

GOALS, POLICIES, AND PROGRAMS

INTRODUCTION

The Housing Element of the General Plan is a comprehensive statement by the City of Dorris of its current and future housing needs for all income levels and proposed actions to facilitate the provision of housing to meet those needs. The policies contained in this element are an expression of the statewide housing priority to allow for the "attainment of decent housing and a suitable living environment for every Californian," as well as a reflection of the unique concerns of the community. The purpose of the Housing Element is to establish specific goals and policies relative to the provision of housing and to adopt an action plan toward this end. In addition, the element identifies and analyzes housing needs, resources, and constraints to meeting those needs.

The City of Dorris Housing Element is based on four strategic goals:

- 1) Provide for a variety of housing types and costs for all segments of the population.
- 2) Ensure that the City's development standards and/or processing requirements are not a constraint to the development of affordable housing.
- 3) Ensure persons are provided a choice of housing locations within the community regardless of age, race, color, national origin, religion, gender, family status, or disability.
- 4) Ensure that the quality, safety, and livability of housing in Dorris is continually maintained or upgraded, including measures to improve energy conservation, and that dilapidated units which cannot be improved are replaced.

In accordance with state law, the Housing Element is to be consistent and compatible with other General Plan elements. Additionally, the Housing Element is to provide clear policy and direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (Government Code Sections 65580 through 65589) mandates the contents of the Housing Element. By law, the Housing Element must contain:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs.
- A statement of the community's goals, quantified objectives, and policies relevant to the maintenance, improvement, and development of housing.
- A program that sets forth a five-year schedule of actions that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

The housing program 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 extremely low-, very low-, low-, and moderate-income households; address governmental constraints to housing maintenance, improvement, and development; conserve and improve the condition of the existing affordable housing stock; and promote housing opportunities for all persons.

Even though the focus of the Housing Element will be on lower- and moderate-income households, the element must also 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. Thus, the Housing Element's focus is to balance the desires of residents, maintain neighborhood character, manage traffic, and minimize visual and other impacts of new development, while addressing the needs of low- and moderate-income households and special needs groups.

PUBLIC PARTICIPATION PROCESS

State law requires jurisdictions to make a diligent effort to achieve participation by all segments of the community in preparing a Housing Element. The Housing Element was developed through the combined efforts of City staff, the City Council, and the City's consultant, PMC. Community input was solicited at a public workshop during development of the draft Housing Element held on May 6th. Prior to this workshop, the City posted certified copies of the public workshop at City Hall, the Dorris Post Office and Lanes Market. The City also posted notices at the at Butte Valley Unified School District and the Butte Valley Library along with emailing special interest groups, Butte Valley Chamber of Commerce, Butte Valley Senior Citizens Group and had the flyers at the City offices for customers to pick up. The workshop was listed on the City's electronic Marquee that is located on Hwy 97 at the City Hall Lawn. It was listed on the City Council agenda as well. There is not a local newspaper in the City, only a county one. However, there is very little circulation in the City of that paper it was determined that posting the public workshop in the county newspaper would not be productive. Approximately 20 people attended the workshop, however no comments were received from the public.

On May 19, 2014, the City Council voted to forward the 2014-2019 Housing Element to the Department of Housing and Community Development during the regular City Council meeting. The meeting was attended by members of the public however; no comments were made on the Housing Element. The meeting was noticed per the usual City Council noticing methods used by the City through the inclusion on the City Council meeting agenda and posted on the City's web-site.

On September 2, 2014, the City of Dorris City Council adopted the 2014-2019 Housing Element through Resolution 14-15. No comments were made regarding the Housing Element during the public meeting.

GENERAL PLAN CONSISTENCY

State law requires that the Housing Element contain a statement of "the means by which consistency will be achieved with other general plan elements and community goals" (California Government Code Section 65583[c][6][B]). This requires an evaluation of two primary characteristics: (1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element; and (2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

The remainder of the City's General Plan comprises the following six elements: Land Use; Open Space and Conservation; Circulation; Noise; and Safety with the Housing Element being the sixth. The Housing Element builds on the other General Plan elements and is entirely consistent with the policies and proposals set forth in the General Plan. As portions of the General Plan are updated in the future, the General Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained. This includes any future update of the Safety and Conservation elements consistent with Government Code Section 65302.

REVIEW OF PREVIOUS HOUSING ELEMENT

An important aspect of the Housing Element is an evaluation of programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and the extent to which these programs continue to be relevant in addressing current and future housing needs in Dorris. The evaluation also provides the basis for recommended modifications to programs and the establishment of new objectives in the Housing Element. **Appendix A, Housing Programs Implementation Summary**, contains an analysis of the City's programs for the prior planning period.

GOALS, POLICIES, AND PROGRAMS

This section of the 2014 Housing Element presents the City of Dorris' updated goals, policies, and programs relative to the development, improvement, and maintenance of housing in the city during the 2014–2019 planning period. These goals, policies, and programs supersede the previous programs (i.e., those evaluated in Appendix A).

In general, housing goals express the desired future conditions for which specific actions are directed. The City's goals are ideals that have been determined by the citizens as desirable and deserving of community time and resources to obtain. Policy statements are more specific and have a shorter range. Programs are action statements that are more specific still and provide well-defined guidelines for decision-making and implementation.

Goal HE.1: Provide for a variety of housing types and costs for all segments of the population.

Policy HE.1.1: Encourage housing suitable for a variety of income levels and household sizes and types.

Program HE.1.1.1: In order to encourage greater diversity in the city's housing stock, continue to monitor the need for additional multifamily development (i.e., R-3, High Density Residential), as well as allowing multifamily development in the commercial districts without a use permit. Report on the outcome of the analysis and any action of the City Council in its General Plan Annual Progress Reports required pursuant to Government Code Section 65400.

- Responsibility: City Council
- Financing: General Fund
- Timing: Continue to monitor multifamily need on an annual basis congruent with the General Plan Annual Progress Report

Program HE.1.1.2: As developers inquire locally about potential residential development projects, advise them of the need for affordable housing in the city, especially in the form of multifamily housing.

- Responsibility: City Council, City Administrator
- Financing: General Fund
- Timing: Ongoing – as inquiries are made for potential housing development

Program HE.1.1.3: Encourage the development of affordable housing by maintaining low fee requirements. When fee increases are deemed necessary, lower fees will be maintained, whenever possible, for affordable housing projects.

Responsibility: City Council
Financing: General Fund
Timing: Ongoing – as inquiries for affordable housing developments are made

Program HE.1.1.4: Upon submittal of residential development plans, encourage and support those plans that include lower-income housing in areas appropriate to the needs and desires of the population it would serve. "Encourage and support" as used herein means:

- Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date.
- Consider spreading development fee costs over a 3- to 5-year payment period to help reduce initial impact, at time of project review.
- Provide density bonus or other concessions in accordance with Government Code Section 65915.
- Allow phasing of infrastructure whenever possible at time of project review.
- Allow modification of development standards.
- Assist developers in the preparation of permit applications.
- Any other action on the part of the City that will help to keep development costs to a minimum.

Responsibility: City Council
Financing: General Fund
Timing: Ongoing – as inquiries for affordable housing developments are made

Program HE.1.1.5: Pursuant to Government Code Section 65589.7, develop specific procedures to grant priority sewer and water service to those residential developments that include units affordable to lower-income households. Additionally, the City will continue to maintain adequate sewer and water services, as well as plan for the expansion of these services, as may be necessary to accommodate a growing population.

Responsibility: Public Works Department
Financing: General Fund
Timing: November 2015

Program HE.1.1.6: Continue to review potential funding sources (e.g., CDBG and HOME) that can be used in support of affordable housing and submit funding applications as appropriate.

Responsibility: City Administrator, City Council
Financing: General Fund
Timing: 2014 and ongoing thereafter; congruent with Notices of Funding Availability

Program HE.1.1.7: The City will work with non-profit developers and owners of property within the C-1 and C-2 districts in order to facilitate the development of affordable housing on those commercial properties that are determined to be most appropriately suited for residential development.

Responsibility: City Administrator, City Council
Financing: General Fund
Timing: A determination of those commercial properties most appropriately suited for residential development will be made by November 2015 and that information will be made available to developers immediately thereafter

Policy HE.1.2: Continue to promote housing for persons with special needs, including senior households, female-headed households, persons with disabilities, persons with developmental disabilities, farmworkers, and large households.

Program HE.1.2.1: Amend the Zoning Ordinance as necessary to provide an administrative procedure for granting individuals with disabilities reasonable accommodation in rules, policies, practices, and procedures that may be necessary to ensure equal access to housing. Make information available about requesting reasonable accommodations with respect to zoning, land use, permit processing, fees, or building codes.

Responsibility: City Administrator, City Council
Financing: General Fund
Timing: November 2015

Program HE.1.2.2: In order to facilitate housing for extremely low-income persons, amend the Zoning Ordinance to clarify the definition of single-room occupancy units, as well as describe specific development standards for these units. Further, prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of single-room occupancy units and/or other units affordable to those with extremely low income, such as supportive and multifamily

Responsibility: City Council
Financing: General Fund
Timing: November 2015 for zoning revision and ongoing

Program HE.1.2.3: Continue to allow group care facilities for six or fewer persons in all residential zones including single-family zones in compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08. Amend the Zoning Ordinance to allow group care facilities for more than six persons by conditional use permit in the Medium Density Residential (R-2), High Density Residential (R-3), Community Commercial (C-1), and General Commercial (C-2) zones. Also to ensure compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, the amendment will clarify the definitions of "group residential" and "group care facility." The definition of group care facility must distinguish between facilities for six or fewer persons and for larger facilities for more than six persons. Facilities for six and fewer persons must not be treated differently than other by-right single-family housing uses and may not be required to obtain conditional use permits or variances that are not required of other family dwellings.

Responsibility: City Council, City Administrator
Financing: General Fund
Timing: November 2015

Program HE.1.2.4: Amend the Zoning Ordinance to allow farmworker housing for six or fewer persons by right in all residential districts and with a use permit in the commercial districts consistent with Health and Safety Code Sections 17021.5 and 17021.6.

Responsibility: City Council, City Administrator
Financing: General Fund
Timing: November 2015

Program HE.1.2.5: Continue to encourage the construction of new housing and/or the rehabilitation of existing housing for residents with special needs by granting these persons and/or households priority in the City's CDBG housing rehabilitation program.

Responsibility: City Administrator
Financing: CDBG/Revolving Loan Account
Timing: 2014 and ongoing thereafter

Program HE.1.2.6: Work with housing providers to ensure that special housing needs are addressed for seniors, large families, female-headed households, single-parent households with children, persons with disabilities and developmental disabilities, and homeless individuals and families. Seek to meet these special housing needs through a combination of regulatory incentives, zoning standards, new housing construction programs, and supportive services programs. In addition, the City may seek funding under the federal Housing Opportunities for Persons with AIDS, California Child Care Facilities Finance Program, and other state and federal programs designated specifically for special needs groups such as seniors, persons with disabilities, and persons at risk for homelessness.

Responsibility: City Administrator
Financing: CDBG/Revolving Loan Account
Timing: 2014 and ongoing thereafter

Policy HE.1.3: Provide adequate sites and services to meet Dorris' share of regional housing needs.

Program HE.1.3.1: Coinciding with the annual General Plan Progress Report, update and review the inventory of vacant residential land in the city and amend zoning and land use designations, as necessary, to ensure an adequate supply of vacant land to accommodate Dorris' share of regional housing needs. As a part of this process, continue to review the effectiveness of the Zoning Ordinance and make revisions if it is found that provisions of the ordinance are creating unusual constraints on the affordability and availability of housing.

Responsibility:	City Council
Financing:	General Fund
Timing:	Annually congruent with General Plan Annual Progress Report

Program HE.1.3.2: Continue to maintain adequate sewer and water services, as well as plan for the expansion of these services, as may be necessary to accommodate a growing population.

Responsibility:	City Administrator
Financing:	Enterprise Fund
Timing:	2014 and ongoing thereafter

Goal HE.2: Ensure that the City's development standards and/or processing requirements are not a constraint to the development of affordable housing.

Policy HE.2.1: Remove constraints to the development and availability of housing for all segments of the population.

Program HE.2.1.1: Persons with disabilities, including developmental disabilities, have been identified by the state as a special needs group and thus actions must be taken to ensure that housing for these persons is not inhibited due to Dorris' housing policies and practices.

The City will annually evaluate whether there are constraints on the development, maintenance, and improvement of housing intended for persons with disabilities. The analysis will include a monitoring of existing land use controls, permit and processing procedures, and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.

Responsibility:	City Administrator, City Council
Financing:	General Fund
Timing:	Annually review Zoning Ordinance for constraints to housing for disabled persons

Program HE.2.1.2: Prior to November 2015, adopt a density bonus ordinance consistent with Government Code Section 65915.

Responsibility: City Council
Financing: General Fund
Timing: November 2015

Program HE.2.1.3: Amend the definition of family in the Zoning Ordinance so that it is more inclusive of unrelated individuals, especially with regard to clients of group homes.

Responsibility: City Council
Financing: General Fund
Timing: November 2015

Program HE.2.1.4: Amend the Zoning Ordinance to require a single parking space for one-bedroom units in multifamily housing developments.

Responsibility: City Council
Financing: General Fund
Timing: November 2015

Program HE.2.1.5: Amend the Zoning Ordinance to allow senior care facilities by right in the High Density Residential (R-3) and Mobile Home Residential (M-H)) districts and with a use permit in the Community Commercial (C-1) and General Commercial (C-2) districts.

Responsibility: City Council
Financing: General Fund
Timing: November 2015

Goal HE.3: Ensure persons are provided a choice of housing locations within the community regardless of age, race, color, national origin, religion, gender, family status, or disability.

Policy HE.3.1: Prevent housing discrimination based on age, race, color, national origin, religion, gender, family status, or disability.

Program HE.3.1.1: Continue to inform residents of their rights under fair housing law by posting and maintaining notices at City Hall and the Dorris Branch Library regarding the availability of a fair housing information and referral contact at City Hall. The notice will include the name and phone number of the contact person within the City of Dorris (i.e., the City Administrator) and any other information deemed relevant by the City Council. Refer known incidents of discrimination in the sale or rental of housing and lending practices to the Siskiyou County District Attorney and the Office of Fair Housing and Equal Opportunity at the US Department of Housing and Urban Development (HUD) for action.

Responsibility: City Administrator
Financing: General Fund
Timing: 2014 and ongoing thereafter

Goal HE.4: Ensure that the quality, safety, and livability of housing in Dorris is continually maintained or upgraded, including measures to improve energy conservation, and that dilapidated units which cannot be improved are replaced.

Policy HE.4.1: 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.

Program HE.4.1.1: Continue to apply for CDBG funds to assist homeowners with low interest loans and/or grants through the City's Housing Rehabilitation Program. With a goal of assisting 10 households over the next five years, strive to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program. Rehabilitation, energy conservation, and weatherization program information will be periodically updated by staff and disseminated to the public through annual mailings and handouts made available at City Hall. In order to reduce energy consumption in the city, require units being rehabilitated with CDBG funds to include energy conservation features, such as dual-pane windows, insulation, caulking, and weather stripping.

Responsibility:	City Administrator
Financing:	General Fund, CDBG/Revolving Loan Account
Timing:	As Notices of Funding Availability are released; 2014 and ongoing thereafter; updates and mailings annually, handouts continuous

Program HE.4.1.2: Encourage the removal of dilapidated housing, using CDBG funds where possible, to offset the cost of replacement housing.

Responsibility:	City Council
Financing:	CDBG/Revolving Loan Account
Timing:	Ongoing

QUANTIFIED OBJECTIVES

Table 1 summarizes Dorris' quantified objectives for the 2014–2019 planning period. These objectives represent a reasonable expectation of the maximum number of new housing units that will be developed and conserved and the households that will be assisted over the planning period based on policies and programs in this document.

**Table 1
Quantified Objectives, 2014–2019**

	Income Category					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
New Construction ⁽¹⁾	1	2	2	2	5	12
Rehabilitation	0	3	3	4	0	10
Housing Choice Vouchers	1	1	1	0	0	3

Notes:

The City has not established an objective for the preservation of affordable housing, as there are no units at risk of conversion during the current planning period.

(1) To calculate the projected housing needs, the City assumed one-third of its very low-income regional housing needs are extremely low-income households. As a result, from Dorris' very low-income need of two units, the City has a projected need of one unit for extremely low-income households.

APPENDIX A – HOUSING PROGRAMS IMPLEMENTATION SUMMARY

Table A-1
Implementation of 2009 Housing Element Programs

Program	Progress/Effectiveness	Appropriateness
<p>Program HE.1.1.1: In order to encourage greater diversity in the City's housing stock, the City will complete an analysis of the feasibility of rezoning approximately 2.5 acres for multifamily development (i.e., R-3, High Density Residential), as well as allowing for multifamily development in the commercial districts without a use permit. The City will report on the outcome of the analysis and any action of the City Council in its Annual Progress Reports required pursuant to GC 65400.</p> <p>Responsibility: City Council Timing: November 2011</p>	<p>Progress: The City reviewed the available R-3 zoned land as well as the demand for multifamily units in the summer of 2013. The analysis determined that at this point in time the need to rezone 2.5 acres is unnecessary. Current demand for new multifamily units is nonexistent. Additionally, the need to allow multifamily in the commercial districts without being subject to a use permit is not consistent with demand. Current inventory of commercial property is very limited, with over 200 residential lots available for housing.</p> <p>Effectiveness: This program was effective in identifying the lack of demand for additional multifamily land in the city. However, future need may increase; therefore, this program will be modified and continued.</p>	<p>Modify and Continue: Modify to continue to analyze on an annual basis the need for additional multifamily units.</p>
<p>Program HE.1.1.2: As developers inquire locally about potential residential development projects, they will be advised of the need for affordable housing in the City, especially in the form of multifamily housing.</p> <p>Responsibility: City Council and City Administrator Timing: Ongoing</p>	<p>Progress: The City had no residential developers inquiring about building for the 2009–2014 planning period. However, as a matter of policy, the City encourages anyone who would provide low-income housing development.</p> <p>Effectiveness: While this program did not result in the construction of new affordable housing units, this was due more to the lack of any housing development over the past five-year period. The City will continue to encourage the development of affordable housing through this program.</p>	<p>Continue: It is the policy of the City to allow and encourage the development of affordable housing. This program will be continued.</p>

Program	Progress/Effectiveness	Appropriateness
<p>Program HE.1.1.3: The City will encourage the development of affordable housing by maintaining low fee requirements. When fee increases are deemed necessary, lower fees will be maintained, whenever possible, for affordable housing projects.</p> <p>Responsibility: City Council</p> <p>Timing: Ongoing</p>	<p>Progress: The City's current development fees are low and have not been increased since 2011.</p> <p>Effectiveness: This is an effective program maintaining lower fees in the city, especially for affordable housing projects.</p>	<p>Continue: This is a worthwhile program to be maintained in the updated element.</p>
<p>Program HE.1.1.4: Upon submittal of residential development plans, the City will encourage and support those plans which include lower income housing in areas appropriate to the needs and desires of the population it would serve. "Encourage and support" as used herein means:</p> <ul style="list-style-type: none"> • Give priority to processing of affordable housing projects, taking them out of submittal sequence if necessary to receive an early hearing date; • Consider spreading development fee costs over a 3-5 year payment period to help reduce initial impact, at time of project review; • Provide density bonus or other concessions in accordance with Government Code § 65915; • Allow phasing of infrastructure whenever possible at time of project review; • Modification of development standards; • Assist developers in the preparation of permit applications; and • Any other action on the part of the City that will help to keep development costs to a minimum. <p>Responsibility: City Council</p> <p>Timing: The City will implement incentives for</p>	<p>Progress: The City had no applications for residential development during the 2009–2014 planning period. However, the City continues to maintain its policy as written in this program to help and support low-income housing.</p> <p>Effectiveness: While this program did not result in the construction of new affordable housing units, this was due more to the lack of any housing development over the past five-year period. The City will continue to encourage the development of affordable housing through this program.</p>	<p>Continue: It is the policy of the City to allow and encourage the development of affordable housing. This program will be continued.</p>

Program	Progress/Effectiveness	Appropriateness
residential development on commercial sites upon adoption of the housing element.		
<p>Program HE.1.1.5: Pursuant to Government Code §65589.7, the City will develop specific procedures to grant priority sewer and water service to those residential developments that include units affordable to lower-income households.</p> <p>Responsibility: Public Works Department</p> <p>Timing: November 2011</p>	<p>Progress: No specific procedures have been developed at this time regarding this program. However, the City policy is scheduled to be reviewed in July 2014 for appropriate action.</p> <p>Effectiveness: Due to the lack of housing construction over the last few years in the city, specific procedures have not been developed.</p>	<p>Continue: This is a worthwhile program to be maintained in the updated element. Additionally, this program is very similar to HE.1.3.2, as such these programs will be combined into one program.</p>
<p>Program HE.1.1.6: To assist in the development of housing affordable for lower-income persons, the City will annually contact qualified developers of low-income housing to discuss existing housing needs in the City, as well as possible incentives for the development of housing, including the use of city-owned property.</p> <p>Responsibility: City Administrator, City Council</p> <p>Timing: Annually</p>	<p>Progress: No developers have contacted the City, nor has the City contacted developers to discuss the low-income housing need.</p> <p>Effectiveness: While this program may result in potential new low-income housing, the lack of City staffing as well as funding and the lack of interest by private or public housing developers have made the program ineffective. As such, this program will be removed</p>	<p>Delete: This program is considered unsuccessful. Programs HE.1.1.2 HE.1.1.3, and HE.1.1.4 assist in the development of affordable housing, as such, this program is considered unnecessary.</p>
<p>Program HE.1.1.7: The City will review potential funding sources (e.g., CDBG and HOME) that can be used in support of affordable housing and submit funding applications as appropriate.</p> <p>Responsibility: City Administrator, City Council</p> <p>Timing: Ongoing, as funds become available</p>	<p>Progress: The City continues to work with the Great Northern Corporation, the Siskiyou County Economic Development Council, and the USDA for funding sources. Grants through CDBG and PTA have been submitted for this year.</p> <p>Effectiveness: The City provided funding for first-time homebuyer and rehabilitation programs, resulting in three first-time homebuyer loans and the rehabilitation of 10 homes over the last five years. The City currently has a home rehabilitation grant of \$300,000. This is an effective program and will be continued.</p>	<p>Continue: This is a worthwhile program to be maintained in the updated element.</p>

Program	Progress/Effectiveness	Appropriateness
<p>Program HE.1.1.8: The City will work with non-profit developers and owners of property within the C-1 and C-2 districts in order to facilitate the development of affordable housing on those commercial properties that are determined to be most appropriately suited for residential development.</p> <p>Responsibility: City Administrator, City Council</p> <p>Timing: A determination of those commercial properties most appropriately suited for residential development will be made by November 2011 and that information will be made available to developers immediately thereafter</p>	<p>Progress: No residential developers inquired with the City about building for the 2009–2014 planning period. Additionally, affordable housing in the commercial districts has not shown to be needed at this point in time. The current inventory of commercial property is very limited, with over 200 residential lots available for housing. No determination of commercial properties most suitable for affordable housing development has been necessary.</p> <p>Effectiveness: Dorris has not had any residential development in the last five years. The City has adequate residential demand to meet its RHNA. Additionally, the commercial districts in the city allow the development of residential units at up to 15 dwelling units per acre.</p>	<p>Continue: This program will be continued as in order to provide more housing opportunities at higher densities.</p>
<p>Program HE.1.2.1: Amend the Zoning Ordinance as necessary to provide an administrative procedure for granting individuals with disabilities reasonable accommodation in rules, policies, practices and procedures that may be necessary to ensure equal access to housing. The City will also make information available about requesting reasonable accommodations with respect to zoning, land use, permit processing, fees or building codes.</p> <p>Responsibility: City Administrator, City Council</p> <p>Timing: November 2011</p>	<p>Progress: The City reviewed its Zoning Ordinance and did not find any constraints to providing reasonable accommodation for individuals with disabilities.</p> <p>Effectiveness: While no constraints for persons with disabilities were found during review of the Zoning Ordinance, the City did not revise the Zoning Ordinance to include specific reasonable accommodation procedures. This program will be continued.</p>	<p>Continue: This program will be continued.</p>
<p>Program HE.1.2.2: Pursuant to SB 2, the City will amend the Zoning Ordinance to include separate definitions of “supportive housing,” “transitional housing,” and “emergency shelters” consistent with Sections 50675.14, 50675.2 and 50801 of the California Health and</p>	<p>Progress: The City revised the Zoning Ordinance to include emergency shelters and transitional and supportive housing in accordance with state law. Adoption of the zoning revision is expected in June 2014.</p> <p>Effectiveness: This was an effective</p>	<p>Delete: The Zoning Ordinance was revised to include this program. As such, this program is no longer necessary.</p>

Program	Progress/Effectiveness	Appropriateness
<p>Safety Code. The City will also amend the Zoning Ordinance to allow transitional and supportive housing as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone without undue special regulatory requirements. Further, the City will amend the Zoning Ordinance to allow emergency shelters by right (i.e., subject only to the same development and management standards that apply to other allowed uses) in the General Commercial (C-2) zone.</p> <p>Responsibility: City Council Timing: November 2011</p>	<p>program.</p>	
<p>Program HE.1.2.3: 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.</p> <p>Responsibility: City Council Timing: November 2011</p>	<p>Progress: This program was not completed. 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 single-room occupancy units in the Zoning Ordinance as required by state law.</p>	<p>Continue: This program will be continued.</p>
<p>Program HE.1.2.4: In order to help meet the needs of extremely low-income persons and households, the City will prioritize funding and/or offer financial incentives or regulatory concessions to encourage the development of single-room occupancy units and/or other units affordable to the extremely low-income, such as supportive and multifamily.</p> <p>Responsibility: City Council Financing: Grant Funding Timing: Ongoing</p>	<p>Progress: The City gives priority for this type of housing when a development is proposed to the City. However, during the 2009-2014 planning period no multifamily units or SROs have been proposed in the City. Effectiveness: This is an effective program and will be continued.</p>	<p>Modify and Continue: This program will be combined with Program 1.3 and continued.</p>
<p>Program HE.1.2.5: Continue to allow Group Care Facilities for six or fewer persons in all residential zones including single-family zones in</p>	<p>Progress: This program was not completed. Effectiveness: This program was not completed, primarily due to lack of funding</p>	<p>Continue: This program will be continued.</p>

Program	Progress/Effectiveness	Appropriateness
<p>compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08. Amend the Zoning Ordinance to allow group care facilities for more than six persons by conditional use permit in the Medium Density Residential (R-2), High Density Residential (R-3), Community Commercial (C-1) and General Commercial (C-2) zones. Also to ensure compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, the amendment will clarify the definitions of "group residential" and "group care facility." The definition of group care facility must distinguish between facilities for six or fewer persons and for larger facilities for more than six persons. Facilities for six and fewer persons must not be treated differently than other by-right single-family housing uses and may not require them to obtain conditional use permits or variances that are not required of other family dwellings.</p> <p>Responsibility: City Council and City Administrator</p> <p>Timing: November 2011</p>	<p>and lack of City staff. However, this program will be continued in order to specifically include group care facilities for six or more persons in the Zoning Ordinance as required by state law.</p>	
<p>Program HE.1.2.6: Amend the Zoning Ordinance to allow farmworker housing for six or fewer persons by right in all residential districts and with a use permit in the commercial districts consistent with Health and Safety Code Sections 17021.5 and 17021.6.</p> <p>Responsibility: City Council and City Administrator</p> <p>Timing: November 2011</p>	<p>Progress: This program was not completed. However, as a matter of procedure, the City allows this type of housing in all residential zones.</p> <p>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 farmworker housing in the Zoning Ordinance as required by state law.</p>	Continue.
<p>Program HE.1.2.7: The City shall encourage the construction of new housing and/or the</p>	<p>Progress: The City gives priority to special needs persons for the rehabilitation of their</p>	Continue.

Program	Progress/Effectiveness	Appropriateness
rehabilitation of existing housing for residents with special needs by granting these persons and/or households priority in the City's CDBG housing rehabilitation program. Responsibility: City Administrator Timing: Ongoing	homes as part of the City's rehabilitation program administered by the Great Northern Corporation. Effectiveness: This is an effective program and will be continued.	
Program HE.1.3.1: Coinciding with the annual General Plan Progress Report, the City will update and review the inventory of vacant residential land in the City and amend zoning and land use designations, as necessary, to ensure an adequate supply of vacant land to accommodate the City's share of regional housing needs. Responsibility: City Council Timing: Annually	Progress: The City completes an annual review of the land inventory to ensure an adequate supply of vacant land for its share of the RHNA as part of the General Plan annual review process. Effectiveness: This is an effective program and will be continued.	Continue.
Program HE.1.3.2: The City shall maintain adequate sewer and water services, as well as plan for the expansion of these services as may be necessary to accommodate a growing population. Responsibility: City Administrator Timing: Ongoing	Progress: The City continues to find funding for expansion of these services. The City has applied for a PTA for a Master Water Plan and preliminary engineering and feasibility of a secondary water tank and needed water line replacements. The City continues to provide adequate sewer and water services for all areas of the city. Effectiveness: This is an effective program and will be combined with Program HE.1.1.5 and continued.	Delete: This program will be combined with Program HE.1.1.5 as they are similar programs.
Program HE.2.1.1: Amend the Zoning Ordinance regarding the provisions of Section 65589.5(d) and (f) of the Government Code, noting that housing projects for extremely low-, very low-, low-, and moderate-income persons cannot be denied or conditioned resulting in making the project infeasible unless one of the findings of Section 65589(d) 1-6 can be made. Responsibility: City Council	Progress: This program was not completed. The City does not deny the development of housing because of the income levels served by the housing. Effectiveness: While the program was not completed, the City does not deny projects because of client income levels. This program is not considered necessary.	Delete: The City does not deny projects because of client income levels. While this program may have merits, it may not be appropriate in the context of a Housing Element. Therefore, it will not be included in the updated element.

Program	Progress/Effectiveness	Appropriateness
<p>Timing: November 2011</p>		
<p>Program HE.2.1.2: Prior to November 2011, adopt a “density bonus” ordinance consistent with Government Code Section 65915. Responsibility: City Council Timing: November 2011</p>	<p>Progress: This program was not completed. Effectiveness: This program was not completed, primarily due to lack of funding and lack of City staff. However, this program will be continued.</p>	<p>Continue.</p>
<p>Program HE.2.1.3: Continue to review the effectiveness of the Zoning Ordinance and make revisions if it is found that provisions of the ordinance are creating unusual constraints on the affordability and availability of housing. Responsibility: City Council Timing: Biannually</p>	<p>Progress: The City continues to review the Zoning Ordinance on a biannual basis. At this time, no constraints to development have occurred because of the Zoning Ordinance. Effectiveness: While this program is effective in determining the effectiveness of the Zoning Ordinances, no new housing developments have occurred in the city over the last five years. As such, reviewing the Zoning Ordinance on a biannual basis is unnecessary; the timing will be modified.</p>	<p>Modify and Continue: Review of the Zoning Ordinance on a biannual basis is not necessary; as such, review will be increased to an annual basis. Additionally, this program will be combined with Program HE.1.3.1 in order to reduce redundancies.</p>
<p>Program HE.2.1.4: Amend the definition of family in the Zoning Ordinance so that it is more inclusive of unrelated individuals, especially with regard to clients of group homes. Responsibility: City Council Timing: November 2011</p>	<p>Progress: This program was not completed. Effectiveness: This program was not completed, primarily due to lack of funding and lack of City staff. However, this program will be continued.</p>	<p>Continue.</p>
<p>Program HE.2.1.5: Amend the Zoning Ordinance to require a single parking space for one-bedroom units in multifamily housing developments. Responsibility: City Council Timing: November 2011</p>	<p>Progress: This program was not completed. Effectiveness: While this program has not been completed, no multifamily units were developed in the city during the 2009–2014 planning period. However, this program is considered necessary and will be continued.</p>	<p>Continue.</p>
<p>Program HE.2.1.6: Amend the Zoning Ordinance to allow senior care facilities by right in the High Density Residential (R-3) and Mobile Home Residential (M-H) districts and with a use permit</p>	<p>Progress: This program was not completed. Effectiveness: This program was not completed, primarily due to lack of funding and lack of City staff. However, this</p>	<p>Continue.</p>

Program	Progress/Effectiveness	Appropriateness
<p>in the Community Commercial (C-1) and General Commercial (C-2) districts. Responsibility: City Council Timing: November 2011</p>	<p>program will be continued in order to specifically include senior care facilities in the Zoning Ordinance.</p>	
<p>Program HE.3.1.1: Continue to inform residents of their rights under fair housing law by posting and maintaining notices at City Hall and the Dorris Branch Library regarding the availability of a fair housing information and referral contact at City Hall. The notice will include the name and phone number of the contact person within the City of Dorris (i.e., the City Administrator) and any other information deemed relevant by the City Council. Responsibility: City Administrator Timing: Ongoing</p>	<p>Progress: These notices are posted at City Hall and the library. Effectiveness: This is an effective program and will be continued.</p>	<p>Continue.</p>
<p>Program HE.3.1.2: Refer known incidents of discrimination in the sale or rental of housing and lending practices to the Siskiyou County District Attorney and the Office of Fair Housing and Equal Opportunity at the U.S. Department of Housing and Urban Development for action. Responsibility: City Administrator Timing: Ongoing</p>	<p>Progress: No known incidences of discrimination have occurred in the city. If this occurs, the City will refer all incidents to the Siskiyou County District Attorney and the Office of Fair Housing and Equal Opportunity at the US Department of Housing and Urban Development for action. Effectiveness: While no incidents of discrimination have occurred, the City considers this a very important program and as such will continue the program.</p>	<p>Modify and Continue: While no incidents of discrimination have occurred, the City considers this a very important program and as such will continue the program. This program will be combined with Program HE.3.1.1 in order to reduce redundant programs.</p>
<p>Program HE.4.1.1: The City will apply for CDBG funds to assist homeowners with low interest loans and/or grants through its Housing Rehabilitation Program. Responsibility: City Administrator Financing: General Fund: As Notices of Funding Availability are released</p>	<p>Progress: The City has received grant funding. Currently, approximately \$178,000 of grant funding remains. The rehabilitation program assisted 15 households during the 2009–2014 planning period. Effectiveness: This is an effective program and will be continued.</p>	<p>Continue.</p>

Program	Progress/Effectiveness	Appropriateness
<p>Program HE.4.1.2: With a goal of assisting 20 households over the next five years, the City will strive to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program.</p> <p>Responsibility: City Council</p> <p>Timing: 2009-2014</p>	<p>Progress: The City has assisted with 15 houses since 2009. This assistance has resulted in both major and minor rehabilitations.</p> <p>Effectiveness: This is an effective program and will be continued.</p>	<p>Modify and Continue. This program will be combined with Program HE.4.1.1 in order to reduce redundant programs</p>
<p>Program HE.4.1.3: Rehabilitation, energy conservation and weatherization program information will be periodically updated by staff and disseminated to the public through annual mailings and handouts made available at City Hall.</p> <p>Responsibility: City Council and City Administrator</p> <p>Timing: Updates and mailings annually, handouts continuous</p>	<p>Progress: The City provides information on rehabilitation and energy conservation projects and programs on an ongoing basis. This information is available on the City's website as well as on flyers located at City Hall and the library.</p> <p>Effectiveness: This is an effective program and will be continued.</p>	<p>Modify and Continue. This program will be combined with Program HE.4.1.1 in order to reduce redundant programs</p>
<p>Program HE.4.1.4: In order to reduce energy consumption in the City, units being rehabilitated with CDBG funds will be required to include energy conservation features, such as dual pane windows, insulation, caulking and weather stripping.</p> <p>Responsibility: City Council</p> <p>Timing: Whenever units are rehabilitated using CDBG funds</p>	<p>Progress: The City requires the use of energy conservation in windows, insulation, appliances, caulking, and weatherization for all rehabilitation projects.</p> <p>Effectiveness: This is an effective program and will be continued.</p>	<p>Modify and Continue. This program will be combined with Program HE.4.1.1 in order to reduce redundant programs</p>
<p>Program HE.4.1.5 The removal of dilapidated housing will be encouraged, using CDBG funds where possible, to off-set the cost of replacement housing.</p> <p>Responsibility: City Council</p> <p>Timing: Ongoing</p>	<p>Progress: The City uses the CDBG program funds administered through the Great Northern Corporation to remove dilapidated houses and continues to improve city housing stock on an ongoing basis.</p> <p>Effectiveness: This is an effective program and will be continued.</p>	<p>Continue.</p>

APPENDIX B – HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment provides a demographic profile of the City of Dorris by analyzing the following types of information: population trends, housing characteristics, household characteristics, special housing needs, housing costs and affordability, constraints to development, and resources and opportunities.

The United States Census, which is completed every ten years, is an important source of information for the Housing Needs Assessment. It provides the most reliable and in-depth data for demographic characteristics of a locality. The California Department of Finance (DOF) is another source of valuable data that is more current than the Census. However, the DOF does not provide the depth of information that can be found in the US Census Bureau reports. An additional source of information is the 2008–2012 American Community Survey (ACS), which provides demographic data through 2012. This data, however, compiled by the US Census Bureau, is estimated based on the available Census data and is a limited survey; as such, the data is not considered to be as accurate as Census data. While data from the 2008–2012 ACS is the most recent data available for many of the demographics in this document, because of the large potential error factor, this data is used in only limited cases in this Housing Element. Much of the information is provided in the California Department of Housing and Community Development (HCD) data packet for Siskiyou County.

The data presented in the Housing Needs Assessment will not only guide the development of housing goals and policies but will also be integrated into the body of the Housing Element to present the current status of housing and housing-related issues in Dorris. Definitions of the various US Census Bureau terms used throughout this document have been included in **Appendix D** for clarification.

The needs assessment is organized into three main sections. The first section focuses on demographic information, such as population trends, age, household composition, income, employment, housing characteristics, general housing needs by income, and housing needs for special segments of the population. This first section outlines the characteristics of the community and identifies those characteristics that may have significant impacts on housing needs in the community.

The second section identifies possible governmental and non-governmental constraints to housing development in Dorris. The City has planning, zoning, and building standards that guide and affect residential development patterns and influence housing availability and affordability. In addition, environmental and housing market conditions affect the location, availability, affordability, and type of housing that is constructed. The non-governmental influences include such factors as the availability and cost of financing, land, and materials for building homes; natural conditions that affect the cost of preparing and developing land for housing; and the business decisions of individuals and organizations in home building, finance, real estate, and rental housing that impact housing cost and availability.

The third section identifies the resources and opportunities for affordable housing in the city, which includes an inventory of adequate sites for affordable housing, potential funding resources for housing programs, and a description of the current housing programs that are available to provide affordable housing to the residents of Dorris.

REGIONAL CONTEXT

Dorris is located in northeastern Siskiyou County along US Highway 97 in Northern California, approximately 3 miles south of the Oregon border. The city is situated at the northern end of

Butte Valley, a high desert plateau known for its agricultural value and wildlife viewing. The city's elevation is approximately 4,240 feet. Land in the city is relatively flat, with Dorris Hill rising from the valley floor at the northern end of the city. The city originally formed in 1908 when the railroad was completed through northern Butte Valley. While the city has experienced some fluctuation in population over the years, overall it has remained relatively steady.

POPULATION TRENDS

Population Growth

The population of Dorris in 2013 was estimated by the DOF to be 929. The population decreased slightly from 939 in 2010 to 929 in 2013, or by 1.1 percent. Between 2000 and 2010, the city's population increased by 6 percent, or by 53 persons. Negative growth is fairly common for many communities in rural Siskiyou County where a loss of forestry-related jobs over the past few decades has driven the population elsewhere in search of employment. **Table B-1** shows population growth rates for communities in Siskiyou County from 2000 to 2013.

TABLE B-1 REGIONAL POPULATION CHANGE, 2000–2013					
	2000	2010	Growth Rate 2000–2010	2013	Growth Rate 2010–2013
Dorris	886	939	6.0%	929	-1.1%
Etna	781	737	-5.6%	731	-0.8%
Yreka	7,290	7,765	6.5%	7,771	0.1%
Ft. Jones	660	710	7.6%	749	5.5%
Montague	1,456	1,443	-0.9%	1,428	-1.0%
Tulelake	1,020	1,010	-1.0%	1,000	-1.0%
Weed	2,978	2,967	-0.4%	2,964	-0.1%
Mt. Shasta	3,621	3,394	-6.3%	3,360	-1.0%
Dunsmuir	1,923	1,650	-14.2%	1,630	-1.2%
Unincorporated County	23,686	25,342	7.0%	24,234	-4.4%

Source: US Census 2000, 2010; Department of Finance, January 2013

Population Projections

Population projections for Dorris are not currently available. The Department of Finance provides projections for all counties through 2060. **Table B-2** shows the expected population growth for both the incorporated and unincorporated portions of Siskiyou County between 2015 and 2060. Based on DOF projections, the county is expected to experience an overall annual growth rate of approximately 0.8 percent. However, based on the city's fluctuating growth rate, it is unlikely that, even if the population of the city stabilizes and rebounds, the growth rate will approach that projected for the county.

TABLE B-2 POPULATION PROJECTIONS, 2010–2060						
	2010	2020	2030	2040	2050	2060
Siskiyou County	44,893	46,369	48,883	51,854	52,130	52,646

Age Characteristics

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

The age distribution of the city's population did not change significantly between 2000 and 2010. However, the number of residents between the ages of 35 and 44 decreased by approximately 46.9 percent (46 persons), while the 25 to 34 age group increased by 126.7 percent (128 persons). This is most likely due to the maturation of a single age class and not the result of a significant influx or loss of population.

Age Group	2000		2010		Percentage Change
	Persons	Percentage	Persons	Percentage	
<5	52	5.9%	145	15.4%	178.9%
5 to 14	219	24.7%	112	12.0%	-48.9%
15 to 24	67	7.6%	81	8.7%	-20.9%
25 to 34	101	11.4%	229	24.4%	126.7%
35 to 44	98	11.1%	52	5.5%	-46.9%
45 to 54	133	15.0%	107	11.4%	-19.6%
55 to 64	76	8.6%	114	12.2%	50.0%
65+	140	15.8%	99	10.5%	-29.3%
Total	886	100%	939	100%	6.0%

Source: US Census 2000, 2010

HOUSING CHARACTERISTICS

Housing Composition

The composition of housing in the city is mostly single-family. **Table B-4** displays the estimated number of each type of housing unit for 2000, 2010, and 2013. Over this period, the number of mobile homes increased by 26.7 percent (16 units), with a 3.0 percent (10 units) decrease in traditional single-family housing and a slight decrease in traditional multifamily housing.

	2000		2010		2013	
	Number	Percentage	Number	Percentage	Number	Percentage

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

Source: US Census 2000, 2010; Department of Finance E-5, 2013

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 needs. **Table B-5** indicates that 277 units in the city were constructed prior to 1970. Therefore, based on age alone, it would appear that approximately 66.9 percent of homes in the city may require some rehabilitation or replacement depending on the level of maintenance these units have had. This estimate is fairly accurate considering the results of the City's most recent housing conditions survey, which occurred in 2002. Of the 375 units reviewed during that survey, 25.6 percent (96 units) were found to be in sound condition and 61.3 percent (230 units) were classified as requiring varying degrees of rehabilitation. The remaining 13.1 percent, or 49 units, were classified as dilapidated and possibly in need of replacement.

TABLE B-5 AGE OF HOUSING, 2013		
Year Built	Units	Percentage of Total
Built 1939 or earlier	89	21.5%
Built 1940 to 1949	80	19.3%
Built 1950 to 1959	53	12.8%
Built 1960 to 1969	55	13.3%
Built 1970 to 1979	37	8.9%
Built 1980 to 1989	41	9.9%
Built 1990 to 1999	56	13.5%
Built 2000 to 2009	3	0.7%
Built 2010 or later	0	0.0%
Total	414	100%

Source: US Census 2000, 2010; Department of Finance E-5, 2013

Occupancy and Tenure

Tables B-6 and **B-7** illustrate the tenure and occupancy of housing in the city. Occupancy information is available from the US Census for 2000 and 2010. The number of occupied housing units increased between 2000 and 2010. The most recent accurate tenure information comes from the 2010 Census. According to this information, the majority of households are owner-occupied (68.1 percent), which is a decrease since the 2000 Census (71.5 percent).

TABLE B-6 OCCUPANCY STATUS, 2000–2010					
	2000		2010		Percentage Change 2010–2012
	Units	Percentage	Units	Percentage	
Total Occupied Housing Units	357	86.7%	364	87.9%	2.0%
Total Vacant Units	54	13.3%	50	12.1%	-7.4%
Total Housing Units	411	100%	414	100%	0.7%

Source: US Census 2000, 2010

TABLE B-7 OCCUPIED HOUSING UNITS BY TENURE, 2000–2010					
	2000		2010		Percentage Change 2000–2010
	Units	Percentage	Units	Percentage	
Owner-Occupied	254	71.5%	248	68.1%	-2.4%
Renter-Occupied	100	28.5%	116	33.9%	13.9%
Total Occupied Housing Units	357	100%	364	100%	2.8%

Source: US Census 2000, 2010

Housing Unit Size

Table B-8 illustrates the size of housing units in the city in 2000 and 2012 by the number of bedrooms. During this time, the number of three-bedroom units increased by approximately 4.6 percent and the number of two-bedroom homes decreased slightly by approximately 0.7 percent. However, the number of “no bedroom” units also increased somewhat by 3.6 percent, while the number of two- and five-bedroom units decreased.

TABLE B-8 HOUSING UNITS BY SIZE, 2000–2012				
Bedrooms	2000		2012¹	
	Units	Percentage	Units	Percentage
No Bedroom	3	0.7%	16	3.5%
1 Bedroom	30	7.3%	44	9.7%
2 Bedrooms	188	45.7%	185	40.2%
3 Bedrooms	172	41.8%	191	42.0%
4 Bedrooms	14	3.4%	19	4.2%
5 or More Bedrooms	4	1.0%	2	0.4%
Total	411	100%	455	100%

Source: US Census 2000; 2008–2012 American Community Survey 5-Year Estimates

Notes: 1. The 2008–2012 ACS has an error factor of ± 65 for this category. This information is not available from the 2010 Census.

HOUSEHOLD CHARACTERISTICS

A household is any group of people living together in a residence, whether related or unrelated. A survey of household characteristics is useful to determine trends in household size, income, overcrowding, or underutilization, as well as the number of special needs households.

Household Growth

Table B-9 shows household growth trends from 2000 to 2013 in Dorris. From 2000 to 2010, the number of households in the city grew by 22, or approximately 6.4 percent. Since 2010, the number of households has not changed.

TABLE B-9 HOUSEHOLD GROWTH TRENDS, 2010–2013				
	2000	2010	2013	Percentage Change 2000–2013
Households	342	364	364	6.4%

Source: US Census 2000, 2010; DOF 2013 Report E-5

Household Size

Household size by tenure is shown in **Table B-10**. In 2000 and 2010, most owner-occupied households were inhabited by two persons, while the majority of renter-occupied households were inhabited by one person in 2000 and two persons in 2010. Further, between the years 2000 and 2010, the number of large family households (i.e., those with five or more persons) remained the same among owner-occupied units and increased slightly by two households among renter-occupied units. In 2010, the Department of Finance estimated the average household size in Dorris to be 2.58 persons per household.

TABLE B-10 HOUSEHOLD SIZE BY TENURE, 2000–2010				
Household Size	2000		2010	
	Households	Percentage	Households	Percentage
Owner-Occupied Households				
1 Person	65	27.4%	82	33.1%
2 Persons	95	40.1%	86	34.7%
3 Persons	38	16.0%	33	13.3%
4 Persons	17	7.2%	25	10.1%
5 Persons	9	3.8%	11	4.4%
6 Persons	5	2.1%	6	2.4%
7 or More Persons	8	3.4%	5	2.0%
Total	237	100%	248	100%
Renter-Occupied Households				
1 Person	28	26.7%	24	20.7%
2 Persons	17	16.2%	34	29.3%
3 Persons	19	18.1%	16	13.8%

4 Persons	22	21.0%	21	18.1%
5 Persons	12	11.4%	11	9.5%
6 Persons	5	4.8%	3	2.6%
7 or More Persons	2	1.0%	7	6.0%
Total	105	100%	116	100%

Source: US Census 2000, 2010

Overcrowded Housing

The US Census Bureau defines overcrowding as more than 1.01 persons per room. Severe overcrowding occurs when there are more than 1.5 persons per room. **Table B-11** illustrates the number and percentage of units in the city according to occupants per room. Approximately 5.8 percent of owner-occupied housing units and 8.4 percent of renter-occupied units were either overcrowded or severely overcrowded in 2010.

TABLE B-11 OVERCROWDED HOUSING, 2010			
	Units	Percentage of Owner- or Renter- Occupied	Percentage of Total Occupied
Owner-Occupied			
0.50 or Less Occupants per Room	139	62.3%	42.1%
0.51 to 1.00 Occupants per Room	71	32.1%	21.5%
1.01 to 1.50 Occupants per Room	0	0.0%	0.0%
1.51 to 2.00 Occupants per Room	13	5.8%	3.9%
2.01 or More Occupants per Room	0	0.0%	0.0%
Total	223	100%	67.6%
Renter-Occupied			
0.50 or Less Occupants per Room	31	29.0%	9.4%
0.51 to 1.00 Occupants per Room	67	62.6%	20.3%
1.01 to 1.50 Occupants per Room	9	8.4%	2.7%
1.51 to 2.00 Occupants per Room	0	0.0%	0.0%
2.01 or More Occupants per Room	0	0.0%	0.0%
Total	107	100%	32.4%

Source: US Census 2010

ECONOMIC CHARACTERISTICS

Household Income

Table B-12 lists the income distributions for households in Dorris in 2000 and 2012. It also shows the median household income of the city, which grew by approximately 34.2 percent from \$21,979 to \$29,500 during this period. The numbers in **Table B-12** suggest that the proportion of extremely low-income households has decreased while the proportion of households earning more than the median income has increased.

Annual Income	2000		2012	
	Households	Percentage	Households ¹	Percentage
Less than \$10,000	70	19.7%	18	5.3%
\$10,000 to \$14,999	27	7.6%	24	7.1%
\$15,000 to \$24,999	109	30.7%	77	22.6%
\$25,000 to \$34,999	54	15.2%	65	19.1%
\$35,000 to \$49,999	43	12.1%	61	17.9%
\$50,000 to \$74,999	35	9.9%	39	11.5%
\$75,000 to \$99,999	12	3.4%	28	8.2%
\$100,000 to \$149,999	2	0.6%	28	8.2%
\$150,000 or More	3	0.8%	0	0.0%
Total	355	100%	340	100%
Median Income	\$21,979		\$29,500	

Source: US Census 2000; 2008–2012 American Community Survey

Note: 1. The number of households may not be consistent with household counts identified in preceding tables due to margins of error in the 2008–2012 ACS.

Table B-13 illustrates the number of households in each income group based on the 2010 US Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS). Approximately 56.9 percent of the city's households have incomes at or below the low-income limit, with approximately 10.5 percent of all households in the extremely low-income category (30 owner-occupied and 5 renter-occupied). An additional 13.4 percent of households have earnings in the moderate-income category, while the remaining 28.4 percent have earnings in the above moderate-income category.

Income Group	Income	Households	Percentage
Extremely Low (below 30% of median income)	<\$6,594	35	10.5%
Very Low (30–50% of median income)	\$6,594–\$10,990	75	22.4%
Low (50–80% of median income)	\$10,990–\$17,583	80	24.0%
Moderate (80–100% of median income)	\$17,583–\$26,375	45	13.4%
Above Moderate (over 100% of median income)	\$26,375+	95	28.4%
Total Households		335	100%

Source: 2010 CHAS

The State of California publishes annual income limits for each county that are used to determine eligibility for assisted housing programs within that county. Further, the California Health and Safety Code requires that limits established by the State for the low-, very low-, and extremely low-income categories will be the same as those in the equivalent levels established

by the US Department of Housing and Urban Development (HUD) for its Housing Choice Voucher (Section 8) program. The area median income (AMI) for Siskiyou County in 2014 is \$57,900 for a four-person household. It is important to note that the 2012 median household income reported in **Table B-12** is not the same as the median family income established by the State in 2014 and reported in **Table B-14**.

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$12,150	\$13,900	\$15,650	\$17,350	\$18,750	\$20,150	\$21,550	\$22,950
Very Low	\$20,300	\$23,200	\$26,100	\$28,950	\$31,300	\$33,600	\$35,900	\$38,250
Lower	\$32,450	\$37,050	\$41,700	\$46,300	\$50,050	\$53,750	\$57,450	\$61,150
Median	\$40,550	\$46,300	\$52,100	\$57,900	\$62,550	\$67,150	\$71,800	\$76,450
Moderate	\$48,650	\$55,600	\$62,550	\$69,500	\$75,050	\$80,600	\$86,200	\$91,750

Source: HCD, February 2013

Employment

Employment-related data is assembled and reported by the California Employment Development Department (EDD). However, the EDD does not publish labor statistics for all cities in California. As a result, current labor statistics for Dorris are not available. The EDD estimates the county's current unemployment rate (February 2014) as being 15.3 percent, which is much greater than the state's at 8.0 percent. For the sake of comparison, unemployment rates for other cities in Siskiyou County for which the EDD does report range from 9.2 to 23.6 percent in February 2014.¹ The annual average unemployment rate for Siskiyou County in 2013 was 13.0 percent. **Table B-15** illustrates labor force information, including that approximately 84.7 percent of the county's labor force was employed in February 2014.

	Siskiyou County		California
	2013 (annual average)	February 2014	February 2014
Labor Force	18,370	17,970	18,610,000
Employment	15,970	15,060	17,068,000
Unemployment	2,400	2,730	1,506,000
Unemployment Rate	13.0%	15.3%	8.0%

Source: EDD, February 2014

The region's ten fastest growing occupations are listed in **Table B-16**. While this information is not specific to the city, it is nevertheless applicable because residents of Dorris work both within and outside of the city. According to HCD, the 2014 median household income for a family of four in Siskiyou County is \$57,900, as is shown in **Table B-14**, which equals \$27.83 per hour for a family with a single wage earner. Of the ten fastest growing occupations, only three provide a median

¹ Other cities include Dunsmuir, Mount Shasta, Weed, Yreka, and the McCloud Census Designated Place (CDP).

hourly wage that is on par with, or better than, the county's median hourly wage (i.e., management analysts, radiologic technologists and technicians, and registered nurses).

TABLE B-16 TEN FASTEST GROWING OCCUPATIONS, 2010–2020				
	Median Hourly Wage	Estimated Employment		Percentage Change
		2010	2020	
Home Health Aides	\$9.71	240	320	33.3%
Heating, Air Conditioning, and Refrigeration Mechanics and Installers	\$18.54	200	260	30.0%
Personal Care Aides	\$10.88	900	1,150	27.8%
Fitness Trainers and Aerobics Instructors	\$20.46	340	430	26.5%
Management Analysts	\$28.84	200	250	25.0%
Radiologic Technologists and Technicians	\$39.59	120	150	25.0%
Library Assistants, Clerical	N/A	120	150	25.0%
Emergency Medical Technicians and Paramedics	\$17.87	130	160	23.1%
Water and Wastewater Treatment Plant and System Operators	\$22.74	270	330	22.2%
Registered Nurses	\$48.12	1,040	1,270	22.1%

Source: EDD, Northern Mountains Region, June 2012

SPECIAL NEEDS 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. A focus of the Housing Element is to ensure that all persons in the city, regardless of circumstance, have the opportunity to find decent and affordable housing.

State housing element law identifies the following "special needs" groups: seniors, persons with disabilities, persons with developmental disabilities, female-headed households, large households, farmworkers, and homeless persons. This section provides a discussion of housing needs for each group.

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 2010 Census, 136 persons in the city are 65 years and older. These persons account for approximately 14.6 percent of the city's 2010 total population of 929. Further, as shown in **Table B-17**, the 2010 total number of senior households has slightly increased since 2000 by four households, or 4.5 percent.

Year	Population			Households		
	Number	Numerical Change	Percentage Change	Number	Numerical Change	Percentage Change
2000	140	—	—	89	—	—
2010	136	-4	-2.9%	93	4	4.5%

Source: US Census 2000, 2010

There are no senior care facilities in the city. While Dorris is in Siskiyou County, the nearest senior care facilities are in Klamath Falls, Oregon, approximately 20 miles to the north. **Table B-18** identifies the licensed senior care facilities in the vicinity of Dorris, as well as the capacity of each facility.

Facility Name	Address	Type	Capacity
Comfort Care	1735 Kane Street, Klamath Falls, OR	Assisted living	16
Emeritus at Eldorado Heights	2130 Eldorado Blvd., Klamath Falls, OR	Assisted living	70
Pelican Pointe Assisted Living Community	615 Washburn Way, Klamath Falls, OR	Assisted living	75
Quail Park at Crystal Terrace	1000 Town Center Dr., Klamath Falls, OR	Assisted living	43
Ashley Manor	44 North Homedale Rd., Klamath Falls, OR	Assisted living	15
Clairmont Residential Care Center	2555 Main Street, Klamath Falls, OR	Assisted living	48

Source: Seniorhousing.net March 2014

Persons with Disabilities

Table B-19 illustrates the population of persons with disabilities who may require housing with special features such as wheelchair ramps, special doorbells, roll-in showers, high-set toilets, or other adaptive devices or medical equipment. The majority of individuals in the city with disabilities are in the working age group (16 to 64). Most of the disabilities in this group are either physical (16.5 percent) or employment-related (18.0 percent).

Persons with a Disability		
Age 5–64, Employed Persons with a Disability	47	22.6%
Age 5–64, Not Employed Persons with a Disability	80	38.5%
Persons Age 65 Plus with a Disability	81	38.9%
Total Persons with a Disability	208	100%

% of Total Population (civilian non-institutional)	—	22.2%
Disabilities by Type by Age of Disabled Person		
Total 5–15 Years	16	4.1%
Sensory	3	0.8%
Physical	5	1.3%
Mental	5	1.3%
Self-care	3	0.8%
Total 16–64 Years	206	53.0%
Sensory	16	4.1%
Physical	64	16.5%
Mental	24	6.2%
Self-care	10	2.6%
Go-outside-home	22	5.7%
Employment	70	18.0%
Total 65 and Older – Disability by Type	167	42.9%
Sensory	25	6.4%
Physical	62	15.9%
Mental	21	5.4%
Self-care	17	4.4%
Go-outside-home	42	10.8%
Total Disabilities	389	100%

Source: US Census 2000

Notes: 1 this information is not available in the 2010 Census.

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 2000 Census, 208 Dorris residents, or approximately 22.2 percent of the population, have some type of disability. Of these persons, 81 are age 65 years or older.

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

Persons with Developmental Disabilities

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

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the

developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Far Northern Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table B-20** provides information about Dorris' population of developmentally disabled persons. **Table B-21** provides information about those persons' place of residence.

TABLE B-20 DEVELOPMENTALLY DISABLED RESIDENTS BY AGE						
Zip Code	0–13 Years	14–21 Years	22–51 Years	52–61 Years	62+ Years	Total
96023	1	4	1	1	2	10

Source: DDS, March 2014

TABLE B-21 DEVELOPMENTALLY DISABLED RESIDENTS BY RESIDENCE TYPE					
Zip Code	Community Care	Home Parent/Guardian	Independent Living	Other	Total
96023	0	7	3	0	10

Source: DDS, March 2014

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group. Incorporating “barrier-free” design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Far North Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities. Program HE.1.2.7 is proposed to specifically address the needs of the developmentally disabled.

Single-Parent and Female-Headed Households

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

policies and programs in this document to address affordability, overcrowding, and discrimination for all segments of the population.

Table B-22 illustrates the number of households that are headed by single parents. The proportion of single-parent households has decreased in the city since the 2000 Census. In 2010, single-parent households constituted approximately 8.8 percent of all households in the city, a proportion reduction of 1.3 percent since 2000. Female-headed households decreased by 13 households between 2000 and 2010. Female-headed households represent approximately 56.3 percent and male-headed households represent 43.7 percent in 2010. Further, according to the 2008–2012 American Community Survey, poverty affects 71.4 percent of the female-headed single-parent households (2008–2012 ACS, Table S1702).

TABLE B-22 SINGLE-PARENT HOUSEHOLDS			
	Households	Percentage of Single-Parent Households	Percentage of Total Households
2000			
Female-Headed Single-Parent Households	31	86.1%	8.7%
Male-Headed Single-Parent Households	5	13.9%	1.4%
Total Single-Parent Households	36	100%	10.1%
2010			
Female-Headed Single-Parent Households	18	56.3%	4.9%
Male-Headed Single-Parent Households	14	43.7%	3.8%
Total Single-Parent Households	32	100%	8.8%

Source: US Census 2000, 2010

Large Households

A large household is one with five or more persons. Large households are considered a special needs group because they need larger homes, but don't necessarily earn enough to afford the premium price of a larger home. Those homes are often a luxury out of the range of affordability for lower-income families. Thus, a large household may struggle to find suitable affordable housing. The number of large households in the city is shown by tenure in **Table B-23**. Between 2000 and 2010, the number of large owner-occupied households remained the same, while the number of large renter-occupied households increased slightly. As shown in **Table B-8**, there were 212 three-bedroom or larger housing units in the city in 2012. Of these, 19 were four-bedroom units and two were five-bedroom units. Since there are 12 households with seven or more persons and only two five-bedroom units, this would indicate a shortage of dwelling units to serve households with seven or more persons.

TABLE B-23 LARGE HOUSEHOLDS BY TENURE, 2000–2010				
Household Size	2000		2010	
	Households	Percentage	Households	Percentage
Large Owner Households	22	53.7%	22	51.2%
5 persons	9	22.0%	11	25.6%
6 persons	5	12.2%	6	14.0%
7 or more persons	8	19.5%	5	11.6%

Household Size	2000		2010	
	Households	Percentage	Households	Percentage
Large Renter Households	19	46.3%	21	48.8%
5 persons	12	29.3%	11	25.6%
6 persons	5	12.2%	3	7.0%
7 or more persons	2	4.9%	7	16.3%
Total Large Households	41	100%	43	100%

Source: US Census 2000, 2010

Homeless Persons and Families

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.

Emergency Shelters

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

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

Through the Siskiyou County Human Services Department, the California Work Opportunity and Responsibility to Kids (CalWORKs) program provides assistance to those eligible for Temporary Assistance for Needy Families (TANF). This program provides eligible individuals approximately \$65 per day for 16 days for emergency housing needs. Families are eligible for this assistance one time only. In addition, once more permanent shelter is found, the program will provide the last month's rent (if necessary) and security deposit on an apartment.

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.

Temporary Shelters

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

Single-room occupancy (SRO) units, which are often converted hotels and motels, are one of the most appropriate types of temporary housing for extremely low-income persons. However, the City's Zoning Ordinance does not specifically define single-room occupancy units, nor does it explicitly allow similar uses (e.g., rooming houses and boardinghouses) in any district. Therefore, in order to facilitate the development of SROs and increase housing options for extremely low-income persons, the City will amend its Zoning Ordinance to include the definition of single-room occupancy units, as well as describe specific development standards for these units (see Program HE.1.2.2).

Homeless Population

Homeless persons in need of emergency shelter have rarely been an issue in Dorris. The Siskiyou County Sheriff's Department, which provides law enforcement for the City, reports that the city lacks a permanent homeless population and that fair-weather transients are the only homeless persons they encounter. According to the Sheriff's Department, there may be ten transients at most passing through the city over the course of a month during the warmer months of May through September. These transients typically stay for a day or two at most and then continue on their way. The Sheriff's Department notes that they have yet to observe homeless persons in the city during the winter months.

Natural emergencies that could 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. Dorris does not have a homeless shelter, but homeless shelters are located in Yreka approximately 67 miles to the southwest and in Klamath Falls approximately 20 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 a shelter should one be proposed, the City has amended the Zoning Ordinance to allow them by right in the General Commercial (C-2) district.

Services for homeless individuals and families in Siskiyou County are primarily available in Yreka. However, given Dorris' proximity to the Oregon border and its distance from other cities in Siskiyou County, the most easily accessible services can be found in Klamath Falls to the north. **Table B-24** illustrates a number of those programs that provide homeless assistance.

TABLE B-24 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
Exodus House	303 Washington St., Klamath Falls, OR	9, 10
Klamath Lake Community Action Services	1803 Main St., Klamath Falls, OR	4, 9, 10
Klamath Crisis Center	204 Riverside Dr., Klamath Falls, OR	17
Disabled American Veterans	2809 Avalon St., Klamath Falls, OR	7
Klamath Falls 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
Yreka Family Resource Center	201 S. Broadway St., Yreka, CA	2, 11, 3
WIC	1217 S. Main Street, Yreka, CA	3
Salvation Army	501 N. Main Street, Yreka, CA	3,11
Veterans Administration	311 Lane Street, Yreka, CA	7, 10
Yreka Dream Center Food Closet	900 North Street, Yreka, CA	3
Service Codes		
1. Adult Counseling 2. Anger Management Classes 3. Food or Clothing Referral 4. Counseling, Education & Prevention 5. Crisis Intervention 6. Drug & Alcohol Treatment 7. Veterans Assistance 8. Emergency Assistance for Battered Women 9. Emergency Housing for Women & Children	10. Emergency Housing for Men 11. Emergency, Transportation (i.e., bus ticket) 12. Job Training 13. Treatment & Housing of Mentally Ill 14. Independent Living Skills Training 15. Food Stamps, CalWORKS, General Relief 16. Day Treatment 17. Workshops	

Farmworkers

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

Table B-25 shows the number of agricultural workers in Siskiyou County in 2007. While this information is somewhat dated, it does indicate the strong agricultural employment base in the county. However, this information does not specifically identify the agricultural area surrounding Dorris. As such, while this information is helpful in identifying farmworkers in Siskiyou County, the 2010 Census may be more accurate in identifying those farmworkers residing in the city. According to the 2010 Census, 72 persons employed in agriculture, forestry, fishing, and hunting, and mining occupations reside in Dorris. However, even the 2010 Census does not specifically identify farmworkers on an individual basis and therefore is somewhat suspect in its accuracy regarding the number of farmworkers in Dorris.

The agricultural fields surrounding the city are primarily utilized for alfalfa production, which is not particularly labor intensive. What labor needs there are typically get filled by local high school students on summer break. While more labor-intensive strawberry cultivation occurs in the vicinity of Macdoel to the south, there appears to be little influx of seasonal farmworkers (10–15 persons) as a result. Consequently, there is little need for seasonal or transient farmworker housing in Dorris. However, in order to comply with the California Employee Housing Act, Program HE.1.2.4 requires a revision of the Zoning Ordinance to allow farmworker housing of six or less persons in residential districts by right and in the commercial districts with a use permit.

TABLE B-25 NUMBER OF FARMWORKERS, SISKIYOU COUNTY	
Hired Farm Labor	2007
Farms	205
Workers	5,073
Farms with 150 Workers or More	
Farms	102
Workers	757
Farms with 10 Workers or More	
Farms	16
Workers	545
Laborers Working Fewer Than 150 Days	
Farms	167
Workers	4,316

Source: USDA Census of Agriculture 2007

Housing Costs and Affordability

Single-Family Home Costs

The residential real estate market in the state experienced significant price inflation during the early 2000s resulting from low mortgage rates, decreasing home sales inventory, and a steadily growing labor market. What was referred to as the “housing bubble” hit its peak around 2005 and burst in 2006. As a result, home prices fell dramatically throughout the state in the past few years. Currently, however, prices are on the rise and the housing market appears to be recovering at a slow but steady pace.

Table B-26 lists the prices of homes for sale in the city in April 2014. The table provides the average and median sales prices for a two- to four-plus-bedroom family residence. The sources are a compilation of data sources ranging from Trulia.com to zillow.com. There are very few homes for sale in the city, and the sale prices vary greatly. For example, a three-bedroom unit can range anywhere for \$45,000 to \$169,000. According to the data sources in **Table B-26**, the median sales price for a three-bedroom house is \$89,080, while a two-bedroom home is \$85,429.

The qualifying annual income is based on a 30-year fixed-rate mortgage with an annual percentage rate of 4.5 percent and a down payment of 10 percent. It also assumes that the applicant has good credit and carries no other debt obligations. The qualifying income for the average sales price of a two-bedroom home would require an approximate income of \$16,696. Based on the AMI for Siskiyou County, housing at this price would be affordable to very low- and low-income households. Based on an April 2014 housing survey, there are for-sale housing units that would be affordable to extremely low-income households in the city. For example, a two-bedroom unit for sale for \$55,900 would require an annual income of \$12,139 and would be affordable to all income levels, including extremely low-income households. While housing availability is rather limited in the city, there were two two-bedroom and two three-bedroom homes for sale for less than \$55,900 in the April housing survey.

# of Bedrooms	Units for Sale	Average Square Feet	Sale Price Range	Median Sale Price	Monthly Mortgage ¹ (estimate)	Qualifying Income ² (estimate)
2	6	1,200	\$45,000 to \$159,900	\$85,429	\$478	\$16,696
3	5	1,416	\$45,000 to \$169,000	\$89,080	\$499	\$17,409
4+	1	N/A	\$110,000	\$110,000	\$616	\$21,489

Source: www.zillow.com; realtor.com; trullia.com; craigslidt.org; landwatch.com; Bankrate.com, April 2014

Notes:

1. Monthly mortgage is based on a loan with 10 percent down and an interest rate of 4.5%, property tax = 1.25%, and PMI = 0.5%. This is an estimate; actual payments may differ.

2. Qualifying income assumes a good credit rating and no other monthly payments. This is an estimate; actual income requirements may differ.

Rental Housing Costs

Vacant rental units in the city are a relatively scarce commodity. When units become available, they are often filled quickly and for an extended period of time. Further, these units are typically advertised by word of mouth rather than in the newspaper, which makes finding a rental all the more challenging. A review of rentals being advertised in Craigslist.org in the city in April 2014 found only two units available. One was a three-bedroom house being advertised for \$550 per

month and the other was a two-bedroom unit for \$600 per month. There are no large multifamily rental complexes in the city.

At the time of the 2000 Census, the median gross rent in Dorris was \$456. According to the 2008–2012 American Community Survey, the median contract rent in the city was \$502 in 2012 (2008–2012 ACS, Table B25058). HUD has established the 2014 fair market rent to be \$789 for a two-bedroom unit in Siskiyou County and \$1,150 for a three-bedroom unit. **Table B-27** shows the approximate affordable rent for a family of four in each income group. These figures are based on the assumption that a household cannot spend more than 30 percent of its income on housing costs without becoming cost-burdened. The 2012 median contract rent is within the affordability range for very low-income and above households.

TABLE B-27 AFFORDABLE RENTS, 2014		
	Income Range (4-person Household)	Affordable Monthly Rent (30% of Monthly Income)
Extremely Low	<\$17,350	<\$433
Very Low	\$17,351–\$28,950	\$434–\$724
Low	\$28,951–\$46,300	\$725–\$1,157
Moderate	\$46,301–\$69,500	\$1,158–\$1,737
Above Moderate	>\$69,501	>\$1,738

Source: HCD State Income Limits, 2014

Mobile Housing Costs

The Department of Finance's 2013 Estimate of Population and Housing shows a total of 76 mobile homes in Dorris, which represents 18.4 percent of the total housing stock. All of these units are located on individual lots, as there are no mobile home parks in the city. However, without any manufactured homes on the market, none for rent, and none having been sold during the prior year, an assessment of mobile home costs is somewhat difficult. In fact, the most recent installation of a manufactured home on vacant land occurred in 2005. At that time, a 0.15-acre lot was purchased for \$4,500 and the unit was installed on a permanent foundation, resulting in a total assessed value of approximately \$14,000.

Overpayment

Definitions of housing affordability can vary, but in general a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered cost-burdened, and households that pay more than 50 percent are considered severely cost-burdened. Measuring the number of households paying more than these percentages helps define an area's affordability problem. The American Community Survey reports information on overpayment by tenure, as illustrated in **Table B-28**. All of the renter households earning less than 30 percent of the area median income (AMI) are in overpayment situations. In comparison, 20.8 percent of owner households that earn less than 30 percent of the AMI are in overpayment situations. The majority of lower income (less than 50% of AMI) renters, 78.3 percent, were in overpayment situations.

TABLE B-28 OVERPAYMENT - 2011							
Household	Extreme	Very Low	Low	Moderate	Above	Total	Lower

	Low				Moderate		income
Ownership Households	46	37	60	32	48	224	143
Overpaying Owner Households	10	4	11	5	0	30	25
Percentage of Overpaying Owners	20.8%	11.8%	18.5%	15.2%	0.0%	13.4%	17.5%
Renter Households	19	36	26	3	6	91	82
Overpaying Renter Households	19	28	17	0	0	64	64
Percentage of Overpaying Renters	100.0%	77.0%	64.3%	0.0%	0.0%	70.4%	78.3%
Total Households	65	74	86	36	54	315	225
Overpaying Households	29	32	28	5	0	94	89
Percentage of Overpaying Households	44.0%	43.9%	32.5%	13.9%	0.0%	29.9%	39.6%

Source 2007-2011 ACS

HOUSING CONSTRAINTS

Governmental and Non-Governmental Constraints

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

Governmental Constraints

Land Use Controls

The City of Dorris General Plan establishes policies that guide all new development, including residential land uses. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the city. **Table B-29** shows the residential land use designations established by the General Plan.

Designation	Maximum Units per Acre	Notes
Residential Agriculture (R-A)	1 unit/acre	Large lot single-family residential with limited agricultural use due to higher residential density than conventional agriculture
Low Density Residential (LDR)	7 units/acre	Single-family residential dwellings
Medium Density Residential (MDR)	12 units/acre	Single-family residential dwellings and duplexes
High Density Residential (HDR)	20 units/acre	Single-family residential dwellings, duplexes, triplexes, apartments, elder housing, group homes, etc.
Mobile Home Park (MHP)	20 units/acre	Mobile homes

Source: City of Dorris General Plan

Residential Development Standards in Residential Zones

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. **Table B-30** shows the residential zone districts and permitted densities.

	Residential Agriculture (R-A)	Low Density Residential (R-1)	Medium Density Residential (R-2)	High Density Residential (R-3)	Mobile Home Residential (M-H)
Max. Units Per Acre	1	7	12	20	20
Minimum Lot Size	43,560 sq. ft.	6,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.	8,000 sq. ft.
Minimum Lot Width	150'	50'	60'	60'	80'
Front Yard Setback	20'	20'	20'	20'	20'
Side Yard Setback	5'-15'	5'-15'	5'-15'	10'-15'	10'
Rear Yard Setback	10'	10'	10'	10'	10'
Max. Building Height	35'	35'	35'	45'	45'
Minimum Parking Spaces Per Unit	2	2	2	2	1+
Max. Lot Coverage	20%	35%	50%	75%	65%

Source: City of Dorris Zoning Ordinance

Note: 1. This table is provided for informational purposes only and is subject to change.

The minimum residential lot sizes range from 6,000 square feet to 1e acre. The maximum height limit for residential units is 35 feet in the R-A, R-1, and R-2 districts and is 45 feet in the R-3 and M-H districts.

Parking standards in all residential districts, except Mobile Home Residential (M-H), require a minimum of two parking spaces per unit. Four parking spaces are required for every three mobile home spaces in the M-H district. These requirements are minimal and are not considered a constraint to development. Nevertheless, in order to encourage the development of affordable housing in the city, the City will amend the parking standard to require only one space per one-bedroom unit in multifamily housing developments (see Program HE.2.1.5).

The City's three high-density multifamily zones (i.e., at least 10 units per acre) are the Medium Density Residential (R-2), High Density Residential (R-3), and Mobile Home Residential (M-H) zones. Aside from the M-H zone permitting mobile home parks, the R-3 and M-H districts are identical in the type of housing allowed. The R-2 district, on the other hand, allows uses no more intense than duplexes, or triplexes with a use permit. Further, the R-2 district allows a maximum density of 12 units per acre, while the R-3 and M-H districts allow 20 units per acre.

Residential Development Standards in the Commercial Zones

The Community Commercial (C-1) and General Commercial (C-2) zones allow residential development consistent with the R-3 district upon issuance of a use permit.

While obtaining approval of a use permit for residential development in the commercial districts require more effort on the part of the applicant than a permit approved by staff, this process does not appear to be a constraint to the development of affordable housing. A conditional use permit for residential development entails the property owner submitting an application and site plan for review, along with the appropriate processing fee. These applications are reviewed by staff for consistency with the City's General Plan and Zoning Ordinance. Staff then conducts an environmental review pursuant to the California Environmental Quality Act (CEQA) (typically a mitigated negative declaration), schedules a public hearing before the City Council, and notifies property owners within 300 feet of the project. No design standards, architectural review, or other criteria are applied except normal setbacks, building height, lot coverage, density, and parking requirements. The City Council primarily considers potential environmental impacts, as well as public improvements that may be necessary to support the project. In deciding whether to grant a use permit, the City Council must make a finding that the establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be materially detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be materially detrimental to property or improvements in the neighborhood or to the general welfare of the city.

Although typical, the finding is rather broad and does not provide specific guidance to an applicant as to what conditions must be met to receive a use permit. This lack of specificity might create a potential constraint to residential uses that require a use permit. However, the City Council can designate conditions of approval as necessary to ensure the use will meet the required finding. It is important to note that the City does not apply the use permit process to disallow residential uses. Rather, the City seeks to provide a process whereby residential uses that are not allowed by right can be facilitated in a manner which will result in projects that are compatible with surrounding uses. The entire process from submittal to public hearing and project approval is typically about six to eight weeks. The process is the same for all uses requiring a use permit. Therefore, the process does not unduly constrain the development of residential uses subject to a use permit.

On- and Off-Site Improvements

In order to maintain the quality of its neighborhoods and safeguard the health and safety of the community, the City requires curbs, gutters, and sidewalks in all new subdivisions. In addition,

developers must provide those facilities necessary to serve the development, including roads, sewer lines, drainage systems, water lines, fire hydrants, and streetlights. While all development-related improvements add to the cost of housing, the City's standards are similar to other communities in the region and do not constrain the development of affordable housing.

Among the required on- and off-site improvements associated with new subdivisions, roadways typically have the greatest impact on the cost of housing. In Dorris, local streets typically include a right-of-way of 60 feet and a pavement width of 28 to 32 feet. This is fairly typical of local roadways throughout the region and does not serve to constrain the development of affordable housing.

Adequacy of Zoning Standards to Facilitate Affordable Housing

Land costs are fairly low in Dorris, about \$7,300 per acre for development-ready land suitable for residential units (see the analysis of land costs below). Given these low land costs, an increase in the base residential density (before a density bonus for affordable housing) above 12 units per acre would not significantly reduce residential development costs or significantly increase the feasibility of affordable housing production. The City therefore believes that the R-2, R-3, M-H, C-1, and C-2 zones provide sufficient density and development standards to accommodate housing affordable to very low- and low-income households.

Flexibility in Development Standards

Chapter 18.28 of the Dorris Municipal Code provides flexibility in residential development standards through the approval of a development plan on property zoned Planned Unit Development (PUD). The PUD district is intended to enable and encourage flexibility of design and development of land in such a manner as to promote its most appropriate use. This district is designed to accommodate various types of developments, such as commercial centers, single-family and multifamily housing developments, professional offices, or any other use or combination of uses that can be made appropriately a part of a PUD. Mandatory findings associated with the planned development include:

1. The proposed location of the planned development is in accordance with the objectives of the Zoning Ordinance.
2. The proposed location of the planned development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.
3. The proposed planned development will comply with each of the applicable provisions of Chapter 18.28.
4. The standards of population density, site area and dimensions, site coverage, yard spaces, heights of structures, distance between structures, off-street parking and off-street loading facilities, and landscaped areas will produce an environment of stable and desirable character consistent with the objectives of the City of Dorris.
5. The standards of population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, and off-street parking and off-street loading facilities will be such that the development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.

6. The combination of different dwelling types and variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses in the vicinity.
7. The proposed planned development or the first use or group of uses can be substantially completed within two years after the district is established.

Provision for a Variety of Housing

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

Some housing types are allowed by right and others are allowed with a conditional use permit. **Table B-31** summarizes the housing types permitted, conditionally permitted, or excluded under the City's Zoning Ordinance.

TABLE B-31 RESIDENTIAL USES PERMITTED BY ZONING ¹								
Residential Uses	R-A	R-1	R-2	R-3	M-H	PUD	C-1	C-2
Single-Family Dwellings ²	P	P	P	P	P	P	C	C
Second Units	P	P	P	P	C	P	C	C
Duplexes			P	P	P	PD	C	C
Triplexes			C	P	P	PD	C	C
Multifamily Dwellings				P	C	PD	C	C
Mobile Home Parks					P/C ³	PD		
Group Care Home (6 or less persons)	P	P	P	P	P	P	C	C
Group Care Home (7 or more persons)			C	C	C	PD	C	C
Single-Room Occupancy Units						PD		
Transitional/Supportive Housing	P	P	P	P	P	PD	C	C
Emergency Shelters						PD		P
Farm Labor Housing						PD		

Source: City of Dorris Zoning Ordinance

Notes: P = Permitted C = May be allowed with a conditional use permit

PD = May be allowed with an approved development plan

1. This table is provided for informational purposes only and is subject to change.

2. Includes manufactured homes.

3. Mobile home parks of more than four units must first obtain a use permit.

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.

Second Dwelling Units

"Second unit" means an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons. It includes permanent provisions

for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated.

Assembly Bill (AB) 1866 (Chapter 1062, Statutes of 2002), also known as the "second unit law," amended the California Government Code to facilitate the development of second units. This amendment requires localities to allow second units ministerially without discretionary review or hearings. To be considered a ministerial review, the process used to approve second units must "apply predictable, objective, fixed, quantifiable and clear standards." Applications for second units should not be subject to onerous conditions of approval or public hearing process or public comment.

The second unit law established maximum standards for second units on lots zoned for residential use that contain existing single-family dwellings. No other standards can be applied to the approval of second units than those listed in Section 65852.2(b) of the Government Code, except the City may require that the primary structure be owner-occupied. The City may apply the following standards:

- The unit is not intended for sale and may be rented.
- The lot is zoned for single-family or multifamily use.
- The lot contains an existing single-family dwelling.
- The second unit is either attached to the existing dwelling and located within the living area of the existing dwelling or detached from the existing dwelling and located on the same lot as the existing dwelling.
- The increased floor area of an attached second unit shall not exceed 30 percent of the existing living area.
- The total area of floor space for a detached second unit shall not exceed 1,200 square feet.
- Requirements relating to height, setback, lot coverage, architectural review, site plan review, fees, charges, and other zoning requirements generally applicable to residential construction in the zone in which the property is located.

Consistent with Government Code Section 65852.2(b), second dwelling units are permitted by right in the R-A, R-1, R-2, R-3 and M-H districts and with a conditional use permit in the C-1 and C-2 zones.

Housing for Persons with Disabilities

As part of a governmental constraints analysis, housing elements must analyze constraints on the development, maintenance and improvement of housing for persons with disabilities. This includes a review of zoning and land use policies and practices to ensure compliance with fair housing laws; a provision exists for group homes for six or more persons; a broad definition of family is included in the Zoning Ordinance in order to provide occupancy standards specific to unrelated adults, as well as comply with Fair Housing Law; and siting or separation requirements for licensed residential care facilities do not impact the development and cost of housing for persons with disabilities.

In accordance with state law, the City must allow licensed community care facilities for six or fewer persons in any area zoned for residential use and may not require licensed care facilities

serving six or fewer individuals to obtain conditional use permits or variances that are not required of other family dwellings. Not only does the Zoning Ordinance include a definition of group care home that is based on Health and Safety Code Section 1500 et seq., but these facilities, or “group care homes” as they are referred to in the City’s Zoning Ordinance, are allowed by right in all residential zones and conditionally permitted in the Community Commercial (C-1) and General Commercial (C-2) zones similar to other residential uses. The Zoning Ordinance does not establish a specific density for group care homes but rather uses Health and Safety Code Section 1500 et seq. to determine whether a facility will require a use permit. As such, in order to better facilitate the development of housing for persons with special needs, the City will amend the Zoning Ordinance to clearly define the density (either six or fewer or seven or more persons) for group care facilities and define the requirement for a use permit for facilities of seven or more persons in the Medium Density Residential (R-2), High Density Residential (R-3), Mobile Home Residential (M-H), Community Commercial (C-1), and General Commercial (C-2) zones with a conditional use permit (see Program HE.1.2.4).

The occupancy standards of the Zoning Ordinance comply with fair housing laws in that they do not restrict occupancy based on relationship. For instance, Section 18.06.750 of the Dorris Municipal Code provides a broad definition of “family” as follows: “Family means a group of individuals with a common bond by means of blood, marriage, or conscientiously established relations living together as a housekeeping unit sharing a dwelling unit. Clients of a group home subject to Health and Safety Code Section 1501 are not deemed a family for purposes of this title.” Although this definition successfully captures the cohabitation of unrelated individuals, it should be reworded to be more inclusive of unrelated individuals, especially with regard to clients of a group home. (In all likelihood, the word “not” was included in error.) As such, the City will update its definition of family to ensure that it includes, rather than excludes, clients of group homes and other unrelated individuals (see Program HE.2.1.4).

The City does not have any special requirements for residential care facilities, such as minimum distances between facilities. However, as facilities are proposed, they are subject to review for overconcentration to ensure consistency with state law requirements. Of course, given that residential care facilities have yet to locate within the city, this has not been an issue.

Senior Housing

Given the number of persons aged 65 years old and older in the city, the lack of senior care facilities in and adjacent to the city, and the lack of zoning necessary to accommodate a senior care facility should one be proposed, the City will amend the Zoning Ordinance to allow senior care facilities in the High Density Residential (R-3) and Mobile Home Residential (M-H) districts similar to multifamily housing (see Program HE.2.1.6). This will result in senior housing also being a permitted use in the Community Commercial (C-1) and General Commercial (C-2) districts upon issuance of a use permit.

Supportive Housing

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on-site or off-site services with no limit on the length of stay 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. Therefore, in order to facilitate the development of supportive housing, the City has amended the Zoning Ordinance to specifically define supportive housing types and to consider them a residential use. Supportive housing is allowed in all zoning districts that allow residential uses and

does not require any regulations other than those required of the residential uses in the same district.

Emergency Shelters and Transitional Housing

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

Legislation (Senate Bill 2 (Cedillo, 2007)) requires jurisdictions to identify a zone where emergency shelters will be allowed as a permitted use without first obtaining a conditional use permit or other discretionary approval. Further, the zone(s) identified must have land available to accommodate an emergency shelter. While the City’s Housing Needs Assessment indicates few homeless persons in the city and little need for a shelter, the City conducted a staff-level review of its zoning districts and vacant land in order to comply with state law and determined that the General Commercial (C-2) district would be the most appropriate for the siting of emergency shelters because there would more likely be other services available such as grocery stores and coin-operated laundries. Approximately 4.9 acres in 13 vacant parcels of sites currently zoned C-2 are available with sewer and water to meet this potential need. The City has amended the Zoning Ordinance to allow emergency shelters by right in the C-2 district.

SB 2 further requires that transitional housing be considered a residential use subject only to the same restrictions that apply to similar housing types in the same zone. Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multifamily units and may include supportive services to allow individuals to gain necessary life skills in support of independent living. Transitional housing is allowed in all zoning districts that allow residential uses and does not require any regulations other than those required of the residential uses in the district.

Single-Room Occupancy Units

Housing elements must identify zoning to encourage and facilitate single-room occupancy units. Single-room occupancy units (SROs) are often the most appropriate type of housing for extremely low-income persons. The City’s Zoning Ordinance does not specifically define single-room occupancy units but does define similar uses, boardinghouses and rooming houses, and allows dormitory type uses in the C-2 zone with a use permit. The development standards for these are the same as other uses in the respective zones and do not constrain the development of SROs. However, to ensure the facilitation of SROs, the City will amend its Zoning Ordinance to specifically define single-room occupancy units and describe development standards for this housing type (see Program HE.1.2.2).

Housing for Farmworkers

The City of Dorris Zoning Ordinance does not explicitly provide for farmworker housing in any district. However, uses similar to those permitted in each residential zone may be allowed with a use permit. Regardless, pursuant to Health and Safety Code Sections 17021.5 and 17021.6, housing for farmworkers in Dorris for six or fewer persons is to be permitted in all residential zones. Further, no additional discretionary approvals can be required for any kind of employee housing that is intended to house six or fewer people, including farmworkers. If the proposed unit looks like a single-family house (i.e., two-car garage, driveway, front yard, etc.), the process is a

ministerial approval. Therefore, the City will amend the Zoning Ordinance consistent with Health and Safety Code Sections 17021.5 and 17021.6 to specifically allow farmworker housing for six or fewer persons in all residential districts by right and in the commercial districts with a use permit (see Program HE.1.2.4).

Development and Processing Fees

Many of the large, vacant residential parcels do not currently have on- and off-site improvements in place, such as streets, sidewalks, and water and sewer connections. Therefore, the City requires developers to construct these improvements and/or pay fees to help defer the costs of providing infrastructure, public facilities, and services. Impact fees that apply to new residential single-family and multifamily construction are listed in **Table B-32**. The City also collects fees from developers to help cover the costs of planning and processing permits. Processing fees are calculated based on average staff time and material costs required to process a particular type of case. Planning and building fees are summarized in **Table B-33**.

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

TABLE B-32 DEVELOPMENT IMPACT FEES¹		
Facility	Fee per Dwelling Unit	
	Single-Family	Multifamily
Water Connection Fee	\$400	\$400
Sewer Connection Fee	\$500	\$500
School Impact Fee	—	—
Total	\$900	\$900

Source: City of Dorris 2014

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

TABLE B-33 PLANNING AND BUILDING FEES	
Planning Fees	
Item	Fee
General Plan Amendments (minor) ¹	
General Plan Amendments (major) ²	\$2,440
Zone Change (minor) ³	
Zone Change (major) ⁴	\$3,560
Zone Change (Planned Development Application)	\$3,560
Use Permits in Residential	\$1,760
Use Permits in Commercial	\$1,760
Tentative Subdivision Map Application	\$4,300 plus \$10 per lot over 4 lots
Tentative Parcel Map, Minor (2 parcels) ⁵	\$2,320
Tentative Parcel Map, Minor ⁶	\$2,470.00 plus \$5.00 a lot over 4 lots
Boundary Line Adjustment	\$340.00 plus \$25.00 per hour over 6 hours
Variance	\$1,200
Environmental Impact Report	150% deposit/actual costs
Negative Declaration	Actual cost to City
Categorical Exemption	Actual cost to City
Building Fees	
Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof
\$2001.00 to \$25,000.00	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1000.00 or fraction thereof
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1000.00 or fraction thereof
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1000.00 or fraction thereof
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1000.00 or fraction thereof
\$500,001.00 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1000.00 or fraction thereof
\$1,000,001.00 and over	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1000.00 or fraction thereof

Source: City of Dorris 2014

Notes: 1. Minor General Plan Amendments are those which do not increase allowable density by more than one parcel or generate significant new traffic or land use impact in the designated area

2. All General Plan Amendments other than those described in one (1) above.

3. Minor Zone Changes are those which do not increase allowable density by more than one parcel or generate significant new traffic or land use impact in the designate area.

4. All Zone Changes other than described in (3) above.

5. Minor parcel maps are those which create one additional parcel.

6. Major parcel maps are all parcel maps creating more than two parcels.

Including the cost of building permits, which are roughly \$1,100 per unit for a 1,200-square-foot single-family or multifamily dwelling, development fees average \$5,156 for a typical single-family or multifamily dwelling. These fees are considerably less than in most other cities in the region. Depending on housing unit size and type, City and school district fees amount to between 4 and

6 percent of the total cost of each new housing unit. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to maintain the quality of life desired by city residents and do not constrain the development of affordable housing.

Permit Processing Times

The time involved in processing development applications can become a constraint to affordable housing development. However, because Dorris is a small community that receives few applications and almost no complicated applications, the processing of a residential application occurs expeditiously. In Dorris, most development applications for single-family and multifamily developments take approximately two to three weeks to process as long as no discretionary approvals are needed. If an applicant proposes a development that requires discretionary review, such as one that requires a use permit, the processing time can extend to two months regardless of whether it's a single-family or multifamily project. **Table B-34** lists the typical review times for each type of permit or approval process. These review periods do not present constraints to development, as some review is needed to ensure the maintenance of health and safety standards. Further, the City encourages developers to submit applications concurrently whenever possible to minimize the total processing time and related project costs.

TABLE B-34 PLANNING PROCESSING TIMES	
Type of Approval or Permit	Typical Processing Time
Ministerial Review	2–3 weeks
Conditional Use Permit (CUP)	1–2 months
Zone Change	3 months
General Plan Amendment	3 months
Parcel Maps	2–3 months
Initial Study (CEQA)	2–3 months
Environmental Impact Report (CEQA)	8–10 months

Source: City of Dorris 2010

Building Codes and Enforcement

The City has adopted the 2013 California Building Code (CBC) for its code requirements and has not adopted additional standards beyond those contained in the CBC. Therefore, because the California Building Code serves to protect public health and safety, it does not pose a significant constraint to the production or improvement of housing in Dorris.

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

Non-Governmental Constraints

Land Costs

The cost of raw, developable land creates a direct impact on the cost of a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of land. A review of available land for sale in and around the city was

completed as a part of this Housing Element update. Land costs in the Dorris area as of March 2014 are shown in **Table B-35**. The price per acre varied depending on location, from a high of \$27,500 per acre to a low of \$1,875 per acre. The average cost per acre was \$7,533 with a median of \$5,960.

Price	Acres	Price per Acre
\$75,000	40	\$1,875
\$49,000	20	\$2,450
\$59,000	20	\$2,950
\$68,750	2.5	\$27,500
\$14,900	2.5	\$5,960
\$15,000	2.5	\$6,000
\$15,000	2.5	\$6,000
Average		\$7,533
Median		\$5,960

Source: Landwatch.com, March 2014

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. An Internet source of construction cost data (www.building-cost.net), provided by the Craftsman Book Company, estimates the per square foot cost of a single-story four-cornered home in the city to be approximately \$124 per square foot. This cost estimate is based on a 1,200-square-foot house of standard-quality construction. The total construction costs excluding land costs are estimated at \$149,054. If labor or material costs increased substantially, the cost of construction in the city could rise to a level that impacts the price of new construction and rehabilitation.

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 a housing project that could have been developed at lower interest rates infeasible. When interest rates decline, sales increase. The reverse has been true when interest rates increase. A fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table B-36** illustrates interest rates as of March 2014. 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 which 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.

	Interest	APR ¹
30-year fixed	4.125%	4.258%

TABLE B-36 INTEREST RATES		
	Interest	APR¹
15-year fixed	3.125%	3.402%
5-year ARM	2.625%	2.894 %
FHA Rates		
30-year fixed	3.500%	4.725%
15-year fixed	2.750%	3.701%
Veterans Loans		
30-year fixed	3.500%	3.823%
15-year fixed	2.750%	3.257%

Source: <http://www.amerisave.com>
Notes: 1. Based on a \$260,000 loan amount.

HOUSING RESOURCES AND OPPORTUNITIES

At-Risk Housing Analysis

California Government Code Section 65583(a)(9) et seq. requires that the Housing Element include an analysis of the assisted low-income housing units in the city that may be lost from the inventory of affordable housing within the next ten years as a result of the expiration of some type of affordability restriction.

Dorris currently has no multifamily housing projects that receive federal subsidies in order to maintain the affordability of the units. Additionally, the city has no locally subsidized units and has not issued any mortgage revenue bonds for this type of activity. Further, the City has not approved any density bonuses with financial assistance, does not have an in-lieu fee program, and has not assisted multifamily housing with redevelopment or CDBG funds. Consequently, there are no multifamily housing projects that are considered to be at risk.

Rehabilitation Program

The City's rehabilitation loan program is currently funded by a revolving loan account (RLA). The City applied for CDBG funds in the past that were used for rehabilitation loans. As repayments of these loans are received, the money is put back in to a loan account to give to new applicants. Loans are made to households in target income groups (TIGs) and can be used for structural rehabilitation, room additions to relieve overcrowding, and total reconstructions. As of April 2014, there was \$178,000 in available funding through this program, but the actual amount of funds available to loan fluctuates and depends on the rate of repayment from existing loans. Interest rates for owner-occupied units are usually set at 3 percent but can be as low as 0 percent for very low-income households, and the life of the loan can be up to 30 years. Fifteen households have been assisted involving minor and major rehabilitations since 2009.

Housing Authority

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

Siskiyou County has no local public housing authority. As such, HCD receives an allocation of Housing Choice Voucher rent assistance funds from HUD and contracts with the Shasta County Housing Authority to administer the Housing Choice Voucher (Section 8) program at the county level. 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; the Section 8 program pays the remaining amount.

The Shasta County Housing Authority administers a total of 195 vouchers throughout Siskiyou County and one in Dorris. An additional 126 applicants are on the Housing Choice Voucher waiting list.

REGIONAL HOUSING NEEDS

Pursuant to Government Code Section 65584, the California Department of Housing and Community Development (HCD) has developed a Regional Housing Need Allocation (RHNA) Plan for Siskiyou County. The RHNA Plan identifies a need for 530 new residential units in all of Siskiyou County (i.e., including incorporated cities) over a five-year period (June 30, 2014, to June 30, 2019). The need for 530 units is shared and distributed among each of the communities in the county, with each community's share determined by its proportion of the county's overall household population. Thus, the City of Dorris' share of regional housing needs is 12 units, or two units per year over a 5.5-year period. In an attempt to provide housing for all income groups in the city, these 12 units are further divided among the various income groups identified and defined in **Table B-37**.

Income Category	Regional Housing Needs	Percentage of Total
Extremely Low (< 30% median income)	1	8.3%
Very Low (30–50% median income)	2	24.0%
Low (50–80% median income)	2	24.0%
Moderate (80–120% median income)	2	24.0%
Above Moderate (> 120% median income)	5	41.7%
Total	12	100%

Regional housing need allocations are considered a minimum need. Many jurisdictions have existing unmet housing needs due to overpayment or overcrowding issues that signal housing need and may exceed the regional allocations.

VACANT LAND INVENTORY

Table B-38 lists most of the available vacant land in the city that is appropriate to meet the City's share of the regional housing needs. As noted in **Table B-38**, there are a total of 9.7 acres of Community Commercial (C-1) zoned land with the potential to result in 48 units; 7.2 acres of General Commercial (C-2) zoned land with the potential to result in 36 units; 22.3 acres of Medium Density Residential (R-2) zoned land with the potential to result in 187 units; 41.1 acres of Low Density Residential (R-1) zoned land with the potential to result in 202 units; and 96.7 acres of Planned Unit Development (PUD) zoned land with the potential to result in 10 units. While these numbers represent the amount of vacant land in the city and the resulting buildout potential, they do not take into consideration the considerable number of large, underutilized parcels present in the city. These underutilized parcels could also support quite a bit of residential development. However, because it is apparent that the City can meet its share of regional housing needs utilizing vacant land alone, there is no need to consider potential buildout of underutilized land at this time.

Per state law (AB 2348), the City of Dorris needs to show vacant residentially zoned sites at a density of at least 15 units per acre to meet its RHNA for extremely low-, very low-, and low-income households. In cases where the City does not have sufficient residential vacant sites zoned at 15 units per acre to meet its RHNA allocation for these income groups, the City needs to analyze the financial feasibility for construction of affordable units on sites zoned for less than 15 units per acre.

The City's Housing Element assumes it can accommodate its extremely low-, very low-, and low-income RHNA on available vacant sites in the R-2, R-3, M-H, C-1, and C-2 zoning districts. This is because the R-3, M-H, C-1, and C-2 districts all allow densities of 20 units per acre and the R-2 district allows densities of 12 units per acre. While allowable densities within the R-2 district are below the 15 units per acre threshold established by AB 2348, the low cost of land in the city makes development within this district affordable to lower-income households.

By comparing the net densities achieved by development projects with the maximum allowable densities for the properties on which they are located, likely buildout densities of vacant land within the city can be projected. However, it is important to note that there has not been a residential subdivision or apartment building constructed in the city in the past 20 years with which to forecast future buildout. Therefore, projected densities are based on the development of single-family homes in the city over the past five years. As such, a net density of 70 percent of the maximum was assumed for the vacant residentially zoned parcels and a net density of 25 percent of the maximum was assumed for the vacant commercially zoned parcels. While this may underestimate potential residential densities in the C-1 and C-2 districts, it is likely that many of the vacant commercial properties will, in fact, develop with commercial-type uses.

None of the sites listed in **Table B-38** identify constraints to development. After all, with no surface waters and flat ground throughout the city, there is little that serves to constrain residential development.

Affordable housing is permitted in a variety of residential zone districts. However, most affordable projects will occur in the R-2, R-3, M-H, C-1, and C-2 zones since they each permit densities of at least 12 units to the acre, which is more likely to fit projects supported by government assistance. The smallest vacant multifamily parcel noted in **Table B-38** (0.15 acre) is of sufficient size to accommodate a duplex with 1,200-square-foot units and a two-car garage each. As noted above, there are a total of 22.3 acres of R-2, 9.7 acres of C-1, and 7.2 acres of C-2 zoned lands with the combined potential to result in 271 units.

Public sewer and water service is readily available within 100 feet of most of the vacant lands identified on **Table B-38**. In a recent assessment of infrastructure related to housing development, the City of Dorris projected that current water facilities can accommodate an increase of approximately 20 housing units and sewer an increase of approximately 237 housing units. As such, the City's basic infrastructure is adequate to serve the projected growth for the next five years and beyond.

TABLE B-38 VACANT LAND INVENTORY									
APN	Acres	Zoning	General Plan	Max Density	Maximum Capacity	Realistic Capacity	Sewer	Water	Site Constraints
Moderate and Above Moderate Income Levels									
051-401-020	22.28	PUD	MU-PD	Varies	1	1	Yes	Yes	None
051-391-010	30.25	PUD	MU-PD	Varies	1	1	Yes	Yes	None
051-151-060	2.10	PUD	MU-PD	Varies	1	1	Yes	No	None
051-151-040	2.01	PUD	MU-PD	Varies	1	1	Yes	No	None
051-152-030	2.06	PUD	MU-PD	Varies	1	1	Yes	No	None
051-152-040	2.02	PUD	MU-PD	Varies	1	1	Yes	No	None
051-141-030	2.06	PUD	MU-PD	Varies	1	1	Yes	No	None
051-141-040	2.02	PUD	MU-PD	Varies	1	1	Yes	Yes	None
051-142-030	2.09	PUD	MU-PD	Varies	1	1	Yes	Yes	None
051-381-050	29.80	PUD	MU-PD	Varies	1	1	No	Yes	None
051-093-060	0.25	R-1	LDR	7	2	1	Yes	Yes	None
051-181-060	0.17	R-1	LDR	7	1	1	Yes	Yes	None
051-181-070	0.17	R-1	LDR	7	1	1	Yes	Yes	None
051-111-160	0.16	R-1	LDR	7	1	1	Yes	Yes	None
051-253-160	0.23	R-1	LDR	7	2	1	Yes	Yes	None
051-214-060	0.15	R-1	LDR	7	1	1	Yes	Yes	None
051-101-140	0.19	R-1	LDR	7	1	1	Yes	Yes	None
051-021-190	0.45	R-1	LDR	7	3	2	Yes	Yes	None
051-243-060	0.15	R-1	LDR	7	1	1	Yes	Yes	None
051-242-210	0.19	R-1	LDR	7	1	1	Yes	Yes	None
051-112-070	0.33	R-1	LDR	7	2	2	Yes	Yes	None
051-043-240	0.22	R-1	LDR	7	2	1	Yes	Yes	None
051-042-090	0.26	R-1	LDR	7	2	1	Yes	Yes	None
051-122-210	0.23	R-1	LDR	7	2	1	Yes	Yes	None
051-122-050	0.20	R-1	LDR	7	1	1	Yes	Yes	None
051-253-050	0.16	R-1	LDR	7	1	1	Yes	Yes	None
051-362-090	0.30	R-1	LDR	7	2	1	Yes	Yes	None
051-253-030	0.22	R-1	LDR	7	2	1	Yes	Yes	None
051-362-160	1.34	R-1	LDR	7	9	7	Yes	Yes	None
051-112-080	0.41	R-1	LDR	7	3	2	Yes	Yes	None
051-101-070	0.22	R-1	LDR	7	2	1	Yes	Yes	None
051-122-190	0.20	R-1	LDR	7	1	1	Yes	Yes	None
051-201-120	0.15	R-1	LDR	7	1	1	Yes	Yes	None
051-101-170	2.72	R-1	LDR	7	19	13	Yes	Yes	None
051-122-070	0.20	R-1	LDR	7	1	1	Yes	Yes	None

**TABLE B-38
VACANT LAND INVENTORY**

APN	Acres	Zoning	General Plan	Max Density	Maximum Capacity	Realistic Capacity	Sewer	Water	Site Constraints
051-071-030	0.15	R-1	LDR	7	1	1	Yes	Yes	None
051-202-090	0.25	R-1	LDR	7	2	1	Yes	Yes	None
051-381-050	29.80	R-1	LDR	7	209	146	No	Yes	None
051-071-120	0.15	R-1	LDR	7	1	1	Yes	Yes	None
051-052-080	0.15	R-1	LDR	7	1	1	Yes	Yes	None
051-052-070	0.15	R-1	LDR	7	1	1	Yes	Yes	None
051-051-210	0.15	R-1	LDR	7	1	1	Yes	Yes	None
051-052-140	0.15	R-1	LDR	7	1	1	Yes	Yes	None
051-052-150	0.15	R-1	LDR	7	1	1	Yes	Yes	None
051-042-190	0.19	R-1	LDR	7	1	1	Yes	Yes	None
051-082-220	0.30	R-1	LDR	7	2	1	Yes	Yes	None
051-022-170	0.15	R-1	LDR	7	1	1	Yes	Yes	None
051-022-160	0.15	R-1	LDR	7	1	1	Yes	Yes	None
Total Moderate and Above Moderate					297	214			
Lower Income Levels									
051-281-120	0.15	R-2	MDR	12	2	1	Yes	No	None
051-281-040	0.45	R-2	MDR	12	5	4	Yes	No	None
051-281-070	0.30	R-2	MDR	12	4	3	No	No	None
051-281-060	0.30	R-2	MDR	12	4	3	No	No	None
051-342-070	0.35	R-2	MDR	12	4	3	No	No	None
051-342-060	0.16	R-2	MDR	12	2	1	No	No	None
051-322-010	0.80	R-2	MDR	12	10	7	No	No	None
051-322-020	0.80	R-2	MDR	12	10	7	No	No	None
051-342-050	0.16	R-2	MDR	12	2	1	No	No	None
051-352-040	0.60	R-2	MDR	12	7	5	Yes	Yes	None
051-312-010	1.01	R-2	MDR	12	12	8	Yes	Yes	None
051-312-030	0.13	R-2	MDR	12	2	1	No	No	None
051-312-020	0.88	R-2	MDR	12	11	7	No	No	None
051-012-130	0.30	R-2	MDR	12	4	3	Yes	Yes	None
051-302-130	0.52	R-2	MDR	12	6	4	Yes	No	None
051-302-020	0.51	R-2	MDR	12	6	4	No	No	None
051-301-010	1.05	R-2	MDR	12	13	9	Yes	No	None
051-301-020	1.04	R-2	MDR	12	12	9	No	No	None
051-281-030	0.45	R-2	MDR	12	5	4	Yes	No	None
051-281-110	0.15	R-2	MDR	12	2	1	Yes	No	None
051-281-080	0.45	R-2	MDR	12	5	4	No	No	None
051-012-110	0.21	R-2	MDR	12	3	2	Yes	Yes	None
051-352-030	0.15	R-2	MDR	12	2	1	Yes	Yes	None
051-311-030	0.25	R-2	MDR	12	3	2	No	No	None
051-311-040	0.51	R-2	MDR	12	6	4	No	No	None
051-321-010	0.80	R-2	MDR	12	10	7	Yes	Yes	None
051-321-020	0.80	R-2	MDR	12	10	7	No	No	None

**TABLE B-38
VACANT LAND INVENTORY**

APN	Acres	Zoning	General Plan	Max Density	Maximum Capacity	Realistic Capacity	Sewer	Water	Site Constraints
051-342-040	0.75	R-2	MDR	12	9	6	Yes	Yes	None
051-281-100	0.45	R-2	MDR	12	5	4	No	No	None
051-281-090	0.30	R-2	MDR	12	4	3	Yes	No	None
051-282-010	1.09	R-2	MDR	12	13	9	No	No	None
051-352-020	0.75	R-2	MDR	12	9	6	Yes	Yes	None
051-311-010	0.76	R-2	MDR	12	9	6	Yes	Yes	None
051-311-020	0.52	R-2	MDR	12	6	4	No	Yes	None
051-302-180	0.38	R-2	MDR	12	5	3	Yes	Yes	None
051-012-180	0.15	R-2	MDR	12	2	1	Yes	Yes	None
051-011-140	0.15	R-2	MDR	12	2	1	Yes	Yes	None
051-272-030	1.22	R-2	MDR	12	15	10	No	No	None
051-273-010	1.00	R-2	MDR	12	12	8	No	No	None
051-272-020	0.89	R-2	MDR	12	11	8	Yes	No	None
051-012-140	0.45	R-2	MDR	12	5	4	Yes	Yes	None
051-011-130	0.15	R-2	MDR	12	2	1	Yes	Yes	None
051-262-050	0.28	C-1	C	20	6	1	No	Yes	None
051-262-040	0.34	C-1	C	20	7	2	Yes	Yes	None
051-262-030	0.21	C-1	C	20	4	1	Yes	Yes	None
051-161-090	0.52	C-1	C	20	10	3	Yes	No	None
051-161-120	0.75	C-1	C	20	15	4	Yes	No	None
051-161-080	0.20	C-1	C	20	4	1	No	No	None
051-063-020	0.97	C-1	C	20	19	5	Yes	Yes	None
051-223-150	0.20	C-1	C	20	4	1	Yes	Yes	None
051-231-130	0.32	C-1	C	20	6	2	Yes	No	None
051-351-010	1.49	C-1	C	20	30	7	Yes	Yes	None
051-351-020	0.45	C-1	C	20	9	2	No	No	None
051-161-100	1.19	C-1	C	20	24	6	No	No	None
051-262-060	0.27	C-1	C	20	5	1	No	Yes	None
051-352-010	1.49	C-1	C	20	30	7	No	No	None
051-072-070	0.12	C-1	C	20	2	1	No	Yes	None
051-351-040	0.89	C-1	C	20	18	4	No	No	None
051-081-090	0.17	C-2	C	20	3	1	Yes	Yes	None
051-082-090	0.23	C-2	C	20	5	1	Yes	Yes	None
051-261-040	0.23	C-2	C	20	5	1	Yes	Yes	None
051-231-010	0.22	C-2	C	20	4	1	Yes	Yes	None
051-421-010	1.88	C-2	C	20	38	9	No	Yes	None
051-421-030	0.56	C-2	C	20	11	3	No	Yes	None
051-231-140	0.22	C-2	C	20	4	1	Yes	Yes	None
051-243-270	0.22	C-2	C	20	4	1	Yes	Yes	None
051-132-070	0.29	C-2	C	20	6	1	Yes	Yes	None
051-261-010	0.21	C-2	C	20	4	1	Yes	Yes	None
051-201-010	0.17	C-2	C	20	3	1	Yes	Yes	None

APN	Acres	Zoning	General Plan	Max Density	Maximum Capacity	Realistic Capacity	Sewer	Water	Site Constraints
051-214-090	0.20	C-2	C	20	4	1	Yes	Yes	None
051-272-010	0.33	C-2	C	20	7	2	Yes	No	None
051-272-030	1.22	C-2	C	20	24	6	No	No	None
051-273-010	1.00	C-2	C	20	20	5	No	No	None
Total Lower Income					606	269			

Refer to **Appendix E** for the location of those sites identified in **Table B-38**.

Due to the availability of ample vacant, residentially zoned property, it is unnecessary for the City to consider the rezoning of vacant nonresidential zoned land or the redevelopment of properties in order to generate adequate sites for new housing development. The sites identified in **Table B-38** can support the development of housing in excess of the City's share of the 2014–2019 regional housing needs as estimated by HCD, as is shown in **Table B-39**. Therefore, it can be conclusively stated that the City has adequate appropriately zoned sites, with supporting public services and facilities, to accommodate its housing needs over the current planning period.

Income Level	RHNA	Zoning	General Plan	Realistic Capacity	Surplus
Lower Income	5	R-2, C-1, C-2	MDR, C	269	264
Moderate and Above Moderate	7	PUD, R-1	MU-PUD, LDR	214	207

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, physically modifying existing structures or land uses, and reducing the 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 Dorris due to the requirements of Title 24, 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 weather stripping. Incorporating new technology in residential developments 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, there are often a number of economically feasible measures that 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.
 - 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.
 - 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.
 - 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 natural gas for dryers, stovetops, and ranges.
- Use of energy-efficient home appliances.

- Use of low-flow showerheads and faucet aerators to reduce hot water use.

Major opportunities for residential energy conservation in the city include insulation and weatherproofing, landscaping and maximizing orientation, lowering appliance consumption, and maximizing use of solar energy.

The following programs relate to the City's opportunities for energy conservation:

- Program HE.4.1.3: Rehabilitation, energy conservation, and weatherization program information will be periodically updated by staff and disseminated to the public through annual mailings and handouts made available at City Hall.
- Program HE.4.1.4: In order to reduce energy consumption in the city, require units being rehabilitated with CDBG funds to include energy conservation features, such as dual-pane windows, insulation, caulking, and weather stripping.

APPENDIX C – FUNDING RESOURCES

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

**Table C-1
Funding Resources**

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG)	Grants available to the City on a competitive basis for a variety of housing and community development activities. City competes for funds through the State's allocation process.	<ul style="list-style-type: none"> - Acquisition - Rehabilitation - Homebuyer Assistance - Economic Development - Homeless Assistance - Public Services
Housing Choice Voucher Program	Assistance program that provides direct funding for rental subsidies for very low-income families.	<ul style="list-style-type: none"> - Rental Assistance
Section 202	Grants to private nonprofit developers of supportive housing for very low-income seniors.	<ul style="list-style-type: none"> - New Construction
Housing Rehabilitation Program	Provides financial assistance to low-income homeowners for health and safety improvements.	<ul style="list-style-type: none"> - Rehabilitation
State Programs		
Affordable Housing Partnership Program (AHPP)	Provides lower interest rate CHFA loans to homebuyers who receive local secondary financing.	<ul style="list-style-type: none"> - Homebuyer Assistance
Home Investment Partnership Program (HOME)	Provides grants to local governments and nonprofit agencies, through the State of California, for many homeowner and renter needs.	<ul style="list-style-type: none"> - Homebuyer Assistance - Rehabilitation - New Construction - Rental Assistance
Building Equity and Growth in Neighborhoods (BEGIN)	A State-funded program administered by HCD that provides low- and moderate-income households up to \$30,000 for a down payment.	<ul style="list-style-type: none"> - Homebuyer Assistance
Cal Home	Grants awarded to jurisdictions for owner-occupied housing rehabilitation and first-time homebuyer assistance.	<ul style="list-style-type: none"> - Homebuyer Assistance - Rehabilitation

Program Name	Description	Eligible Activities
Single Family Housing Bond Program (Mortgage Revenue Bonds)	Bonds issued to local lenders and developers so that below market interest rate loans can be issued to first-time homebuyers.	- Homebuyer Assistance
Low Income Housing Tax Credits	A 4% annual tax credit that helps owners of rental units develop affordable housing.	- New Construction
HUD Emergency Shelter Grants (administered through the state)	Competitive grants to help local governments and nonprofits to finance emergency shelters, transitional housing, and other supportive services	<ul style="list-style-type: none"> - New Construction - Rehabilitation - Homeless Assistance - Public Services
Local Programs		
Rehabilitation Revolving Loan Account	The City has a revolving loan account that can be used to fund housing-related projects.	<ul style="list-style-type: none"> - Rehabilitation - Accessibility
Private Resources/Financing Programs		
California Community Reinvestment Corporation (CCRC)	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.	<ul style="list-style-type: none"> - New Construction - Rehabilitation - Acquisition
Federal National Mortgage Association (Fannie Mae)	- Fixed-rate mortgages issued by private mortgage insurers.	- Homebuyer Assistance
	- Mortgages that fund the purchase and rehabilitation of a home.	<ul style="list-style-type: none"> - Homebuyer Assistance - Rehabilitation
	- Low down-payment mortgages for single-family homes in underserved low-income and minority cities.	- Homebuyer Assistance
Freddie Mac Home Works	Provides first and second mortgages that include rehabilitation loan. County provides gap financing for rehabilitation component. Households earning up to 80 percent MFI qualify.	- Homebuyer Assistance
Affordable Housing Program (Federal Home Loan Bank)	Loans (and some grants) to public agencies and private entities for a wide variety of housing projects and programs. Participation is by FHLB participating lenders.	<ul style="list-style-type: none"> - New Construction - Homebuyer Assistance - Rehabilitation - Housing Supportive Services

APPENDIX D – GLOSSARY OF TERMS

The following definitions are for commonly used terms in a Housing Element:

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

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.

Affordability: Annual cost of housing including 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, is 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: 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.

Assisted Housing: 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 nonrenewal of subsidy arrangements.

Below Market Rate (BMR) Unit: A housing unit that sells or rents for less than the going market rate. It is typically used in reference to housing units that are directly or indirectly subsidized or have other restrictions in order to make them affordable to very low-, low-, or moderate-income households.

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.

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 US Department of Housing and Urban Development's Shelter Plus Care, Section 8 Moderate Rehabilitation Single-Room Occupancy Dwellings (SRO) Program, and Supportive Housing Program.

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 US 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 is 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: The number of housing units on a unit of land (e.g., 10 units per acre).

Density Bonus Program: 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.

Development Impact Fee: 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 landowner 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.

Disability: A long-lasting physical, mental, or emotional condition. This condition can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to go outside the home alone or to work at a job or business.

Down Payment Assistance: The most popular loans for these programs are with the Federal Housing Administration (FHA). FHA allows 100 percent gift funds for a 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 paid back over a specified period.

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 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 a general plan, master plan, or comprehensive plan.

Emergency Shelter: A facility designed to provide free temporary housing on a night-by-night basis to homeless families and individuals.

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

Extremely Low-Income Limit: The upper limit for the extremely low-income category, set at 30 percent of the HUD area median family income. This is not an official program eligibility income limit, except when associated with a specific family size (e.g., single person, family of two, family of three, etc.).

Fair Market Rent (FMR): 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). Used for the Section 8 Housing Choice Voucher Program and other HUD programs; published annually by HUD.

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.

Farm Labor Housing (Farmworker): Units for migrant farmworkers that can be available for transitional housing for the homeless when not occupied by migrant farmworkers.

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: A legal document, adopted by the legislative body of a city or county, setting forth policies regarding long-term development.

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

Habitable (Room): 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: 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, or 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.

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 persons.

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 that 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.

Household: 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: A subsidy program (formerly known as Section 8) 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.

HUD: The United States Department of Housing and Urban Development is a 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, which are determined by the median household income at the local level.

Large Family or Household: A household or family with five or more members.

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): 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.

Low-Income Limit: Low-income households are defined as households with incomes between 50 percent and 80 percent of the area median household income.

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.

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.

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 child care. There are nine titles under the McKinney-Vento Act that are administered by several different federal agencies, including 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.

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 family size.

Mental Illness: A serious and persistent mental or emotional impairment that significantly limits a person's ability to live independently.

Mixed Use: Different types of development (e.g., residential, retail, office) occurring on the same lot or in close proximity to each other. Cities and counties sometimes allow 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 or county 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.

Mortgage Credit Certificate Program (MCCs): A federal income tax credit program. An MCC increases the loan amount for which an applicant can qualify for and increases an applicant's

take-home pay. The MCC entitles applicants to take a federal income tax credit of 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.

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.

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 that 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.

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.

Person 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.

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: HUD administers federal aid to local housing agencies 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.

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 percent 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 (RHS): A part of the United States Department of Agriculture's Rural Development. The RHS offers financial aid to low-income residents of rural areas.

Second Unit: A second housing unit on the same lot as a single-family dwelling unit. Also referred to as granny or in-law apartments.

Section 8: Now known as the Housing Choice Voucher Program, 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.

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 Project: 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.

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.

Substandard Housing: Housing where major repair or replacement may be needed to make it structurally sound, weatherproofed, and habitable.

Supportive Housing: Housing with a supporting environment, such as group homes or single-room occupancy (SRO) housing and other housing that includes a supportive service component.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Transitional Housing: Housing for people recovering from substance abuse issues or transitioning from homelessness. Transitional housing provides longer-term accommodations to homeless

families and individuals than emergency shelter housing. Transitional housing provides a stable living environment for the period of time necessary to learn new skills, find employment, and/or develop a financial base with which to re-enter the housing market.

VA-Guaranteed: Made by private lenders to eligible veterans for the purchase of a home that must be for their own personal occupancy. To get a loan, a veteran must apply to a lender. If the loan is approved, the 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 Limit: Very low-income households are defined as households with incomes less than 50 percent of the area median household income.

Veteran: Anyone who has been discharged from the military generally after at least two years of service, whether or not they served on active duty in a conflict.

Workforce Housing: Housing that is meant for residents making low, moderate to above moderate 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, law enforcement officers, and other public employees.

Zoning: 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 "capital" 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.

US CENSUS TERMS

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 identified, 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 the householder's spouse or foster children, regardless of age.

Ethnic Origin: People of Hispanic origin are identified by a question that asked for self-identification of the persons' origin or descent. Respondents are 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, are those who indicate 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): 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 do families. A household can contain only one family for 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: The number of people in a family.

Family Type: 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: Includes all the people who occupy a housing unit as their usual place of residence.

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.

Household Income: The total income of all persons living in a household. 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.

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: Divides the income distribution into two equal groups: one has incomes above the median and the other having incomes below the median.

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

Overcrowded Units: Occupied housing units that have more than one 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 (2010), 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 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 are asked to select their race from a "flashcard" listing racial groups.

Severely Overcrowded: Occupied housing units with 1.51 or more persons per room.

Single-Family Detached Home: 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: 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 nonresidential 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 share 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 four 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 proportion of the housing inventory that is available for sale or for rent. Computed by dividing the number of available units by the sum of occupied units and available units, and then multiplying by 100.

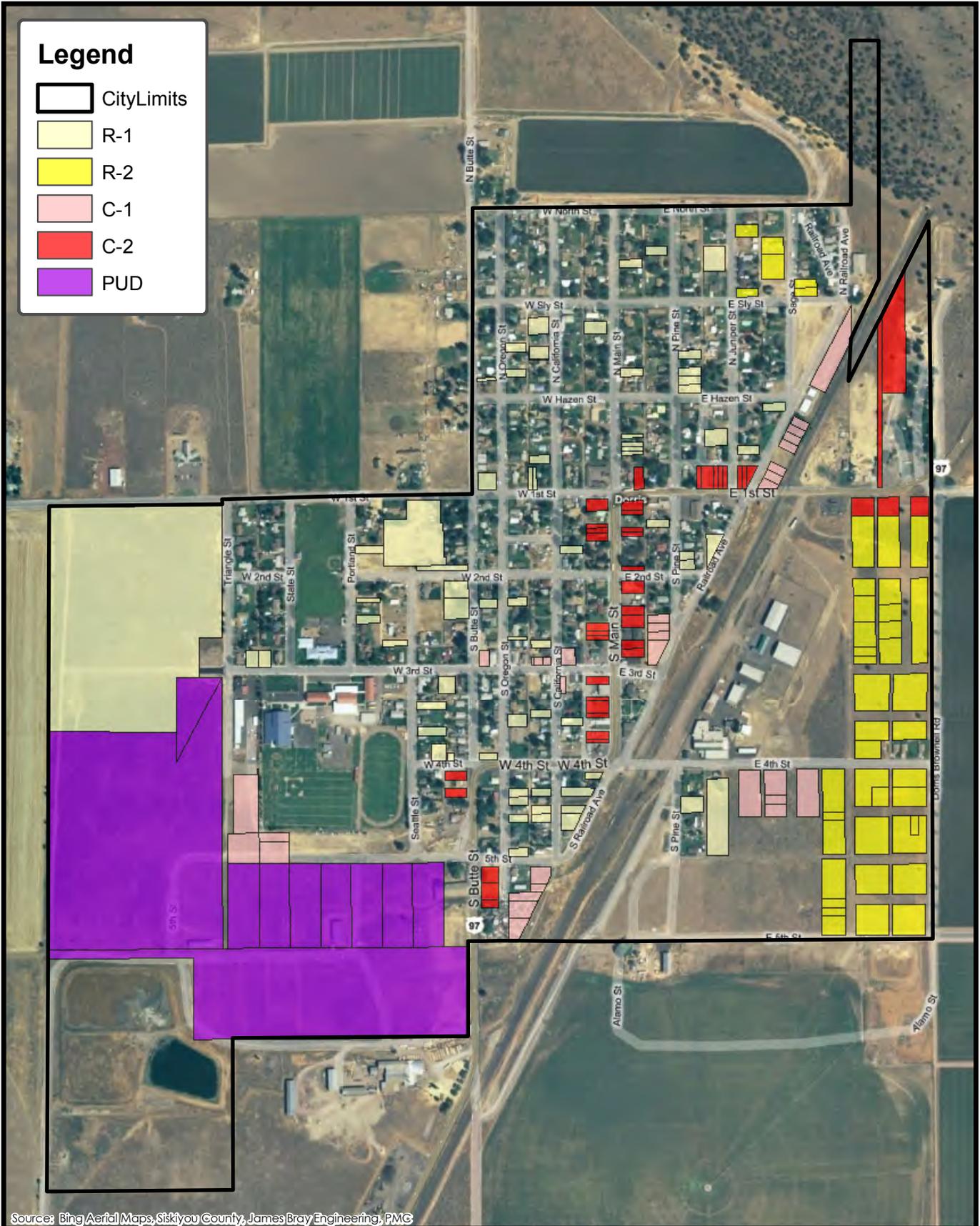
Vacant Housing Unit: A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. New units 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 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: 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. For mobile homes, houseboats, recreational vehicles, etc., the manufacturer's model year is assumed to be the year built. The data relates to the number of units built during the specified periods that were still in existence at the time of enumeration.

Legend

-  CityLimits
-  R-1
-  R-2
-  C-1
-  C-2
-  PUD



Source: Bing Aerial Maps, Siskiyou County, James Bray Engineering, PMC

