999/available/under-contract/off-market> accessed August 16, 2023.

payment and an interest rate of 5.5 percent.¹⁸ According to the household income statistics for Tulelake in Table A-12, about 25 percent of the households in Tulelake would be able to qualify for a loan at that amount.

To purchase a more modest \$130,000 home toward the lower end of the range would require an annual household income of \$37,000. Roughly half (47 percent) of Tulelake's households have annual incomes that may be able to qualify for mortgages to purchase those homes.

6.2 Rental Housing Costs

The monthly median rent in Tulelake rose from \$602 in 2011 to \$636 in 2021 (growth of 5.6 percent) according to US Census figures reported in the August 9, 2023 Housing Needs Assessment Report for Tulelake.¹⁹ This is greater than the increase in income. During this same period, the annual median family income in Tulelake rose from \$36,500 to \$37,578 (growth of 3.0 percent). This data suggests an erosion in the affordability of rent for households in Tulelake over the past 10 years. Although reported countywide, these patterns are consistent with the findings of California Housing Partnership Affordable Housing Needs Report for Siskiyou county for 2022: 1) asking rents in Siskiyou county increased by 3.8 percent between Q4 2020 and Q4 2021; and 2) renters in Siskiyou county need to earn \$16.00 an hour, which is 1.1 times more than the state minimum wage, to afford the monthly asking rent of \$832.²⁰

6.3 Mobile Housing Costs

The Department of Finance's 2021 Estimate of Population and Housing shows a total of 77 mobile homes in the City of Tulelake, which represents 9 percent of the total housing stock. There are three older mobile home parks with 80 spaces in the City. One trailer was listed for rent in the Tulelake Trailer Park for \$450. In addition, 60 RV spaces are available at Stateline RV Park, outside of the city limits, which are sometimes used for temporary housing.

6.4 Overpayment for Housing (Cost Burdened)

Definitions of housing affordability can vary, but in general a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this amount are considered cost-burdened, and households that pay more than 35 percent are considered severely cost-burdened. Measuring the amount of people paying more than this percentage helps define an area's affordability problem. The Department of Housing and Urban Development's Comprehensive Housing Affordability Strategies (CHAS) database is used to measure housing affordability and excessive shelter costs.

Table A-35 provides this information for each income category as well as for all households with lower incomes (extremely low-, very low-, and low-income households). Approximately 35.8 percent of Tulelake ownership households are cost burdened. Eighty percent of those households are extremely low income and 40 percent of very low income households. Of those cost burdened owner households, half of the extremely low income households are severely cost burdened, and nearly 30 percent of very low income households are severely cost burdened. For renter households, nearly half are cost burdened. Of cost burdened renter households, approximately 91 percent are extremely low income households, of which 70 percent are severely cost burdened.

¹⁸ <https://capitalbankmd.com/homeloans/mortgage-calculators/mortgage-required-income-calculator/> accessed August 20, 2023.

¹⁹ <https://www.localhousingsolutions.org/analyze/local-data/> Housing needs Assessment Report for the City of Tulelake August 9, 2023.

²⁰ <https://chpc.net/publications/housing-need-reports/>, accessed August 28, 2023.

According to Table A-35's CHAS data, 11.4 percent of very low income renter households are cost burdened, but none are severely cost burdened.

Lower income (80 percent or less of AMI) renter and owner households both experienced high rates of overpayment with renter households experiencing a higher rate of overpayment overall. In total, almost 33 percent of all households are cost burdened of which 52 percent are severely cost burdened.

Table A-36
Tulelake Overpayment, 2015-2019

Housing Income Range	Total Households	Overpayment: (> 30% income on housing)		Severe Overpayment: (> 50% income on housing)	
	Number	Number	%	Number	Percent
Owner Households	95	34	35.8%	14	41.2%
Extremely Low Income (<=30% HAMFI)	25	20	80.0%	10	50.0%
Very Low Income (>30% to <=50% HAMFI)	35	14	40.0%	4	28.6%
Low Income (>50% to <=80% HAMFI)	35	0	0.0%	0	0.0%
Moderate Income and above (>80% to <=100% HAMFI)	0	0	0.0%	0	0.0%
Household Income >100% HAMFI	60	0	0.0%	0	0.0%
Renter Households	133	64	48.1%	35	54.7%
Extremely Low Income (<=30% HAMFI)	55	50	90.9%	35	70.0%
Very Low Income (>30% to <=50% HAMFI)	35	4	11.4%	0	0.0%
Low Income (>50% to <=80% HAMFI)	35	10	28.6%	0	0.0%
Moderate Income and above (>80% to <=100% HAMFI)	4	0	0.0%	0	0.0%
Household Income >100% HAMFI	4	0	0.0%	0	0.0%
All Households	288	94	32.6%	49	52.1%
Extremely Low Income (<=30% HAMFI)	80	70	87.5%	45	64.3%
Very Low Income (>30% to <=50% HAMFI)	70	14	20.0%	4	28.6%
Low Income (>50% to <=80% HAMFI)	70	10	14.3%	0	0.0%
Moderate Income and above (>80% to <=100% HAMFI)	4	0	0.0%	0	0.0%
Household Income >100% HAMFI	64	0	0.0%	0	0.0%

Note: Values and percentages may not add due to rounding. HAMFI = "HUD Adjustment Median Family Income".

Source: 2015-2019 HUD CHAS Data

While housing costs in Tulelake are low relative to Siskiyou county, housing costs for residents are high relative to income.

7.0 Assessment of Fair Housing

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

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

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

As described Chapter 1, Introduction, the City engaged community members and stakeholders in several venues. Public input used to develop this Housing Element was obtained through public meetings, surveys, and stakeholder interviews. It revealed that while the City’s projected housing needs handed down from the state (the RHNA) may be low, the actual need of the community may be much greater. Through the public participation process the City identified what issues and obstacles people may be experiencing when trying to find housing.

7.1 Key Elements of an Assessment of Fair Housing

An assessment of fair housing (AFH) is a comprehensive analysis that considers all of the following to identify fair housing issues in a city:²¹

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

²¹ Source: HCD’s https://www.hcd.ca.gov/community-development/affh/docs/AFFH_Webinar_Slides.pdf, June 15, 2021.

lack of housing and transportation choices can limit access to opportunity and stifle economic growth by isolating residents from jobs and other essential services.²²

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

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

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

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

7.1.1 Assessment of Fair Housing Enforcement and Outreach Capacity

No lawsuits or actions have resulted from discrimination complaints related to compliance with existing fair housing laws, and as of April 2023, the City has not received any fair housing complaints.²³ The City implements fair housing laws by ensuring the City's procedures, policies and regulations comply with state and federal fair housing laws, and by implementation of the code enforcement program. The City's code enforcement is complaint driven where received complaints are investigated by a building inspector.

HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO) reports data on queries and cases. For Siskiyou county queries are reported at the city level whereas cases are reported at the county level. Queries are not official cases but may have value to help identify concerns that residents have about possible discrimination. Cases are fair housing cases filed with the FHEO for alleged discriminatory acts. From 2013 to 2021, there was less than one query per 1,000 people in Tulelake. For cases, in 2020 there were two disability cases were filed with the FHEO, and is a case rate of 0.05 cases per one thousand of the Siskiyou county population. According to the California Department of Fair Employment and Housing (CDFEH) 2020 annual report, there was one housing violation for the Siskiyou county region (the type of violation, e.g., disability, race, etc. is not indicated). While underreporting to the FHEO and CDFEH may occur, the available data indicates low incident rate of housing discrimination in the City and the regional, generally.

²² HUD, <https://www.hud.gov/sites/documents/ACCESS-OPPORTUNITY.PDF>, accessed March 28, 2023.

²³ J. Coelho, Tulelake City Hall Administrator, personal communication, April 11, 2023.

In addition to continuing to make fair housing information available, the City's new Zoning Ordinance presents its reasonable accommodation procedures in compliance with federal and state fair housing law.

The City posts fair housing posters from the California Department of Fair Employment and Housing at City Hall to assist those with discrimination complaints. As complaints are received, individuals are directed to the appropriate agency. The City will continue to make information on fair housing available to the public by posting fair housing information in City Hall, the public library, and other public buildings.

Tulelake's Compliance with Existing Fair Housing Laws and Regulations

Reasonable Accommodation: As discussed in section 1.1.8 of Appendix B, the City's new Zoning Ordinance circulated in August, 2023 has reasonable accommodation procedures that are compliant with state and federal law. Program 4.2.6 commits the City to address the ambiguities in the existing reasonable accommodation identified by this Housing Element concerning extension of the reasonable accommodation procedures to the off-street parking requirements and that a provider of housing for persons with disabilities may request reasonable accommodation.

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

Government Code Section 8899.50 requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing. The Action Plan in Table A-36 contains commits the City to implementing strategies that make progress on addressing the identified fair housing issues. As part of Program 7.1.2, the City's commits to conducting an annual review on the progress made towards achieving the desired outcomes of its Action Plan, and to make adjustments as needed to increase goal obtainment.

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

Density Bonus Law (Government Code Section 65915.). At this time Tulelake has not adopted local density bonus implementing procedures, although the City's draft comprehensive zoning update includes density bonus procedures that are consistent with SDBL. The provisions cross-reference State density bonus law (SDBL) and direct that qualifying projects be granted density bonuses, and/or other development incentives, consistent with SDBL. Program 2.2.1 commits the City to updating its existing regulations to be consistent with SDBL. While The City actively promotes the construction of new housing and will process all housing applications, during the 5th cycle there was limited opportunities to implement the City's existing density bonus regulations due to low levels of application/permit activity.

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

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

No Net Loss Law (Government Code Section 65863). This housing element meets No Net Loss (NNL) requirements by providing capacity sufficient to meet the RHNA plus a minimum buffer of 20 percent additional capacity in all income categories. As compliance with NNL requires transactional review of development applications, both ministerial and discretionary, Program 1.3.1 memorializes and commits the City to conducting this review on a project-by-project basis, and to take the actions as required by State law should an inventory deficit as defined in NNL law. Additionally, Program 1.3.2 commits the City to reviewing the status of its inventory and to project whether a deficit may occur annually. Should a deficit be anticipated, the City will take steps to change the General Plan and zoning as needed to increase the amount of available land consistent with Program 1.3.1.

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

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

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

7.1.2 Presence of R/ECAP and Assessment of Segregation and Integration Patterns

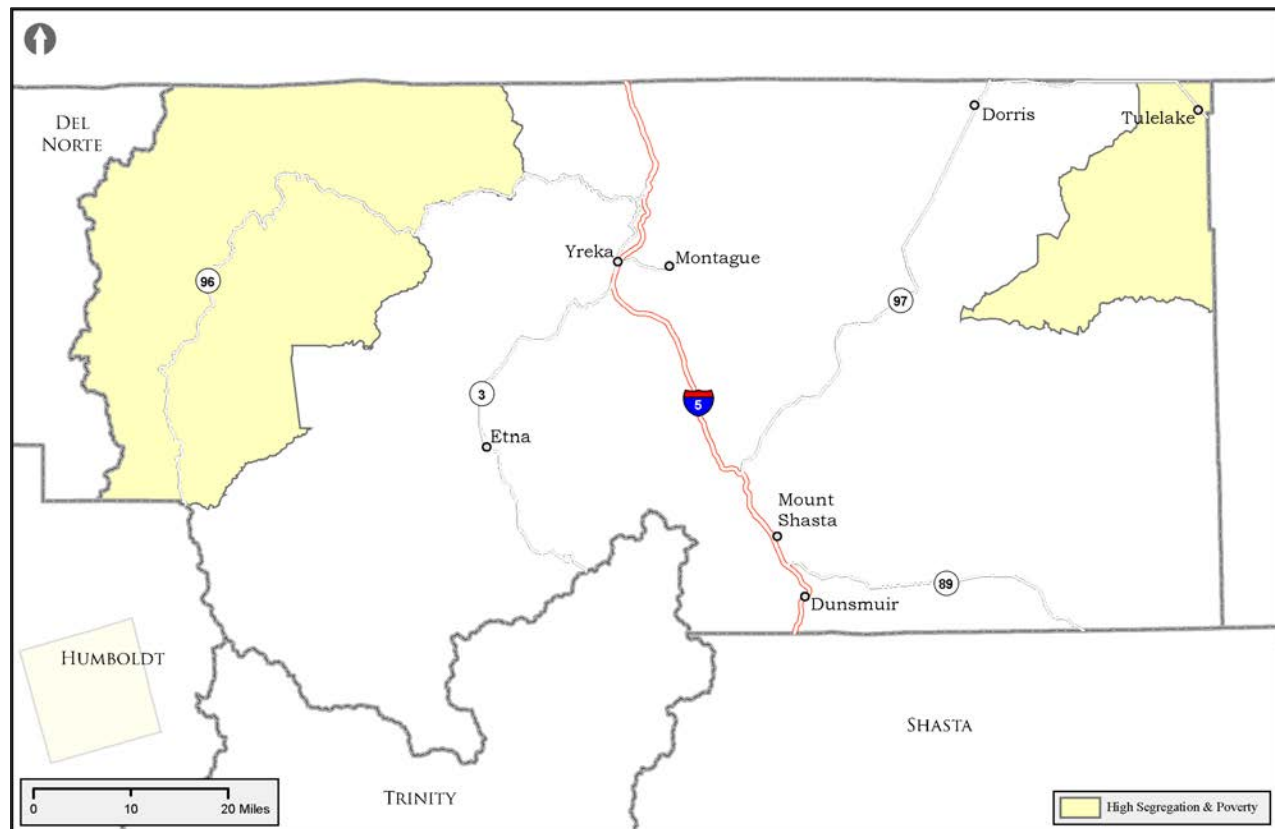
Cities are to review available mapping indicating whether there are racially/ethnically concentrated areas of poverty (R/ECAP) and present within their boundaries or nearby. Related, cities assess segregation and integration by reviewing data and information to determine if there are high concentrations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

There are no areas of racially concentrated affluence (aka RCAA) in or near Tulelake, or in the whole of Siskiyou county. There are no Tulelake neighborhoods or adjacent unincorporated areas that were identified in the homeowners loan corporation (HOLC) redlining grade created during the New Deal Era, a federal government sponsored program that implemented housing segregation and discrimination. On the other hand, Tulelake and the Census tract that encompass it is one of two areas in Siskiyou county identified as having racially/ethnically concentrated area of poverty (R/ECAP) as shown in Figure 18: Areas of High Segregation and Poverty, 2023. The other R/ECAP area is the northwest reaches of Siskiyou county in and around the community of Happy Camp. This R/ECAP does not abut Tulelake or the Census tract.

Tulelake and the surrounding Census tract are identified as an area of high segregation and concentrated poverty, as is the same area in the northwest corner of Siskiyou county. Identification as an area of high segregation and poverty is based on the following two criteria:²⁴

²⁴ COG Geography TCAC/HCD Opportunity Map, <https://www.arcgis.com/home/item.html?id=287f54a6d7594c89b9042a4afad28ab0>, accessed August 29, 2023.

Figure 18: Areas of High Segregation and Poverty, 2023



Ethnic/Racial Segregation is measured using the location quotient (LQ) of racial residential segregation.²⁵ A LQ of racial residential segregation shows how much more or less a racial or ethnic group is represented in a Census tract relative to the county. A Census tract with a LQ higher than 1.25 for persons of color is identified as being racial segregated.

Tulelake: As discussed above in Section 2.4 above, according to U.S. Census 2020 data Hispanics and Latinos comprise 75.1 percent of Tulelake's population. The number of Hispanics and Latinos in Tulelake increased from 601 individuals in 2010 to 677 individuals in 2020. As indicated in Table A-4, the number of individuals of other racial groups also increased from 2010 to 2020: Blacks, Asians, and Native Hawaiians and Other Pacific Islanders, although the increases for these subpopulations are reported to be less than five individuals for each group. During the same period, Tulelake's total population, including the number of persons who are Whites alone, decreased by over 10 percent.

Figure 19 shows Tulelake's Hispanic Majority Census blocks. The geographic areas where Hispanics are a slim majority is most likely attributed to the lack of residences and residential uses in these areas.²⁶ The areas where Hispanics have a slim majority correspond to the following land uses: Tulelake Basin Elementary School; the Otis Roper Park and solid waste transfer station, both of which are due north of the elementary school;

²⁵ "A location quotient is a geographic index that is used to measure and map relative distributions or relative concentrations of a character in a sub-area compared to the area as a whole", Location quotient as a local index of residential segregation. theoretical and applied aspects, Benassi, Crisci, Rimoldi, February 2022.

²⁶ Google Maps and Streetview, accessed September 5, 2023.

the southeast portion of the city hosts industrial development including the City's wastewater treatment facilities; and the land uses present on the block due east of the elementary school include the Tulelake Public Library, the bus barn for the public schools, churches, and commercial uses and buildings. Figure 19 shows most neighborhoods in Tulelake persons who are Hispanic predominate. The LQ value indicating segregation relates the number of persons in Tulelake who Hispanic (75.1 percent of the City's 2020 population) in comparison to Siskiyou county where 12.5 percent of the population in 2020 are Hispanic.

Concentrated Poverty: Census tracts and rural block groups where at least 30 percent of the population is living below the poverty line are identified as areas of concentrated poverty.

Tulelake: As indicated in Table A-15 and reviewed in Section 3.5, the American Community Survey estimates about 42 percent of Tulelake's population and those who reside in the Census tract are below the federal poverty line well above the concentrated poverty threshold. Tulelake's poverty rate of approximately 42 percent is significantly higher than the region's rate of approximately 17 percent and is reflected in Figure 14 and Figure 15.

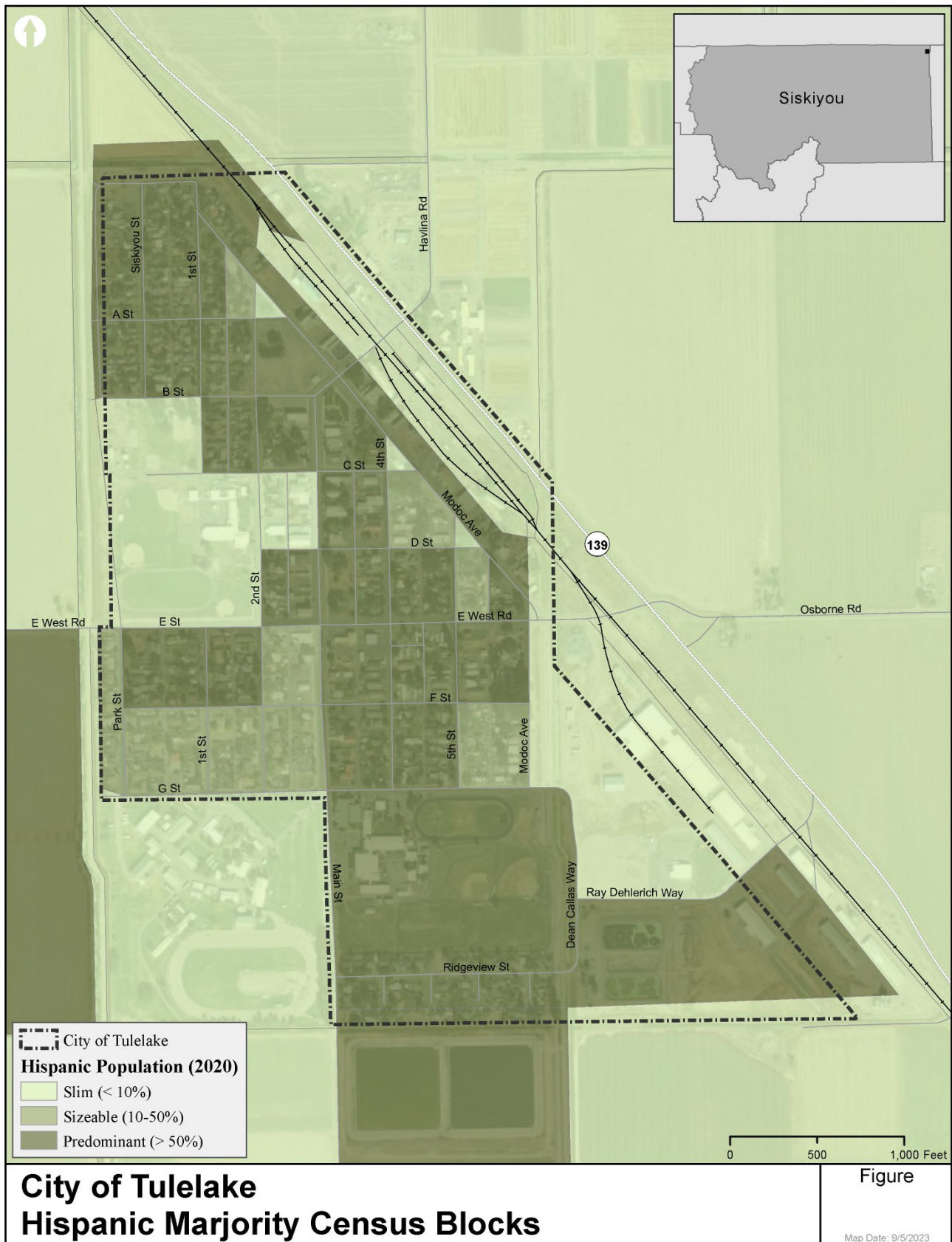
It is noted that Tulelake's (along with the associated Census tract) identification as an area of racial segregation and concentrated poverty is consistent with the 2022 Community Health Needs Assessment for Siskiyou county that identifies the ZIP code that contains Tulelake as a Community of Concern. A Community of Concern is defined as:

Are geographic areas within the service area that have the greatest concentration of poor health outcomes and are home to more medically underserved, low-income, and diverse populations at greater risk for poorer health. Communities of Concern are...portions of the region likely experiencing the greatest health disparities. (page 31)

The analysis for familial status and persons disabilities is embedded in the preceding sections and is summarized below:

- Familial status
 - Female-Headed Households with Children and No Spouse/Partner: See section 5.4. To summarize the referenced section, Tulelake's rate of single parent households as a percentage of total households is twice that of the region's at 30 percent vs. Siskiyou's 14 percent. More men head single parent households, nearly 52 percent, in comparison to women at about 48 percent. This contrasts to Siskiyou county where nearly 69 percent of single parent households are female headed.
 - Large Families: See section 5.5: To summarize the referenced section, Tulelake's percentage of large renter and owner households is comparable to the Siskiyou county as presented in Table A-29, although as percentage Tulelake has more renter and owner households of seven or more persons.
- Persons with disabilities: see sections 5.2 and 5.3 above. To summarize the referenced sections, 15.9 percent of Tulelake's population over the age of five years of age have a disability. Tulelake's rate (as a percentage) is slightly lower than Siskiyou's overall rate of 19.5 percent. For both Tulelake and Siskiyou county, seniors are the largest subpopulation who have a disability, 61 percent and 35 percent respectively. A smaller percentage of Tulelake's residents have a disability for the two other subpopulations, persons who are 5 to 17 years of age and 18 to 64.

Figure 19: Hispanic Population by Census Block Groups



7.1.3 Assessment of Disparities in Access to Opportunity.

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

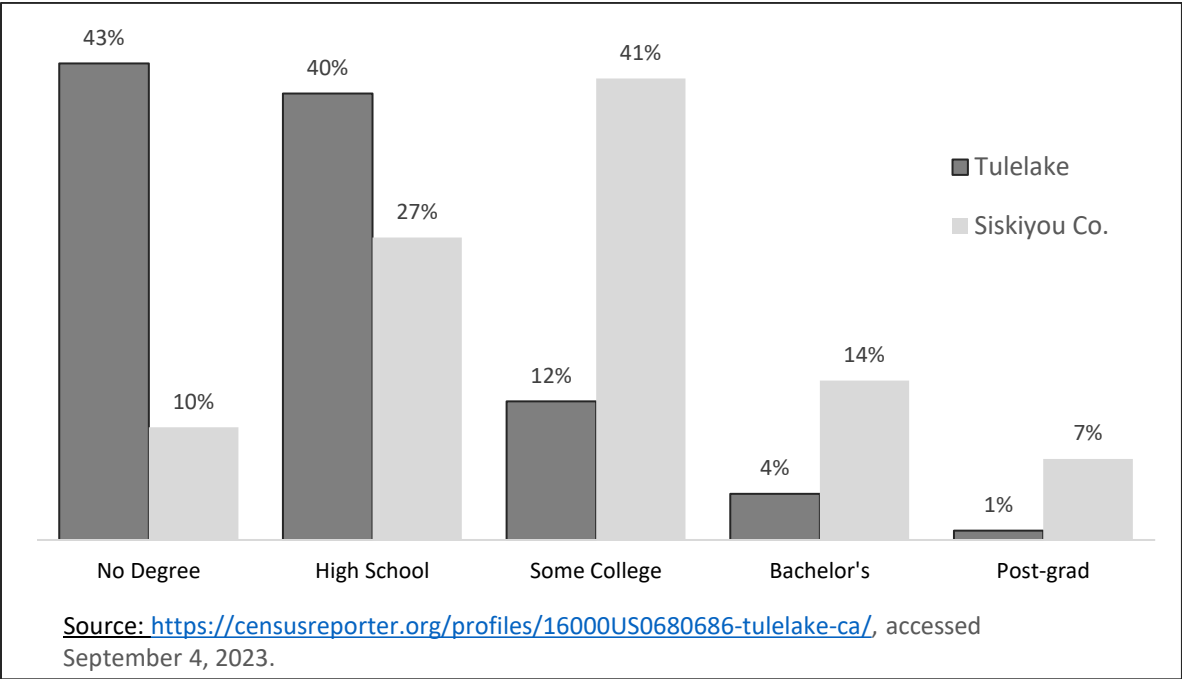
- A) Low concentration of poverty: Tullake’s poverty rate is more than double Siskiyou county’s, as discussed herein, with 44.9 percent of persons living below the poverty line. The 60 percent of children under 18 years of age are below the poverty line. Tullake seniors (65 and over) have a lower poverty rate at 3 percent being below the poverty line and 97 percent of the senior population being above the poverty line. The poverty rate for Tullake seniors is lower than the region where seniors have a poverty rate of who have a rate of .
- B) High levels of employment and close proximity to jobs: By these metrics, Tullake has mixed results. In 2020 Tullake’s reported unemployment rate was 11.8 percent, nearly five percentage points higher than the region’s rate of 7.4 percent in 2020 (see Table A-5 above)²⁷Table A-5. A majority of Tullake’s working population commute less than 20 minutes to their jobs. This commute time is similar to the mean commute time of residents of Siskiyou county at 19.1 minutes.²⁷ Tullake residents who participated in the community survey, more respondents identified Klamath Falls, Oregon as their employment destination. As discussed above in Section 2.7, Tullake and surrounding communities are not served by a public transport. In summary, while Tullake residents reside relatively close to their jobs, the City has a high level of unemployment.
- C) Low levels of pollution burden from environmental exposures and environmental effects: By this metric, Tullake’s environmental composite score is 34 which indicates more positive environmental outcomes.
- D) Access to effective educational opportunities for both children and adults: According to HCD’s AFFH 2.0 Data Viewer, Tullake’s population has a lower rate of education attainment in comparison to the Siskiyou county. As presented in Figure 20, according to U.S. Census data, about 57.4 percent of Tullake’s population is a high school graduate or higher. This rate is significantly lower rate relative region where nearly 90 percent of the population is a high school graduate or higher. Forty-three percent of Tullake’s population did not graduate from high school, which is a significantly higher percentage in comparison to the region, where 10 percent of the region’s population did not graduate from high school degree. The TCAC effective education metric also considers the student poverty rate. As discussed above, Tullake’s poverty rate for children (18 years of age and under) The 60 percent of children under 18 years of age are below the poverty line which is significantly higher than region.

After assessing these indicators, the TCAC arrives at a composite score that identifies areas along a spectrum ranging from a “highest resource area” to “a low resource area”. Geographic areas with higher resource scores

²⁷ Source: <https://censusreporter.org/profiles/16000US0680686-tullake-ca/>, accessed September 4, 2023.

indicate areas that support positive economic, educational, and health outcomes for low-income families. Using these metrics, the entirety of Tulelake is assessed as an area of high segregation and concentrated poverty.

Figure 20: Highest Level of Education for the Population 25 Years and Over



7.1.4 Assessment of Disproportionate Housing Needs, including Displacement.

To assess if residents in a city are experiencing disproportionate housing needs, data for cost burden and severe cost burden conditions, overcrowding, substandard housing, homelessness, are assessed. Displacement is also considered, and displacement may be driven by investment and/or disinvestment, and disaster. The analysis for each subject area is embedded above in the following sections:

- Overcrowding: see section 4.4 above.
- Habitability of existing housing: see sections 4.5 and 4.6 above.
- Homelessness: see section 5.6 above.
- Cost burden and severe cost burden conditions: see section 6.4 above.

To summarize the above sections, the occurrence of overcrowding in Tulelake is greater than in the region Siskiyou county at nearly 21 percent of housing units being overcrowded, of which 9 percent are severely overcrowded. It is notable that more owner households are experiencing overcrowding that renter households. Both renter and owner households are cost burdened, although a greater number (and percentage) of renter households are cost burdened. Of those cost burdened households, about 70 percent of renter households and 50 percent of owner households are paying more than 50 percent of their gross income for housing. Uniformly, extremely low income Tulelake households (being a household of four with a gross household income of less than \$25,750 in 2019) are cost burdened and severely cost burdened.

Tulelake’s housing stock is older, and as discussed in section 4.5 above, the most recent housing conditions survey found 11.3 percent were found to be in sound condition and 85.8 percent were classified as requiring varying

degrees of rehabilitation. The remaining 2.9 percent, or 8 units, were classified as dilapidated and possibly in need of replacement. The housing conditions survey was conducted more than 20 years ago, however. Housing conditions remain similar based on April 2023 information from City staff, who indicated there are areas of homes that are substandard scattered throughout the City and there is also a privately owned mobile home park that the City believes has dilapidated and substandard mobile homes with people occupying them.²⁸ Homelessness is a region-wide issue. Tulelake does not have a year around shelter at this time, but local providers are available to help unhoused persons connected with assistance, housing, etc. The Family Resource Center located in Tulelake provides some social services. The Klamath Lake County Food Bank provides commodities once a month distributed by one of the local churches. Absent external financial and technical resources, the City does not have the financial wherewithal to provide services.

HCD's AFFH data viewer, does not provide the assessed risk of displacement for Tulelake due to low quality data. Presently, displacement risk associated with gentrification is unlikely given Tulelake's declining population and concentrated poverty and high poverty rate. Displacement risk is mostly due to this last condition. As discussed in section 6.0, although owner and renter housing costs are low relative to the region, these have increase at a greater rate than wages.

7.2 Local Knowledge

With a small population of 902 persons in 2020, and a significant majority of household incomes under \$100,000, income and affordability do not vary substantially throughout the community. As shown in Table A-12 in Appendix A, there were 192 households in 2020 with earnings of less than \$50,000, 107 households with earnings between \$50,000 and \$99,999, and 20 households with earnings of \$100,000 or more. Based on local knowledge, the mix of incomes is generally spread throughout the community, with no major differences between neighborhoods or areas of the City.

The need for rehabilitation and replacement of housing is generally spread throughout the City, although the City has observed that some residential blocks between 4th and 5th streets (but not at-near G Street) have greater rehabilitation needs.²⁹ It is City staff's observation that the State licensed mobilehome park on Modoc Avenue, a mobilehome park may be in need of rehabilitation. About 90 percent of Tulelake's housing was built prior to 1990, of which 62 percent was built prior to 1970, and 28 percent between 1970 and 1990. Newer housing stock built after 2000 represents a small portion of the housing stock (approximately ten percent). Most newer housing is located in southwest Tulelake near the fairgrounds according to City staff. Older and newer housing units are dispersed throughout the City. Code enforcement cases for substandard housing generally do not have a distinct and re-occurring pattern in a particular part of the City. Considering that older structures are more likely to be in need of rehabilitation and are widely dispersed throughout the City, there are no major differences in housing conditions on a neighborhood to neighborhood basis. The most recent housing conditions survey was conducted in 1999. This survey found nearly three percent of the housing stock was dilapidated and nine percent in need of major rehabilitation. The City does not have the resources available to initiate such a survey absent outside funding. While there are some differences between newer and older neighborhoods, overall, these conditions do not substantially differ and there are no distinct patterns of inequitable conditions or concentrations of substandard conditions. Sales prices and rents do not vary substantially throughout Tulelake. Generally, affordability is similar throughout the City with no major patterns or differences in the affordability of homes. Although spaces in the mobilehome parks tend to rent for less at around \$250 to \$400 per month, in comparison

²⁸ J. Coelho, Tulelake City Hall Administrator, personal communication, April 11, 2023 and March 20, 2024.

to \$600 to \$700 a month for small studio/one-bedroom apartments and about \$1,300 per month to rent a single family residence.²⁹

About 86 percent of Tulelake's housing is composed of detached single-family residential, inclusive of manufactured homes installed on individual lots (does not include manufactured homes installed in a permitted mobilehome park). Approximately 13.5 percent of the housing units are configured as two or more dwelling units. Tulelake's residential areas are dispersed throughout the City. There are two existing mobilehome parks in Tulelake that have a combined HCD-permitted capacity of 69 mobilehome spaces. Both parks are located in the eastern neighborhoods of Tulelake, with one park located at the northwest corner of the intersection G Street and Modoc. Both parks are in close proximity to the schools the Tulelake-Newell Family Center, and Tulelake's business district. Tulelake's nonresidential areas are the high school and elementary school campuses, the business district that is generally north of the Volcanic Legacy Scenic Byway and along Main and 4th streets, and the heavy commercial/industrial area. Tulelake's heavy commercial/industrial area generally parallels the railroad tracks located on the east side of Tulelake (the eastern City limits nearly follow the railroad tracks). Tulelake's residential areas generally buffered from those areas where heavy commercial and industrial uses are permitted. There are no assisted housing developments in Tulelake nor are there any pending proposals.

There have not been any large master-planned areas or subdivisions with significantly different lot sizes, community amenities, new schools, or other features that create stark differences between areas of the City. For the last 30 years, new housing units have been added typically on a lot-by-lot basis and not as large scale projects. Tulelake has numerous vacant housing opportunity sites within its residential areas. The City's recently adopted comprehensive Zoning Ordinance update provide for multifamily development in the R-3 (at a density of 15 dwelling units per acre) and MU-2 (at a density of 16 dwelling units per acre) zones without a use permit, and in the MU-3 (at a density of 16 dwelling units per acre) zone when combined with a commercial use. Additionally, Chapter 2 contains programs committing the City to updating the City's local J/ADU regulations to be consistent with state law, and to increase resident awareness of J/ADUs as an option to provide housing for family and to rent, including making Siskiyou County's pre-approved ADU plans available to city residents.

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

There are no sanctioned or unsanctioned encampments in Tulelake. In interviews with City officials in 2023 and 2024 advised there is a very low presence of persons experiencing homelessness in Tulelake. The lack of services, support services, and regular public transit contribute to the lack of homelessness in Tulelake. There are local community organizations that offer help with rental assistance, however, according to city staff. Given the lack of encampments and services, including support services, it is the observation of city officials that there are few people experiencing homelessness in Tulelake and no major differences from neighborhood to neighborhood for this special needs group. However, services and programs could be geographically targeted to provide better access.

There are several local markets in Tulelake, with Jock's Super Market and Vallarta Grocery offering fresh food and other daily essentials. For a greater variety of grocery options, residents travel to Klamath Falls, Oregon or the city

of Yreka. While Tulelake may not host a large variety grocery shopping options, this condition is not unique to Tulelake as only the larger cities located along the I-5 corridor—Yreka, Mt. Shasta, and Weed—have more diverse shopping opportunities. Tulelake Health Center offers services to patients Monday through Friday. In addition to offering medical services, behavior health is available through telemedicine, and dental services are available at MVHC’s Dorris clinic. There are no pharmacies available in Tulelake at this time.

Tulelake is a small city at approximately 0.41 square miles, and the city blocks are small. Tulelake’s small size ensures easy access to all neighborhoods and parts of the City. According to the 2021 Siskiyou County Regional Transportation Plan (SCRTP), there are approximately 6.81 miles of rural roadway maintained and operated by the City. According to the SCRTP, Tulelake’s most recent pavement condition index score (2018) was 61-70, a lower risk score. A lower risk score means the costs of preventative pavement repair are considerably lower, and indicates the City’s roadways are in relatively decent condition and overall have not deteriorated to the point of needed total rehabilitation. Additionally, 2021 SCRTP forecasts that the vehicle miles travel (VMT) per capita will continue downward although this may reflect forecasts for the population to decline. The 2021 SCRTP identifies only long-term road rehabilitation projects for Tulelake, and Caltrans STIP is identified as the funding source to support the City’s future road rehabilitation work. There are no traffic signals in Tulelake. Streets (including sweeping and snow plowing), street lighting, sidewalks and other improvements are maintained throughout the City, although the City’s network of sidewalks is not complete. Incomplete sidewalks are spread throughout the City, and are not concentrated into specific neighborhoods, however. The sidewalk network is most complete on Main Street in the business district. To plan for bicyclist and pedestrian improvements for the region, in 2023, the Siskiyou County Local Transportation Commission initiated the development of a countywide active transportation plan (ATP) that is scheduled to be completed in 2025. Siskiyou county cities and school districts are identified as stakeholders in the ATP scope.

Tulelake features the following city facilities:

- Tulelake Library Branch
- Otis Roper city park, at First and B streets: includes a playground, baseball field, and tennis court. Otis Roper is located on the western side of Tulelake, one block north of the Tulelake Elementary School.
- Veteran’s Park, a memorial park located at the northern end of Main Street.
- Harold Clinton Park, a small green triangular park located at Modoc Avenue, and A and 2nd Street.

City residents are serviced by the same water and sewer systems and there are no major differences in terms of supply or quality throughout the community. The City provides potable water to all retail customers through the same linked system, and customers share the same water quality. All sewage is processed by the same treatment facility. As of 2021, Tulelake did not a complete capital improvement plan.

When asked if the Volcanic Legacy Scenic Byway separates neighborhoods, City officials indicated it does not separate the City and is not a barrier. It is noted that the intersection of Volcanic Legacy Scenic Byway intersects Main Street is a four-way stop and there are marked crosswalks.

7.3 Conclusions and Tulelake’s Action Plan to Affirmatively Further Fair Housing

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

high cost associated with coverage etc. by 2022 CHNA key informants, focus group participants, and survey respondents.

The local and regional data presented above indicate Tulelake’s affirmatively further fair housing challenges affect the entirety of the City, and are not concentrated in specific neighborhoods. Again, Tulelake is a small city and has a small population. According to the 2020 U.S. Census, Tulelake has a total population of 902 persons who are in 221 households (see Table A-1 and Table A-9 above). According to the 2020 U.S. Census, the Tulelake household median income was \$32,039 (Table A-12), which is nearly \$15,500 less than the median of the region of \$47,403, it significantly lower than HUD’s 2020 median income for the state of California (FY 2020):²⁹

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

Moreover, as presented in Table A-13 above, the 2015-2019 HUD CHAS data indicates approximately 76 percent of Tulelake ’s households have an income that is 80 percent or lower than the HUD Area Median Family Income. Disproportionate housing needs and disparate access to opportunity are citywide conditions affecting a majority of residents and are not concentrated in specific Tulelake neighborhoods. Consultations with City representatives and longstanding non-profit providers operating in the region share similar conclusions. The conditions that are contributing Tulelake’s fair housing conditions identified in Table A-37, and responding programs. The responding programs employ place-based and mobility strategies, which are defined by HUD:³⁰

- Place-based strategies refer to specific investments and programs in historically disinvested neighborhoods to improve the lives of local households and help stabilize economic and community development in the area. Examples include investing in infrastructure or developing a workforce training program.
- Mobility strategies refer to investments and programs that expand housing choices for residents with low income and help to reduce the level of racial and economic segregation in a jurisdiction or region. “Housing mobility strategies may include providing affordable and accessible transportation options to enhance access to education and economic development opportunities.”³¹

Table A-37
AFFH Contributing Conditions and Responding Programs

AFFH Category	Contributing Conditions	Responding Programs
Fair housing outreach and dissemination of information	Lack of housing information on City website.	Program A: Increased distribution of fair housing information by posting at City Hall, posting information on City’s website, etc. Providing materials and content in prevalent spoken languages.

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

³⁰ HUD, Best Practices in Fair Housing Planning, <https://www.hudexchange.info/programs/fair-housing/best-practices-in-fair-housing-planning/setting-goals-and-tracking-progress/prioritizing-fair-housing-goals/#:~:text=Place%2Dbased%20investments%20refer%20to,community%20development%20in%20the%20area>, accessed March 12, 2024.

³¹ AFFH Technical Assistance Memo, HCD, pg. 15.

AFFH Category	Contributing Conditions	Responding Programs
	Lack of variety in the media forms and venues where fair housing information can be found	Also employing affirmative marketing practices in the preparation of materials.
Disparities in access to opportunity	Lack of economic opportunity. The City has limited financial capacity to invest in infrastructure and community amenities absent outside funding sources.	City-wide place-based strategies: Program E.1 C): Commit to promoting the City's existing live/work and home-based businesses (Chapter 17.84 of the Zoning Ordinance) as microeconomic development opportunities. Program E.1 A) and E.2 A): Support high school and College of the Siskiyou building trades development programs, including apprenticeships and workforce development. Program D: In order to improve access to infrastructure capital improvement programs, continued participation in regional planning efforts, such as the Active Transportation Plan.
Disproportionate housing need for low income households	Low housing production Market conditions dampen recruitment of residential building contractors	City-wide Mobility Strategies: Program C.4 A): Partnering with non-profit housing organizations to provide self-help housing development, including homeowner repair, and incentivizing implementation of self-help housing by identifying potential sites for self-help projects; applying for grant funding and supporting grant applications; providing expedited permit processing; and reducing or waiving City permit fees for self-help projects. Program C.4 B): Adoption and promotion of Siskiyou county's pre-approved ADU plans, offering expedited permit processing and reduced City permit fees.

AFFH Category	Contributing Conditions	Responding Programs
		Regularly compiling and distributing information about manufactured home options. Program C.1: Down-payment assistance and bridge loans.

Table A-38 below identifies Tulelake’s fair housing issues, and it elaborates on the City’s place-based and mobility strategies to address fair housing, including geographic targets and quantitative objectives for the 2023-2031 planning period to address the AFFH issue. Consistent with the requirements of AFFH, each contributing factor is prioritized (i.e., high, medium, or low) with those that limit or deny fair housing choice or access to opportunity or negatively affect compliance with federal and state fair housing laws given the highest priority (AFFH Rule Guidebook, National Housing Law Project, accessed March 16, 2023). Each action that addresses an AFFH issue is also contained in Chapter 2–Goals, Policies, and Programs and the corresponding program is noted in brackets.

As discussed above, the entirety of Tulelake and the surrounding Census tract are identified as an area of high segregation and concentrated poverty, and there are no TCAC high resource areas in the City or nearby. The action plan’s strategies focus on addressing these conditions but with the recognition that the City has limited financial and staffing resources available to initiate and implement programs absent external funding and resources.

Because the whole of Tulelake is designated as being highly segregated and concentrated poverty and without clear geographic areas of concentration with the City, the geographic targets of Tulelake’s Action Plan are all residential neighborhoods and areas proposed to be zoned for mixed use development.

Moreover, the contributing conditions identified in Table A-37 are not unique to Tulelake and are present in other Siskiyou cities and the region. To make in-roads on region-wide patterns, however, is beyond the resources and capacity of a single jurisdiction. Moreover, many of the cities in the region, including Tulelake, lack the staff, financial resources, and local tax base to undertake large scale transformative initiatives without outside financial support. Consequently, some of the Action Plan’s strategies commit the City to continuing and amplifying regional collaboration efforts with local governments, non-profit organizations, residents of Tulelake, and others.

Table A-38
City of Tulelake's Action Plan to Affirmatively Further Housing

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

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
Improve opportunity by encouraging neighborhood revitalization and increasing access to affordable housing (high priority) <u>Contributing Factors:</u> Cost burdened households Concentrated poverty			
<u>Geographic Targets:</u> Citywide			
Action Plan Program B: Improve the Availability of Housing Choice Vouchers and Increase Awareness of Availability	The City will meet with the housing authority of Shasta County and other established housing authorities at least twice per year to discuss Housing Choice Voucher needs, Project-Based Voucher opportunities, affirmative marketing and outreach activities, and methods of increasing the number of vouchers allocated to the City, emphasizing households who are at or below the Federal poverty line, and farmworker households. Publish information and resources about Housing Choice Vouchers on the City website and at public counters to increase awareness for renter households and landlords.	Convene first meeting within 12 months of adoption of housing element, and meet with organizations at least biannually thereafter during the 2023-2031 planning period.	Facilitate new construction, or conversion, of two housing units affordable to very low and extremely low income households. Increase the number of Tulelake applicants for vouchers by at least 5 percent by 2031.
Action Plan Program C: Improve the Existing Housing Stock and Add New Housing	Program C.1: Continue funding for the City's bridge loan program including targeting qualified home buyers to help households access and afford private-market homes. The City will employ affirmative marketing best practices, such as depiction of members of protected classes under fair housing laws, to announce availability of the program. Materials will be provided in Spanish.	Beginning in the calendar year 2024, and provide summaries to the City Council no less than annually as part of the HE APR.	Facilitate the purchase of a home for two households by 2031.
	Program C.2: Adopt the draft Zoning Regulations to encourage mixed income housing development to improve opportunities to develop a variety of housing types and tenures, and housing that is affordable to residents.	Adoption is scheduled for December 2023	Development of the four new housing units occurring by 2031, with two of the units being affordable to lower income households.
	Program C.3: Continue the City's proactive inspection and code enforcement program coupled with a rehabilitation program, with program	Beginning in the calendar year 2025, and	Facilitate the conservation/rehabilita

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
	implementation resulting in repairs and retention of housing while mitigating displacement of affected residents. The rehabilitation program will provide financial assistance to reduce cost for income qualified property owners. The program will prioritize neighborhoods having concentrated rehabilitation needs as determined by the Tulelake building inspector. Units housing extremely low income households and farmworkers will also be prioritized. To facilitate implementation of the rehabilitation program, coordinate with qualified organizations for program administration, which may include contracting for services, if financial resources are available. Regularly compiling and distributing information about manufactured homes as a housing type option.	provide summaries to the City Council no less than annually as part of the HE APR. Annually the City will apply for appropriate state and federal rehabilitation funding, or will partner with appropriate agencies and organizations to apply for funding.	tion of two housing units during the planning period of 2023 to 2031 with no-net displacement of residents.
	Program C.4: A) Partner with non-profit housing organizations to provide self-help housing development, including for homeowner repair. Incentive implementation of self-help housing by identifying potential sites for self-help projects; applying for grant funding and supporting grant applications; providing expedited permit processing; and reducing or waiving City permit fees for self-help projects. Program C.4: B) New construction or conversion for J/ADUs • Adoption and promotion of Siskiyou county's pre-approved ADU plans. • Offer participating property owners/developers expedited permit processing and reduced City permit fees. Promoting both housing programs using affirmative marketing best practices. Ensure eligibility and marketing extends to farmworkers.	A) Beginning in the calendar year 2024 will conduct outreach to self-help housing organizations to develop a program. B) Adopt existing pre-approved ADU plans by Q2 2025. For both A) and B), identifying appropriate funding sources (private and government), and applying for funding or supporting applications;	Facilitate the construction of homes for three households by 2031. Facilitate the construction or conversion of 2 J/ADUs by 2031.

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
		identifying candidate sites, etc.	
Action Plan Program D: Invest in neighborhoods using available state and federal funding for revitalization	Continue to seek state and federal funding to add and/or improve City infrastructure, public facilities, and amenities. In order to improve access to programs for investing in community amenities and infrastructure improvement programs, continue participation in regional planning efforts, such as the Active Transportation Plan.	Annually the City will apply for appropriate state and federal infrastructure funding, or will partner with appropriate agencies and organizations to apply for funding. The City will continue to meet and collaborate with regional organizations at least twice year, and will support and participate in regional planning efforts.	Complete two infrastructure, public facility, or community amenity projects during the 2023-2031 planning cycle, which could include partnerships with local schools, transportation agencies (e.g., Caltrans and Sage Stage), etc. Examples include park improvements; safe routes to schools; pedestrian and bicyclist stripping, signage, etc.; installation of ADA curb ramps; water and/or sewer infrastructure improvements, etc.
Improve opportunity by supporting economic development and education attainment (high priority) <u>Contributing Factors:</u> Concentrated poverty Lack of economic development and high unemployment Lower education attainment			
		<u>Geographic Targets:</u> Citywide	
Action Plan Program E.1:	Program E.1: A) The City shall continue to collaborate and partner with local and regional economic development non-profit organizations and agencies that administer economic development funding and programs that improve the economic opportunities for residents through workforce development;	1) The City will continue to meet and collaborate with local and regional economic development	1) The City will refer two residents to the Siskiyou Economic Development Council,

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
Local economic development for business and workforce development to improve economic opportunities.	small business assistance and development; recruitment and/or retention of businesses that provide living-wage jobs. This includes supporting local high school and College of the Siskiyou programs for building/construction trades development, including apprenticeships and workforce development. Program E.1: B) The City shall continue partnerships and coalition building with other socioeconomically similar rural cities and counties to work with state and federal legislators to recruit economic development opportunity and funding for residents and businesses in the City and region. Program E.1: C) Using affirmative marketing best practices, the City will promote the existing zoning regulations for live/work spaces and home-based business as microbusiness development options. In order to increase resident awareness and access to these provisions, the City will partner with an existing non-profit to develop technical assistance materials to improve resident access and implementation.	agencies and organizations at least twice per year to discuss existing economic development projects and prospective projects that are available for residents in order to provide referrals. The City will refer two residents to the Siskiyou Economic Development Council, USDA Rural Development, or Small Business Development Center for services annually. 2) The City will continue to meet and collaborate with the local schools at least twice a year to discuss curriculum opportunities for building-construction trades skills development. 3) Initiate within two years of adoption of the 2023-2031 Housing Element.	USDA Rural Development, or Small Business Development Center for services annually. The City will provide letters of support for economic and workforce development grant applications that are consistent with this program. 2) The City will assist a local school's building-construction trades program with engaging two property owners during the 2023-2031 planning cycle for possible participation in housing construction project. 3) Increase inquires by four resident inquires annually.

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
Action Plan Program E.2: Support education attainment to improve economic opportunities	Program E.2: A) The City shall support programs for workforce training and educational attainment, e.g., Tulelake Adult School, Adult Education Pathways, that are implemented by the Butte Valley School District, College of the Siskiyous, Siskiyou County Office of Education, and other non-profit organizations. The City shall also support programs that connect low-income residents with financial empowerment resources, including financial literacy, such as the Family Self-Sufficiency Program provided by the Shasta County Housing Authority. Promotion of the program will employ affirmative marketing best practices and include proactive outreach to farmworkers. Program E.2: B) The City shall continue partnership and coalition building with other socioeconomically similar rural cities and counties to work with state and federal legislators to recruit education attainment and workforce training opportunities and funding for residents and businesses in the City and region.	The City will continue to meet and collaborate with education providers at least once per year to discuss educational programs that are available for residents in order to provide referrals.	The City will provide letters of support for economic development grant applications that are consistent with this program.

Appendix B – Housing Constraints and Needs

Table of Contents

1.0 Introduction	2
2.0 Governmental Constraints.....	2
2.1 Land Use Controls	2
2.1.1 Development Standards in Zones that Allow Residential Uses	2
2.1.2 Parking Requirements	4
2.1.3 On- and Off-Site Improvements	5
2.1.4 Adequacy of Zoning Standards to Facilitate Affordable Housing.....	6
2.1.5 Provision for a Variety of Housing.....	6
2.1.6 Accessory Dwelling Units.....	7
2.1.7 Mobile Homes/Manufactured Housing/Multi-Family Housing	9
2.1.8 Constraints to Housing for Persons with Disabilities	9
2.1.9 Senior Housing.....	14
2.1.10 Supportive Housing.....	14
2.1.11 Emergency Shelters, Low Barrier Navigation Centers, and Transitional Housing	15
2.1.12 Single-Room Occupancy Units	17
2.1.13 Housing for Farmworkers	17
2.1.14 Other Mandatory State Housing Laws	18
2.2 Development and Processing Fees.....	20
2.3 Permit Processing Times.....	21
2.4 Building Codes and Enforcement	22
3.0 Non-Governmental Constraints.....	22
3.1 Land Costs.....	22
3.2 Construction and Labor Costs.....	23
3.3 Availability of Financing.....	23
3.4 Adequate Infrastructure	24
4.0 At-Risk Housing and Housing Resources.....	25
4.1 At-Risk Housing Analysis.....	25
4.2 Programs for Preservation and Construction of Affordable Housing.....	25
4.3 Rehabilitation Program.....	26
4.4 Housing Authority.....	26
5.0 Regional Housing Needs	26
6.0 Opportunities for Energy Conservation	28

1.0 Introduction

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

2.0 Governmental Constraints

2.1 Land Use Controls

The City of Tulelake guides development in the City with the use of the General Plan and Zoning Ordinance. At the time this Housing Element was drafted the Zoning Ordinance in effect (adopted in 1950) has very few development standards, and does not contain some provisions required by state law. Minor amendments were made in 2020 to identify the six zoning districts in the City, to change the zoning designations which apply to certain specified properties and to add the Vertical Mixed Use Zone and apply it to specified properties. Implementation of Program 1.1 in the previous Housing Element resulted in a draft zoning ordinance update with modern development standards which will comply with applicable state law once it is adopted by the city council tentatively scheduled for October, 2023 (Exhibit A). Program 4.2.1 in this Housing Element commits the City to adopt the new zoning regulations by December 31 of 2023.

2.1.1 Development Standards in Zones that Allow Residential Uses

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. The previous Housing Element noted zoning restrictions in the 1950 ordinance currently in effect are almost nonexistent. This will change with the pending adoption of the draft zoning ordinance update being reviewed by the Tulelake city council which is included in this Appendix in Exhibit A. The below analysis analyzes potential constraints of the proposed new zoning regulations on housing development rather than the zoning regulations currently in effect since the new regulations are tentatively scheduled to be adopted before this Housing Element is approved.

The draft zoning regulations allow a variety of housing types including multifamily uses in the new R-2, R-3, and Mixed Use zoning districts as principally permitted uses. As shown in the tables below, the proposed development standards facilitate multifamily development at a density of up to 16 dwelling units per acre which will help the City meet its projected housing needs by stimulating production of housing, particularly housing at higher densities which tends to be more affordable to lower income households.

**Table B-1
New Residential Zone District Development Standards**

	One Family (R-1)	Medium Density (R-2)	High Density (R-3)
Housing Types Principally Permitted	Single Family, Accessory Dwelling Units (ADUs), Junior ADUs (JADUs), Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Single Family, J/ADUs, Duplexes, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Dormitories, Single Family, J/ADUs, Duplexes, Multifamily, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing
Max. Units Per Acre	6	12	15
Minimum Lot Size (sf)	6,600	6,600	8,250
Minimum Lot Width (ft)	55	55	55
Front Yard Setback (ft)	20	20	20
Side Yard Setback (ft)	5	5	5
Rear Yard Setback (ft)	20	20	20
Max. Building Height: Primary Use (ft): Accessory Use (ft):	30 15	30 15	30 15
Max. Lot Coverage	40%	50%	75%
Minimum Parking Spaces Per Unit Single family: 2 spaces/unit, with at least 1 space in a covered garage or carport located outside the required setbacks. Duplexes: 1.5 spaces/unit + 1 guest space for every 3 units Multifamily: Units < 700 sf in size: 1.25 spaces/unit + 1 guest space for every 3 units Units between 700 – 1,200 sf in size: 1.5 spaces/unit for + 1 guest space per 3 units Units > 1,200 sf in size: 1.75 spaces/unit for + 1 guest space for every 3 units			

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

Table B-2
New Mixed Use Zone District Development Standards

	Limited Mixed Use (MU-1)	Mixed Use (MU-2)	Vertical Mixed Use (MU-3)
Housing Types Principally Permitted	Single Family, J/ADUs, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing, Live/work units	Dormitories, Single Family, J/ADUs, Duplexes, Multifamily, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing, Emergency Shelters, Low Barrier Navigation Centers, Dwelling Groups	Live/work units, and when combined with commercial uses: Single Family, J/ADUs, Duplexes, Multifamily, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing, Emergency Shelters, Low Barrier Navigation Centers, Dormitories
Max. Units Per Acre	6	16	16
Minimum Lot Size (sf)	6,000	5,000	6,000
Minimum Lot Width (ft)	50	50	50
Front Yard Setback (ft)	10	10	-
Side Yard Setback (ft)	5	5	-
Rear Yard Setback (ft)	10	10	-
Max. Building Height (ft): Primary Use: Accessory Use	30 15	30 15	30 15
Max. Lot Coverage	75%	75%	100%
Minimum Parking Spaces Per Unit: Single family: 2 spaces/unit, with at least 1 space in a covered garage or carport located outside the required setbacks. Duplexes: 1.5 spaces/unit + 1 guest space for every 3 units Multifamily: Units < 700 sf in size: 1.25 spaces/unit + 1 guest space for every 3 units Units between 700 – 1,200 sf in size: 1.5 spaces/unit for + 1 guest space per 3 units Units > 1,200 sf in size: 1.75 spaces/unit for + 1 guest space for every 3 units Emergency Shelters and navigation centers: 1 space per 5 occupants plus one space for staff			

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

2.1.2 Parking Requirements

Tulelake’s off-street parking requirements are codified in Chapter 17.64 of the Zoning Ordinance, and are presented in Table B-1 and Table B-2 above. The existing requirement that multifamily units that are less 700 square feet, and would likely be configured as a studio or one bedroom unit, is 1.25 spaces/unit plus 1 guest space for every 3 units exceeds HCD’s recommended ratio of one space per unit for efficiency units, studio apartments,

and one-bedroom housing units. Reducing the existing parking requirement will reduce this housing cost. Program 5.1.5 commits the City to amending the Zoning Ordinance consistent with this analysis.

In accordance with State ADU law, Tulelake's parking requirements do not apply to qualifying ADUs and JADUs. Consistent with Government Code Section 65654, no off-street parking is required for units within a supportive housing development that are occupied by supportive housing residents and located within 0.5 mile of a transit stop. Tulelake's parking requirements incorporate a local incentive for residences being constructed or substantially rehabilitated using CDBG funds: the requirement for a garage or carport is expressly modified without requiring a permit. Rather, two off-street parking spaces surfaced with hardscape can be installed in-lieu of a garage or carport (17.64.130(F)).

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

2.1.3 On- and Off-Site Improvements

The 2014 Housing Element noted the City has basically no specified subdivision standards and that has not changed since then. The last subdivision (Ridgeview Estates) was developed in 1983–1985 and does have curb, gutter, and paved streets. It may have been a Federal Housing Administration-financed project that required these minimum improvements. If more specific development standards are determined to be needed, the City could adopt typical standards (e.g., many local communities adopt standards formulated by the City of Redding, as adapted for more rural settings). The following criteria may be considered as basic minimum standards necessary to protect public health and safety.

- **Local Streets:**
 - Right-of-way: 55–60 feet
 - Pavement width: 40 feet
- **Major Streets:**
 - Right-of-way: 76–80 feet
 - Pavement width: 64 feet
- **Sidewalks: Provided when near schools, park, or public area**
- **Sewers:**
 - Minimum pipe diameter: 6 inches
 - Manholes: 500-foot maximum spacing

- **Storm drains: Based on 10-year storm event**
- **Water mains and fire hydrants: As determined by the director of public works**

While all development-related improvements add to the cost of housing, the City's standards (to the limited extent that it has specific development standards) do not substantially or unnecessarily constrain the development of affordable housing. The greatest constraints to the development of affordable housing continue to be the regional economy, the scarcity of jobs, and the distance from major transportation routes.

2.1.4 Adequacy of Zoning Standards to Facilitate Affordable Housing

The draft zoning ordinance update significantly improves the likelihood affordable housing will be developed. Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) are principally permitted in all the residential and mixed use zones. The development standards in Section 17.100 mirror state law which allows in some cases development of both an ADU and JADU on the same property already developed with a single-family home or multifamily development. Attached ADU's are limited in the zoning ordinance to a maximum size of 800 square feet in size and JADU's are limited to a maximum of 500 square feet in size which will significantly reduce construction material costs for these new units.

In addition to new allowances for ADUs and JADUs, the City is also updating its zoning regulations to identify zoning districts where multifamily housing is allowed a various densities. State law recognizes that in rural areas such as Tulelake, housing constructed at densities of 15 units per acre or more is presumed to be affordable to lower income households and Tulelake's new Mixed Use and Vertical Mixed Use zones allow housing densities of up to 16 units per acre as principally permitted uses. The zoning map shows these zones will be applied to large parts of the City near commercial uses and connected with existing sidewalks which will meet the needs of households that require non-motorized transportation. The new zoning regulations provide the density and development standards that will facilitate the production of housing affordable to very low- and low-income households.

2.1.5 Provision for a Variety of Housing

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

Tables B-1 and B-2 above identify the principally permitted housing types in Tulelake's new zoning ordinance. A wide variety of housing types are allowed as principally permitted uses, particularly in the Mixed Use and Vertical Mixed Use zones which allow all the following housing types:

- Single Family,
- ADUs,
- Duplexes,
- Multifamily,
- Residential Care Homes,
- Small Employee Housing,
- Supportive Housing,
- Transitional Housing,

- Emergency Shelters,
- Low Barrier Navigation Centers,
- Dormitories,
- Dwelling Groups (clusters of three or more detached single-family homes).

Following is a discussion of those particular housing types that may be most appropriate to meet the needs of extremely low-, very low-, and low-income households, as well as an analysis of governmental constraints that may serve as a barrier to the development of these particular housing types.

2.1.6 Accessory Dwelling Units

Accessory dwelling units (ADU) and Junior Accessory dwelling units (JADU) are types of housing that may be more affordable by design. An ADU is an accessory dwelling unit with complete independent living facilities for one or more persons, and may be configured as detached or attached from the primary unit, be converted from existing space or structure such as a garage or pool house. A JADU is a specific type of conversion of existing space that is contained entirely within an existing or new single-family residence, and cannot be more than 500 square feet. A JADU may share central systems, contain a basic kitchen utilizing small plug-in appliances, may share a bathroom with the primary dwelling, all to reduce development costs. Both ADUs and JADUs must be rented for more than 30 days. Tulelake's Zoning Ordinance does not include an owner occupancy required for ADUs; however, in the case of JADUs either the JADU or the primary unit must be occupied by the property owner, consistent with State law.

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

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

The City's new Zoning Ordinance allows ADUs and JADUs consistent with State law. It establishes a range of zones where ADUs and JADUs are allowed by-right; reduces requirements for setbacks, parking, eliminates a previous minimum lot size requirements, expressly prohibits using ADUs and JADUs as short term rentals (also known as vacation home rentals). Below are some other highlights of the City's new ADU—JADU Ordinance:

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

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

While Tulelake adopted a local J/ADU implementing ordinance in 2023, it appears that several provisions are inconsistent with State law. The Architecture Conditions in 17.100.030(E.4) applies citywide is not objective due to the language of “Accessory dwelling units shall be substantially compatible with the principal dwelling and the neighborhood.” Further the second Architecture Condition seems to exceed the statutory limits for local regulation for J/ADUs by imposing a citywide window placement standard for J/ADUs located within the within the required setbacks of the primary residence. A city may only impose architecture review standards (that are objective) on J/ADUs that is located on real property located in the California Register of Historic Resources. Other apparent inconsistencies noted are:

- Because an ADU can be created out of space of existing residence, the setback requirement that ADUs attached to the primary residence shall be the same setbacks as the minimum side, front, and rear setback requirements as the primary residence appears to be inconsistent with State law (Reference 17.100.030(E.5)).
- The Condition that manufactured homes used as an ADU be “substantially compatible with the principal unit” is not objective, and appears to exceed the statutory limits for local regulation of ADUs (Reference 17.100.030(E.6)).
- Owner-occupant requirement (17.100.030(C) needs to be updated due to passage of AB 976 (2023). Passage of AB 976 means cities and counties cannot impose owner-occupancy conditions on ADU projects permitted after Jan. 1, 2025. Local agencies are still required to impose owner-occupancy requirements on Junior ADUs (JADU),

Conflicting local J/ADU ordinances are superseded by State law, pursuant to subdivision (g) of Government Code Section 65852.2. Program HE.2.3.4 commits the City to amending the Zoning Ordinance to address the existing inconsistencies with State law.

ADUs and JADUs are types of housing that can be less costly to develop and have less impact on the environment as they are generally infill development. Securing building permit approval to develop an ADU or JADU in residential zones is nearly assured because of State mandates and oversight that include a 60-day shock clock (AB 3182 (2020)). ADUs and JADUs give homeowners the flexibility to share independent living areas with family members and others, including accommodating intergenerational living arrangements while maintaining privacy. ADUs or JADUs can provide housing for professionals who may prefer to live closer to jobs and amenities rather than spending hours commuting. Ultimately spurring ADU and JADU development can positively contribute more affordable housing to the community’s inventory.

Increasing the number of ADUs and JADUs heavily relies on property owners developing the units. While ADUs and JADUs present an opportunity for property owners, the prospect of adding a dwelling may be daunting for

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

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

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

2.1.7 Mobile Homes/Manufactured Housing/Multi-Family Housing

Pursuant to the provisions of Government Code Section 65852.3, mobile and manufactured homes are considered to be single-family residences and are to be permitted in zoning districts where a single-family dwelling is allowed. The new Zoning Ordinance allow manufactured housing parks with a conditional use permit in the MU-2 zone. Multi-family housing is permitted without a conditional use permit broadly in the Multifamily and Mixed Use zone districts as shown in Tables B-1 and B-2 above.

2.1.8 Constraints to Housing for Persons with Disabilities

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

Additionally, state law requires cities allow group homes that provide services for six or fewer clients and are subject to State licensing in any area zoned for residential use. Further cities cannot require these licensed group homes to obtain conditional use permits or variances that are not required of other residential uses in the same zone. The Tulelake Zoning Ordinance refers to these types of group homes as “Residential Care Homes”. Group homes, even those that serve more than six clients, that provide services that are not subject to State licensing

are to be allowed where single family units are permitted and subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to other residential development in the same zone. The Tulelake Zoning Ordinance does not distinguish these types of group homes from other residential uses. Group homes that provide services for more than six clients and are subject to State licensing are identified as “Residential Care Facilities” the Tulelake Zoning Ordinance.

Below is a review of Tulelake’s existing regulations for group homes, including the definition of family (Table B-3), and reasonable accommodation (Table B-4).

In accordance with state law, the new Zoning Ordinance allows residential care homes for six or fewer persons in any area zoned for residential use and does not require these types of group homes to obtain conditional use permits or variances that are not required of other residential uses in the same zone.

The occupancy standards of the Zoning Ordinance comply with fair housing law in that they do not restrict occupancy based on relationship, impose a zoning limit on the number of unrelated people, and does not overly scrutinize living arrangements. Tulelake’s Zoning Ordinance does not contain a separate definition of family; rather the definition of “Family” in section 17.08.920 directs readers to the to the definition of “Household in section 17.08.1180”. A “Household” is defined as “One or more persons, whether or not related by blood, marriage or adoption, sharing a dwelling unit”. Table B-3 reviews the City of Tulelake’s existing regulations for group homes for potential constraints using a checklist developed pursuant to SB 520 (2002) and HCD’s Group Home Technical Advisory of December 2022:

Table B-3
Review of Regulations for Group Homes

Topic	City’s Existing Regulations
Does the City’s land use element regulate the siting of special housing in relationship to one another?	No. The Land Use Element does not require a minimum distance between two or more special needs housing.
Does the City allow group homes with six or fewer clients by right in single-family zones?	Yes, Tulelake’s new Zoning Ordinance specifically allows group homes that provide services to six or fewer clients and are subject to State licensing as principally permitted uses in all the residential zone districts.
Does the City’s zoning regulations require all group homes of more than six clients obtain permits to locate in single family zones?	No. The new Zoning Ordinance stipulates that group homes with over six clients and are not subject to State licensing are permitted as a single family residential use of property and subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to all single-family residential uses in the same zone (sections 17.08.1900 and 17.08.1910 Tulelake Zoning Ordinance). As indicated in Table B-1 and Table B-2 above, single family residential uses are principally permitted in all residential zones. Residential care facilities, which are group homes that provide services to more than six clients and are subject to State license with conditional use permit in the R-1, R-2, R-3, MU-1 and MU-2 zones. To remove regulatory barriers for group homes, Program 4.2.5 commits the City to amending the zoning regulations to

Topic	City's Existing Regulations
	permit this type of group home, regardless of licensing, similar to other residential uses of the same type in the same zone. With implementation of Program 4.2.5, group homes will be regulated in a similar manner as other residential uses and residential building typologies in residential zones.
Are parking standards for group homes different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	For group homes providing services subject to State licensing for six or fewer clients and group homes providing services that are not subject State licensing are to be regulated in the same manner as other residential types in the same zone. This equal treatment extends to parking. In the new Zoning Ordinance, the parking space requirements for Residential Care Facilities are set at one-half space per resident plus one-half space per non-resident employee. Exceptions are allowed where shared parking can be demonstrated. Parking exceptions are applied for and processed in accordance with the City's administrative permit procedures (Chapter 17.76.010. Tulelake's administrative permit does not require a public hearing, and the City Administrator acts on filed exception requests.
Does the City's zoning regulations have spacing requirements for group homes or other developments standards that restrict the siting of group homes?	The City's new Zoning Ordinance does not specify a spacing requirement or other development standard that restrict the siting of group homes. All group homes are subject to the same development standards that apply to other types of residential development. Because group homes with more than six clients and are subject to State licensing, siting may be a factor in consideration of a conditional use permit.
Does the City's zoning regulations have occupancy standards that apply specifically to unrelated adults and not to families?	The new Zoning Ordinance makes no distinction between households comprised of related or unrelated persons. Nor does the Zoning Ordinance impose occupancy limits or standards that are separate from the requirements of the building code; the only occupancy standards that apply are those contained in the State building code.
Does the City's zoning regulations impose additional building, fire, or other health and safety code requirements?	No. The same general building, fire, and other health and safety codes that apply to other residences, subject to state health and safety code provisions specific to certain types of residential facilities, apply to group homes.
Do the City's zoning regulations include standards or requirements for group home operators and residents concerning management practices or specific services, or otherwise are beyond those for other land use regulations?¹	No. Tulelake's zoning regulations do not impose requirements for group home operators or clients and do venture into the management practices.

¹ Consult HCD's December 2022 Group Home Technical Advisory, section F, for details.

Topic	City's Existing Regulations
Does the City's zoning code for legal non-conforming uses apply in the same manner to group homes as other uses?	Yes. Tulelake's zoning regulations do not contain provisions requiring different treatment of a legal nonconforming group home relative other legal nonconforming uses.
Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?	Group homes that serve more than six persons and are subject to State licensing are identified as "Residential Care Facilities" are allowed as conditionally permitted uses in the R-1, R-2, R-3, MU-1 and MU-2 zones. Aside from the use permit requirement, no unique development or performance standards apply to that use.
What kind of community input does the City allow for approval of group homes?	No public input is solicited for licensed group homes serving six or fewer since they are treated as single-family dwellings. For facilities serving more than six (i.e., assisted housing), Because residential care facilities require the approval of a conditional use permit, the use permit process requires a public hearing by the City Council. Because the other categories of group homes are principally permitted, no public input is solicited.
For group homes requiring a use permit, does the City have particular conditions for group homes?	No. While a use permit is required for residential care facilities, the City does not have a standing list of particular conditions. Other restrictions do not apply.

Table B-4
Review of Tulelake's Procedures and Regulations for Reasonable Accommodation

Topic	City's Existing Regulations
Does the City of Tulelake have a process for persons with disabilities to make requests for reasonable accommodation to access City services?	Yes; the City has a process and makes information available on its agendas and at the main counter of City Hall concerning the process for making reasonable accommodation (RA) requests.
Has the City made efforts to remove constraints on housing for persons with disabilities?	The City enforces the Building Code. Otherwise, the City has not identified any constraints to housing for persons with disabilities over which the City has discretionary control.
Does the City make information available about requesting reasonable accommodations?	As noted above, the City places information relating to requests for RA at the main counter at City Hall and on meeting agendas.
Does the City of Tulelake have a reasonable accommodation procedures for persons with disabilities to request reasonable accommodation from City's land use, zoning, and building regulations, policies, practices, and procedures?	Yes, the City's adopted procedures are Chapter 17.108 of the new zoning code. While located in the zoning code, the City's RA requests expressly includes the building regulations too.

Topic	City's Existing Regulations
What are the procedures for persons with disabilities to request reasonable accommodation?	The City has RA requests forms available at City Hall. RA applicants are to provide standard contact information, a description of the requested accommodation and the regulation(s), policy, or procedure for which accommodation is sought; and the reason that the requested accommodation may be necessary for the applicant to enjoy the dwelling. The information that RA applicants are to provide is consistent with the requirements of federal and state law. The reviewing authority has 30 days to issue a written decision, or to request further information if necessary to reach a determination on the RA request. The City's written procedures limit requests for new information to that that is consistent with fair housing laws. Consistent with federal and state law, the City does not charge applicants a fee for filing an RA request, or for assisting an RA applicant who requests assistance with completing a request.
Who is the reviewing authorizing of reasonable accommodation requests and what are the findings?	The city administrator or their designee is the designated reviewing authority of RA requests, unless another discretionary permit is also required. In the latter case, the reviewing authority of discretionary permit will also take action on the RA request concurrently. The City's procedures stipulate that the decisions shall be consistent with fair housing laws and based on the following, which are consistent with State and federal laws: A. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws; B. Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws; C. Whether the requested accommodation would impose an undue financial or administrative burden on the city; and D. Whether the requested accommodation would require a fundamental alteration in the nature of the city's land use and zoning or building program. The City's adopted RA appeal procedures provide the RA applicant 30 days to appeal the reviewing authority's decision.

Topic	City's Existing Regulations
Are residential parking standards for persons with disabilities different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	With respect to accessible parking, Section 17.64.070.A of the Zoning Ordinance incorporates Section 1129B of Title 24, California Code of Regulations by reference (hereafter "Section 1129B"). Section 1129B regulates parking lots or parking structures where parking is provided for the public as clients, guests or employees, shall provide accessible parking. Regulations include ratio of accessible spaces to total number of spaces, parking space size, etc. Section 17.64.070.B provides flexibility for all accessible parking by allowing it to be located within a yard setback area.
Has the City adopted the Uniform Building Code?	Yes, and there are no local amendments do not affect disabled access.
Has the City adopted any universal design element into the code?	The City encourages the incorporation of universal design in new construction.
Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	Yes. Building permit applications and other building code matters can be accommodated at the front counter of City Hall. If additional assistance is needed (e.g., sign language), a request can be made as addressed above.

2.1.9 Senior Housing

According to the US Census, close to 2/3 of those who own homes in Tulelake are 60 years of age or older. Given the number of seniors in the City, the lack of senior care facilities in and adjacent to the City is a concern. There has not been an interest to develop or convert structures to senior housing. The new Zoning Ordinance allows group homes of more than six persons in the Residential and Mixed Use zones with a conditional use permit which could accommodate the need for an assisted living facility for seniors. Additionally, group homes for six or fewer persons are allowed in the Residential and Mixed Use Zones, so the City's regulations would allow senior care facilities if a person or organization wanted to develop one.

2.1.10 Supportive Housing

Supportive housing is defined by Section 65582 of the Government Code as housing with linked on- or off-site services with no limit on the length of stay that is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services that are linked to supportive housing usually focus on retaining housing, living, and working in the community, and/or health improvement. Pursuant to Government Code Section 65583(c)(3), supportive housing shall be considered a residential use of property and shall only be subject to those restrictions that apply to other residential dwellings of the same type in the same zone. The City's new Zoning Ordinance defines supportive housing consistent with the state's definition and allows it as a principally permitted use in the Residential and Mixed Use Zones. The City's regulations would allow supportive housing if a project is proposed.

2.1.11 Emergency Shelters, Low Barrier Navigation Centers, and Transitional Housing

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

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

The City’s new Zoning Ordinance defines emergency shelters consistent with the state’s definition including AB 2339’s expansion for other emergency housing interventions. Additionally, the new zoning code allows emergency shelters as a principally permitted use in the MU-2 and MU-3. The MU-2 allows other residential uses by-right, and the MU-3 also permits residential uses by-right when combined with one of commercial uses; therefore, the City’s new regulations for emergency shelters meets the requirements of AB 2339 (2022). The MU-2 and MU-3 districts are appropriate for the siting of emergency shelters because there are more likely to be other services available nearby such as grocery stores and coin-operated laundries. Approximately 2.85 acres on 11 vacant parcels zoned MU-2 and MU-3 are available with sewer and water to meet this potential need as shown in Table B-5 below.

As part of amending the Tulelake’s Zoning Ordinance, the City established the following development standards, Chapter 17.80.110 of the Tulelake Zoning Ordinance consistent with Government Code Section 65583(a)(4). Emergency shelters are to comply with the

A. Physical Characteristics.

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

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

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

D. Emergency shelters shall provide on-site management.

The above emergency shelter development standards are objective and do not exceed the statutory limits for local regulation per Government Code Section 65583(a)(4)(B) (in fact Tulelake has fewer development standards than allowed by State law). With respect to emergency shelter parking standards, which are contained in Chapter 17.64 of the Tulelake Zoning Ordinance, emergency shelters (and low barrier navigation centers) are to provide

parking at a rate of space per five shelter occupants plus one space for staff. Given the Zoning Ordinance's bed limit of 15, this would mean the maximum number of spaces a shelter would need to provide would be four. The City's ratio accounts for staff who operate the shelter. The low ratio also accounts for families and households experiencing homelessness, while providing parking area for those who may have personal vehicle due to the Tulelake's rural setting and lack of available transit. The City believes the parking requirement is not burdensome or a barrier, and is reasonably appropriate for a small rural community.

As discussed in section 3.0 of Appendix C, eleven properties are identified in Tulelake where emergency shelters are allowed by right with no physical or governmental constraints as itemized in Table B-5 below.

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

APN	Acres	New Zoning	Previous Zoning/ General Plan	Current Density (units/acre)	New Max. Density (units/acre)	Current Use
050-142-020	0.23	MU-2	M-1	n/a	16	Vacant
050-053-050	0.10	MU-3	V-2/CBD*	n/a	16	Vacant
050-101-170	0.14	MU-3	V-2/CBD*	n/a	16	Vacant
050-102-070	0.18	MU-3	V-2/CBD*	n/a	16	Vacant
050-102-190	0.17	MU-3	V-2/CBD*	n/a	16	Vacant
050-053-070	0.15	MU-3	V-2/CBD*	n/a	16	Vacant
050-102-090	0.17	MU-3	V-2/CBD*	n/a	16	Vacant
050-072-070	0.19	MU-3	V-2/CBD*	n/a	16	Vacant
050-072-100	0.19	MU-3	V-2/CBD*	n/a	16	Vacant
050-102-170	0.34	MU-3	V-2/CBD*	n/a	16	Vacant
050-042-010	0.98	MU-3	V-2/CBD*	n/a	16	Vacant

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

The MU-1, MU-2 and MU-3 zones are Tulelake's districts that are mixed-use zones and nonresidential zones that permit multifamily. Low barrier navigation centers are an enumerated principally permitted use in the MU-2 and MU-3 zones as indicated in Table B-2 above. Program 4.2.1(2) commits the City to amending the zoning code to permit low barrier navigation centers in the MU-1 zone because it is a mixed use zone allowing both commercial and residential uses as principally permitted uses. In the case of the MU-3 zone, this zone's allowance for LBNC is qualified on the presence of nonresidential use. Further, as a residential use, a LBNC cannot be permitted on the ground floor unless an use permit is secured. Both qualifications for siting a LBNC in the MU-3 zone exceed the statutory qualifications specified in Government Code 65662. Program 4.2.1(2) commits the City to amending the Zoning Ordinance to remove the qualification for the presence of a nonresidential use of the MU-3 zone, and the use permit requirement to establish or site a LBNC at street level in the MU-3 zone.

Chapter 17.80.260 of Tulelake zoning code establishes the procedures and development standards for establishing LBNC. The definitions, provisions, and procedures of Tulelake’s development standards in Chapter 17.80.260 of the Tulelake Zoning Ordinance mirror the provisions of Government Code Section 65660 et seq. An administrative use permit is required prior to establishing a LBNC. Subsection D of Chapter 17.80.260 expressly states that an administrative use permit for a LBNC “shall be ministerial action without discretionary review or a hearing.” Additionally, to ensure compliance, subsection D requires the City to notify a developer whether the developer’s application is complete within thirty days, pursuant to Government Code Section 65943, and that action shall be taken within sixty (60) days of a complete application being filed. It is the staff’s assessment that the City meets the zoning, procedural and development standard requirements for LBNC with incorporation of Program 4.2.1(2).

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

The City’s new zoning ordinance provides a definition for transitional housing consistent with the state’s definition and it identifies zones where this type of use is permitted. As shown in Tables B-1 and B-2, transitional housing is principally permitted in all of Tulelake’s Residential and Mixed Use zones.

2.1.12 Single-Room Occupancy Units

Housing elements must identify zoning to encourage and facilitate single-room occupancy units (SROs), which are often the most appropriate type of housing for extremely low-income persons. The City’s new Zoning Ordinance defines SRO’s and explicitly allows them as conditionally permitted uses in the R-3 and Mixed Use zones. They also define another use that could accommodate the needs of extremely low income households - Dormitories – which are allowed as principally permitted uses in the R-3 Zone. One notable distinction between Dormitories and SRO’s is SRO’s are allowed to have kitchenettes in individual rooms while Dormitories have common dining facilities.

2.1.13 Housing for Farmworkers

The new City of Tulelake Zoning Ordinance addresses farmworker housing by defining it as “Employee Housing”. It further distinguishes between “Small Employee Housing” for six or fewer tenants, and “Large Employee Housing” for up to 36 tenants in one or more buildings. Small Employee Housing is allowed in all Residential and Mixed Use zones by-right. Large Employee Housing is allowed in the R-3 Zone with a conditional use permit.

Additionally, the Tulelake Zoning Ordinance allows dormitories by right in the R-3 and MU-2 zones, as indicated in Table B-1 and Table B-2 above. Dormitories are defined as “A building providing group living accommodations, occupied by individuals not sharing a common household, characterized by separate sleeping rooms without individual kitchen facilities and containing congregate bath and/or dining facilities or rooms” (17.08.790 of the Tulelake Zoning Ordinance). Dormitories are required to provide parking at a ratio of one parking space per bed (Chapter 17.64). The Tulelake Zoning Ordinance does not impose additional development standards for establishing dormitories beyond the applicable zoning district’s development standards reviewed in Table B-1 and Table B-2 above. While not specific to farmworkers, Tulelake’s existing allowances for dormitories does not create barriers for a property owner or developer to exercise this housing typology as a farmworker housing option.

2.1.14 Other Mandatory State Housing Laws

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

Senate Bill 9 (2021): The California HOME Act—otherwise known as Senate Bill 9—took effect on January 1, 2022 and makes it possible for homeowners to split their home’s lot and build up to four homes, not including J/ADUs, on a single-family parcel. For a property owner to exercise SB 9’s regulatory incentives, the property must be located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau.² According to the 2020 U.S Census, the City of Tulelake does not contain any portion of Urban Area; only the cities of Yreka and Mount Shasta have U.S. Census Urban Area.³ This means although SB 9 can be implemented without a city adopting an implementing ordinance, the lands in the City of Tulelake do not meet the eligibility requirements for property owners to exercise SB 9. Therefore, lands within the limits of Tulelake are not eligible to exercise the provisions of SB 9.

Senate Bill 10 (2021): Senate Bill 10 provides cities with an easier path for "up-zoning" residential neighborhoods close to job centers, public transit, and existing urban areas. Under SB 10, cities can upzone qualifying properties to allow construction of up to ten units on a single parcel without requiring an environmental review for the needed general plan and/or zoning amendments, which is otherwise mandated under the California Environmental Quality Act. Some jurisdictions have leveraged SB 10’s provisions to offer interested property owners no- or low-cost voluntary upzoning of their property. For a city to exercise SB 10, the parcel must be located in one of the following areas [Reference: Gov’t Code Section 65913.5(a)(1)]:

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

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

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

² With the 2020 Census, the Census Bureau no longer identifies an individual urban area as either an "urbanized area" or an "urban cluster", but refers to all qualified areas as "urban areas". See https://www2.census.gov/geo/pdfs/reference/ua/Census_UA_2020FAQs.pdf, page 4, accessed November 8, 2023.

³<https://www.federalregister.gov/documents/2022/12/29/2022-28286/2020-census-qualifying-urban-areas-and-final-criteria-clarifications>, accessed November 8, 2023

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

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

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

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

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

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

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

According to the SB 35 Statewide Determination Summary released by HCD on June 30, 2023, the City of Tulelake is subject to SB 35 when proposed developments include at least 10 percent affordability. For a site, located within city boundaries, to be eligible for SB 35 the site must be a legal parcel, or parcels, and located in a city where the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau. According to the 2020 U.S. Census, the cities of Yreka and Mt. Shasta are the only two cities

in Siskiyou county that are designated as urban areas; therefore, there are no sites in the City of Tulelake that would be eligible for SB 35.⁴

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

2.2 Development and Processing Fees

Building permit fees are determined by the price of construction. The state sets the fee on a regional basis and the 2010 Housing Element captured those fees for standard projects as shown in Table B-6. **Error! Reference source not found.** There are few additional on- or off-site requirements for construction of housing in Tulelake. The City has a part-time building inspector who provides inspection services when needed. Consequently, building permits are processed promptly, usually within two weeks. There is never any backlog of permits since only a few are received every year. Building permits are a priority with the City and typically are issued in a few days.

Table B-6
Building Permit Fee Schedule

Value	Fee
\$1 to \$500	\$16.50
\$501 to \$2,000	\$16.50 for the first \$500, plus \$2.20 for each additional \$100 or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000	\$49.50 for the first \$2,000, plus \$9.90 for each additional \$1,000 or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000	\$277.00 for first \$25,000, plus \$7.15 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$455.95 for the first \$50,000, plus \$4.95 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$703.45 for the first \$100,000, plus \$3.85 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$2,243.45 for the first \$500,000, plus \$3.30 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$3,893.45 for the first \$1,000,000, plus \$2.20 for each additional \$1,000 or fraction thereof.

Source: City of Tulelake, 2010

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

Other than building permit fees, other fees in the City are minimal. Fees include a sewer connection fee of \$500 per unit and a water connection fee of \$500 per unit. This is assumed to apply to both single family and multi-family development. Often jurisdictions fund schools with a school impact fee, but due to limited growth, Tulelake has no such fee. Also, the City does not charge fees for a planning application should one be necessary. Table B-6 below provides an example of the costs added to a residential project on permit and other fees.

⁴ <https://www.federalregister.gov/documents/2022/12/29/2022-28286/2020-census-qualifying-urban-areas-and-final-criteria-clarifications#h-7>, accessed July 12, 2023.

For a typical single-family dwelling on public water and sewer, the fees are approximately \$1,761 per unit, building fees are approximately \$761 of that. For multi-family development (based on a 12-unit dwelling) the fees would be approximately \$12,949, not including construction, permit and plan check fees. These fees are lower than other cities in the region and do not constrain the development of affordable housing. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these fees are on par with other cities in the region, are deemed necessary to maintain the quality of life desired by City residents, and do not constrain the development of affordable housing.

Table B-7
Developmental Impact Fees

Facility	Fee per Dwelling Unit	
	Single-Family ¹	Multi-Family ²
Planning	0	0
Building	\$761	\$2,949
Water Connection Fee	\$500	\$5,000
Sewer Connection Fee	\$500	\$5,000
School Impact Fee	\$0*	\$0*
Total	\$1,761	\$12,949 or \$1,079/unit

Source: City of Tulelake, 2010

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

¹Assumes a single family unit of 1,200 square feet valued at \$115,200.

² Assumes a 12 unit apartment of 750 square foot units, with each unit valued at \$59,521.

* No fee is charged due to the limited growth.

Table B-8
Proportion of Fee in Overall Development Cost for a Typical Residential Development Cost

Cost for a Typical Unit	Single-Family	Multi-Family
Total estimated fees per unit	\$2,177	\$1,079
Typical estimated cost of development per unit	\$115,700	\$59,521
Estimated proportion of fee cost to overall development cost	1.9%	1.9%

Note: Assumes a 12 unit complex of 750 square foot units on a developed lot at \$59,521.

2.3 Permit Processing Times

The time involved in processing development applications can become a constraint to affordable housing development. However, because Tulelake is a small community that receives few applications and almost no complicated applications, the processing of a residential application occurs expeditiously. Those residential projects permitted by right can be processed in a couple of weeks. This normally includes modifications to single-family dwellings and new single-family dwellings. It could include multi-family dwellings as well, since they are permitted by right in several zone districts. Applications are first submitted to the City and then processed by the City building inspector, who checks for compliance with zoning and the Building Code. Discretionary permits in Tulelake are very uncommon. If an applicant proposes a development that requires discretionary review, such as one that requires a use permit, the processing time is estimated to be two months regardless of project type. Table B-9 lists estimated review times for each type of permit or approval process in the City. These review periods

do not present constraints to development, as some review is needed to ensure the maintenance of health and safety standards.

**Table B-9
Planning Processing Times**

Type of Approval or Permit	Typical Processing Time
Ministerial Review	2–4 weeks
Conditional Use Permit (CUP)	6–8 weeks
Zone Change	3 months
General Plan Amendment	3 months
Site Plan Review	2–3 days
Parcel Maps	2–3 months
Initial Study (CEQA)	2–3 months
Environmental Impact Report (CEQA)	8–10 months

Source: City of Tulelake, 2010

2.4 Building Codes and Enforcement

The City utilizes the current California Building Code for its code requirements and deviates from it only in the case of snow load (i.e., the City has a higher standard for roofing due to local conditions). Therefore, because the California Building Code serves to protect public health and safety, it does not pose a significant constraint to the production or improvement of housing in Tulelake.

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

Most complaints come from renters who make complaints against their landlord. The inspection may reveal building or health code violations that are then written up with a timeline for correction and follow-up inspections. If there are no code violations, but other non-code situations occur, the renter is given a question-and-answer sheet prepared by the California Department of Consumer Affairs, which helps to define the renter’s rights and options in the matter.

3.0 Non-Governmental Constraints

3.1 Land Costs

The cost of raw, developable land creates a direct impact on the cost of a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of land. Historically, land costs in Tulelake have been low. A web search revealed in 2023 properties developed with detached single family residences and mobilehomes were selling for between \$120,000 and \$220,000 on lots generally less than an acre in size⁵. Without

⁵ <https://www.landwatch.com/california-land-for-sale/tulelake/price-100000-249999/available/under-contract/off-market> accessed 8/16/2023.

improvements, the vacant properties in the City's residential land inventory would be expected to cost less than those with existing homes on them.

3.2 Construction and Labor Costs

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. Table B-8 below summarizes the affordable multi-family construction costs for Siskiyou and Shasta Counties in 2021. Any multifamily development in the City of Tulelake would be expected to have similar construction costs. Siskiyou Crossroads in Yreka is a multifamily development of 49 units and is a total of 36,317 square feet (SF) in size. The construction costs are \$216,634 per unit or \$353 per square foot to build. Another project in Redding, CA in Shasta County was for 60 units and a total of 56,091 SF. The total construction costs for that development was a little less - \$290 per square foot.

Table B-10
Construction and Labor Costs, Siskiyou and Shasta Counties 2021

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

Source: Siskiyou County Housing Element Draft

3.3 Availability of Financing

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

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

Table B-11 illustrates interest rates as of August, 2023. The current average 30-year fixed mortgage interest rate is 7.55% The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money that is paid for its use for a specified time, and

the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan’s cost than the interest rate alone. However, the loan’s interest rate, not its APR, is used to calculate the monthly principal and interest payment.

Table B-11
Interest Rates

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

Source: www.bankrate.com, August, 2023

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

3.4 Adequate Infrastructure

The City maintains and operates its own water facilities. The City is served by ground water sources consisting of three wells. The water is conveyed via a booster pump to two elevated tanks, with a combined storage capacity of 175,000 gallons, not including well storage. The City acquired a third well in 2008 that doubled its water capacity. With recent improvements, the City projects it has sufficient capacity to meet any future growth for the next 20 years. New connections to the City’s water system are required to pay a one-time connection fee of \$500 for single family residential. There is no set fee by the City for multi-family residential, but a fee of \$500 per unit has been assumed.

The City provides collection, treatment and disposal of wastewater within the City limits. The City of Tulelake’s sewage treatment is adequate to serve the current demand. Currently the City is in the process of having their sewage treatment facility and some of the collection system upgraded and improved. The improved system will be able to serve an estimated population increase of 228 by 2028. This will allow a potential reserve for adequately serving a population of over 1,200. New connections to the City’s water system are required to pay a one-time connection fee of \$500 for single family residential. There is no set fee by the City for multi-family residential, but a fee of \$500 per unit has been assumed.

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

4.0 At-Risk Housing and Housing Resources

4.1 At-Risk Housing Analysis

California Government Code Section 65583(a)(9), et seq. requires that Housing Elements include an analysis of the assisted low-income housing units in the City that may be lost from the inventory of affordable housing within the next ten years as a result of the expiration of some type of affordability restriction. If units are at risk of market-rate conversion, the analysis must contain the following components:

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

According to HCD's 6th cycle data set and the California Housing Partnership Affordable Housing Map, there are no existing subsidized affordable housing units or developments in the City of Tulelake or in the vicinity.⁶ Therefore, there are no units at risk of conversion. Nonetheless, the City has included Program 3.1.2 to promote the preservation of low-income and subsidized housing throughout the planning period of the City's 6th cycle Housing Element.

4.2 Programs for Preservation and Construction of Affordable Housing

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

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

⁶ Siskiyou_6thHE_Data Package1.xls; and <https://affordablehomes.chpc.net/> (accessed January 4, 2024).

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

4.3 Rehabilitation Program

The City's rehabilitation loan program is currently funded by a revolving loan account (RLA). The City has applied for Community Development Block Grant (CDBG) funds in the past, which are used to make rehabilitation loans. As repayments of these loans are received, the money is put back into the program account to fund new loans. Loans are made to qualifying households in target income groups (TIGs) and can be used for structural rehabilitation, room additions to relieve overcrowding, and/or total reconstructions. Interest rates for owner-occupied units are usually set at three percent, but can be as low as zero percent for very low-income households, and the life of the loan can be up to thirty years. The City regularly applies for and implements this program when funding is available.

4.4 Housing Authority

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

The previous Housing Element reported a total of 209 vouchers throughout Siskiyou County with 2 vouchers being used in the City of Tulelake. According to the Shasta County Housing Authority the Housing Choice Voucher waiting list was open and accepting applications in 2023⁷.

5.0 Regional Housing Needs

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

Based on the requirements of State law, jurisdictions must also address the projected need of extremely low-income (ELI) households, defined as households earning less than 30 percent of the median income, and at least 50 percent of a jurisdiction's very low income RHNA must be categorized as ELI. The City has assigned the one very low income unit to the extremely low income category for its 6th cycle RHNA. Thus, the City of Tulelake's share of regional housing needs is two units over the eight-year period with one unit affordable to extremely-low income households and the other unit designated as affordable to low income households. The City's RHNA is presented in Table B-12.

⁷ <https://www.shastacounty.gov/housing-community-action-programs> accessed August 16, 2023

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

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

Table B-12
Regional Housing Needs Allocation City of Tulelake, 2023-2031

Income Category	Projected Housing Needs	% of Total
Extremely Low*	1	50%
Very Low	0	0%
Low	1	50%
Moderate	0	0%
Above Moderate	0	0%
Total	2	100%

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

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

6.0 Opportunities for Energy Conservation

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

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

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

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

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

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

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

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

- Program 3.1.3(2): The City will promote and publicize the availability of funding for housing rehabilitation, energy conservation, and weatherization programs by providing handouts available at public locations and through the development of a City newsletter. Additionally, as funding is awarded the City will provide

a news release regarding the receipt of CDBG funds and the progress made with the rehabilitation program.

- Program 3.1.3(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.

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

State law requires the jurisdiction's housing element have an inventory of land suitable for residential development. The inventory is to include vacant sites and sites with potential for redevelopment, an analysis of the relationship of zoning and infrastructure and services to these sites, and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction's duty to affirmatively further fair housing. The purpose of the inventory is to identify sites that can be developed for housing within the planning period (GC Section 65583.2). To inform the discussion of what may happen in the future, this Appendix begins by looking at what occurred in the past during the previous housing element timeframe: 2014 - 2019. And with the recent enactment of AB 2339 (2022), the housing element now must also assess the adequacy of sites designated for emergency shelters. Given these requirements, Appendix C is divided into the following four subsections:

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

Section 2.0 – Environmental Constraints

Section 3.0 – Site Identified for Tulelake's 6th cycle RHNA

Section 4.0 – Sites identified to accommodate emergency shelters pursuant to AB 2339 (2022)

Section 5.0 – Summary of Opportunity Sites

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

The City of Tulelake had a projected housing need of 13 units during the previous planning period, 2014 – 2019. The units were targeted for the following income categories:

- Very low/Extremely low-income households: **3 units**
 - Low income households: **2 units**
 - Moderate income households: **2 units**
 - Above-moderate income households: **6 units**
- Total: 13 units**

While there were vacant sites available for development of new housing within the City and public services were available to serve the new units, there were no housing units constructed during the 2014 - 2019 time period.¹ This is perhaps not surprising given the already high residential vacancy rate in Tulelake climbed from 20 percent in 2011 to nearly 27 percent in 2021.² With such an abundance of housing seemingly available to rent or buy it seems reasonable that there would not be a strong incentive to build new homes in Tulelake.

2.0 Environmental Constraints

Pursuant to Government Code Section 65583.2(b)(4), the City's RHNA sites analysis considered environmental constraints that may limit development potential as described in the below paragraphs. Only those environmental

¹ Tinsman, Richard. 2023. Personal Communication. Email.

² Siskiyou_6thHE_Data Package1.xlsx

constraints where documentation of such conditions is available to the City are described. State housing element law does not require the City to perform a project level environmental analysis on a site-by-site basis, and identification of a property in the housing element does not constitute an environmental clearance or approval of an entitlement to develop the property for housing.

Brownfields: The California Water Board's GeoTracker data (<https://geotracker.waterboards.ca.gov/>) was used to remove sites from the Residential Land Inventory that require cleanup, such as Leaking Underground Storage Tank (LUST) Sites, Department of Defense Sites, and Cleanup Program Sites. Sites with or adjacent to a GeoTracker status other than *Completed – Case Closed* are excluded. According to data from the California State Water Boards' GeoTracker database, there is one Leaking Underground Storage Tank (LUST) cleanup sites in Tulelake located at 674 E. Main St at a former petroleum fueling facility and current site of the Siskiyou County Public Works maintenance yard.³ Violations that occurred at the site involved the unauthorized release of diesel during removal of an underground storage tank in the 1990's. This resulted in a regulatory cleanup involving removal of 200 cu of soil and ongoing ozone sparging remediation and monitoring.⁴ This site is not in the Residential Land Inventory.

Fire Hazard: Tulelake, located in a Non-Wildland/Non-Urban zone, is a low fire danger area characterized by flat agricultural landscapes.⁵ Historical Fire perimeter data from CalFIRE indicate that the closest major fires were occurred approximately 10 miles to the south and southwest, which included the substantial 81,224-acre Caldwell Fire in 2020 and the expansive 145,631-acre Antelope Fire in 2021-22.⁶ Apart from a minor 43-acre fire in 2020 caused by accidental agricultural equipment ignition, the area has largely remained fire-free within a 10 mile radius.

The Tulelake Multi-County Fire District, contracted for fire protection services in the area, boasts a well-equipped and capable team. According to the 2021 municipal service review, the contingent includes a Fire Chief, an Assistant Chief, and 24 volunteer firefighters. The district's apparatus comprises five engines, a brush truck, two tenders, and a first responder medical unit. The coverage area spans a radius of 120 square miles, serving an estimated population of 2,700-3,000, encompassing the city and parts of Siskiyou and Modoc County. The Fire District maintains mutual aid agreements with several entities, including the U.S. Forest Service, Lava Beds National Monument, Fire and Wildlife, and fire protection agencies in Klamath County, Oregon. Their response services extend to structure and vegetation fires, automobile incidents, medical assistance, general aid, and 911 calls.⁷

Despite the sporadic instances of fires in the surrounding areas, Tulelake's well-equipped fire services, flat agricultural landscapes, and the lack of notable fire events in the immediate vicinity all contribute to a low fire risk profile and the risk of fire does not pose a significant environmental constraint to potential development in Tulelake.

Flooding Hazard: While the city of Tulelake, California, is not traditionally prone to flooding, an area approximately ¾ of a mile to the east of the City is within the 100-year flood hazard zone as per the FEMA Flood Insurance Rate

³ https://documents.geotracker.waterboards.ca.gov/regulators/deliverable_documents/9211958944/233%20Final%201st%20RSR%20Additional%20Work%20February%202018.pdf

⁴ Ibid.

⁵ <https://www.co.siskiyou.ca.us/gis>

⁶ <https://gis.data.ca.gov/datasets/CALFIRE-Forestry::california-fire-perimeters-all-1/explore?location=41.922075%2C-121.506048%2C11.91>

⁷ https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/lafco/page/1111/laf2021_04_msr_tulelake.pdf

Map data from October 2022.⁸ This possibility of flooding does not pose an environmental constraint to the development of new housing within the City.

Streams and Water Bodies: The U.S. Geologic Survey's (USGS) National Hydrography Dataset indicate several nearby water bodies including the Tule Lake basin, made up of Two "sumps" called Sump 1A & Sump 1B as well as the Lost River located roughly one mile to the west and southwest. Tule Lake, forms a critical part of the watershed and plays a crucial role in the region's hydrology. The lake is a terminal water body, receiving water primarily from irrigation return flows but with no natural outflow, thus acting as a sink in the watershed. The Lost River, an essential water body in this watershed, flows northward from Clear Lake Reservoir in California and loops back into the basin, passing through Oregon before re-entering California. It contributes significantly to the water resources in the Tulelake area, feeding into the Tule Lake and providing water for irrigation purposes in the extensive agricultural fields surrounding the city. The Tulelake Irrigation District manages 243 miles of canals located various distances around the City as part of the Klamath Project with the largest of these located one mile south from Tule Lake and J Canal located roughly 3 miles north which carries water to the basin from the Klamath River.⁹

Wetlands: The County of Siskiyou GIS and U.S. Fish and Wildlife Service's (USFWS) National Wetland Inventory mapping applications were reviewed for the presence of water bodies and wetlands in the city boundary and showed the only significant water body within the vicinity of Tulelake to be an outfall ponds that is part of the City's wastewater treatment system (WWTP) that is classified as a freshwater pond habitat.¹⁰ Other wetlands include Tule Lake Basin approximately one mile to the southeast of Tulelake. As the WWTP ponds are man-made and part of city infrastructure and are not near sites in the Residential Land Inventory, they are not considered to be an environmental constraint to the development of housing.

Water Quality: According to the City of Tulelake Municipal Services Review and Sphere of Influence Update from April 2021, the water quality in Tulelake meets the state and federal standards. The city conducts yearly Consumer Confidence Reports, where it tests its groundwater drinking water for substances such as sodium, hardness, lead, copper, and chloride. Water samples are also taken twice a month at the main well to check for the presence of coliform bacteria. Consumer Confidence Reports from 2014 to 2018 confirm that Tulelake's water supply has been in good standing, hence meeting state and federal water quality standards.

Water Source and Groundwater Sustainability: The water supply for the City of Tulelake comes from a well which is assumed to be hydrologically connected to the groundwater basin serving surrounding agricultural uses. The sustainability of the groundwater basin to serve mainly the surrounding agricultural uses but also the residential uses within the City was studied recently in the Tule Lake Subbasin Groundwater Sustainability Plan (GSP). The study concludes that while Tulelake's current main water source, Well #3, appears to be relatively stable,¹¹ the broader groundwater trends within the subbasin suggest potential constraints for future increases in water use by nearby agricultural users.¹² Overall the existing infrastructure is expected to accommodate current water demand and the increased water demand from new housing considered by the RHNA over the next planning period.

⁸ <https://hazards.fema.gov/gis/nfhl/rest/services/public/NFHL/MapServer>

⁹ <https://tulelakeid.com/wp-content/uploads/2022/01/GSP-Report-Full-Submitted.pdf>

¹⁰ https://files.ceqanet.opr.ca.gov/269860-1/attachment/2T_AVzMPq421BVe3rUTGi-sqZvf_vFcYIBAiinFd-hvSa4T4h6V_kOhiqKbXaZfFoZac1PosM1R3opzcj0

¹¹ <https://cityoftulelake.com/index.php/water/>

¹² <https://tulelakeid.com/wp-content/uploads/2022/01/GSP-Report-Full-Submitted.pdf>

The City has attempted to improve water conservation issues including repairing many old water lines, improvements to its water storage system, and increasing the efficiency of water fixtures through funding from a 2015 Community Development Block Grant as well as waterline replacement, meter installation and backflow prevention measures through prop 68 funds.^{13,14} The 2021 Municipal Services Review for the City indicates that Tulelake lacks a Water Master Plan which could be helpful in developing a more strategic, long-term approach to manage the city's water resources and infrastructure. Such a plan would provide a strategic roadmap for managing extraction rates, setting objectives, identifying potential challenges, mitigating over-extraction and anticipating future water needs and outlining actions to address water conservation challenges.¹⁵

Typical Access and Lot Configuration: Tulelake is laid out on a grid plan, with most streets running at right angles to each other, with alleys at the midpoint of many blocks. Blocks are approximately 345 feet by 400 feet. Because Tulelake is laid out on a grid plan, most lots directly front city streets and access to public roadways is not constrained. Lots are generally rectangularly shaped.

As mentioned in Appendix B, the HCD determined Tulelake's population plateaued during the 5th RHNA housing cycle and a decline in regional population in both Tulelake and Siskiyou County will occur during the 6th RHNA cycle, indicating several key factors that contribute to a reduced need for new housing development:

- The lower vacancy rate in the county compared to the standard rural vacancy rate of 4 percent suggests an excess of vacant homes and less demand for housing.
- Siskiyou County has a lower overcrowding rate than the national average, indicating fewer households with overcrowded living conditions and reduced need for additional housing to address this issue.
- The housing replacement rate in the county is lower than the maximum allowable rate of 5 percent, indicating fewer homes being demolished compared to the maximum that could be demolished without affecting the housing supply.
- The lower cost burden rate for lower-income households in the county compared to the national rate suggests that lower-income households in Siskiyou County are less likely to spend more than 30 percent of their income on housing costs, reducing the need for new housing catering to their needs.
- These factors collectively contribute to a diminished need for new housing development in Siskiyou County during the 6th RHNA cycle.

2.1 Key Findings from the 5th Cycle Housing Element

This section revisits the findings made during the 5th cycle concerning the estimation of the realistic capacity of housing developments. These provide valuable insights into the city's housing landscape and its potential to meet the current and future housing demands mandated by the Regional Housing Needs Allocation. Key Findings from the 2014-2019 Housing Element concluded:

- There is vacant land available within the City for development of a density that would arguably meet the State mandated 15 units required under GC Section 66583.2(c)(3). No sites available have existing entitlements or building permits within the previous housing cycle.

¹³ <https://cityoftulelake.com/index.php/water/>

¹⁴ [http://bondaccountability.resources.ca.gov/\(S\(zdajug55psahdk45v25tftja\)\)/Project.aspx?ProjectPK=33005&PropositionPK=49](http://bondaccountability.resources.ca.gov/(S(zdajug55psahdk45v25tftja))/Project.aspx?ProjectPK=33005&PropositionPK=49)

¹⁵ www.co.siskiyou.ca.us/sites/default/files/fileattachments/lafco/page/1111/laf2021_04_msr_tulelake.pdf

- Development patterns did not significantly change.

The 2014-2019 City of Tulelake Housing Element assessed a total of 22.3 acres of vacant land zoned R-2, 9.7 acres of C-1, 7.2 acres of C-2 and 96.7 of land zoned PUD with the combined potential to realistically develop 269 low-income residential units and 214 moderate and above moderate-income units. As stated in the key findings, no development has occurred on vacant land zoned for very low, low or moderate income from 2014 until the time of this report.

The sites assessment covered in Section 2.0 reduced the total area of developable area and realistically developable low-income residential units compared to the previous Housing Element but still exceeds the total amount of properties designated for RHNA for the planning period of 2023-2031. The City has identified 13 vacant Residential and Mixed Use zoned properties with supporting public utilities, including dry utilities, that do not have significant environmental constraints, are zoned to support 15 units per acre or more, that can be developed with housing affordable to low income and extremely low-income households.

The site identified for the Tulelake’s 6th cycle RHNA and housing opportunity sites are indicated in Table C-1 and Table C-4. The City’s Housing Element assumes that its very-low, and low-income housing needs can be met through available vacant sites in specific zoning districts that allow for suitable densities. In total these parcels have the potential to accommodate a maximum total realistic capacity of 44 units, which greatly exceeds the required one extremely low-income, and one low-income housing units required by Regional Housing Needs Allocation. The RHNA sites are within a one-half mile of food stores and a transit stop served by Greyhound Bus Lines on a weekly basis.

3.0 Site Identified for Tulelake’s 6th Cycle RHNA

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

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

The low projected housing need in the coming years aligns with population projections from HCD that show the population of Siskiyou County declining during the 6th cycle planning period.¹⁶ This section summarizes the available vacant sites in the City of Tulelake that is appropriate to satisfy Tulelake’s 6th RHNA obligation of one (1) extremely-low and one (1) low-income housing units. The City’s Housing Element assumes it can accommodate its extremely low-, very low- and low-income RHNA allocations on available vacant sites in the new R-3, MU-1 and MU-2 zoning districts which allow up to 16 units per acre. This analysis deems sites as available for residential development during the 6th cycle based on the following factors:

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

¹⁶ Buckley, Tyrone. 2021. “Siskiyou County Final Regional Housing Need Determination.” <https://www.Hcd.ca.Gov/>. October 21, 2021. Accessed July 11, 2023. <https://static1.squarespace.com/static/620ee2fc3de0eb56a050f862/t/6243b6b809859274024c22b1/1648604857684/Siskiyou+County+RHNA+Determination+Final.pdf>.

- Tulelake is an incorporated city within a nonmetropolitan county. Pursuant to subparagraph (B)(i) of Section 65583.2(c)(3) of the Government Code, a density of at least 15 dwelling units per acre is deemed adequate to accommodate housing for lower income households. Developments occurring at the state-defined default density standard of 15 units per acre or higher will meet RHNA housing goals for extremely low and low-income housing.
- Sites are zoned to permit by-right residential development at densities of 15 units per acre or higher.
- Sites must not have a very high fire hazard rating, not located near a brownfield or LUST site, are outside flooding hazards, and streams and water bodies are not present.
- All sites have public sewer and water connections available at the property or this infrastructure is available during the 6th cycle. Dry utilities are available at the site or are available during the 6th cycle for all sites.

Other factors relevant to this analysis:

- The “Realistic Capacity” value is the result of multiplying the maximum allowable density value by the acres value. If this multiplication resulted in a fractional dwelling unit, then the result was rounded up the next whole number consistent with GC Section 65915 et seq.
- This analysis represents a generalized estimation and that actual development patterns may vary significantly based on market conditions, community preferences and other relevant factors. Realistic development patterns may not precisely mirror the projected capacities and could align more closely with historical development patterns. As such, the findings and projections presented should be regarded as a general guide and not the definitive or exclusive approach to development. To make well-informed decisions, further assessments, consultations, and evaluations should be conducted to ensure that development strategies align with the needs and goals of the community.
- Infrastructure Capacity: The analysis assumes that the current water and sewer facilities in the City of Tulelake can accommodate an increase of at least 20 housing units. This assumption suggests that the city's basic infrastructure is adequate to serve the projected growth for the next five years and beyond. It is worth noting that the city has embarked on a modernization program to repair and replace aging infrastructure associated with wastewater collection and to improve efficiency in the wastewater treatment process but improvements are not intended to increase existing capacity and may pose a limiting factor to the number of housing units developable¹⁷.

Tulelake has one site over 0.5 acres in size that allows by-residential development at a density of 15 units per acre or more as described below in Table C-1 and Figure C-1. Development of housing affordable to extremely low and low-income households on this property will satisfy the City’s affordable housing needs described by the RHNA. This site was not included in the residential land inventory of the previous Housing Element.

Table C-1
Identified RHNA Site

APN	Acres	New Zoning ¹⁸	Previous Zoning / General Plan	Previous Density (units/acre)	New Max. Density (units/acre)	Realistic Capacity (units)	Current Use
050-042-010	0.98	MU-3	V-2/CBD	n/a	16	15	Vacant
TOTAL						15 units	

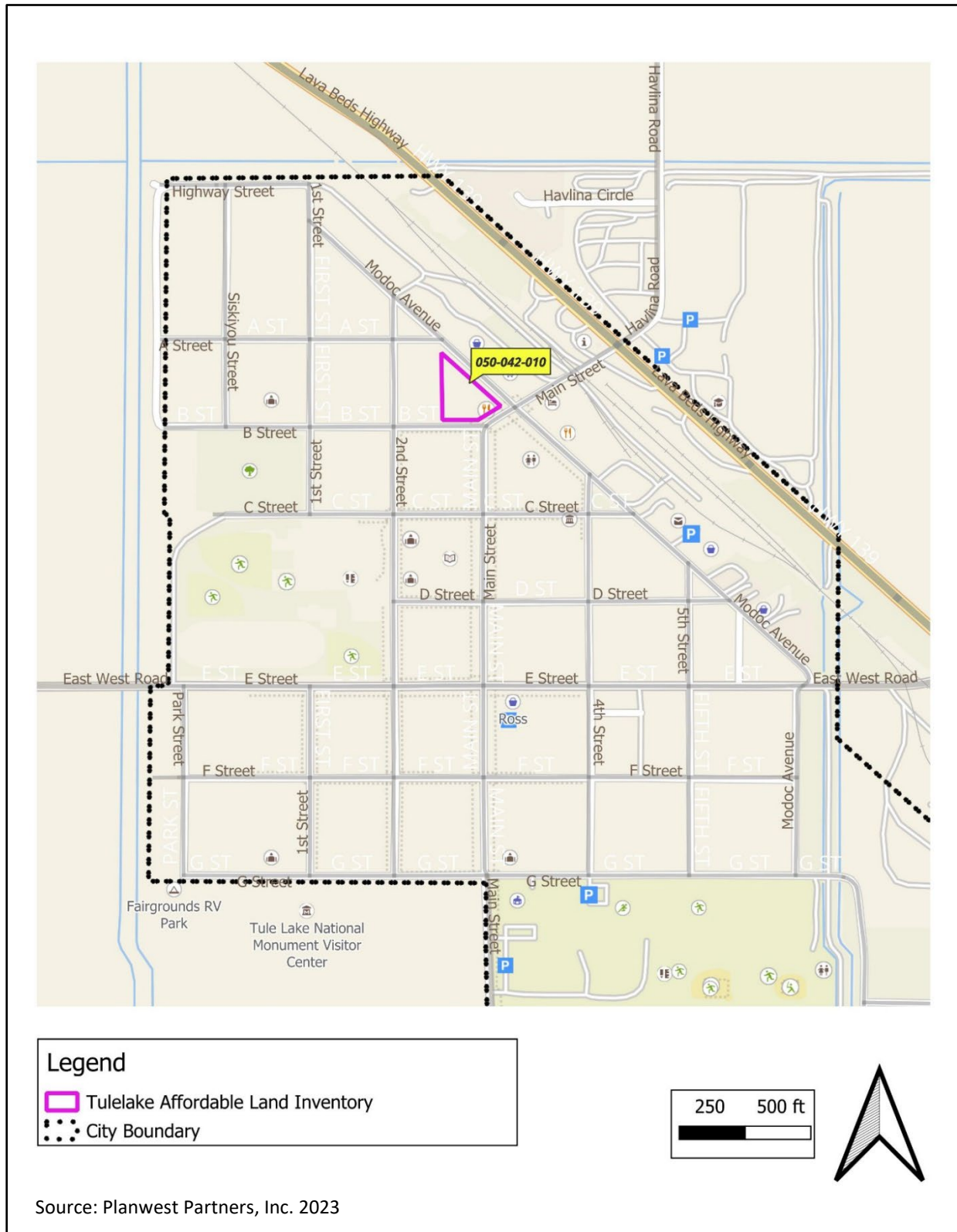
¹⁷ https://files.ceqanet.opr.ca.gov/269860-1/attachment/_ZtdqnRmizeX4rw53aCPaRFVIE8Hd431JVUSQIUoUjBvz4a5p2SmYpigu0AUtlpkVxAC0BXM2YUOZ4Qe0

¹⁸ On November 7, 2023, Ordinance 23-02, a comprehensive updated of Tulelake’s zoning ordinance was adopted.

As indicated in Table C-1, the site's zoning changed with the adoption of Ordinance 23-02 in November 2023; therefore, the site has not been used in previous housing elements.

The site does not have access constraints as it is bound by three city streets: Modoc Avenue, Main Street, and B Street. The site is across the street from Jock's Supermarket, and is located at the northern end of Tulelake's business district. It is noted that while Google imagery indicates there is a small commercial structure located on the site's Main Street frontage, in fact the site is vacant. According to the Siskiyou County Assessor's records, no improvements are being assessed and the site indicated as vacant. The site's condition was confirmed by the preparer of this report in October 2023.

Figure C-1
Tulelake's 6th Cycle RHNA Site



4.0 Adequacy of Sites to Accommodate Emergency Shelters

This section evaluates the adequacy of sites to accommodate emergency shelters pursuant to AB 2339 (2022). Section 1.1.11 of Appendix B evaluates the City of Tulelake existing emergency shelter zoning regulations, and concludes they comply with the current requirements of State law. As discussed in Appendix A, emergency shelters are permitted by-right in the new MU-2 and MU-3 zoning districts.

Subparagraph (I) of GC Code Section 65583(a)(4) requires the emergency shelter site assessment to determine if there are sufficient sites to accommodate the need for emergency shelters. Section 5.8 of Appendix A reviews the 2020 and 2022 Point In Time counts conducted by the NorCal CoC. In 2022, 321 persons (sheltered and unsheltered) were counted in the whole of Siskiyou County as experiencing homelessness, of which 148 individuals were unsheltered.¹⁹ In 2023, 507 persons (sheltered and unsheltered) were counted in the whole of Siskiyou County as experiencing homelessness, of which 231 individuals were unsheltered.²⁰ However, this evaluation acknowledges that the PIT count methodology is not without flaws that results in undercounting. Undercounting is a systemic issue with point in time counts nationwide and is not a reflection of the diligent efforts of the NorCal CoC and their PIT counts, and staff and volunteers who organize and perform the counts. Undercounting studies have been commissioned by large national organizations, e.g., the National League of Cities, that attempt to understand the degree of undercounting. The results of these studies indicate that undercounting ranges from nearly 30 percent to over 50 percent, with some subpopulations being more likely to be undercounted than others, such as youth who tend to be more mobile, transient, and stay with friends or in groups, or individuals who are unsheltered.^{21,22} The undercounting studies have generally focused on very large, urbanized areas such as New York city and the city of Los Angeles. The City was consulted in April 2023 about informal observations of people in the community who are unhoused, the City advised they had observed a year around population of two to three men who are homeless, and half dozen families living in camp trailers as permanent homes. But given the potential for undercounting while balancing the facts that intracity and intercity public transit is available only on a weekly basis, that 24-hour medical services are also not available, and availability of providers is limited as are other supportive services, and access for individuals and households to acquire essential foods and sundries is limited, the below methodology applied a 30 percent margin of error. To calculate if Tulelake has sufficient sites to accommodate the need for emergency shelter this assessment uses the following estimating methodology:

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

¹⁹ https://www.shastacounty.gov/sites/default/files/fileattachments/housing_amp_community_action_programs/page/3427/2022-norcal-coc-pit-report-final.pdf

²⁰ https://www.shastacounty.gov/sites/default/files/fileattachments/housing_amp_community_action_programs/page/3427/2023_norcal-coc_pit_report_final.pdf

²¹ See pages 4-5 for a summary: <https://socialinnovation.usc.edu/wp-content/uploads/2019/12/Christopher-Weare-Counting-the-Homeless.pdf>, accessed August 11, 2023

²² National League of Cities, <https://www.nlc.org/article/2021/02/11/enumerating-homelessness-the-point-in-time-count-and-data-in-2021/>, accessed August 11, 2023

- Step 3. Using 2020 Census data, calculated Tulelake's pro-rata share of the Siskiyou county population; Tulelake's 902 persons to Siskiyou county's population of 44,076 persons = 2 percent
- Step 4. Applied Tulelake's pro-rata share of the population to Step 2's value of 247 individuals = 6 individuals.

$$6 \text{ persons} * 200 \text{ sq. ft. per person} = 1,200 \text{ sq. ft.}^{23}$$

The result is a cumulative total of approximately 1,200 square feet of land is needed to accommodate the City's emergency shelter need. The suitability of sites in the new MU-2 and MU-3 zoning districts was further assessed using the criteria in Table C-2.

Table C-2
Emergency Shelter Site Assessment

Primary Variables	
Zoning	Only sites in the new MU-1 and MU-2 zones are included.
Vacant Lands	Only sites that are vacant are included.
Environmental Constraints	Environmental constraints for flooding, very high fire hazard rating, brownfields, wetlands, streams water bodies were assessed programmatically using publicly available information as discussed above. Sites containing these environmental constraints were removed.
Proximity to retail outlets	Only sites located within a ¼ mile of retail outlet that sells groceries and personal sundries. Retail outlets include grocery stores and national pharmacy chains.
Availability of public water and sewer systems	Sites must have public water and sewer available during the planning period.
Secondary Variables	
Proximity to health care facilities	This variable was not used to eliminate sites because there are no medical facilities in Tulelake and Siskiyou Transit and General Express (STAGE), the regional transit provider, does not serve Tulelake on a daily basis. Greyhound Bus Lines serves the City on a weekly basis.

The result of this analysis yields a total of 11 sites that total 2.85 acres in size as presented in Table C-3 below. The average and median parcel sizes are 11,246 and 7,841 square feet, respectively. The location of the sites and geographic relationship of the Table C-2 variables are shown in Figure C-2.

²³ Pursuant to Gov't Code Section 65583(a)(4)(I) the "200 square feet per person" factor used in the formula to calculate emergency shelter need herein is intended only for calculating site capacity pursuant to the cited Gov't Code section, and shall not be constructed as establishing a development standard applicable to the siting, development, or approval of a shelter.

Table C-3
Emergency Shelter Residential Land Inventory

APN	Acres	Sq. Ft.	New Zoning	Current Zoning/ General Plan	Current Use
050-142-020	0.23	10,019	MU-2	M-1/CBD*	Vacant
050-042-010	0.98	42,689	MU-3	V-2/CBD	Vacant
050-053-050	0.10	4,356	MU-3	V-2/CBD	Vacant
050-053-070	0.15	6,534	MU-3	V-2/CBD	Vacant
050-072-070	0.19	8,276	MU-3	V-2/CBD	Vacant
050-072-100	0.19	8,276	MU-3	V-2/CBD	Vacant
050-101-170	0.14	6,098	MU-3	V-2/CBD	Vacant
050-102-070	0.18	7,841	MU-3	V-2/CBD	Vacant
050-102-090	0.17	7,405	MU-3	V-2/CBD	Vacant
050-102-170	0.34	14,810	MU-3	V-2/CBD	Vacant
050-102-190	0.17	7,405	MU-3	V-2/CBD	Vacant
Total: 11 sites	2.85 acres	123,700 sq. ft.			

*CBD = Central Business District

Source: Planwest Partners, 2023

Section 17.80.110 of Tulelake’s updated zoning regulations establishes a limit of 15 beds per shelter facility. The bed limit yields a potential shelter capacity to accommodate 165 individuals when applied to the site count listed in Table C-3. This value exceeds the estimated need for shelter in the community. Although Tulelake has limited services available to individuals experiencing homelessness, the data show the City has adequate sites and capacity to meet the local need for emergency shelters. Additionally, these sites are proximate to outlets for individuals to access services that are available in the community.

Figure C-2
Emergency Shelter Residential Land Inventory



Legend

- City Boundary
- Tulelake Emergency Shelter Parcels

250 500 ft



Source: Planwest Partners, Inc. 2023

5.0 Summary of Opportunity Sites

This section summarizes the available vacant land in the City of Tulelake that is appropriate to meet present and housing needs identified by the City and the community, and demonstrates the City has adequate supply of land available and suitable for the development of a variety of housing types and for all incomes, also referred to as opportunity sites. The properties are itemized in Table C-4 below and depicted in Figure C-3. The properties listed in Table C-4 are organized according to the proposed zoning designations under the draft Zoning Regulations circulated in August, 2023 with the Mixed-Use zones presented first. The new Mixed-Use zones allow multifamily residential development at varying densities. Sites zoned MU-2 and MU-3 allow densities of 16 units per acre and are presumed to be able to be developed with housing affordable to lower- income and moderate households. Other sites with the new R-3 zone, which allows up to 15 units per acre, may also accommodate multifamily development affordable to lower income, including extremely low, households. All of the properties listed are served by public water and sewer services, and dry utilities, all of which are available adjacent to each lot.

All the properties listed in Table C-4 are Tulelake's inventory of opportunity sites for new residential development. As indicated in the table, all of the listed opportunity sites all vacant, and are served by public water and sewer services, and dry utilities, all are available and adjacent to each lot. A maximum realistic capacity of 85 percent of the maximum density allowed was assumed for the vacant multifamily zoned parcels based on historical development patterns. Sites zoned R-1 are assumed to have a maximum realistic capacity of one unit while acknowledging allowances for ADU's and JADU's and subdivision of those properties could enable development of more homes on them. Furthermore, as indicated in Section 1.0 above, the following criteria were applied to identify appropriate sites:

- The site's zoning must allow by right residential development.
- Only sites that are vacant and are 2,400 square feet or greater in size are included.
- Sites must not be located near a brownfield or LUST site, are outside 100-year flooding hazards, and streams and water bodies are not present as described in the following section.
- All sites have public sewer and water connections, and dry utilities available at the sites identified in Table C-4. Therefore, the City's basic infrastructure is adequate to serve the housing need for the eight year planning cycle and beyond.
- Sites zoned R-1 are assumed to have a maximum realistic capacity of one unit while acknowledging allowances for ADUs and JADUs and subdivision of those properties could enable development of more homes on them.

Program HE.2.3.3 has been added to encourage the consolidation of small lots when multifamily housing is proposed.

**Table C-4
Opportunity Sites**

APN	Acres	New Zoning ²⁴	Previous Zoning/ General Plan	Previous Density (units/acre)	New Max. Density (units/acre)	Realistic Capacity (units)	Current Use	Estimated Affordability
Mixed-Use								
050-132-090*	0.19	MU-1	C-1/CBD**	n/a	6	1	Vacant	ABMI
050-162-120	0.19	MU-1	C-1/CBD	n/a	6	1	Vacant	ABMI
050-142-020	0.23	MU-2	M-1/CBD	n/a	16	3	Vacant	Moderate Income
050-053-050	0.10	MU-3	V-2/CBD	n/a	16	1	Vacant	Moderate Income
050-101-170*	0.14	MU-3	V-2/CBD	n/a	16	2	Vacant	Moderate Income
050-102-070*	0.18	MU-3	V-2/CBD	n/a	16	2	Vacant	Moderate Income
050-102-190*	0.17	MU-3	V-2/CBD	n/a	16	2	Vacant	Moderate Income
050-053-070*	0.15	MU-3	V-2/CBD	n/a	16	2	Vacant	Moderate Income
050-102-090*	0.17	MU-3	V-2/CBD	n/a	16	2	Vacant	Moderate Income
050-072-070*	0.19	MU-3	V-2/CBD	n/a	16	3	Vacant	Moderate Income
050-072-100*	0.19	MU-3	V-2/CBD	n/a	16	3	Vacant	Moderate Income
050-102-170*	0.34	MU-3	V-2/CBD	n/a	16	5	Vacant	Moderate Income
050-042-010	0.98	MU-3	V-2/CBD	n/a	16	15	Vacant	Lower Income
050-042-020*	0.61	R-2	R-1/Residential	4	12	7	Vacant	Moderate Income
050-042-040*	0.30	R-2	R-1/Residential	4	12	3	Vacant	Moderate Income
050-162-020	0.19	R-3	R-1,2,3/ Residential	15	15	2	Vacant	Moderate Income
050-171-100	0.19	R-3	R-1,2,3/ Residential	15	15	2	Vacant	Moderate Income

²⁴ On November 7, 2023, Ordinance 23-02, a comprehensive updated of Tulelake's zoning ordinance was adopted.

APN	Acres	New Zoning ²⁵	Previous Zoning/ General Plan	Previous Density (units/acre)	New Max. Density (units/acre)	Realistic Capacity (units)	Current Use	Estimated Affordability
Single Family								
050-011-010	0.33	R-1	R-1/Residential	4	6	1	Vacant	ABMI
050-011-120	0.25	R-1	R-1/Residential	4	6	1	Vacant	ABMI
050-121-200	0.25	R-1	R-1/Residential	4	6	1	Vacant	ABMI
050-151-030*	0.25	R-1	R-1/Residential	4	6	1	Vacant	ABMI
TOTAL						60 units		

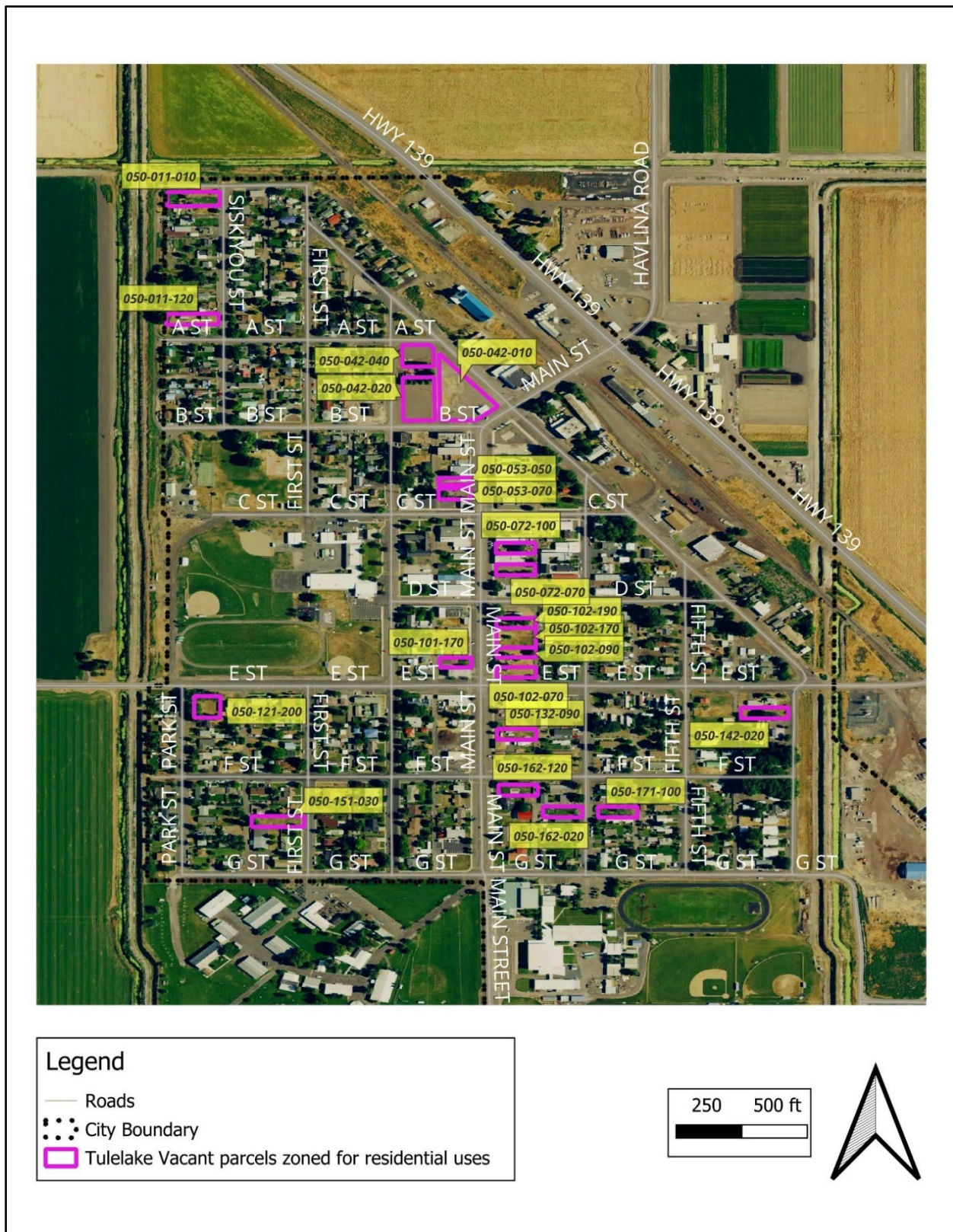
*Site was included in the residential land inventory in the previous Housing Element

**CBD = Central Business District; ABMI = Above Moderate Income

Source: Planwest Partners, Inc.

²⁵ On November 7, 2023, Ordinance 23-02, a comprehensive updated of Tulelake's zoning ordinance was adopted.

Figure C-3
Map of Opportunity Sites – Tulelake



Source: Planwest Partners, 2023

Appendix D - Funding Resources

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

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

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

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

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

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

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

Program Name	Description	Eligible Activities
		and rehabilitate properties at risk of foreclosure or in the foreclosure process.
Golden State Acquisition Fund	Provides developers with loans for acquisition or preservation of affordable housing.	• Vacant Land • Existing Properties for Rental or homeownership
HOME American Rescue Plan	Provides assistance to individuals or households that may be at risk for or experiencing homelessness, and other vulnerable populations.	• Production or Preservation of Affordable Rental Housing • Purchase and Development of Non-Congregate Shelter • Tenant-Based Rental Assistance • Supportive Services, Homelessness Prevention Services, and Housing Counseling • Nonprofit Operating and Capacity Building Assistance
Homekey	Provides grants for acquiring and rehabilitating a variety of housing types to help rapidly expand housing for persons experiencing or at risk of homelessness.	• Buildings that could be converted to permanent or interim housing • Master leasing of properties for non-congregate housing • Conversion of units from nonresidential to residential • New construction of dwelling units • The purchase of affordability covenants and restrictions for units • Relocation costs for individuals who are being displaced as a result of the Homekey Project • Capitalized operating subsidies for units funded under the Homekey Round 2 NOFA for FY 21-22
Housing for Healthy California	Provides funds for the creation and support of new and existing permanent supportive housing for people experiencing chronic homelessness or are homeless and high-cost health users.	Acquisition and/or new construction
Housing Navigators Program	Provides funds to counties for the support of housing navigators meant to help young adults aged 18-21 years secure and	• Assist young adults to secure/maintain housing

Program Name	Description	Eligible Activities
	maintain housing, prioritizing young adults in the foster care system.	• Provide housing case management • Prevent young adults from homelessness • Improve coordination of services and linkages to key resources in the community
Joe Serna, Jr. Farmworker Housing Grant Program	Provides funds for new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, prioritizing lower income households.	• Land acquisition, site development, construction, rehabilitation, design services • Operating and replacement reserves, repayment of predevelopment loans • Provision of access for the elderly or disabled • Relocation, homeowner counseling
Mobilehome Park Rehabilitation and Resident ownership Program	Provides low-interest loans for financing the preservation of affordable mobilehome parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies.	• Purchase/conversion of mobilehome park • Rehabilitation or relocation of a purchased park • Purchase by a low-income resident of a share or space in a converted park • Pay for the cost to repair low-income residents' mobilehomes
Permanent Local Housing Allocation	Provides grant funding to local governments for housing-related projects and programs that assist in addressing the unmet housing needs of their local communities.	• Increase supply of housing • Increase assistance to affordable housing • Assist persons at risk for homelessness • Facilitate housing affordability • Promote projects and programs related to regional housing needs allocation • Ensure geographic equity in the distribution of funds
Pet Assistance and Support Program	Provides grant funding for homeless shelters for pet shelter, food, and basic veterinary services for pets owned by persons experiencing homelessness.	• Provision of shelter • Pet food and supplies • Basic veterinary services
Portfolio Reinvestment Program	Provides funds to rehabilitate and extend the long-term affordability of HCD-funded housing projects.	• Permanent loans for rehabilitation • Forgivable loans for capitalized operating subsidy reserves

Program Name	Description	Eligible Activities
Regional Early Action Planning Grants	Provides support for transformative planning and implementation of activities meant to accelerate infill and affordable developments.	• Acceleration of infill housing development • Realizing multimodal communities • Shifting travel behavior by reducing driving • Increasing transit ridership
Accelerator	Provides gap funding for the replacement of tax credit equity in shovel-ready projects in order to reduce the backlog of projects in the CDLAC funding pipeline and accelerate the development of housing to those in need	Multifamily Housing
State Programs: Administered by California Housing Finance Agency (CalHFA)		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CalHFA loans to homebuyers who receive local secondary financing.	Homebuyer Assistance
Self-Help Builder Assistance Program	Provides lower interest rate CalHFA loans to owner-builders who participate in mutual self-help housing projects. Also provides site acquisition, development financing, and construction financing for self-help projects.	• Homebuyer Assistance Site Acquisition • Site Development • Home Construction
California Housing Assistance Program	Provides 3% silent second loans in conjunction with 97% CalHFA first loans to give eligible homebuyers 100% financing.	Homebuyer Assistance
Extra Credit Teacher Program	Provides \$7,500 silent second loan with forgivable interest in conjunction with lower-interest-rate CalHFA first loans to assist eligible teachers in buying homes.	Homebuyer Assistance
Housing Enabled by Local Partnerships	Provides 3% interest rate loans, with repayment terms up to 10 years, to local government entities for locally determined affordable housing priorities.	Wide Range of Eligible Activities
Predevelopment Loan Program	The California Department of Housing and Community Development (HCD) administers the program, which provides funds to pay the initial costs of developing affordable housing developments. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.	Pre-development
Multifamily Housing Program	HCD conducts the acquisition and rehabilitation component of the Multifamily Housing Program to acquire and rehabilitate existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be	Rental Acquisition Rental Rehabilitation

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

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

Appendix E – Glossary

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

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

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

Accessible Units. Indicates certain units or all units in the property are wheelchair accessible or can be made wheelchair accessible. Accessible units also may include those that are accessible to people with sensory impairments or can be made accessible for people with sensory impairments.

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

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

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

Affordability Covenant. A property title agreement that places resale or rental restrictions on a housing unit; also known as a deed restriction.

Affordable Housing. "Affordable Housing" refers to the relationship between the price of housing in a region (either sale price or rent) and household income. Affordable housing is that which is affordable to households of very low, low and moderate incomes. For housing to be affordable, shelter costs must not exceed 30 percent of the gross annual income of the household.

American Community Survey (ACS). The American Community Survey is a demographics survey program conducted by the U.S. Census Bureau. It regularly gathers information previously contained only in the long form of the decennial census, including ancestry, citizenship, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. The ACS gathers information annually in the 50 U.S. states, the District of Columbia, and Puerto Rico.

Area Median Income (AMI). This is the median, or middle point, of the incomes of every household in a given area. This means that half of the households in the area earn above the AMI and half of the households earn below it. AMI is a metric that is used to benchmark incomes levels. The income benchmark are calculated and

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

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

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

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

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

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

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

² Ibid.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Home Investment Partnership Program (HOME). HOME provides formula grants to States and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

Homeless Person. An individual living outside or in a building not meant for human habitation, or which they have no legal right to occupy, in an emergency shelter, or in a temporary housing program which may include a transitional and supportive housing program if habitation time limits exist. This definition includes substance abusers, mentally ill people, and sex offenders who are homeless. (U.S. House Bill 2163).

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

Housing Authority. An organization established under state law to provide housing for low- and moderate-income persons. Commissioners are appointed by the local governing body of the jurisdiction in which they operate. Many housing authorities own their own housing or operate public housing funded by HUD.

Housing Choice Voucher Program. Housing Choice Voucher Program (formerly known as Section 8) is a subsidy program funded by the federal government and overseen by the California Department of Housing and Community Development to provide low rents and/or housing payment contributions for very low and low income households. Housing choice vouchers are administered locally by Public Housing Agencies (PHAs). A housing subsidy is paid to the landlord directly by the PHA on behalf of the participating family. The family then pays the difference between the actual rent charged by the landlord and the amount subsidized by the program. The program is administered by the U.S.

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

HUD Area Median Family Income. HUD is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. Income limits are calculated annually for metropolitan areas and non-metropolitan counties in the United States. They are based on HUD estimates of median family income, with adjustments for family size. Adjustments are also made for areas that have unusually high or low income to housing cost relationships.

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

Infill Development. Development of vacant or underutilized land (usually individual lots or leftover properties) within areas that are already largely developed.

Integration. A condition within the program participants geographic areas of analysis, as guided by the California Department of Housing and Community Development's AFFH Data Viewer, in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

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

Large Family or Household. A household or family with five or more members.

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

Low Income Housing. Housing that is made available at prices lower than market rates. These lower prices are achieved through various financial mechanisms employed by state and local government authorities.

Low-Income Housing Tax Credit (LIHTC). The LIHTC Program is an indirect Federal subsidy used to finance the development of affordable rental housing for low-income households. The LIHTC Program may seem complicated, but many local housing and community development agencies are effectively using these tax credits to increase the supply of affordable housing in their communities. This topic is designed to provide a basic introduction to the LIHTC Program.

Market Rate Housing. Housing that is not built or maintained with the help of government subsidy. The prices of market rate homes are determined by the market and are subject to the laws of supply and demand.

Manufactured Home. Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing

McKinney-Vento Act. The primary federal response targeted to assisting homeless individuals and families. The scope of the Act includes. Outreach, emergency food and shelter, transitional and permanent housing, primary health care services, mental health, alcohol and drug abuse treatment, education, job training, and childcare. There are nine titles under the McKinney-Vento Act that are administered by several different federal agencies, including the U.S. Department of Housing and Urban Development (HUD). McKinney-Vento Act Programs administered by HUD include. Emergency Shelter Grant Program Supportive Housing Program, Section 8 Moderate Rehabilitation for Single-Room Occupancy Dwellings, Supplemental Assistance to Facilities to Assist the Homeless, and Single Family Property Disposition Initiative. (U.S. House Bill 2163).

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

Mental Illness. A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Mixed Use. This refers to different types of development (e.g. residential, retail, office, etc.) occurring on the same lot or in close proximity to each other. City and County's sometimes allows mixed-use in commercial zones, with housing typically located above primary commercial uses on the premises.

Mobile Home. A type of manufactured housing. A structure movable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mobile Home Park. A parcel or tract of land having as its principal use the rental, leasing or occupancy of space by two or more mobile homes on a permanent or semi- permanent basis, including accessory buildings, or uses customarily incidental thereto.

Mobile Home Subdivision. A subdivision of land, platted in conformance to NRS Chapter 278 and applicable city ordinances for the purpose of providing mobile home lots.

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

Mortgage Credit Certificate Program (MCCs). The MCC is a Federal Income Tax Credit Program. An MCC increases the loan amount you qualify for, and it increases an applicant's take-home pay. The MCC entitles applicants to take a federal income tax credit of twenty percent (20 percent) of the annual interest they pay on their home mortgage. Because the MCC reduces an applicant's federal income taxes and increases their net earnings, it helps homebuyers qualify for a first home mortgage. The MCC is registered with the IRS, and it continues to decrease federal income taxes each year for as long as an applicant lives in the home.

Mortgage Revenue Bond. A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Mt. Shasta Municipal Code (MSMC). Pursuant to the California Government Code, the adopted Mt. Shasta Municipal Code prepared by the City Clerk and City Attorney of the City of Mt. Shasta, and as published by the City of Mt. Shasta.

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

Objective Standard. The meaning of “objective standard” is defined in the Housing Accountability Act, Government Code Section 65589.5 subparagraph (f): Objective standards are those that involve no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official

Non-Hispanic. In decennial census data and in Home Mortgage Disclosure Act data after 2003, non-Hispanics are those who indicate that they are not Spanish/Hispanic/Latino.

Permanent Housing. Housing which is intended to be the tenant’s home for as long as they choose. In the supportive housing model, services are available to the tenant, but accepting services cannot be required of tenants or in any way impact their tenancy. Tenants of permanent housing sign legal lease documents. (U.S. House Bill 2163).

Permanent Supportive Housing. Long-term community-based housing and supportive services for homeless persons with disabilities. The intent of this type of supportive housing is to enable this special needs population to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies. There is no definite length of stay. (U.S. House Bill 2163)

Persons with a Disability. HUD’s Housing Choice Voucher (formerly Section 8) program defines a “person with a disability” as a person who is determined to 1) have a physical, mental, or emotional impairment that is expected to be of continued and indefinite duration, substantially impedes his or her ability to live independently, and is of such a nature that the ability could be improved by more suitable housing conditions; or 2) have a developmental disability, as defined in the Developmental disabilities Assistance and Bill of Rights Act. (U.S. House Bill 2163)

Project-Based Rental Assistance. Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing. The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies (HAs) that manage the housing for low-income residents at rents they can afford. HUD furnishes technical and professional assistance in planning, developing and managing these developments. It provides decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing can be in the form of high-rise apartments or scattered site single family homes.

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

Rehabilitation. The upgrading of a building previously in a dilapidated or substandard condition for human habitation.

Rental Assistance. A rental subsidy for eligible low and very low income tenants. This assistance provides the share of the monthly rent that exceeds 30% of the tenants' adjusted monthly income.

Rent-to-Own. A development is financed so that at a certain point in time, the rental units are available for purchase based on certain restrictions and qualifications.

Rural Housing Service (RHA). A part of the United States Department of Agriculture's Rural Development. The RHA offers financial aid to low-income residents of rural areas.

Section 8. Section 8, now known as the Housing Choice Voucher Program is a subsidy program funded by the federal government and overseen by the California Department of Housing and Community Development to provide low rents and/or housing payment contributions for very low and low-income households.

Service Needs. The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

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

Single-Room Occupancy Dwelling (SRO). The SRO Program provides rental assistance for homeless persons in connection with the moderate rehabilitation of SRO dwellings. SRO housing contains units for occupancy by one person. These units may contain food preparation or sanitary facilities, or both.

Special Needs Projects. Housing for a designated group of people who desire special accommodations, such as services, in addition to the housing. Services may or may not be provided as part of the rental project. Examples of special needs populations are people with physical disabilities, developmental disabilities, mental illness, or those who need assisted living. It also includes health care facilities.

Substandard Housing. This refers to housing where major repair or replacement may be needed to make it structurally sound, weatherproofed and habitable.

Subsidized Housing. Typically refers to housing that rents for less than the market rate due to a direct financial contribution from the government. There are two general types of housing subsidies. The first is most commonly referred to as "project-based" where the subsidy is linked with a particular unit or development and the other is known as "tenant-based" where the subsidy is linked to the low income individual or family. The terms "assisted" and "subsidized" are often used interchangeably.

Supportive Housing. Supportive housing is a residential use of property, and is "housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community." [Government Code Section 65582(g)]

Supportive Services. Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples of supportive services are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Target Population. Persons with low incomes who have one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health condition, or individuals eligible for services provided pursuant to the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

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

Transitional Housing. Transitional housing is a residential use of property, and is further defined as “buildings configured as rental housing developments, but operated under program requirements that require the termination of assistance and recirculating of the assisted unit to another eligible program recipient at a predetermined future point in time that shall be no less than six months from the beginning of the assistance.” [Government Code Section 65582(j)]

VA-Guaranteed. VA guaranteed loans are made by private lenders to eligible veterans for the purchase of a home which must be for their own personal occupancy. To get a loan, a veteran must apply to a lender. If the loan is approved, VA will guarantee a portion of it to the lender. This guaranty protects the lender against loss up to the amount guaranteed and allows a veteran to obtain favorable financing terms.

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

Veteran. Anyone who has been discharged from the military generally after at least two years of service whether they served on active duty in a conflict or not. (U.S. House Bill 2163).

Workforce Housing. Refers to housing that is meant for residents making low, moderate to above moderate area median income. Some programs focus on employers providing assistance to their employees; some are instituting inclusionary programs, while others give preference to this group in their homeownership programs. Some jurisdictions have programs for specific segments of the workforce that are vital for the everyday function of the community such as teachers, policeman and other public employees.

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

U.S. Census Terms

Children. The term “children,” as used in tables on living arrangements of children under 18, are all persons under 18 years, excluding people who maintain households, families, or subfamilies as a reference person or spouse.

Own Children. Sons and daughters, including stepchildren and adopted children, of the householder. Similarly, “own” children in a subfamily are sons and daughters of the married couple or parent in the subfamily. (All children shown as members of related subfamilies are own children of the person(s) maintaining the subfamily>) For each type of family unit identifies in the CPS, the count of “own children under 18-year-old” is limited to never-married children; however, “own children under 25” and “own children of any age,” as the terms are used here, include all children regardless of marital status. The counts include never-married children living away from home in college dormitories.

Related children. Includes all people in a household under the age of 18, regardless of marital status, who are related to the householder. It does not include householder's spouse or foster children, regardless of age.

Ethnic Origin. People of Hispanic origin were identified by a question that asked for self-identification of the persons’ origin or descent. Respondents were asked to select their origin (and the origin of other household members) from a “flash card” listing ethnic origins. People of Hispanic origin in particular, were those who indicated that their origin was Mexican, Puerto Rican, Cuban, Central or South American, or some other Hispanic origin. It should be noted that people of Hispanic origin may be of any race.

Family. A group of two or more people who reside together and who are related by birth, marriage, or adoption.

Family household (Family). A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than families. A household can contain only one family for the purposes of census tabulations. Not all households contain families since a household may comprise a group of unrelated people or one person living alone.

Family size. Refers to the number of people in a family.

Family type. Refers to how the members of a family are related to one another and the householder. Families may be a "Married Couple Family," "Single Parent Family," "Stepfamily," or "Subfamily."

Household. A household includes all the people who occupy a housing unit as their usual place of residence.

Household Income. The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and above moderate income based on household size and income, relative to regional median income.

Household size. The total number of people living in a housing unit.

Household type and relationship. Households are classified by type according to the sex of the householder and the presence of relatives. Examples include: married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.

Householder. The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a non-family householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A non-family householder is a householder living alone or with non-relatives only.

Housing unit. A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building, and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Median. This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of data values. The median divides the total frequency distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median.

Median age. This measure divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value.

Median income. The median income divides the income distribution into two equal groups; one group has incomes above the median and the other group having incomes below the median.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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