HOUSING ELEMENT
FOR THE
CITY OF WEED
2009-2014

JUNE 2011

Submitted to:

CITY OF WEED
550 MAIN STREET
WEED, CA 96094

PMC

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City of Weed
2009 Housing Element

Abstract

This document, entitled *Housing Element for the City of Weed*, is adopted by the City of Weed as the General Plan Housing Element for the planning period of 2009-2014. The 2009 Housing Element updates and supersedes all previous Housing Element policies and programs.

The goals, policies and programs effective for the 2009-2014 planning period are contained in the section entitled Goals, Policies and Programs.

Because an important part of the process of updating a Housing Element is a review of the successes and challenges in implementing programs in the previous Housing Element, an evaluation of housing program implementation is included as Appendix A. This evaluation includes statements as to the effectiveness of each particular program and a finding as to whether the program should be continued, modified or deleted in the Housing Element Update.

Another important component of the Housing Element update process is review of the City's current demographic profile and housing issues. This review is included in this Housing Element as Appendix B.

TABLE OF CONTENTS

Goals, Policies and Programs

Introduction 1
Public Participation Process 2
General Plan Consistency 3
Review of Previous Housing Element 3
Goals, Policies and Programs 3
Quantified Objectives 10

Appendix A - Housing Programs Implementation Summary A-1

Appendix B - Housing Needs Assessment

Summary of Findings B-1
Regional Context B-3
Population Trends B-3
Housing Characteristics B-5
Household Characteristics B-8
Economic Characteristics B-9
Special Needs Households B-13
Housing Costs and Affordability B-19
Housing Constraints B-22
Housing Resources and Opportunities B-34
Regional Housing Needs B-39
Vacant Land Inventory B-40
Opportunities for Energy Conservation B-46

Appendix C - Affordable Housing Funding Resources C-1

Appendix D - Glossary of Terms D-1

Appendix E - Vacant Land Inventory Map E-1

LIST OF TABLES

Table 1 Quantified Objectives, 2009-2014 10
Table A-1 Implementation of 2003-2008 Housing Element Programs A-1
Table B-1 Regional Population Change, 1990-2009 ..... B-3
Table B-2 Population Projections, 2000-2050 ..... B-4
Table B-3 Population by Age, 1990-2000 ..... B-4
Table B-4 Population by Race/Ethnicity, 1990-2000 ..... B-5
Table B-5 Household Unit Types, 2004-2008 ..... B-5
Table B-6 Age of Housing, 2009 ..... B-6
Table B-7 Occupancy Status, 2000-2009 ..... B-7
Table B-8 Occupied Housing Units by Tenure, 1990-2000 ..... B-7
Table B-9 Housing Units by Size, 1990-2000 ..... B-7
Table B-10 Households Growth Trends, 2000-2009 ..... B-8
Table B-11 Household Size By Tenure, 1990-2000 ..... B-8

Table B-12 Overcrowded Housing, 2000 ..... B-9
Table B-13 Household Income, 1990-2000 ..... B-10
Table B-14 Household Income by Tenure, 2000 ..... B-10
Table B-15 Distribution of Households by Income, 2000 ..... B-11
Table B-16 2009 State Income Limits, Siskiyou County B-12
Table B-17 Population Below Poverty Level, 2000 ..... B-12
Table B-18 Labor Force, 2009 ..... B-13
Table B-19 Ten Fastest Growing Occupations, 2006-2016 ..... B-13
Table B-20 Senior Population, 1990-2000 ..... B-14
Table B-21 Senior Care Facilities B-14
Table B-22 Persons with Disabilities by Age Group, 2000 ..... B-15
Table B-23 Single-Parent Households, 2000 ..... B-16
Table B-24 Large Households by Tenure, 1990-2000 ..... B-16
Table B-25 Homelessness Services B-18
Table B-26 Home Sales, 2009 ..... B-20
Table B-27 Apartment and House Rentals, 2009 ..... B-20
Table B-28 Affordable Rents, 2009 ..... B-20
Table B-29 Households Overpaying, 2000 ..... B-21
Table B-30 Residential Land Use Designations B-22
Table B-31 Residential Zone Districts and Development Standards B-23
Table B-32 Residential Used Permitted by Zoning B-27
Table B-33 Development Impact Fees B-31
Table B-34 Planning Permit Fees B-31
Table B-35 Planning Processing Times B-32
Table B-36 Vacant Land Costs B-33
Table B-37 Interest Rates B-34
Table B-38 Assisted Multifamily Units B-34
Table B-39 Housing Organizations and Agencies B-37
Table B-40 Regional Housing Needs, 2007-2014 ..... B-39
Table B-41 Vacant Land Inventory B-41
Table C-1 Funding Resources C-1

GOALS, POLICIES AND PROGRAMS

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 2002-2022 General Plan (adopted 2003) contains several elements with policies related to housing. A review of the other General Plan elements demonstrates consistency with all other policies and programs. The City will maintain this consistency in the future by ensuring general plan amendments are evaluated for consistency with all other General Plan elements.

REVIEW OF PREVIOUS HOUSING ELEMENT

An important aspect of the Housing Element is an evaluation of achievements of the implementation of programs included in the previously adopted Housing Element. The evaluation provides valuable information on the extent to which programs have been successful in achieving stated objectives and addressing local needs, and the extent to which these programs continue to be relevant in addressing current and future housing needs in the City of Weed. 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 a summary of the City's objectives and programs for the prior planning period.

GOALS, POLICIES, AND PROGRAMS

This section of the 2009-2014 Housing Element presents the City of Weed's updated goals, policies, and programs relative to the development, improvement, and maintenance of housing in the City during the 2009-2014 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 cost for all segments of the population.

Policy HE.1.1: The City will encourage housing suitable to a variety of income levels and household sizes and types.

> **Program HE.1.1.1:** As developers inquire locally about potential residential development projects, they will be advised of the need for affordable housing in the City, as well as the types housing that are likely to meet the needs of future occupants.
>
> Responsibility: City Council and City Administrator
>
> Financing: General Fund
>
> Timing: Ongoing

Program HE.1.1.2: The City will encourage the development of affordable housing by maintaining low fee requirements when grants can be obtained to offset the cost the development. 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

Program HE.1.1.3: 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:

- 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;
- Obtain grant funding to facilitate the development when possible; and
- Any other action on the part of the City which will help to keep development costs to a minimum.

Responsibility: City Council

Financing: General Fund

Timing: Ongoing

Program HE.1.1.4: As a means of keeping sewer and water capacities ahead of demand, as well as ensure that the City is able to accommodate its share of Regional Housing Needs, the City will continue to implement those improvements identified in the 2003 Master Water Plan and the 2006 Master Sewer Plan as funding allows.

Responsibility: Public Works Department and City Council

Financing: Low-Interest Loans, Grants and/or General Fund

Timing: As funding allows

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.

Responsibility: Public Works Department

Financing: General Fund

Timing: November 2011

Program HE.1.1.6: The City will continue to coordinate affordable housing needs and related issues with Great Northern Corporation, a non-profit housing and community development corporation.

Responsibility: City Administrator

Financing: General Fund

Timing: Meet frequently throughout each year and apply for grant funding at least two or three times during the five-year planning period depending upon funding availability

Policy HE.1.2: Continue to promote housing for persons with special needs.

Program HE.1.2.1: Building permit processing and inspections for individuals with disabilities shall be given a high priority.

Responsibility: Contract Building Department and Weed Planning Department

Financing: General Fund

Timing: Ongoing

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 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., without a use permit and subject only to the same development and management standards that apply to other allowed uses) in the Limited Industrial (C-M) zone.

Responsibility: City Council

Financing: General Fund

Timing: November 2011

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.

Responsibility: City Council

Financing: General Fund

Timing: November 2011

Program HE.1.2.4: In order to help meet the needs of extremely low-income households, the City will offer financial incentives and/or regulatory concessions for the development of single-room occupancy units when development of these units is proposed.

Responsibility: City Council

Financing: Grant Funding

Timing: Ongoing

Program HE.1.2.5: In order to help meet the needs of large families, the City will offer financial incentives and/or regulatory concessions for the development of multifamily housing that includes affordable four- and five-bedroom units.

Responsibility: City Council and City Administrator

Financing: Grant Funding

Timing: Ongoing

Program HE.1.2.6: Amend the Zoning Ordinance to allow Group Care Facilities for six or fewer persons by right in all residential zones, including single-family zones, and with a use permit in commercial zones consistent with other residential uses in compliance with Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, as well as amend the Zoning Ordinance to allow group care facilities for more than six persons with a conditional use permit in all districts that allow residential uses. 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.

Responsibility: City Council and City Administrator

Financing: General Fund

Timing: November 2011

Program HE.1.2.7: 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 and City Administrator

Financing: General Fund

Timing: November 2011

Program HE.1.2.8: Amend the Zoning Ordinance as necessary to provide 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 accommodation with respect to zoning, land use, permit processing, fees or building codes.

Responsibility: Planning Commission and City Council

Financing: General Fund

Timing: September 2011

Policy HE.1.3: Provide adequate sites to meet the City's share of regional housing needs.

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

Financing: General Fund

Timing: Annually

Goal HE.2: Ensure that the City's development standards and/or processing requirements are reasonable and fair and 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: 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

Financing: General Fund

Timing: November 2011

Program HE.2.1.2: Prior to the November 2011, adopt a "density bonus" ordinance consistent with Government Code Section 65915.

Responsibility: City Council

Financing: General Fund

Timing: November 2011

Program HE.2.1.3: Monitor the conditional use permit process with regard to proposed senior housing projects to determine whether the process hinders the development of housing affordable to seniors. If it is determined that the process does deter development of affordable housing, the City will reconsider its position on requiring use permits for senior housing and take necessary steps to resolve the issue.

Responsibility: City Council

Financing: General Fund

Timing: As senior housing projects are proposed

Program HE.2.1.4: Amend the Zoning Ordinance to require 1.5 parking spaces for studio apartments and one-bedroom units in multifamily housing developments where sufficient off-street parking capacity is demonstrated for snow removal purposes.

Responsibility: Planning Commission and City Council

Financing: General Fund

Timing: November 2011

Program HE.2.1.5: Amend the definition of family in the Zoning Ordinance so that it clearly indicates clients of group homes are included.

Responsibility: Planning Commission and City Council

Financing: General Fund

Timing: November 2011

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 Police Department, and distributing notices to the Weed Branch Library and Post Office, 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 (i.e., the City Administrator) and any other information deemed relevant by the City Council.

Responsibility: City Administrator

Financing: General Fund

Timing: Ongoing

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

Financing: General Fund

Timing: Ongoing

Goal HE.4: Ensure that the quality, safety and livability of housing in the City of Weed 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: With a goal of assisting seven households over the next five years, the City will strive to preserve low- and moderate-income housing through implementation of the Housing Rehabilitation Program.

Responsibility: City Council

Financing: CDBG/Revolving Loan Account

Timing: 2009-2014

Program HE.4.1.2: 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

Timing: As Notices of Funding Availability are released

Program HE.4.1.3: Rehabilitation, energy conservation and weatherization program information for existing housing will be disseminated by publicizing these programs through handouts available at public locations.

Responsibility: City Council and City Administrator

Financing: CDBG/Revolving Loan Account

Timing: Ongoing

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.

Responsibility: City Council

Financing: CDBG/Revolving Loan Account

Timing: As units are rehabilitated using CDBG funds

Program HE.4.1.5: As a means of maintaining safe and decent housing, as well as respond to complaints and obvious code violations, the City will develop and implement a code enforcement program as funding becomes available.

Responsibility: City Council

Financing: General Fund and/or Grants

Timing: As funding becomes available; continuous upon complaint or other evidence of a hazard

Program HE.4.1.6: The removal of dilapidated housing will be encouraged, using CDBG funds where possible, to off-set the cost of replacement housing.

Responsibility: City Council

Financing: CDBG/Revolving Loan Account

Timing: Ongoing

Program HE.4.1.7: In order to determine current housing rehabilitation and replacement needs, the City shall apply for CDBG funding and complete a housing conditions survey prior to the next Housing Element update.

Responsibility: City Council

Financing: CDBG

Timing: Apply for grant funding prior to June 2012 and complete housing conditions survey prior to June 2014

Goal HE.5: Retain and conserve the existing supply of housing affordable to low- and moderate-income households.

Policy HE.5.1: Strongly encourage the retention of existing federally subsidized affordable housing and intervene, when necessary and feasible, to preserve such housing.

Program HE.5.1.1: The City will respond to the property owner on any Federal or State notices including Notice of Intent to Pre-pay, owner Plans of Action, or Opt-Out Notices on local projects. The City will meet with and assist those organizations desiring to maintain affordable housing in the City.

Responsibility: City Administrator

Financing: General Fund and/or Grants

Timing: As needed upon receipt of notices

Program HE.5.1.2: The City will assist in the search for gap funding for "at risk" projects that may decide to pay off existing assisted loans during the course of the planning period.

Responsibility: City Administrator

Financing: General Fund and/or Grants

Timing: As needed upon receipt of notices

Program HE.5.1.3: The City will continue to maintain a current list of entities qualified and interested in participating in the offer of Opportunity to Purchase and Right of First Refusal (Per Government Code 65863.11).

Responsibility: City Administrator

Financing: General Fund

Timing: Continuous

QUANTIFIED OBJECTIVES

Table 1 summarizes Weed's quantified objectives for the 2009-2014 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 next planning period based on policies and programs in this document.

Table 1
Quantified Objectives, 2009-2014

	Income Category					
	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
New Construction [1]	5	6	8	7	21	47
Rehabilitation	1	2	2	2	0	7
Conservation/Preservation	17	16	32	32	0	97
Housing Choice Vouchers	8	7	14	0	0	29

(1) To calculate the projected housing needs, the City assumed 50 percent of its very low-income regional housing needs are extremely low-income households. As a result, from Weed's very low-income need of 11 units, the City has a projected need of 5 units for extremely low-income households.

APPENDIX A

HOUSING PROGRAMS IMPLEMENTATION SUMMARY

APPENDIX A - HOUSING PROGRAMS IMPLEMENTATION SUMMARY

Table A-1
Implementation of 2003 Housing Element Programs

Program	Progress/Effectiveness	Appropriateness
Program I-A The City will continue to refer those persons with housing discrimination complaints to the appropriate local State, or Federal agency. The City will obtain posters from the California Department of Fair Employment and Housing to be placed in City Hall, Police Department, public library, and local social service centers. Additionally, local churches will be provided this information. The posters will identify where complaints are to be filed. **Timing:** 2004, with continuous posting **Responsibility:** City Administrator	**Progress:** Partially implemented. Fair housing posters have been posted at City Hall and the Police Department and distributed to the other locations identified. **Effectiveness:** This program has been effective in that posters have been posted and/or distributed as described.	**Modify:** This is a worthwhile program to be maintained in the updated Element. However, the implementing language of the program has been modified.
Program I-B Provide a referral service to those who handle complaints against discrimination. Such complaints are to be filed with the City Administrator. **Timing:** Continuous **Responsibility:** City Administrator	**Progress:** Implemented. However, no complaints were filed during the prior planning period. **Effectiveness:** This program has been effective in that the City Administrator is designated as the fair housing contact in the City. However, as stated earlier, no complaints were lodged in the past five years.	**Modify:** This is a worthwhile program to be maintained in the updated Element. However, the program has been combined with Program 1-A, and the implementing language has been modified.
Program I-C Building permit processing and inspections for individuals with disabilities shall be given a high priority. **Timing:** As needed **Responsibility:** Contract Building Inspection Services and	**Progress:** Implemented. However, development in the City is such that all building permits and inspections receive timely attention. **Effectiveness:** This program has been effective in that all building permits and inspections are given a high priority.	**Continue:** This is a worthwhile program to be maintained in the updated Element.

Program	Progress/Effectiveness	Appropriateness
Weed Planning Department		
Program I-D Where possible, without creating liability for the City and not creating an impact on the neighborhood, the Zoning Ordinance and Building Codes will be amended giving the City Administrator authority to make minor modifications of the Codes as may be desirable to accommodate the particular needs of the handicapped and disabled. **Timing:** Fall 2005 **Responsibility:** City Manager, Planning Department and Planning Commission	**Progress:** Incomplete. This program was not implemented because it was determined that sufficient flexibility exists within the Zoning Ordinance and Building Codes to accommodate the particular needs of the handicapped and disabled. For instance the City Administrator may grant encroachments into required setbacks, as well as allow for remodeling and renovations of nonconforming structures (e.g., residences in commercial districts). **Effectiveness:** This program has not been effective in that implementation of the program was determined to be unnecessary.	**Delete:** This program was determined to be unnecessary and will not be continued in the updated Element.
Program I-E Should it be determined that modifications noted above in Program I-E are not minor, but significant, and could have an impact on the neighborhood, and a Variance must be processed, the Planning Commission will be advised that they must balance the standard requirements for a Variance with the provisions of the Federal Fair Housing Act, the California Employment and Housing Act and the Government Code applicable to zone variances. **Timing:** When applications are submitted **Responsibility:** Planning Department and Planning Commission	**Progress:** Incomplete. See analysis of progress for Program 1-D. **Effectiveness:** See analysis of effectiveness of Program 1-D.	**Modify:** See analysis of appropriateness of Program 1-D.
Program I-F Amend the Zoning Ordinance regarding the provisions of Section 65589.5 of the Government	**Progress:** Incomplete. The City is aware of this provision of the Code and has chosen, given li-	**Continue:** This is a worthwhile program to be maintained in the updated Ele-

Program	Progress/Effectiveness	Appropriateness
Code, noting that housing projects for the 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 65589.5 (d) 1-6 can be made. **Timing:** Fall 2005 **Responsibility:** City Administrator and Planning Commission	mited resources and the applicability of this Section of the Government Code regardless of whether the Zoning Ordinance has been updated, to hold off on updating the Zoning Ordinance until it can complete a comprehensive update. **Effectiveness:** This program has not been effective due to a lack of implementation. However, no projects were denied or conditioned such that they were made infeasible.	ment.
Program I-G To assist in accommodating the handicapped, upon applying for a building permit, applicants will be given an information sheet which describes the accommodations noted herein plus any others already existing in City Codes. Further, assistance will be provided in preparation of applicable permits. **Timing:** Fall 2005 **Responsibility:** City Administrator	**Progress:** Incomplete. See analysis of progress for Program 1-D. **Effectiveness:** See analysis of effectiveness of Program 1-D.	**Modify:** See analysis of appropriateness of Program 1-D.
Program I-H To assist individuals with special needs the City will assess the provisions of the Zoning Ordinance and make those changes that may be necessary to remove constraints to special needs and handicapped individuals. This may include as noted in Program IV-E amendments to clearly provide for residential care and group homes of 6 or fewer persons, and to expand the definition of group home, allowing larger group homes in other residential and commercial zones by Conditional Use Permit.	**Progress:** Implemented. It was determined that sufficient flexibility exists within the Zoning Ordinance to accommodate the particular needs of persons with special needs. Therefore, no constraints exist. **Effectiveness:** This program has been effective in that the Zoning Ordinance was reviewed and determined not to pose a constraint to the special needs of handicapped individuals.	**Delete:** This program has been successfully implemented and can be eliminated from the updated Housing Element.

Program	Progress/Effectiveness	Appropriateness
Parking standards will be modified to take into consideration possible reductions for group homes and affordable housing when such will not impact the adjacent neighborhood. **Timing:** Fall 2005 **Responsibility:** Planning Department/Planning Commission		
Program II-A A survey of exterior housing conditions will be taken at established intervals documenting existing deterioration and changes in neighborhoods **Timing:** 2005, and every five years thereafter **Responsibility:** City Administrator	**Progress:** Incomplete. The City was unable to update the Housing Conditions Survey in 2005 due to other priorities competing for limited funding. **Effectiveness:** This program has been ineffective due to a lack of implementation.	**Modify:** This is a worthwhile program to be maintained in the updated Element. However, the implementing language of the program has been modified such that applications for the necessary grant funding will precede surveys.
Program II-B Code enforcement should be a clear function of the contract Building Department, following up on complaints and monitoring other circumstances where obvious conditions exist that could affect the health and safety of residents. **Timing:** Continuous and upon complaint **Responsibility:** City Administrator/Contract Building Inspection Services	**Progress:** Partially implemented. Given other commitments, the Building Inspector has been unable to provide code enforcement beyond those violations that become evident during inspections. Further, limited resources have prevented the City from hiring a code enforcement officer. However, the Community Service Officer has been able to act in this capacity to some extent. Nevertheless, code enforcement remains a priority and will be fully implemented as soon as funding allows. **Effectiveness:** This program has been partially effective in that the City's Community Service Officer has been able to address complaints during the prior planning period.	**Modify:** This is a worthwhile program to be maintained in the updated Element. However, the implementing language of the program has been modified.

Program	Progress/Effectiveness	Appropriateness
Program II-C Continue existing rehabilitation program, offering loans and grants to those low-income individuals who cannot afford to provide necessary housing maintenance and repair. **Timing:** 8 units each year **Responsibility:** City Administrator	**Progress:** Partially implemented. Due to the increased cost of building materials, the City was only able to assist five units with CDBG funding. **Effectiveness:** The program has been moderately effective in that the City was able to assist with the rehabilitation of five units during the prior planning period.	**Modify:** This is a worthwhile program to be maintained in the updated Element. However, the implementing language of the program has been modified.
Program II-D Identify environmental characteristics which may be aiding in neighborhood deterioration, and if practical, develop a program to reduce the negative environmental impact. **Timing:** 2006-2008 **Responsibility:** City Administrator/Planning Commission	**Progress:** Implemented. The City is aware of localized flooding along Boles Creek. As a result, a number of structures within the drainage have been removed or improved. Further, the City updated the Master Drainage Study in 2007 to identify additional measures to manage stormwater. **Effectiveness:** The program has been effective in that the City has addressed a number of known constraints and taken measures to improve stormwater management.	**Delete:** This program has been successfully implemented and can be eliminated from the updated Housing Element.
Program III-A Water and sewerage treatment and distribution facilities shall be provided at capacities which will permit the continued expansion of residential development, including affordable housing. The City will implement the 2003 Master Water Study Update, and continue to implement the 1995 Master Sewer Plan as a means to keep capacities ahead of demand, and accommodate Weed's share of the Regional Housing Need. (These master water and sewer plans include specific projects, timing and estimated costs for improvements. The studies are the ba-	**Progress:** Partially implemented. The City has slowly been making progress toward expanding sewer and water capacity, including the recent addition of a 300,000-gallon water storage tank in South Weed. The City also updated the 1995 Master Sewer Plan in 2006 to reflect improvements that have been made to the system since 1995, as well as other improvements that will be necessary to accommodate anticipated growth in the City. **Effectiveness:** This program has been effective in that the	**Modify:** This is a worthwhile program to be maintained in the updated Element. However, the implementing language of the program has been modified.

Program	Progress/Effectiveness	Appropriateness
sis for seeking funding sources.) **Timing:** Continuous **Responsibility:** Public Works/City Council	City has so far been able to meet the needs of proposed developments in the City.	
Program III-B Monitor the supply of vacant land in residential zones, making certain there are ample lands available to provide all types of housing, and if necessary, consider Zoning and General Plan changes to increase the supply. Specifically identify lands which can be redesignated and rezoned from Single Family-Low Density (RL), (R-1) zoning to Single & Multi-family-Medium Density (RM), (R-2) since no lands are currently so designated. **Timing:** Continuous, but apply R-2 zone in 2006 **Responsibility:** Planning Department	**Progress:** Implemented. In 2006, the City amended the General Plan and rezoned approximately 8.6 acres to R-2. **Effectiveness:** This program has been effective in that sufficient land has been designated and zoned as described.	**Delete:** This program has been successfully implemented and can be eliminated from the updated Element.
Program III-C The Planning Commission will hold an annual review and public hearing to assess the adequacy of vacant lands to accommodate the local share of the Regional Housing Need, and to evaluate the progress and effectiveness of the Goals and Programs of the Housing Element, as well as zoning and other policies/regulations that may be affecting housing opportunities. An accurate vacant lands inventory will be developed. Further, at this time the City will review the General Plan to determine if there is internal consistency between the Housing Element and the remainder of the General Plan. Where inconsistency is found, action will	**Progress:** Incomplete. The City did not complete the annual progress reports during the prior planning period. **Effectiveness:** This program has been ineffective due to a lack of implementation.	**Modify:** This is a worthwhile program to be maintained in the updated Element. However, the implementing language of the program has been modified.

Program	Progress/Effectiveness	Appropriateness
be taken to bring the General Plan into consistency with the General Plan. **Timing:** Spring of each year a written report will be provided to the Planning Commission for public and Commission consideration. **Responsibility:** City Administrator, Planning Department/ Planning Commission		
Program IV-A 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 house, and at the same time be convenient to public services. "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 3-5 year payment period to help reduce initial impact, at time of project review; • Allow phasing of infrastructure when ever possible at time of project review; and • Any other action on the part of the City that will help to keep development costs to minimum. • Provide density bonus or other concessions in accordance with Government Code 65915. • Allow an adequate return to the owner-developer on their investment.	**Progress:** Implemented. The City facilitated the development of 60 income-restricted units through various measures identified in Program IV-A. **Effectiveness:** This program has been effective in that several low-income housing units were added to the City's housing stock during the prior planning period.	**Modify:** This is a worthwhile program to be maintained in the updated Element. However, the implementing language of the program has been modified slightly.

Program	Progress/Effectiveness	Appropriateness
Timing: 8-10 per year **Responsibility:** Planning Department/Planning Commission		
Program IV-B The City will encourage residential development proposals of 50 or more units to provide some affordable housing. At a minimum this might involve placing a duplex or two within the project site, or some alternative provision is made for affordable housing within the project or off-site. **Timing:** Upon submittal of larger projects. **Responsibility:** Planning Department/Planning Commission	**Progress:** Implemented. During the prior planning period, the City was approached with plans to establish a residential subdivision on approximately 134 acres. The project proponents agreed to maximize the affordability of parcels within the subdivision to accommodate work-force housing, as well as rezone 8.6 acres for duplex and triplex development and 12.2 acres for multifamily development. **Effectiveness:** This program has been effective in that more than 20 acres have been established for the development of affordable housing.	**Delete:** While this program has provided considerable benefit to the City, there is now sufficient vacant land designated and zoned to accommodate affordable housing, as well as new affordable housing options in the City. Therefore, this program will not be continued in the updated Element.
Program IV-C Encourage the development of affordable housing by maintaining low fee requirements. When fee increases are necessary, whenever possible maintain lower fees for affordable housing, while at the same time have fees cover basic City expenses. **Timing:** Update Planning Commission on fee schedule every other year (Could be presented as part of Commission's spring assessment of the Housing Element). **Responsibility:** City Manager/Planning Department	**Progress:** Partially implemented. The City did not raise fees appreciably during the prior planning period. Therefore, fees are still not considered a constraint to the development of affordable housing. **Effectiveness:** This program has been effective in that the City did not raise fees its fees appreciably.	**Modify:** This is a worthwhile program to be maintained in the updated Element. However, the implementing language of the program has been modified slightly.

Program	Progress/Effectiveness	Appropriateness
Program IV-D Amend the Zoning Ordinance regarding the provisions of Section 65589.5(d) and (f) of the Government Code, noting that housing projects for the 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 65589.5(d)1-6 can be made. **Timing:** Fall of 2005 **Responsibility:** Planning Department/ Planning Commission	**Progress:** Incomplete. See analysis of progress of Program 1-F. **Effectiveness:** See analysis of effectiveness of Program 1-F.	**Continue:** See analysis of appropriateness in Program 1-F.
Program IV-E Bring the Zoning Ordinance into compliance with the Government Code as it relates to group homes and transient/transitional housing. Specifically, the Ordinance should reflect that 6 or fewer persons in group home situations is considered a single family use allowed by right in all zones allowing single family uses. Further, the definition of "rooming or boarding house" or "or residential use" shall be expanded to explicitly include group homes for more than 6 persons, emergency shelters and transitional housing. **Timing:** Fall, year 2005 **Responsibility:** Planning Department and Planning Commission	**Progress:** Incomplete. The City opted to implement this program as it received one or more requests for the identified uses. However, no requests were received during the prior planning period. **Effectiveness:** This program has been ineffective due to a lack of implementation.	**Modify:** This program will be modified in the updated Element to require separate definitions of group homes, emergency shelters, and transitional housing, as well as allow group homes for six and fewer persons by right in all districts that permit residential use.
Program IV-F Review Government Code Section 65915 requirements for density bonuses and make revisions to the Zoning Ordinance as necessary to comply, increasing the opportunity for afforda-	**Progress:** Incomplete. Due to a provision of Government Code 65915, which allows for density bonuses to be granted regardless of the presence of an adopted ordinance, as well	**Modify:** This is a worthwhile program to be maintained in the updated Element. However, the implementing language of the program has

Program	Progress/Effectiveness	Appropriateness
ble housing and provide public handout regarding the density program. **Timing:** Fall, year 2005 **Responsibility:** Planning Department/Planning Commission	as a lack of requests for density bonuses, the Zoning Ordinance has not yet been amended. **Effectiveness:** This program has been ineffective due to a lack of implementation.	been modified.
Program IV-G The City will continue to coordinate affordable housing needs and related issues with Great Northern cooperation, a non-profit housing and community development corporation. **Timing:** Meet frequently through out each year, assisting on current CDBG programs, and keeping updated on other housing related resources. **Responsibility:** City Administrator	**Progress:** Implemented. The City has continued to meet with representatives from Great Northern Corporation on a regular basis in order to address housing needs in the City. **Effectiveness:** The program has been effective in that the City has stayed current on housing related resources and has enlisted Great Northern Corporation in the preparation and management of CDBG grants.	**Continue:** This is a worthwhile program to be maintained in the updated Element.
Program IV-H The City will consider additional incentives, such as alternative methods for the payment of building permit and water/sewer connection fees, for private developers for providing affordable housing units for "very low" and "low" income groups. **Timing:** Upon submittal of a related development application **Responsibility:** City Administrator	**Progress:** Implemented. The City has established a deferred payment program for projects that include the development of affordable housing. **Effectiveness:** This program has been effective in that the City has developed a mechanism for encouraging the development of affordable housing.	**Modify:** This is a worthwhile program to be maintained in the updated Element. However, the implementing language of the program has been modified.
Program IV-I Developers inquiring about residential project potentials will be advised of the need for affordable housing of all types. They will also be provided information on vacant lands, zoning,	**Progress:** Implemented. During the prior planning period, 60 income-restricted units were developed, 45 lots were established for duplex and triplex development, and 12.2 acres	**Modify:** This is a worthwhile program to be maintained in the updated Element. However, the implementing language of the program has

Program	Progress/Effectiveness	Appropriateness
development standards, density bonus provisions, sewer and water availability and assistance that may be possible on affordable housing projects. **Timing:** Continuous **Responsibility:** City Administrator	were rezoned to accommodate multifamily development. **Effectiveness:** The program has been effective in that considerable affordable housing options and opportunities were provided during the prior planning period.	been modified.
Program V-A The City will respond to the property owner on any Federal or State notices including Notice of Intent to Pre-pay, owner Plans of Action, or Opt-Out Notices on local projects. The City will meet with and assist those organizations desiring to maintain affordable housing in the City. **Timing:** As needed upon receipt of notices **Responsibility:** City Administrator	**Progress:** Incomplete. The City did not receive any notices during the prior planning period that would have initiated implementation of this program. **Effectiveness:** This program has been ineffective due to a lack of notices that would have triggered implementation.	**Continue:** This is a worthwhile program to be maintained in the updated Element.
Program V-B The City will assist in the search for gap funding for "at risk" projects that may decide to pay off existing assisted loans during the course of the planning period. **Timing:** As needed upon receipt of notices **Responsibility:** City Administrator	**Progress:** Incomplete. The City did not receive any notices that would have initiated implementation of this program during the prior planning period. **Effectiveness:** This program has been ineffective due to a lack of notices that would have triggered implementation.	**Continue:** This is a worthwhile program to be maintained in the updated Element.
Program V-C The City will develop and maintain a current list of entities qualified and interested in participating in the offer of Opportunity to Purchase and Right of First Refusal (Per Government Code 65863.11)	**Progress:** Implemented. The City has developed a list of qualified housing providers as described. **Effectiveness:** This program has been effective in that the list has been created. However, no afforda-	**Modify:** This is a worthwhile program to be maintained in the updated Element. However, the implementing language of the program has been modified.

Program	Progress/Effectiveness	Appropriateness
Timing: 2004-2005 **Responsibility:** City Administrator	ble units were proposed for conversion to market rate during the prior planning period.	

APPENDIX B

HOUSING NEEDS ASSESSMENT

APPENDIX B – HOUSING NEEDS ASSESSMENT

The Housing Needs Assessment provides a demographic profile of the City of Weed by analyzing the following types of information: population trends, household income and poverty, special housing needs, housing characteristics, housing costs, 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, DOF does not provide the depth of information that can be found within the U.S. Census Bureau reports. Whenever possible, DOF data and other local sources were used in the Housing Needs Assessment in order to provide the most current profile of the community. The data presented in the Housing Needs Assessment will not only guide the development of housing goals and polices, but will also be integrated into the body of the Housing Element to present the current status of housing and housing-related issues in the City of Weed. Definitions of the various U.S. Census Bureau terms that are used throughout this document have been included in **Appendix D. Glossary of Terms**, for clarification.

The needs assessment is organized into three main sections. The first section focuses on demographic information, such as population trends, ethnicity, age, household composition, income, employment, housing characteristics, general housing needs by income, and housing needs for special segments of the population. 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 Weed. The City has planning, zoning, and building standards that guide and affect residential development patterns and influence housing availability and affordability. There are also environmental and housing market conditions that 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 Weed.

SUMMARY OF FINDINGS

Population and Household Characteristics

The City of Weed is a relatively small town with a population of 3,024 as of January 2009. The City's population decreased by approximately 3.0 percent between 1990 and 2000 and, based on estimates by DOF, rebounded between 2000 and 2009 with an annual average growth rate of approximately 1.8 percent. The City's population is expected to hold relatively steady or increase slightly for the duration of the current planning period. According to the 2000 Census,

white residents comprise the majority of the City (72.2 percent), followed by Hispanics or Latinos (13.0 percent).

The City's median income increased by approximately 43.2 percent between 1990 and 2000, but more than 40 percent of the households have incomes below the low income ceiling (42.7 percent). The City's poverty rate is approximately 22.9 percent and more than half of the households in poverty are headed by single-parent females (55.4 percent). The unemployment rate is estimated to be approximately 25.2 percent, which is significantly higher than either the County's rate (13.5 percent) or the State's rate (12.2 percent).

Special Needs Housing

Between 1990 and 2000, the retirement age group (55 to 64) decreased by approximately 31.5 percent, which implies little need for new seniors housing facilities during the next five years. Further, the majority of seniors in Weed own their home (87.5 percent). Of the estimated 571 seniors in the City in 2000, approximately 26 were living below the poverty level. Most people with disabilities have a physical disability. Single-parent households make up approximately 11.9 percent of all households and approximately 72.5 percent of those are female-headed. Of all single-parent households, fewer male-headed households are in poverty (43.2 percent) than female-headed households (69.2 percent). Ownership rates for large families have increased somewhat since 1990, with 37.3 percent of large families owning their homes in 2000.

Housing Characteristics

Weed's housing stock is somewhat older and in need of rehabilitation. According to the U.S. Census Bureau, the majority of Weed's housing stock was constructed prior to 1970. Therefore, there is likely to be substantial rehabilitation need in the City, with a few units being dilapidated to the point of requiring replacement.

According to DOF, Weed experienced an approximate 6.3 percent increase in the number of housing units between 2000 and 2009, for a total of 1,369 units in 2009. Construction trends over the past nine years suggest slow but steady growth in the City. Much of the recent increase in the City's housing stock was due to multifamily housing construction (61 units), with 13 single-family homes and two factory-built mobile homes added to the housing stock as well.

Housing Constraints

Governmental Constraints

Development standards in the City do not necessarily constrain development. The Zoning Ordinance contains five residential zones: Rural Residential Agricultural (R-R), Low Density Residential (R-1), Medium Density Residential (R-2), High Density Residential (R-3), and High Density Residential/Professional (R-4). The R-1 district allows one single-family dwelling unit by right, as well as associated accessory uses. The R-2 district allows all uses permitted in R-1, as well as duplexes and triplexes. The R-3 district allows all uses permitted in R-2, as well as multifamily dwellings. The R-4 district allows all uses permitted in R-3, as well as mobile home parks. The R-R district allows single-family dwellings and uses normally incidental to single-family residences, as well as agricultural uses subject to conditions.

Processing times are approximately one week to ten months depending upon the level of environmental review required. These requirements are not considered constraints as they ensure the maintenance of health and safety standards.

Non-Governmental Constraints

Vacant land prices average $124,475 per acre for land zoned for single-family uses and approximately $69,300 per acre for land that can accommodate multifamily uses. Construction costs average $103 per square foot for a spec house and $238 per square foot for a custom home.

REGIONAL CONTEXT

The City of Weed is located in southeastern Siskiyou County in Northern California approximately 26 miles south of the county seat, Yreka. The City is situated adjacent to Interstate 5 and State Route 97 near the base of Mount Shasta, a 14,179-foot volcano in the Cascade Range. The City originally formed around a lumber mill in the late-1800s, and was eventually incorporated in 1961. The City has experienced considerable fluctuation in the population over the years, but overall growth has been relatively slow and steady. While the past few decades have included periods of contraction coinciding with a decline of the timber industry, Weed is one of the few cities in the County with a population that has rebounded over the past decade.

POPULATION TRENDS

Population Growth

The 2009 population of the City of Weed is estimated by the Department of Finance (DOF) to be 3,024. The population decreased from 3,062 in 1990 to 2,970 in 2000, or by 3.0 percent. Although negative growth is unusual for the State of California as a whole, it 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. Nevertheless, the Department of Finance estimates that the City's population rebounded by 1.8 percent, or by 54 persons, between 2000 and 2009. **Table B-1** shows population growth rates for communities in Siskiyou County from 1990 to 2009.

Table B-1
Regional Population Change, 1990-2009

	1990	2000	Growth Rate 1990-2000	2009	Growth Rate 2000-2009
Weed	3,062	2,970	(3.0%)	3,024	1.8%
Etna	796	781	(1.9%)	752	(3.7%)
Yreka	6,948	7,290	4.9%	7,443	2.1%
Ft. Jones	639	660	3.3%	655	(0.8%)
Montague	1,415	1,456	2.9%	1,494	2.6%
Dorris	892	886	(0.1%)	863	(2.6%)
Tulelake	1,010	1,020	1.0%	967	(5.2%)
Mt. Shasta	3,460	3,621	4.7%	3,608	(0.4%)
Dunsmuir	2,129	1,923	(9.7%)	1,825	(5.1%)
Unincorporated	22,950	23,686	3.2%	25,342	7.0%

Source: 1990 and 2000 U.S. Census, summary file 3 and Department of Finance, Table E5, 2009
Notes: Negative population growth is shown in parentheses.

Population Projections

Population projections for the City of Weed are not currently available. The Department of Finance provides projections for all counties through 2050. **Table B-2** shows the expected population growth for both the incorporated and unincorporated portions of Siskiyou County between 2000 and 2050. Based on DOF projections, the County is expected to experience an overall annual growth rate of approximately 0.8 percent. Given recent growth in the City of Weed, it is not unreasonable to assume that growth will continue and possibly even exceed the rate projected for the County as a whole.

Table B-2
Population Projections, 2000-2050

	2000	2010	2020	2030	2040	2050
Siskiyou County	44,634	47,109	51,283	55,727	60,656	66,588

Source: California Department of Finance, P-3 Report, July 2007

Age Characteristics

The distribution of Weed's 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 retirement, many persons look for smaller homes on properties that are easier to maintain, or for communities that cater to their lifestyles, needs and preferences.

The age distribution of the City's population did not change significantly between 1990 and 2000. However, the number of residents between the ages of 55 and 64 decreased by 31.5 percent and the 25 to 34 age group decreased by 21.7 percent. At the same time, the number of residents between the ages of 45 and 54 increased by approximately 61.4 percent.

Table B-3
Population by Age, 1990-2000

Age Group	1990		2000		Percent Change
	Persons	Percent	Persons	Percent	
< 5	245	8.0%	252	8.5%	2.9%
5 to 17	558	18.1%	603	20.3%	8.1%
18 to 24	410	13.3%	475	16.0%	15.9%
25 to 34	419	13.6%	328	11.0%	(21.7%)
35 to 44	370	12.0%	352	11.9%	(4.9%)
45 to 54	228	7.4%	368	12.4%	61.4%
55 to 64	267	8.7%	183	6.2%	(31.5%)
65 +	565	18.4%	571	19.2%	1.1%
Total	3,079	100%	2,970	100%	(3.5%)

Source: 1990 and 2000 U.S. Census, summary file 3
Notes: Negative growth is shown in parentheses.

Race/Ethnicity Characteristics

Table B-4 illustrates population growth in the City by racial and ethnic category. Race and ethnicity may affect housing needs due to differing housing preferences and requirements associated with the household characteristics of each group. Although the City is slowly becoming more diverse, the City continues to host a large percentage of white residents. For example, approximately 72.2 percent of all residents in the City identified themselves as white at the time of the 2000 Census, while the second largest group, Hispanic or Latinos, comprised only 13.0 percent of the population. The largest population growth has been in the Hispanic or Latino population, which grew by 95 persons between 1990 and 2000.

Table B-4
Population by Race/Ethnicity, 1990-2000

Race	1990		2000		Percent Change
	Persons	Percent	Persons	Percent	
White	2,382	77.4%	2,144	72.2%	(10.0%)
Hispanic or Latino[1]	292	9.5%	387	13.0%	32.5%
Black or African American	371	12.0%	289	9.7%	(22.1%)
American Indian	131	4.3%	27	0.9%	(79.4%)
Asian	155	5.0%	131	4.4%	(15.5%)
Some other race	23	0.7%	171	5.8%	643.5%
Two or More Races	N/A	—	202	6.8%	—
Total	3,079	100%	2,970	100%	(3.5%)

Source: 1990 and 2000 U.S. Census, summary file 3
Notes: (1) Hispanic included as part of White total.
Percentages do not add up to 100% because the Hispanic/Latino population is included in the White total.
N/A Indicates information unavailable for 1990.
Negative growth is shown in parentheses.

HOUSING CHARACTERISTICS

Housing Composition

The composition of housing in the City is mostly single-family. **Table B-5** indicates the estimated number of housing units by type for 2004, 2006 and 2008, as reported by the State Department of Finance. Over this period, the number of single-family units increased by 0.8 percent (seven units) while multifamily housing increased by 18.7 percent (61 units).

Table B-5
Housing Unit Types, 2004-2008

	2004		2006		2008	
	Units	Percent	Units	Percent	Units	Percent
Single-Family						
Detached	895	68.8%	899	68.9%	901	65.8%
Attached	19	1.5%	19	1.5%	19	1.4%
Mobile Homes	60	4.6%	60	4.6%	61	4.5%

	2004		2006		2008	
	Units	Percent	Units	Percent	Units	Percent
Multifamily						
2-4 Units	136	10.5%	136	10.4%	136	9.9%
5+ Units	190	14.6%	190	14.6%	251	18.3%
Total Units	1,300	100%	1,304	100%	1,368	100%

Source: Department of Finance, Table E-5, 2009

Housing Conditions

Housing Element law requires an estimate of substandard housing in the community. Determining the percentage of units built prior to 1970 can provide an estimate of rehabilitation or replacement need. **Table B-6** indicates that 244 units in the City were constructed prior to 1970. Therefore, based upon age alone, it would appear that approximately 66.0 percent of homes in the City may require rehabilitation or replacement depending on the level of maintenance these units have had.

Table B-6
Age of Housing, 2009

Year Built	Units	Percent
1939 or prior	435	31.8%
1940 to 1949	184	13.4%
1950 to 1959	148	10.8%
1960 to 1969	136	9.9%
1970 to 1979	176	12.9%
1980 to 1989	150	11.0%
1990 to 1999	54	3.9%
2000 to 2009	86	6.3%
Total	1,369	100%

Source: 2000 U.S. Census, summary file 3 and Department of Finance, Table E5, 2009

The most recent assessment of housing conditions occurred in 1990. At that time, a total of 1,255 housing units were reviewed, with the finding that 74.5 percent (935 units) were in sound condition, 9.8 percent (123 units) needed minor rehabilitation, 9.0 percent (113 units) needed moderate rehabilitation, and 4.5 percent (57 units) were in need of substantial rehabilitation. An additional 27 units were considered dilapidated and possibly in need of replacement.

Despite relatively slow growth in the City's housing stock over the past decade, a fair amount of rehabilitation has occurred in just the past five years (37 units), as well as the removal of five dilapidated units. In fact, many of the issues identified at the time of the 1990 survey may have been addressed over the past few decades. However, without a recently completed housing conditions survey, or an estimate of current housing conditions, it is difficult to determine current rehabilitation and replacement needs. Therefore, in order to gain a better understanding of housing conditions in the City, the City will pursue funding for and complete a housing conditions survey during the current planning period (see Program HE.4.1.7).

Occupancy & Tenure

Tables B-7 and **B-8** illustrate the occupancy and tenure of housing in the City. Occupancy information is available from the U.S. Census Bureau for 2000 and from the DOF for 2009. As the number of occupied housing units increased between 2000 and 2009, the number of vacant units remained relatively unchanged, resulting in a slight decrease in the vacancy rate (currently 8.4 percent). The most recent tenure information comes from the 2000 Census. According to this information, the majority of housing units are owner-occupied (54.7 percent).

Table B-7
Occupancy Status, 2000-2009

	2000		2009	
	Units	Percent	Units	Percent
Occupied Housing Units	1,172	91.3%	1,254	91.6%
Vacant Units	111	8.7%	115	8.4%
Total Housing Units	1,283	100%	1,369	100%

Source: Department of Finance, Table E5, 2009

Table B-8
Occupied Housing Units by Tenure, 1990-2000

Tenure	1990		2000		Percent Change
	Units	Percent	Units	Percent	
Owner-Occupied	691	59.1%	641	54.7%	(7.8%)
Renter-Occupied	478	40.9%	531	45.3%	11.1%

Source: 1990 and 2000 U.S. Census, summary file 3
Notes: Negative growth is shown in parentheses.

Housing Unit Size

Table B-9 illustrates the size of housing units in the City by the number of bedrooms in 1990 and 2000. During this time, the number of two-bedroom homes increased by approximately 19.2 percent, the number of "no-bedroom" units (e.g., studio apartments) more than doubled, and the number of one-, three-, four- and five-bedroom units all decreased somewhat.

Table B-9
Housing Units By Size, 1990-2000

Bedrooms	1990		2000	
	Units	Percent	Units	Percent
No bedroom	18	1.4%	41	3.2%
1 bedroom	219	17.5%	198	15.4%
2 bedrooms	468	37.3%	558	43.5%
3 bedrooms	459	36.6%	422	32.9%
4 bedrooms	85	6.8%	64	5.0%
5 or more bedrooms	6	0.5%	0	0.0%
Total	1,255	100%	1,283	100%

Source: 1990 and 2000 U.S. Census, summary file 3

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 household size trends, income, overcrowding or under-utilization of housing, and the number of special needs households such as large families and female-headed households.

According to the U.S. Census, there were 1,190 households in the City in 2000. Approximately 54.9 percent of the households were owner-occupied, while the remaining 45.1 percent were renter-occupied.

In 2009, the Department of Finance estimated the average household size in the City of Weed to be 2.28 persons per household. Larger households with five or more persons comprised approximately 4.8 percent of households in the City, while three or four person households constituted approximately 28.5 percent of the households.

Household Growth

Table B-10 shows household growth trends (by occupied housing units) from 2000 to 2009 for the City of Weed. During this period, the number of occupied housing units grew by approximately 5.9 percent, or 76 units.

Table B-10
Household Growth Trends, 2000-2009

	2000	2009	Percent Change
Households	1,190	1,369	5.9%

Source: Department of Finance, Table E5, 2009

Household Size

Household size by the number of occupants is shown in **Table B-11**. In 1990 and 2000, the majority of owner-occupied households were inhabited by two residents while the majority of renter-occupied households were inhabited by one resident. Further, between 1990 and 2000, large family households increased by approximately 3.3 percent among owner-occupied units and decreased by approximately 31.6 percent among renter-occupied units.

Table B-11
Household Size by Tenure, 1990-2000

Household Size	1990		2000	
	Households	Percent	Households	Percent
Owner-Occupied Households	691	100%	641	100%
1 person	162	23.4%	162	25.3%
2 persons	289	41.8%	263	41.0%
3 persons	117	16.9%	105	16.4%
4 persons	93	13.5%	80	12.5%
5 persons	13	1.9%	19	3.0%
6 persons	17	2.5%	9	1.4%
7 or more person	0	0.0%	3	0.5%

Household Size	1990		2000	
	Households	Percent	Households	Percent
Renter-Occupied Households	478	100%	531	100%
1 person	152	31.8%	188	35.4%
2 persons	120	25.1%	142	26.7%
3 persons	61	12.8%	81	15.3%
4 persons	69	14.4%	68	12.8%
5 persons	33	6.9%	28	5.3%
6 persons	28	5.9%	18	3.4%
7 or more persons	15	3.1%	6	1.1%

Source: 1990 and 2000 U.S. Census, summary file 3

Overcrowded Housing

The U.S. Census Bureau defines overcrowding as more than 1.01 persons per room. Severe overcrowding occurs when there are more than 1.5 persons per room. **Table B-12** illustrates the number and percentage of units in the City according to occupants per room. Approximately 4.2 percent of owner-occupied housing units and 10.4 percent of all renter-occupied units are either overcrowded or severely overcrowded.

Table B-12
Overcrowded Housing, 2000

	Units	Percent of Owner or Renter Occupied	Percent of Total Occupied
Owner-Occupied	641	100%	54.7%
0.50 or less occupants per room	459	71.6%	39.2%
0.51 to 1.00 occupants per room	155	24.2%	13.2%
1.01 to 1.50 occupants per room	23	3.6%	2.0%
1.51 to 2.00 occupants per room	4	0.6%	0.3%
2.01 or more occupants per room	0	0.0%	0.0%
Renter-Occupied	531	100%	45.3%
0.50 or less occupants per room	264	49.7%	22.5%
0.51 to 1.00 occupants per room	212	39.9%	18.1%
1.01 to 1.50 occupants per room	35	6.6%	3.0%
1.51 to 2.00 occupants per room	17	3.2%	1.5%
2.01 or more occupants per room	3	0.6%	0.2%
Total Households	1,172	—	100%

Source: 2000 U.S. Census, summary file 3

ECONOMIC CHARACTERISTICS

Household Income

Table B-13 lists the income distributions for households in the City of Weed in 1990 and 2000. It also shows the median household income of the City, which grew by approximately 43.2

percent from $16,297 to $23,333 during this period. The numbers in **Table B-13** suggest that the proportion of extremely low-income households has decreased while the proportion of households earning more than the median income has increased.

Table B-13
Household Income, 1990-2000

Annual Income	1990		2000	
	Households	Percent	Households	Percent
Less than $10,000	318	26.9%	219	18.4%
$10,000 to $14,999	217	18.4%	145	12.2%
$15,000 to $19,999	177	15.0%	166	13.9%
$20,000 to $24,999	90	7.6%	91	7.6%
$25,000 to $29,999	76	6.4%	74	6.2%
$30,000 to $34,999	101	8.6%	89	7.5%
$35,000 to $39,999	59	5.0%	78	6.6%
$40,000 to $44,999	57	4.8%	65	5.5%
$45,000 to $49,999	26	2.2%	52	4.4%
$50,000 to $59,999	20	1.7%	91	7.6%
$60,000 to $74,999	19	1.6%	89	7.5%
$75,000 to $99,999	20	1.7%	17	1.4%
$100,000 to $124,999	0	0.0%	9	0.8%
$125,000 to $149,999	0	0.0%	0	0.0%
$150,000 or more	0	0.0%	5	0.4%
Total:	1,180	100%	1,190	100%
Median Income	$16,297		$23,333	

Source: 1990 and 2000 U.S. Census, summary file 3

Table B-14 expands upon the information presented in **Table B-13** by reporting the income distribution in 2000 by tenure. As shown in **Table B-13**, the median household income in 2000 was $23,333. However, as shown in **Table B-14**, owner-occupied households earned more than twice that of renter-occupied households (223.2 percent), or $33,413 and $14,972 respectively.

Table B-14
Household Income By Tenure, 2000

Income	Households	Percent
Owner-Occupied Households	641	100%
Less than $10,000	50	7.8%
$10,000 to $14,999	61	9.5%
$15,000 to $19,999	69	10.8%
$20,000 to $24,999	53	8.3%
$25,000 to $34,999	104	16.2%
$35,000 to $49,999	125	19.5%
$50,000 to $74,999	155	24.2%
$75,000 to $99,999	12	1.9%

Income	Households	Percent
$100,000 or more	12	1.9%
Median Income – Owners	$33,413	
Renter-Occupied Households	531	100%
Less than $10,000	173	32.6%
$10,000 to $14,999	93	17.5%
$15,000 to $19,999	85	16.0%
$20,000 to $24,999	34	6.4%
$25,000 to $34,999	52	9.8%
$35,000 to $49,999	72	13.6%
$50,000 to $74,999	15	2.8%
$75,000 to $99,999	3	0.6%
$100,000 or more	4	0.8%
Median Income – Renters	$14,972	

Source: 2000 U.S. Census, summary file 3

Table B-15 illustrates the number of households in each income group based on the 2000 Census. Approximately 42.7 percent of the City's households have incomes at or below the low-income limit, with approximately 12.9 percent of all households in the extremely low-income category (33 owner-occupied and 120 renter-occupied). An additional 14.7 percent of households have earnings in the moderate-income category, while the remaining 42.6 percent have earnings in the above moderate-income category.

Table B-15
Distribution of Households By Income, 2000

Income Group	Income	Households[1]	Percent
Extremely Low (Below 30% of Median Income)	< $7,000	153	12.9%
Very Low (30–50% of Median Income)	$7,000 – $11,667	114	9.6%
Low (50–80% of Median Income)	$11,667 – $18,666	241	20.3%
Moderate (80–120% of Median Income)	$18,666 – $28,000	175	14.7%
Above Moderate (Over 120% of Median Income)	>$28,000	507	42.6%
Total Households		1,190	100%

Source: 2000 U.S. Census, summary file 3
Notes: (1) Estimates are based upon 2000 income distribution data shown in Table B-15.

Poverty

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

Voucher (Section 8) program. The 2009 income limits for Siskiyou County are shown in **Table B-16** below.

Table B-16
2009 State Income Limits, Siskiyou County

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	$11,750	$13,400	$15,100	$16,750	$18,100	$19,450	$20,750	$22,100
Very Low	$19,550	$22,300	$25,100	$27,900	$30,150	$32,350	$34,600	$36,850
Lower	$31,250	$35,700	$40,200	$44,650	$48,200	$51,800	$55,350	$58,950
Median	$39,050	$44,650	$50,200	$55,800	$60,250	$64,750	$69,200	$73,650
Moderate	$46,850	$53,550	$60,250	$66,950	$72,300	$77,650	$83,000	$88,350

Source: California Department of Housing and Community Development, April 2009.

Table B-17 shows the poverty rates for various age groups, as well as for single-parent households, in the City of Weed. The poverty rate is the percentage of people in a given group that live below the poverty level out of the total population. The City's overall poverty rate is approximately 22.9 percent, with 4.6 percent of persons 65 years of age and older living below the poverty level.

The poverty rate is substantially higher for female-headed single-parent households than it is for male-headed single-parent households. The "percent of total in poverty" illustrates the proportion of each subpopulation out of the total living below poverty level. This column indicates that approximately 12.3 percent of all families in poverty are headed by single-parent males, whereas approximately 55.4 percent are headed by single-parent females.

Table B-17
Population Below Poverty Level, 2000

	Below Poverty Level	Percent of Total in Poverty	Poverty Rate
Children < 18 years	237	34.9%	8.0%
Adults (18-64)	416	61.3%	14.0%
Elderly (65+)	26	3.8%	0.9%
Total Persons Below Poverty Level	679	100%	22.9%
Male-Headed Single-Parent Households	16	12.3%	43.2%
Female-Headed Single-Parent Households	72	55.4%	69.2%
Two Parent Households	35	26.9%	14.1%
Total Households Below Poverty Level	130	100%	10.9%

Source: 2000 U.S. Census, summary file 3

Employment

Table B-18 illustrates labor force information including that approximately 74.8 percent of the labor force in the City is employed. Thus, the unemployment rate is approximately 25.2 percent. While this elevated unemployment rate reflects a scarcity of job opportunities during a major recession, it is nevertheless substantially higher than that of either Siskiyou County or the State.

Table B-18
Labor Force, 2009

	City of Weed	Siskiyou County	California
Labor Force	1,260	18,870	18,383,100
Employment	940	16,320	16,136,500
Unemployment	320	2,550	2,246,600
Unemployment Rate	25.2%	13.5%	12.2%

Source: California Employment Development Department, September 2009

The region's ten fastest growing occupations are listed in **Table B-19**. While this information is not specific to the City, it is nevertheless applicable because residents of Weed work both within and beyond City boundaries. According to the Department of Housing and Community Development (HCD), the 2009 median household income for a family of four in Siskiyou County is $55,800, which equals $26.83 per hour for a family with a single wage earner. Of the ten fastest growing occupations, only three provide a median hourly wage that is on par with, or better than, the County's median hourly wage (i.e., management analysts, pharmacists and dental hygienists).

Table B-19
Ten Fastest Growing Occupations, 2006-2016

Occupations	Median Hourly Wage	Estimated Employment		Percent Change
		2006	2016	
Pharmacy Technicians	$17.47	160	220	37.5%
Home Health Aides	$9.90	250	340	36.0%
Personal & Home Care Aides	$11.12	1,050	1,400	33.3%
Management Analysts	$26.15	390	490	25.6%
Pharmacists	$62.50	120	150	25.0%
Butchers & Meat Cutters	$19.59	120	150	25.0%
Medical Assistants	$14.28	250	300	20.0%
Dental Hygienists	$32.33	210	250	19.0%
Social & Human Service Assistants	$12.03	160	190	18.8%
Food Preparation & Food Servers	$8.68	1,240	1,470	18.5%

Source: California Employment Development Department, 2009

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, female-headed households, large households, homeless persons, and farmworkers. This section provides a discussion of housing needs for each particular group.

Senior Population

The limited incomes of many elderly people make it difficult for them to find affordable housing. Further, many elderly also have physical disabilities and dependence needs that limit their selection of housing.

According to the 2000 Census, 571 persons in the City of Weed are 65 years and older. These 571 persons account for approximately 19.3 percent of the total population of the City. However, as shown in **Table B-20**, the vast majority of seniors (87.5 percent) in the City own their homes.

Table B-20
Senior Population, 1990-2000

	1990	2000
Number of Persons 65 Years and Over	565	571
Seniors as a Percentage of Total Population	18.4%	19.3%
Households with Persons 65 Years and Over	378	376
Owner-Occupied	304	329
Renter-Occupied	74	47
Senior Households as a Percentage of All Households	32.3%	32.1%

Source: 1990 and 2000 U.S. Census, summary file 3

Table B-21 identifies the licensed senior care facilities in the vicinity of the City along with the capacity of each facility. While the table indicates that there are two facilities in the City of Weed, one is actually located in the unincorporated community of Lake Shastina (i.e., Lakeside Residential Care) approximately seven miles northeast of the City. Further, as indicated in **Table B-21**, most senior care facilities are located in the City of Yreka approximately 28 miles to the north.

Table B-21
Senior Care Facilities

Facility Name	Address	Capacity
Lakeside Residential Care	5067 Indian Island Road, Weed, CA	6
Sunbridge Care Center for Weed	445 Park Street, Weed CA	59
Sierra Vista Retirement Center	885 Sierra Vista Way, Yreka, CA	29
Yreka Guest Home	520 N Main Street, Yreka, CA	11
Mountain View Manor	2102 Fort Jones Road, Yreka, CA	24
Meadowlark Assisted Living Community	351 Bruce Street, Yreka, CA	58
Deer Creek Apartments	1060 Deer Creek Way, Yreka, CA	35
Emerald Pointe Apartments	450 N. Foothill Drive, Yreka, CA	74
Mountain View Manor	2102 Fort Jones Road, Yreka, CA	14

Source: www.residentialcareguide.org, November 2009, and communication with facility staff

Persons with Disabilities

Table B-22 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 with disabilities in the

City are in the working age group (16 to 64). Most of the disabilities in this group are either physical (25.4 percent) or employment-related (27.5 percent).

Table B-22
Persons with Disabilities by Age Group, 2000

	Persons	Percent
Total 5-15 years	3	0.3%
Sensory	0	0.0%
Physical	0	0.0%
Mental	3	0.3%
Self-care	0	0.0%
Total 16-64 years	756	64.7%
Sensory	27	2.3%
Physical	192	16.4%
Mental	126	10.8%
Self-care	59	5.0%
Go-outside-home	144	12.3%
Employment	208	17.8%
Total 65 and older	410	35.1%
Sensory	104	8.9%
Physical	131	11.2%
Mental	75	6.4%
Self-care	18	1.5%
Go-outside-home	82	7.0%
Total Persons with Disabilities	1,169	100%

Source: 2000 U.S. Census, summary file 3

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, 1,169 Weed residents, or approximately 39.4 percent of the population, have some type of disability. Of these persons, 410 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.

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-parents 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-23 illustrates the number of households that are headed by single parents. Single-parent households comprise approximately 11.9 percent of all households in the City, and of this group, female-headed households comprise approximately 72.5 percent while male-headed households represent 27.5 percent.

Table B-23
Single-Parent Households, 2000

	Households	Percent of Single-Parent Households	Percent of Total Households
Female-Headed Single-Parent Households	103	72.5%	8.7%
Male-Headed Single-Parent Households	39	27.5%	3.3%
Total Single-Parent Households	142	100%	11.9%

Source: 2000 U.S. Census, summary file 3

Large Families

A large family is one with five or more family members. Large families are considered a special needs group because they require larger homes in order to avoid overcrowding, but don't necessarily earn enough to afford many of the larger homes that are available. Those homes are luxury homes out of the range of affordability for lower income families. Thus, a large family may struggle to find suitable affordable housing. The number of large families in the City in 1990 and 2000 is shown by tenure in **Table B-24**. During this period, the number of large renter-occupied households decreased by approximately 31.6 percent, while the number of large owner-occupied households increased by approximately 3.3 percent.

Table B-24
Large Households by Tenure, 1990-2000

Household Size	1990		2000	
	Households	Percent	Households	Percent
Total Large Owner Households	30	28.3%	31	37.3%
5 persons	13	12.3%	19	22.9%
6 persons	17	16.0%	9	10.8%
7 or more person	0	0.0%	3	3.6%
Total Large Renter Households	76	71.7%	52	62.7%
5 persons	33	31.1%	28	33.7%
6 persons	28	26.4%	18	21.7%
7 or more persons	15	14.2%	6	7.2%
Total Large Households	106	100%	83	100%

Source: 1990 and 2000 U.S. Census, summary file 3

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

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

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

Single-room occupancy (SRO) units, which are often converted hotels and motels, are one of the most appropriate types of temporary housing for extremely low-income persons. Although the City's Zoning Ordinance does not specifically define single-room occupancy units, the Code

does allow similar uses (i.e., rooming and boardinghouses) in the High Density Residential (R-3), High Density Residential/Professional (R-4), Retail Commercial (C-1), General Commercial (C-2) and Limited Industrial (C-M) districts with a use permit. The development standards for these uses are the same as other uses in the respective zones and do not constrain the development of SRO types. However, to ensure the facilitation of SROs, the City will amend its Zoning Ordinance to clarify the definition of single-room occupancy units and describe specific development standards for these units. (See Program HE.1.2.3.)

Homeless Population

According to the prior housing element, the City has not had a large homeless presence in the past. A recent inquiry with the City of Weed Police Department indicates that this is likely still the case. According to the Police Department, the City typically has five or fewer homeless "residents" during the summer months with possibly another 10 or 12 transients passing through as well. However, as soon as summer transitions to fall and the nights grow cool, both the "resident" and transient populations disappear in search of warmer climates.

Natural emergencies that could result in temporary homelessness are fairly uncommon in this area. Should such an emergency occur (e.g., blizzard, flooding, etc.), there is ample space in churches, school gymnasiums, and community facilities to temporarily accommodate displaced individuals and families. The City of Weed does not have a homeless shelter, but homeless shelters are located in the cities of Montague and Yreka approximately 28 miles to the north. At present, these facilities appear to provide adequate housing for the region's homeless population.

Given the lack of a permanent homeless population, no emergency shelter has been developed in the City. Still, in order to comply with state law and facilitate the development of shelters should one be proposed, the City will amend its Zoning Ordinance to allow them by right in the Limited Industrial (C-M) district. (See Program HE.1.2.2.)

Services for homeless individuals and families in Siskiyou County are primarily available in the City of Yreka, the county seat. **Table B-25** illustrates the programs in the County and general vicinity that offer assistance.

Table B-25
Homelessness Services

Agency	Address	Services
Siskiyou County Behavioral Health Dept.	2060 Campus Drive, Yreka, CA	1, 2, 4, 5, 6, 13, 14, 15, 16, 17
Siskiyou Co. Domestic Violence & Crisis Center	118 Ranch Lane, Yreka, CA	1, 5, 8, 9, 11
New Life Thrift Store	298 Main Street, Weed, CA	3
Workforce Connection	310 Boles Street, Weed, CA	12
Barker's Board and Care	200 S. 4th Street, Montague, CA	10
Lane Street Effort	417 Lane Street, Yreka, CA	10
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

Agency	Address	Services
Veteran's Administration	311 Lane Street, Yreka, CA	7, 10
Yreka Dream Center Food Closet	900 North Street, Yreka, CA	3

Service Codes	
(1) Adult Counseling	(10) Emergency Housing For Men
(2) Anger Management Classes	(11) Emergency, Transportation (i.e. bus ticket)
(3) Food or Clothing Referral	(12) Job Training
(4) Counseling, Education, & Prevention	(13) Treatment & Housing of Mentally Ill
(5) Crisis Intervention	(14) Independent Living Skills Training
(6) Drug & Alcohol Treatment	(15) Food Stamps, CalWorks, General Relief
(7) Veteran's Assistance	(16) Day Treatment
(8) Emergency Assistance For Battered Women	(17) Workshops
(9) Emergency Housing for Women & Children	

Farmworkers

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

Agricultural activity in the Weed area is rather limited. Only outside and to the north of the City are there any lands being managed for commercial agriculture. These agricultural lands are principally used for cattle ranching and/or hay and alfalfa production. Further, these ranches are mainly small family operations that employ few people outside of the immediate family. Still, a few of the larger ranches may hire limited seasonal help from the local workforce as needs dictate. This help typically consists of local high school students and other permanent County residents.

According to the U.S. Census Bureau, there were only 23 persons employed in farming, forestry, and fishing occupations who resided in the City at the time of the 2000 Census. Of course, with a lumber company as the largest employer in the City, a California Department of Forestry and Fire Protection office also located in the City, and a U.S. Forest Service office located in the City of Mt. Shasta approximately nine miles to the south, it is likely that many, if not all, of these 23 persons were employed in forestry-related work, not farming. Consequently, there is little demonstrated need for seasonal or transient farmworker housing in Weed.

HOUSING COST AND AFFORDABILITY

Single-Family Home Costs

The residential real estate market in the State experienced significant price inflation during the early 2000's 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 have fallen dramatically throughout the state.

Table B-26 lists the prices of homes sold in the City from January 2009 through December 2009. The table provides the qualifying annual income for a family of four to be able to afford the corresponding average home sale price. The qualifying annual income is based upon a 30-year fixed rate mortgage with an APR of 5.5 percent and a down payment of ten percent. The qualifying income for the average sales price of a three-bedroom home would require an approximate income of $22,885, which based upon 2000 Census data, is in the moderate

income category. Although the price of homes has come down considerably over the past few years, recent listings indicate a lack of homes priced at an affordable level for households in the extremely low-, very low-, and low-income groups. The households in these categories make up approximately 42.7 percent of all households in the City.

Table B-26
Home Sales, 2009

Bedrooms	Units Sold	Average Square Feet	Average Sale Price	Qualifying Annual Income
2	3	1,042	$86,367	$17,654
3	12	1,433	$111,958	$22,885
4	1	1,700	$140,000	$28,620

Source: Coldwell Banker MLS

Rental Housing Costs

Table B-27 shows the available apartments and houses for rent in the City of Weed during a survey taken in October 2009. At the time of the survey, houses comprised the majority of available rentals in the City (14 units) with 12 listings for apartments.

Table B-27
Apartment and House Rentals, 2009

Number of Bedrooms	Price Range	Average Rent	Listings
Studio	$325 - $400	$363	2
1	$425 - $600	$487	6
2	$550 - $850	$653	7
3	$675 - $1,095	$917	10
4	$1,000	$1,000	1

Sources: www.siskiyoudaily.com and www.mtshastanews.com, October 2008

At the time of the 2000 Census, the median gross rent in the City of Weed was $348. Using the HUD affordability standard of rent plus utilities being equal to or less than 30 percent of gross income, the 2000 median rent would be affordable to households earning $13,920 per year. However, given that almost ten years have passed since the 2000 Census, a review of HUD's current fair market rents for Siskiyou County, as well as affordable rents based upon State income limits, is worthwhile. HUD has established the 2009 fair market rent for a two bedroom unit in Siskiyou County to be $746 and $1,062 for a three bedroom unit. **Table B-28** 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.

Table B-28
Affordable Rents, 2009

	Income Range	Affordable Monthly Rent
Extremely Low	< $16,750	< $418
Very Low	$16,751 - $27,900	$419 - $697

	Income Range	Affordable Monthly Rent
Low	$27,901 - $44,650	$698 - $1,116
Moderate	$44,651 - $66,950	$1,117 - $1,673
Above Moderate	> $66,951	> $1,674

Source: HCD State Income Limits, 2009

Mobile Housing Costs

The Department of Finance's 2009 Estimate of Population and Housing shows a total of 61 mobile homes in the City of Weed, which represents 4.5 percent of the total housing stock. A survey of mobile home parks in the City of Weed yielded the following results: of the 60 spaces located within two mobile homes parks, five spaces were available for rent for $325 per month and two, which included trailers, were available for $450-$550 per month (not including utilities).

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 35 percent are considered "severely cost-burdened". Measuring the number of households paying more than this percentage helps define an area's affordability problem. **Table B-29** illustrates the extent of overpayment in the City. Approximately 4.4 percent of owner-occupied households are cost-burdened and 12.6 percent are severely cost-burdened for a total of 17.0 percent of owner-occupied households overpaying. Renter-occupied households experienced a substantially higher rate of overpayment with 7.4 percent cost-burdened and 36.3 percent severely cost-burdened for a total of 43.7 percent of renter households overpaying. Combined, there are 328 households that suffer cost-burdens. This represents approximately 29.8 percent of all households in the City.

Table B-29
Households Overpaying, 2000

Income	Owner		Renter		Total	
	30 to 34%	35% or more	30 to 34%	35% or more	Units	Percent
Less than $10,000	0	15	13	107	135	12.3%
$10,000 to $19,999	8	25	20	78	131	11.9%
$20,000 to $34,999	13	28	6	7	54	4.9%
$35,000 to $49,999	0	4	0	0	4	0.4%
$50,000 to $74,999	4	0	0	0	4	0.4%
$75,000 and over	0	0	0	0	0	0.0%
Total	25	72	39	192	328	29.8%
Total Households	570		529			
	1,099					

Source: 2000 U.S. Census, summary file 3

The Department of Housing and Urban Development's Comprehensive Housing Affordability Strategies (CHAS) database is used to measure housing affordability and excessive shelter costs. According to CHAS, there are approximately 80 owner-occupied lower-income households and

223 renter-occupied lower-income households (303 total) in the City that are paying 30 percent or more of their income on housing costs. This is the equivalent of approximately 59.6 percent of the lower-income households in the City. Of these 303 lower-income households, approximately 20 of the owner-occupied households and 136 of the renter-occupied households qualify as extremely low-income.

To help meet the affordability constraints of extremely-low income households, the City of Weed works with Great Northern Corporation and other nonprofits, such as Habitat for Humanity, to identify opportunities for financial assistance and the expansion of affordable housing opportunities in the City.

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 for 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 Weed General Plan establishes policies that guide all new development, including residential land uses. These polices, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the City. **Table B-30** shows the residential land use designations established by the General Plan.

Table B-30
Residential Land Use Designations

Designation	Maximum Units per Acre	Notes
Rural Residential (RR)	1 unit/5 acres	This land use designation allows for large lot rural residential houses and small acreage farming with limited livestock.
Residential Single Family Low Density (RL)	5 units/acre	This land use designation allows for single-family houses and single-family subdivisions.
Residential Single & Multifamily Medium Density (RM)	8 units/acre	This land use designation allows for duplexes and triplexes, although single-family houses are also allowed.
Residential Multifamily High Density (RH)	12 units/acre	This land use designation allows for areas for multifamily residences including duplexes, triplexes, and apartments; although single-family houses are also allowed.
Residential Mixed Use High Density (RMU)	17 units/acre	This land use designation allows for higher density housing, transient residential,

Designation	Maximum Units per Acre	Notes
		professional offices, and limited commercial uses that are accessory to the residential and professional uses.

Source: City of Weed 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-31** shows the residential zone districts and permitted densities in each. Where the standards shown below entail a range of values, this is typically the result of differing standards for interior lots and corner lots. However, when the range of values applies to building height or lot coverage, the difference is due to dwelling type.

Table B-31
Residential Zone Districts and Development Standards

	Rural Residential Agricultural (R-R)	Low Density Residential (R-1)	Medium Density Residential (R-2)	High Density Residential (R-3)	High Density Residential/ Professional (R-4)
Max. Units Per Acre[1]	0.2	5	8	12	17
Minimum Lot Size (square feet)	217,800	5,400 -6,000	5,400 -7,000	5,400 -7,000	5,400 -7,000
Minimum Lot Width	—	60'	60-70'	60-70'	60-70'
Front Yard Setback	—	20'	20'	15'	15'
Side Yard Setback	—	5-10'	5-10'	5-10'	5-10'
Rear Yard Setback[2]	—	10'	10'	15'	15'
Max. Building Height	—	35'	35'	35-45'	35-45'
Minimum Parking Spaces Per Unit[3]	2	2	2	2	2
Max. Lot Coverage	—	40%	40%	40-60%	40-60%

Source: City of Weed Zoning Ordinance
Notes: (1) Densities noted herein are based on allowed maximum densities identified in the applicable General Plan land use category as adopted June 12, 2003. Standards in the Zoning Ordinance would appear to permit higher densities based on the required land area per dwelling unit; however, State law requires Zoning to be consistent with the General Plan.
(2) In addition to the indicated rear yard setback, 1,000 sq. ft. must be uncovered on the rear 1/3 of the lot for single family-dwellings, duplexes and triplexes.
(3) In addition to the two required parking spaces per dwelling unit, one guest space is required for every five dwelling units in multifamily dwellings.

The minimum residential lot sizes range from 5,400 square feet to five acres. The maximum height limit for single-family residences, duplexes and triplexes is 35 feet and 45 feet for apartment buildings.

Parking standards in all residential districts require a minimum of two parking spaces per unit. However, as noted above, in addition to the two required parking spaces per dwelling unit in

multifamily dwellings, one guest space is required for every five dwelling units. While these requirements are minimal and are not considered a constraint to development, in order to encourage the development of affordable housing in the City, the City will amend the parking standard to require only 1.5 spaces per one-bedroom unit or studio apartment in multifamily housing developments where it can be demonstrated that this reduction will not interfere with snow removal operations required for public safety. (See Program HE.2.1.4.)

The City's two high density multifamily zones (i.e., at least 12 units/acre) are the High Density Residential (R-3) and High Density Residential/Professional (R-4) zones. Whereas the R-4 zone also allows mobile home parks, professional offices, transient lodging and restaurants, the R-3 and R-4 districts are otherwise nearly identical in the types of housing that are allowed. The primary difference is the maximum density that is allowed in each. The R-3 allows for a maximum density of 12 units per acre while the R-4 allows for 17 units per acre.

Residential Development Standards in the Commercial Zones

In addition to the residential development standards noted above, both the Retail Commercial (C-1) and General Commercial (C-2) districts allow for residential development consistent with the High Density Residential/Professional (R-4) district upon issuance of a conditional use permit. While obtaining approval of a use permit does 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 as evidenced by the recently completed 61-unit Mountain View Apartments, an affordable housing development constructed in the C-1 district.

A conditional use permit for a multifamily housing project 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 Planning Commission and notifies property owners within 300 feet of the project.

The Planning Commission primarily considers potential environmental impacts, as well as public improvements (e.g., curb, gutter, sidewalk and drainage improvements) that may be necessary to support the project. While there are no design standards with which projects must comply, all development within the commercial districts is subject to architectural review by the Planning Commission to ensure that the proposed structure is consistent with the existing neighborhood. This includes both residential and non-residential uses. In the case of proposed residential development, architectural review typically occurs at the same time as consideration of the use permit and does not serve as a constraint to the development of housing.

In deciding whether to grant a use permit, the Planning Commission shall determine whether or not the establishment, maintenance or operation of the use applied for will, under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use, or whether it will be injurious or detrimental to property and improvements in the neighborhood or 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 Planning Commission can designate conditions of approval as necessary to ensure that 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 that will result in projects that are compatible with surrounding uses. The entire process from submittal to public hearing and project approval is typically about sixty to ninety days. 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

The following subdivision design criteria from Chapter 17 of the Weed Municipal Code are the basic minimum street standards necessary to protect public health and safety:

- Local Streets:
  - Right-of-way: 54 feet
  - Pavement width: 36 feet
- Secondary Streets:
  - Right-of-way: 60 feet
  - Pavement width: 40 feet
- Major Streets:
  - Right-of-way: 84 feet
  - Pavement width: 64 feet
- Hillside Local Streets:
  - Right-of-way: 40 feet
  - Pavement width: 34 feet
- Hillside Collector Streets:
  - Right-of-way: 46 feet
  - Pavement width: 36 feet

Further, the following are required of all new subdivisions:

- Curb, gutter and sidewalk (or parking sidewalk where required);
- Water lines and services to serve each lot, including a meter box;
- Fire hydrants;
- Sanitary sewers and laterals to serve each lot;
- Storm sewers, drains;
- Slope planting, silt basins or other forms of erosion control;
- Ornamental street lights;
- Street trees; and
- Street signs.

While all development-related improvements add to the cost of housing, the City's adopted standards ensure public health and safety and do not constrain the development of affordable housing.

Adequacy of Zoning Standards to Facilitate Affordable Housing

Land costs are relatively low in Weed, about $4,100 to $10,655 per dwelling unit for development-ready land suitable for multifamily housing (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 the R-3, R-4, C-1 and C-2 zones provide adequate density and development standards to facilitate the production of housing affordable to very low- and low-income households.

Flexibility in Development Standards

Chapter 18.20 of the Zoning Ordinance provides for flexibility in residential development standards through the approval of a planned unit development (PUD) and the processing of a conditional use permit in the case of multiple uses. As applications are made, the Planning Commission reviews proposals for general plan consistency; preservation of open space and/or scenic resources; and compatibility with existing neighborhoods. In order to approve a planned unit development, the Planning Commission must make the following findings:

1. That the proposed location of the planned unit development is in accordance with the objectives of the Zoning Ordinance;

2. That the proposed location of the planned unit development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;

3. That the proposed planned unit development will comply with each of the applicable provisions of Section 18.20.070 of the Weed Municipal Code;

4. That 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;

5. That 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 that the streets in the vicinity can carry without congestion and will not overload utilities;

6. That 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; and

7. The proposed planned unit development or the first use or group of uses can be substantially completed with two years after the district is established.

The City's most recently approved PUD is the Mountain Meadows Planned Development (MMPD), which along with the associated tentative subdivision map, established 42 single-family

lots on a forested hillside in the South Weed area. By approving a PUD for the project, the City allowed narrower streets than might otherwise have been permitted in a traditional zoning district. These reduced road widths were deemed appropriate for the topography, existing vegetation, and proposed use of the site in that they serve to slow traffic while at the same time minimizing ground disturbance and tree removal associated with development of the site.

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, senior housing, supportive housing and single-room occupancy units.

Some housing types are allowed by right, meaning there is only administrative review for consistency with zoning, the General Plan, and building code, and others are allowed with a conditional use permit, which entails review before the Planning Commission. **Table B-32** summarizes the housing types permitted, conditionally permitted, or excluded under the City's Zoning Ordinance.

Table B-32
Residential Uses Permitted by Zoning (1)

Residential Uses	R-R	R-1	R-2	R-3	R-4	C-1	C-2
Single-Family Dwellings(2)	P	P	P	P	P	C	C
Second Units	P	P	P	P	P	C	C
Duplexes	E	E	P	P	P	C	C
Triplexes	E	E	P	P	P	C	C
Multifamily Dwellings	E	E	E	P	P	C	C
Boardinghouses/Rooming Houses	E	E	E	C	C	C	C
Senior Housing	E	E	E	C	C	C	C
Mobile Home Parks	E	E	E	E	C	C	C
Group Care Homes	E	E	E	E	E	E	E
Single Room Occupancy Units	E	E	E	E	E	E	E
Transitional Housing	E	E	E	E	E	E	E
Emergency Shelters	E	E	E	E	E	E	E
Farm Labor Housing	E	E	E	E	E	E	E

Source: City of Weed Zoning Ordinance
Notes: P = Permitted C = May be allowed with a conditional use permit E = Excluded
(1)This table is provided for informational purposes only and is subject to change.
(2) Includes manufactured homes

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

Second Dwelling Units

Another type of housing appropriate for lower-income persons are second dwelling units. "Second unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include 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 now 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; and
- 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.

According to Chapter 18.52 of the Weed Municipal Code, second dwelling units are permitted on residential lots that conform to the standards of the underlying zone district. Further, only standards consistent Section 65852.2(b) of the Government Code the City have been adopted.

Housing for Persons with Disabilities

As part of a governmental constraints analysis, housing elements must analyze constraints upon 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 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. Unfortunately, the City has yet to update the Zoning Ordinance to reflect this change to state law. Therefore, a program has been added to ensure that these facilities will be allowed by right in all residential zones and conditionally permitted in the Retail Commercial (C-1) and General Commercial (C-2) zones similar to other residential uses. (See Program HE.1.2.6.)

The occupancy standards of the Zoning Ordinance comply with Fair Housing Laws in that they do not restrict occupancy based upon relationship. For instance, Section 18.08.200 of the Weed Municipal Code, provides a broad definition of "family" as follows: ""Family means one or more persons occupying a premises and living as a single housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity, or sorority house. A family shall be deemed to include necessary servants." Although this definition successfully captures the cohabitation of unrelated individuals, it should be reworded slightly in order to clarify that clients of a group home are different from groups occupying hotels, clubs, fraternities, etc. In other words, it should be made clear that clients of a group home are considered a family for the purpose of land use and zoning. As such, the City will update its definition of family to ensure that clients of group homes are included. (See Program HE.2.1.5.)

The City does not have any special requirements for residential care facilities, such as minimum distances between facilities. However, as facilities are proposed, they may be subject to review for overconcentration to ensure consistency with state law requirements.

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. The Zoning Ordinance currently lacks a definition of supportive housing as well as development standards for these units. Therefore, in order to facilitate the development of supportive housing, the City will amend the Zoning Ordinance to specifically define supportive housing types and to consider them a residential use. (See Program HE.1.2.2.)

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."

New 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 Limited Industrial (C-M) district would be the most appropriate for the siting of emergency

shelters. This is because many of the properties zoned C-M are adjacent to public transit, which would allow individuals easier access to the social services available in Yreka to the north. Further, because the C-M zone is adjacent to the Retail Commercial (C-1) and General Commercial (C-2) districts, and allows all uses permitted by right in the C-1 and C-2 districts, such as grocery stores and coin operated laundries, the C-M would allow individuals easier access to nearby goods and services. Approximately 77.2 acres in 14 vacant parcels of currently zoned C-M sites are available with sewer and water to meet this potential need. While there are a few parcels that exceed five acres, most range in size from 0.11-acre to 0.42-acre. (See Program HE.1.2.2.)

SB 2 further requires that transitional housing be considered a residential use subject only to the same restrictions that apply to similar housing types in the same zone. Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months, but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multifamily units and may include supportive services to allow individuals to gain necessary life skills in support of independent living. The City's Zoning Ordinance does not currently provide a definition of transitional housing or identify zones in which this type of use is permitted. Therefore, in an effort to clarify the Zoning Ordinance and facilitate "transitional housing", the City will amend the Ordinance to include a definition consistent with Section 50675.2 of the Health and Safety Code and describe development standards for this housing type. (See Program HE.1.2.2.)

Single-Room Occupancy Units

Housing elements must identify zoning to encourage and facilitate single-room occupancy units (SROs). These units 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 these uses in the R-3 and R-4 zones with a use permit. Aside for the requirement that a use permit be procured, the development standards for these are the same as other uses in the respective zones and do not constrain the development of SRO types. 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.1.2.3.)

Housing for Farmworkers

The City of Weed Zoning Ordinance does not explicitly address or provide for farmworker housing in any district. However, pursuant to Health and Safety Code Sections 17021.5 and 17021.6, housing for six or fewer farmworkers 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., 2-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.1.2.7.)

Development and Processing Fees

Many of the large vacant parcels zoned for higher density projects (at least 12 units/acre) 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 deter the costs of providing infrastructure, public facilities, and services. Impact fees that apply to new residential single-family and multifamily construction are listed in **Table B-33**. 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 processing fees are summarized in **Table B-34**.

The City's impact fees are similar to other cities in the region. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to maintain health, public safety, and the quality of life desired by City residents.

Table B-33
Development Impact Fees

Facility	Fee Per Dwelling Unit	
	Single-Family	Multifamily
Water Connection Fee	$4,602	$930
Sewer Connection Fee	$3,196	$3,082
School Impact Fee	$2.04 per sq. ft.	$2.04 per sq. ft.
TOTAL	$7,798	$4,012

Source: City of Weed, 2009
Notes: Fees are for informational purposes only and are subject to change.
The connection fees for multifamily housing identified above are an average based upon recent multifamily development. Connection fees for single-family dwellings are based upon a 1,500 square foot dwelling.

Table B-34
Planning Permit Fees

Fee Type	Fee
Architectural Review	$100
Conditional Use Permit	$1,000
Minor Use Permit	$75
Boundary Line Adjustment	$100
Variance	$150
Zoning Amendment	$160
Subdivision (5 or more lots)	$500
Subdivision (4 or less lots)	$200
Negative Declaration	At cost
Environmental Impact Report	At cost
General Plan Amendment	$500

Source: City of Weed, 2009
Notes: Fees are for informational purposes only and are subject to change.
In addition to the fees identified above, applicants are responsible for reimbursement of consultants hired by the City to process the application (e.g., planners and civil engineers).

Including the cost of building permits, which typically range from $1,800 to $2,000 per 1,200 to 1,500-square foot dwelling, development fees average $9,798 for a typical 1,500-square foot single-family dwelling and $5,812 per 1,200-square foot unit in a ten-unit apartment complex.

Depending on housing unit size and type, City and school district fees amount to between five and ten percent of the total cost of each new housing unit. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these fees are on par with other cities in the region, are deemed necessary to maintain the quality of life desired by City residents, and do not constrain the development of affordable housing.

Permit Processing Time

The time involved in processing development applications can become a constraint to affordable housing development. However, because Weed is a small community that receives few applications and almost no complicated applications, the processing of a residential application occurs expeditiously. In Weed, most development applications for single-family and multifamily developments take approximately three to four weeks to process as long as no discretionary approvals are needed. If an applicant proposes a development that requires discretionary review, such as one that requires a use permit, the processing time can extend to two to three months regardless of if it's a single-family or multifamily project. **Table B-35** lists the typical review times for each type of permit or approval process in the City. These review periods do not present constraints to development as some review is needed to ensure the maintenance of health and safety standards. Further, the City encourages developers to submit applications concurrently whenever possible to minimize the total processing time and related project costs.

Table B-35
Planning Processing Times

Type of Approval or Permit	Typical Processing Time
Ministerial Review	7-10 days
Architectural Review	10-30 days
Conditional Use Permit (CUP)	60-90 days
Zone Change	60-90 days
General Plan Amendment	60-90 days
Parcel Maps	60-90 days
Initial Study (CEQA)	60-90 days
Environmental Impact Report (CEQA)	8-10 months

Source: City of Weed, 2010

Building Codes and Enforcement

The City has adopted the 2007 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 safely, it does not pose a significant constraint to the production or improvement of housing in Weed.

Code enforcement typically occurs when the building inspector is processing other permits on the site, or when complaints are filed. However, given the lack of a full-time building department, and limited resources with which to hire code enforcement officer, complaints are typically addressed by the City's Community Service Officer. Still, code enforcement remains a priority for the City and a code enforcement program will be developed and implemented as soon as funding allows. (See Program HE.4.1.5.)

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. Residential land costs in Weed as of January 2010 are shown in **Table B-36**. Single-family land prices ranged from $58,980 per acre to $233,060 per acre. While there were no multifamily properties available in Weed at the time of the survey, there were three vacant commercial properties, which allows for multifamily development with a use permit. These commercial properties were available from $46,480 per acre to $235,000 per acre.

Table B-36
Vacant Land Costs

Zone	Acres	Price	Price per Acre
MMPD[1]	0.90	$124,475	$138,305
C-2	1.00	$235,000	$235,000
C-2	1.05	$150,000	$142,860
C-2	10.65	$495,000	$46,480

Source: MLS Listings, January 2010
Notes: (1) There were 42 vacant parcels zoned MMPD. Therefore, rather than listing each parcel, the average acreage, price, and price per acre are shown.

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 $103 per square foot for a spec house and $238 per square foot for a custom home. Both cost estimates are based on a 1,500 square foot house, with the spec house being of average-quality construction and the custom home being of custom quality construction. Both estimates include a two-car garage, central heating and air conditioning. The total cost of construction, excluding land costs, is estimated at $154,500 for a spec house in a housing tract and $357,000 for a custom home. 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. Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate- income households that live on tight budgets. Variable rate mortgages may allow lower income households to enter into homeownership, but there is a

definite risk of monthly housing costs rising above the financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates. **Table B-37** illustrates interest rates as of December 2009, which, due to the economic recession gripping the nation, are at historic lows. 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.

Table B-37
Interest Rates

	Interest	APR
Conforming		
30-year fixed	4.875%	5.065%
15-year fixed	4.250%	4.573%
5-year ARM	3.875%	3.647%
Jumbo		
30-year fixed	5.750%	5.895%
5-year ARM	5.000%	4.012%

Source: www.wellsfargo.com, December 2009
Notes: A conforming loan is for no more than $729,750. A jumbo loan is greater than $729,750.

HOUSING RESOURCES AND OPPORTUNITIES

Existing Affordable Housing

The City of Weed currently has four affordable multifamily projects. These are shown in **Table B-38.** Three are subsidized through the Housing Choice Voucher (Section 8) program administered through the United States Department of Housing and Urban Development (HUD) and one of the projects is subsidized through the Low-Income Housing Tax Credit (LIHTC). Although not a direct federal subsidy, LIHTC provides tax incentives for the utilization of private equity in the development of affordable housing. Tenants of LIHTC units typically qualify for and receive Section 8 Housing Choice Vouchers.

Table B-38
Assisted Multifamily Units

Name	Expiration Date	Total Units	Income Restricted	Units By Type		Funding Agency/Program
				Senior	Family	
Boles Creek Apartments - I 315 E. Lake Street	5/31/09	50	49	—	49	HUD Section 8
Boles Creek Apartments - II 315 E. Lake Street	9/29/12	48	48	—	24	HUD Section 8
Siskiyou Gardens Apts. 380 Siskiyou Way	9/30/11	48	24	—	24	HUD Section 8

Name	Expiration Date	Total Units	Income Restricted	Units By Type		Funding Agency/Program
				Senior	Family	
Mountain View Apartments 268 E. Lake Street	2065[1]	61	60	—	60	LIHTC, HUD Sec. 8

Sources: California Housing Partnership Corporation; HCD; California Tax Credit Allocation Committee; and personal communication with property managers
Notes: (1) While the exact date for satisfying the contractual obligation of the Low-Income Housing Tax Credit project is currently unknown, LIHTC projects have a 55-year initial compliance period. Therefore, the expiration date identified for the project is 55 years from the date the project is "placed in service". This occurs when the appropriate forms are submitted to and approved by the California Tax Credit Allocation Committee. For the Mountain View Apartments, this is anticipated to occur in 2010.

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. If units are at risk of market rate conversion, the analysis must contain the following components:

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

Each of the properties in the City's inventory of affordable housing is assigned a level of risk of conversion. There are three levels of risk: at-risk, lower risk and low risk. Properties are "at-risk" when they are within five years of the end date of the most valuable subsidy or rent restriction. For example, if a property has a Section 8 contract that will expire within the next five years, it is considered to be at-risk of market rate conversion. Properties are considered a "lower risk" of market rate conversion if their most valuable subsidy or rent restriction is scheduled to terminate within six to ten years, or if the property is owned by a non-profit organization. Properties are considered to be a "low risk" of market rate conversion when their subsidies and/or rent restrictions expire more than ten years into the future.

As noted in **Table B-38** above, the Section 8 contract for Boles Creek Apartments – Phase I expired in May 2009. Further, the Section 8 contract for Boles Creek Apartments – Phase II is set to expire in September 2012. As a result, all 97 units in the Boles Creek Apartments are at-risk of market rate conversion. However, according to a project representative, the contracts with HUD are being extended and the property owner has no intention of converting the units to market rate. While the Siskiyou Gardens Apartments Section 8 contract is also set to expire within the next five years, the Siskiyou Gardens Apartments are owned by a nonprofit organization, which makes it a lower risk of market rate conversion. The remaining 60 affordable housing units within the Mountain View Apartments are considered a low risk of market rate conversion because their rent restrictions expire more than 10 years into the future.

Cost Analysis

Until it can be confirmed with HUD that the Boles Creek Apartments contracts have been extended, the City will proceed with a cost analysis as though all income-restricted units at the Boles Creek Apartments are at-risk of market rate conversion within the next five years. Therefore, it is necessary to review some of the methods that are available to the City for the preservation of affordable units during the current planning period: rehabilitation, replacement and tenant-based rental assistance. Through a review of the costs associated with each of these methods, it can be determined whether rehabilitation, replacement (i.e., new construction), or tenant-based rental assistance is the most economical approach to preserving those units that are at-risk of market rate conversion.

Rehabilitation

The primary factors used to determine the cost of preserving affordable housing include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (government and market). The following are estimated per unit preservation costs for the City based on recent projects completed by the Community Housing Improvement Program (CHIP) in the region. The approximate cost per unit for acquisition and soft costs is $18,782, and $40,421 for rehabilitation. Therefore, the total cost to preserve a low-income housing unit by rehabilitation in the City is approximately $59,203.

New Construction

New construction implies "replacement" construction of the same number of units and similar amenities as the affordable housing development removed from the housing stock. Although the cost of new construction can vary considerably depending on factors such as location, number of units, size of units, materials, on- and off-site improvements, and the quality of construction, the following estimate is based upon constructing the City's most recent affordable housing development (i.e., Mountain View Apartments). The cost per unit for the acquisition of land was approximately $10,655 per unit, with construction costs of approximately $23,260 per unit. The cost per unit for financing at 5.75 percent with a fixed-rate 30-year loan is $48,866, for a total cost of $59,521 per unit.

Tenant-Based Rental Assistance

Tenant-based rental assistance primarily depends on the income of the family, rental costs, and the number of years the assistance is provided. If the typical family that requires rental assistance earns $18,666 (i.e., 80 percent of the median household income as reported by the 2000 Census), then that family could afford approximately $467 per month for shelter costs. While the median household income has likely increased since 2000, current information is not yet available. Further, the 2009 state income limits do not accurately reflect incomes in the City and their use would artificially inflate housing affordability and misrepresent a possible need for tenant-based rental assistance. Therefore, the difference between $467 and $746, which is the fair market rent for a two-bedroom apartment in Siskiyou County as published by HUD in 2009, would result in the need for a monthly rental assistance of $279 a month or $3,348 per year per unit. For the sake of comparing tenant-based assistance with rehabilitation and reconstruction costs, typical affordable housing developments carry an affordability term of twenty years, which would bring the total cost of tenant-based rental assistance to $66,960 per family.

Comparison of Costs

Based on the comparison of rehabilitation, replacement and tenant-based rental assistance costs discussed above, rehabilitation is the most cost effective approach towards the preservation of affordable units in the City. For example, the total cost of replacing the 97 units that are at-risk of market rate conversion with comparable units would be approximately $5,773,537, while the estimated cost of providing tenant-based rental assistance would be $6,495,120. While still quite expensive, the cost to rehabilitate the existing units is approximately $31,000 less than constructing new units, or $5,742,691.

Preservation Resources

Efforts by the City to retain low-income housing in the future must be able to draw upon two basic types of resources: organizational and financial. Further, qualified non-profit entities need to be made aware of the future possibilities of units becoming at-risk. Demonstrated management and, perhaps, development abilities should be assessed. Groups with whom the City has an ongoing association with are the logical entities for future participation, as are non-profits who have sought the right of first refusal status with the California Department of Housing and Community Development. Those non-profit organizations and government agencies that have been active in the preservation of affordable housing in the north state are shown in **Table B-39**.

Table B-39
Housing Organizations and Agencies

Organizations and Agencies	
Christian Church Homes of Northern California 303 Hegenberger Road, Suite 101 Oakland, CA 94621-1419	Citizens Housing Corporation 26 O'Farrell Street #506 San Francisco, CA 94108
A.F. Evans Development, Inc. 1000 Broadway #300 Oakland, CA 94607	EAH, Inc. 2169 East Francisco Boulevard, Suite B San Rafael, CA 94901
Affordable Housing Community Trust 7901 La Riviera Drive Sacramento, CA 95826	Mercy Housing California 1360 Mission Street, Suite 300 San Francisco, CA 94103
California Human Development Corporation 3315 Airway Drive Santa Rosa, CA 95403	National Housing Trust P.O. Box 3458 Walnut Creek, CA 94598
California Housing Partnership Corporation 369 Pine Street, Suite 300 San Francisco, CA 94104	Community Housing Improvement Program 1001 Willow Street Chico, CA 95928
Rural Communities Housing Development Corp. 237 E. Gobbi Street Ukiah, CA 95482	Northern Valley Catholic Social Services 1020 Market Street Redding, CA 96001
California Housing Finance Agency 1121 L Street, Room 207 Sacramento, CA 95814	

Source: California Department of Housing and Community Development, June 2009

Programs for Preservation and Construction of Affordable Housing

The following is a summary of the current programs that the City is aware of and, if applicable, could be used to help meet the City's goal of remedying its affordable housing needs. Further, a list of funding sources that could be used by the City to meet its affordable housing goals is provided in **Appendix C**.

- Project Development: The City's Planning Department could provide technical assistance and administrative support for housing developments that expand affordable housing options for the City's residents.
- Non-Profit Support: The City should continue its cooperative relationships with qualified non-profit groups which may play a role in assisting in the preservation and expansion of affordable housing in the community.
- Policy and Ordinance Review: Current policies and ordinances should be continually reviewed to ascertain the realistic impact on retaining or expanding affordable housing in the City. When necessary, changes or additions to the City's guiding policies and ordinances should be adopted.
- Housing Referral Service: The City should develop a listing of programs and a methodology for disseminating pertinent information about the types of subsidized housing and the various providers of housing-related services.
- Inclusionary Zoning: The City could consider the adoption of an inclusionary Zoning Ordinance requiring a stated amount of lower income units in all new single- and multifamily developments. Percentages of set-aside units, in lieu contribution of fees, targeted income groups, and periods for restrictions on rent levels need to be identified.
- Housing Rehabilitation: The City's rehabilitation loan program is currently funded by a revolving loan account (RLA). The City has applied for CDBG funds in the past that are used to give rehabilitation loans. As repayments of these loans are received, the money is put back into a loan account to loan 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. Although there are currently no monies available in the RLA, as all of the City's roughly $2.2 million in awarded grant monies have been loaned out, the City will apply for $600,000 in additional grant monies in 2010 in order to continue its rehabilitation loan program. Interest rates for owner-occupied units are typically set at three percent with a maximum repayment period of thirty years. Five households have been assisted in the past five years.

First Time Homebuyer Program

Although the City has yet to establish a first time homebuyer program, the City will be applying for $600,000 in grant funding in 2010, $100,000 of which would be made available in low interest loans to income eligible first time homebuyers for use as down payment assistance.

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, the Department of Housing and Community Development 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 the federal Department of Housing and Urban Development and contracts with Great Northern Corporation (a local nonprofit organization) 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 and the Section 8 program pays the remaining amount.

Great Northern Corporation administers a total of 209 vouchers throughout Siskiyou County and 29 within the City of Weed. An additional 302 applicants are on the Housing Choice Voucher waiting list.

REGIONAL HOUSING NEEDS

Pursuant to the State Government Code Section 65584, the State 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 720 new residential units in all of Siskiyou County (i.e., including incorporated cities) over a 7.5-year period (January 1, 2007 to June 30, 2014). The need for 720 units is shared and distributed amongst 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 Weed's share of regional housing needs is 46 units, or roughly six units per year over a 7.5 year period. In an attempt to provide housing for all income groups in the City, these 46 units are further divided amongst the various income groups identified and defined in **Table B-40**.

According to the most recent 2007-2014 allocations, the City of Weed requires at least 47 new housing units. A large portion of the allocation (approximately 44.7 percent) is for above moderate households. However, 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.

Between January 1, 2007 and December 31, 2008, three single-family dwellings and 61 multifamily units were constructed in the City. Based upon assessed values, spending limits discussed herein above, and rent restrictions placed upon the multifamily units as part of the Low Income Housing Tax Credit program, two of the single-family dwellings qualify as moderate-income housing, 39 of the multifamily units and one of the single-family dwellings qualify as low-income housing, and 22 of the of the multifamily units qualify as very low-income housing. When these 64 units are deducted from the State's projected need, the City has met its allocation for low-income housing, but still needs five moderate-income dwellings and 21 above moderate-income units prior to June 30, 2014.

Table B-40
Regional Housing Needs, 2007-2014

Income Category	Regional Housing Needs	Percent	Progress	Remaining
Very Low (<50% Median Income)	11	23.4%	22	0
Low (50-80% Median Income)	8	17.0%	40	0
Moderate (80-120% Median Income)	7	14.9%	2	5

Income Category	Regional Housing Needs	Percent	Progress	Remaining
Above Moderate (>120% Median Income)	21	44.7%	0	21
Total	47	100%	64	26

Source Siskiyou County Final RHNA, HCD, May 2008
Notes: To calculate the projected housing needs, the City assumed 50 percent of its very low-income regional housing needs are extremely low-income households. As a result, from Weed's very low-income need of 11 units, the City has a projected need of 5 units for extremely low-income households.

VACANT LAND INVENTORY

Table B-41 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-41**, there are a total of 25.5 acres of Retail Commercial (C-1) zoned lands with the potential to result in 130 units; 294.3 acres of General Commercial (C-2) zoned lands with the potential to result in 1,501 units; 27.1 acres of High Density Residential/Professional (R-4) zoned lands with the potential to result in 390 units; 63.5 acres of High Density Residential (R-3) zoned land with the potential to result in 587 units; 18.6 acres of Medium Density Residential (R-2) zoned land with the potential to result in 127 units; 463.0 acres of Low Density Residential (R-1) zoned land with the potential to result in 1,264 units; 48.3 acres of Mountain Meadows Planned Development (MMPD) zoned land with the potential to result in 51 units; and 217.9 acres of Rural Residential Agricultural (R-R) zoned land with the potential to result in 26 units. While these numbers represent the amount of vacant land in the City and the resulting buildout potential, they do not take into consideration a number of large, underutilized parcels that are present in the City. These underutilized parcels could also support considerable 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.

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. Therefore, based on recent development trends in the City, a net density of 85 percent of the maximum density was assumed for most of the multifamily zoned parcels and a net density of 60 percent of the maximum density was assumed for most of the single-family zoned parcels. An example of a recent single-family residential subdivision that was approved in the City of Weed is the Aspen Creek Subdivision. This subdivision was approved with 268 detached single-family homes on approximately 88.7 acres (including roads), for a maximum density of three dwelling units per acre and a net density of 60 percent. An example of a recently developed multifamily project in the City is the Mountain View Apartments. Although the apartments were constructed on property zoned C-1, development was consistent with the R-4 district per the Zoning Ordinance. With Mountain View a total of 61 units were built on 4.2 acres, for a maximum density of 14.5 units per acre and a net density of approximately 85 percent. However, even though commercially zoned properties can be developed consistent with R-4 district, the City is operating on the assumption that most commercial properties will in fact develop with commercial type uses. As such, for the purpose of determining potential buildout capacity in the commercial districts, the City has assigned a net density of only 30 percent. These build-out assumptions are reflected in the realistic capacities shown in **Table B-41**.

Some of the sites listed in **Table B-41** identify potential constraints to development. For the most part, these constraints are associated with slopes and/or 100-year floodplains. This is because, other than Boles Creek, Beaughton Creek and a few hillsides, there is relatively little in the City that serves to constrain residential development. Where constraints to development do exist,

these constraints have been taken into consideration and are reflected in reduced potential buildout densities, as shown in **Table B-41**.

Affordable housing is permitted in a variety of residential zone districts. However, most affordable projects will occur in the R-4, C-1, and C-2 zones since they each permit densities of at least 15 units to the acre, which is more likely to fit projects supported by government assistance. The smallest vacant multifamily parcel noted in **Table B-41** (0.12 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 27.1 acres of R-4, 25.5 acres of C-1, and 294.3 acres of C-2 zoned lands with the combined potential to result in 2,021 units.

Public sewer and water service is readily available within 100 feet of most of the vacant lands identified on **Table B-41**. Further, water service and sewage treatment are more than adequate to serve projected growth for the next five years and beyond. During periods of peak demand, the City's water system is currently operating at approximately 80 percent of its design capacity while the City's two wastewater treatment facilities have a combined reserve capacity of approximately 0.79 MGD.

Table B-41
Vacant Land Inventory

APN	Acres	Zoning	General Plan	Maximum Density	Realistic Capacity	Sewer	Water	Site Constraints
060-433-120	0.12	C1	CR	2	1	Yes	Yes	None
060-444-090	0.13	C1	CR	2	1	Yes	Yes	None
060-312-080	0.14	C1	CR	2	1	Yes	Yes	None
060-455-040	0.21	C1	CR	4	1	Yes	Yes	None
060-444-070	0.22	C1	CR	4	1	Yes	Yes	None
060-322-010	0.24	C1	CR	4	1	Yes	Yes	Flood
060-443-020	0.34	C1	CR	6	2	Yes	Yes	None
060-011-040	0.35	C1	CR	6	2	Yes	Yes	None
060-433-130	0.63	C1	CR	11	3	Yes	Yes	None
060-571-360	5.22	C1	CR	89	27	Yes	Yes	None
060-571-370	5.91	C1	CR	101	30	Yes	Yes	None
060-571-350	11.97	C1	CR	203	61	Yes	Yes	None
060-282-440	0.16	C2	CG	3	1	No	No	Slope
060-411-090	0.20	C2	CG	3	1	Yes	Yes	None
060-331-020	0.22	C2	CG	4	1	Yes	Yes	None
060-052-090	0.24	C2	CG	4	1	Yes	Yes	Flood
060-282-420	0.26	C2	CG	5	1	Yes	Yes	None
060-271-050	0.27	C2	CG	5	1	No	No	None
060-641-080	0.29	C2	CG	5	1	No	No	None
060-412-090	0.49	C2	CG	8	3	Yes	Yes	None
060-552-210	0.56	C2	CG	10	3	Yes	Yes	None
060-271-110	0.58	C2	CG	10	3	Yes	No	Slope
060-282-450	0.68	C2	CG	12	3	No	No	None
060-552-110	0.70	C2	CG	12	4	Yes	No	None

APN	Acres	Zoning	General Plan	Maximum Density	Realistic Capacity	Sewer	Water	Site Constraints
060-552-360	0.72	C2	CG	12	4	Yes	No	None
060-552-220	0.73	C2	CG	12	4	Yes	Yes	None
060-552-320	0.87	C2	CG	15	4	Yes	Yes	None
060-552-410	0.88	C2	CG	15	4	Yes	No	None
060-552-400	0.89	C2	CG	15	5	Yes	No	None
060-552-190	1.02	C2	CG	17	5	Yes	No	None
060-552-140	1.03	C2	CG	18	5	Yes	Yes	None
060-552-150	1.11	C2	CG	19	6	Yes	Yes	None
060-552-350	1.15	C2	CG	19	6	No	Yes	None
060-552-310	1.16	C2	CG	20	6	Yes	Yes	None
060-552-380	1.17	C2	CG	20	6	No	Yes	None
060-552-340	1.27	C2	CG	22	6	No	Yes	None
060-552-370	1.34	C2	CG	23	7	No	No	None
060-571-310	1.64	C2	CG	28	8	Yes	Yes	Partial Flood
060-271-090	1.77	C2	CG	30	9	Yes	No	None
060-641-070	2.20	C2	CG	37	11	No	Yes	None
060-552-170	3.02	C2	CG	51	15	Yes	No	None
060-631-020	8.00	C2	CG	136	41	No	No	Slope
060-621-030	8.89	C2	CG	151	45	No	No	None
060-552-430	9.35	C2	CG	159	48	Yes	No	Slope
060-571-350	11.97	C2	CG	203	61	No	No	None
060-601-310	18.64	C2	CG	317	95	Yes	No	None
060-641-160	27.90	C2	CG	474	142	Yes	No	Slope
060-641-140	44.52	C2	CG	757	227	No	Yes	None
060-601-290	138.44	C2	CG	2353	706	Yes	No	None
060-152-010	0.12	R1	RL	1	1	Yes	No	None
060-181-190	0.12	R1	RL	1	1	Yes	Yes	None
060-187-150	0.12	R1	RL	1	1	Yes	Yes	None
060-162-270	0.13	R1	RL	1	1	Yes	Yes	None
060-395-150	0.13	R1	RL	1	1	Yes	Yes	None
060-141-060	0.14	R1	RL	1	1	Yes	Yes	None
060-102-050	0.14	R1	RL	1	1	Yes	Yes	None
060-162-210	0.14	R1	RL	1	1	Yes	Yes	None
060-162-200	0.14	R1	RL	1	1	Yes	Yes	None
060-311-250	0.14	R1	RL	1	1	Yes	Yes	Partial Flood
060-311-050	0.14	R1	RL	1	1	Yes	Yes	None
060-311-260	0.14	R1	RL	1	1	Yes	Yes	None
060-141-120	0.15	R1	RL	1	1	Yes	No	None
060-132-040	0.15	R1	RL	1	1	No	Yes	None

APN	Acres	Zoning	General Plan	Maximum Density	Realistic Capacity	Sewer	Water	Site Constraints
060-051-030	0.15	R1	RL	1	1	Yes	Yes	None
060-291-160	0.16	R1	RL	1	1	Yes	Yes	None
060-163-070	0.16	R1	RL	1	1	Yes	No	None
060-183-110	0.17	R1	RL	1	1	Yes	Yes	None
060-183-150	0.17	R1	RL	1	1	Yes	Yes	None
060-191-030	0.17	R1	RL	1	1	Yes	Yes	None
060-163-050	0.19	R1	RL	1	1	Yes	Yes	None
060-191-050	0.20	R1	RL	1	1	Yes	Yes	None
060-162-250	0.21	R1	RL	1	1	Yes	Yes	None
060-191-160	0.21	R1	RL	1	1	Yes	Yes	None
060-191-180	0.22	R1	RL	1	1	Yes	Yes	None
060-052-090	0.24	R1	RL	1	1	Yes	Yes	Flood
060-162-060	0.25	R1	RL	1	1	Yes	Yes	None
060-191-130	0.25	R1	RL	1	1	Yes	Yes	None
060-131-030	0.28	R1	RL	1	1	No	No	None
060-151-090	0.33	R1	RL	2	1	Yes	Yes	None
060-151-030	0.34	R1	RL	2	1	Yes	Yes	None
060-231-100	0.36	R1	RL	2	1	No	Yes	None
060-082-080	0.39	R1	RL	2	1	Yes	Yes	None
060-133-010	0.42	R1	RL	2	1	No	Yes	None
060-141-170	0.44	R1	RL	2	1	Yes	Yes	None
060-211-030	0.53	R1	RL	3	2	No	No	None
060-151-020	0.57	R1	RL	3	2	Yes	Yes	None
060-531-470	0.57	R1	RL	3	2	Yes	Yes	None
060-351-260	0.71	R1	RL	4	2	No	No	Slope
060-191-240	0.77	R1	RL	4	2	Yes	Yes	None
060-531-330	0.91	R1	RL	5	1	Yes	Yes	Slope
060-271-040	1.28	R1	RL	6	4	No	No	None
060-186-040	1.30	R1	RL	6	4	Yes	Yes	None
060-211-020	1.47	R1	RL	7	4	No	No	None
060-531-390	2.00	R1	RL	10	3	Yes	Yes	Slope
060-211-080	3.14	R1	RL	16	9	Yes	No	None
060-361-040	4.63	R1	RL	23	14	Yes	Yes	None
060-231-340	6.16	R1	RL	31	18	Yes	No	None
060-231-390	6.71	R1	RL	34	20	Yes	Yes	None
060-231-380	6.81	R1	RL	34	20	Yes	Yes	None
060-211-010	7.87	R1	RL	39	24	No	No	None
060-531-450	10.47	R1	RL	52	7	Yes	Yes	Slope
060-521-200	20.93	R1	RL	105	12	Yes	Yes	Slope
060-521-160	21.21	R1	RL	106	19	No	No	Slope

APN	Acres	Zoning	General Plan	Maximum Density	Realistic Capacity	Sewer	Water	Site Constraints
060-371-170	21.42	R1	RL	107	50	Yes	No	Slope
060-381-240	27.74	R1	RL	139	83	Yes	Yes	None
060-211-130	28.65	R1	RL	143	86	Yes	Yes	None
060-371-160	30.09	R1	RL	150	90	Yes	No	Slope
060-381-120	50.73	R1	RL	254	152	Yes	No	Slope
060-221-010	60.72	R1	RL	304	182	No	No	Partial Flood
060-601-290	138.44	R1	RL	692	415	Yes	No	None
060-601-310	18.64	R2	RM	149	127	Yes	No	None
060-521-290	0.16	R3	RH	2	2	Yes	Yes	None
060-561-230	0.20	R3	RH	2	2	Yes	Yes	None
060-561-030	0.22	R3	RH	3	2	Yes	Yes	None
060-561-020	0.31	R3	RH	4	3	Yes	Yes	Slope
060-411-200	0.35	R3	RH	4	4	No	No	None
060-561-040	0.36	R3	RH	4	4	Yes	Yes	None
060-422-150	0.49	R3	RH	6	5	No	Yes	None
060-441-060	0.61	R3	RH	7	6	Yes	Yes	None
060-421-080	0.73	R3	RH	9	7	Yes	Yes	None
060-421-070	0.76	R3	RH	9	8	Yes	No	None
060-381-210	0.77	R3	RH	9	8	Yes	Yes	None
060-351-320	0.82	R3	RH	10	8	Yes	Yes	None
060-521-300	1.09	R3	RH	13	11	No	No	None
060-511-140	6.44	R3	RH	77	5	No	No	Slope
060-261-060	22.44	R3	RH	269	229	Yes	Yes	None
060-381-240	27.74	R3	RH	333	283	Yes	No	None
060-341-060	0.14	R4	RMU	2	2	No	No	None
060-304-020	0.15	R4	RMU	2	2	Yes	Yes	None
060-332-280	0.15	R4	RMU	3	2	Yes	Yes	Flood
060-471-040	0.17	R4	RMU	3	1	Yes	Yes	Slope
060-481-170	0.21	R4	RMU	4	3	Yes	Yes	None
060-304-070	0.22	R4	RMU	4	3	Yes	Yes	None
060-512-140	0.22	R4	RMU	4	3	No	Yes	None
060-471-010	0.25	R4	RMU	4	4	Yes	Yes	None
060-032-100	0.26	R4	RMU	4	4	Yes	Yes	None
060-032-110	0.28	R4	RMU	5	4	Yes	Yes	None
060-032-120	0.32	R4	RMU	5	5	Yes	Yes	None
060-561-010	0.33	R4	RMU	6	5	Yes	Yes	None
060-481-030	0.34	R4	RMU	6	5	Yes	Yes	None
060-531-120	0.66	R4	RMU	11	10	No	No	None
060-032-180	0.73	R4	RMU	12	11	Yes	Yes	None
060-521-230	1.08	R4	RMU	18	16	Yes	Yes	None

APN	Acres	Zoning	General Plan	Maximum Density	Realistic Capacity	Sewer	Water	Site Constraints
060-531-360	2.95	R4	RMU	50	43	Yes	No	None
060-601-310	18.64	R4	RMU	317	269	No	No	None
060-641-110	217.92	RR5	RR	43	26	No	No	Slope
060-641-130	9.40	MMPD	RL	9	9	No	Yes	None
060-650-190	0.64	MMPD	RL	1	1	Yes	Yes	None
060-650-010	0.96	MMPD	RL	1	1	Yes	Yes	None
060-650-140	0.63	MMPD	RL	1	1	Yes	Yes	None
060-650-160	0.72	MMPD	RL	1	1	Yes	Yes	None
060-650-230	1.52	MMPD	RL	1	1	Yes	Yes	None
060-650-150	0.63	MMPD	RL	1	1	Yes	Yes	None
060-650-170	1.15	MMPD	RL	1	1	Yes	Yes	None
060-650-180	0.90	MMPD	RL	1	1	Yes	Yes	None
060-650-220	0.88	MMPD	RL	1	1	Yes	Yes	None
060-650-210	0.92	MMPD	RL	1	1	Yes	Yes	None
060-650-200	0.56	MMPD	RL	1	1	Yes	Yes	None
060-650-130	0.60	MMPD	RL	1	1	Yes	Yes	None
060-650-120	0.58	MMPD	RL	1	1	Yes	Yes	None
060-650-110	0.62	MMPD	RL	1	1	Yes	Yes	None
060-650-100	0.57	MMPD	RL	1	1	Yes	Yes	None
060-650-090	0.62	MMPD	RL	1	1	Yes	Yes	None
060-650-080	0.94	MMPD	RL	1	1	Yes	Yes	None
060-650-070	1.25	MMPD	RL	1	1	Yes	Yes	None
060-650-060	1.43	MMPD	RL	1	1	Yes	Yes	None
060-650-050	1.35	MMPD	RL	1	1	Yes	Yes	None
060-650-040	0.83	MMPD	RL	1	1	Yes	Yes	None
060-650-030	1.41	MMPD	RL	1	1	Yes	Yes	None
060-650-020	0.87	MMPD	RL	1	1	Yes	Yes	None
060-650-330	0.72	MMPD	RL	1	1	Yes	Yes	None
060-650-340	0.76	MMPD	RL	1	1	Yes	Yes	None
060-650-350	0.53	MMPD	RL	1	1	Yes	Yes	None
060-650-320	0.97	MMPD	RL	1	1	Yes	Yes	None
060-650-360	0.71	MMPD	RL	1	1	Yes	Yes	None
060-650-310	0.98	MMPD	RL	1	1	Yes	Yes	None
060-650-300	0.94	MMPD	RL	1	1	Yes	Yes	None
060-650-370	0.80	MMPD	RL	1	1	Yes	Yes	None
060-650-290	1.08	MMPD	RL	1	1	Yes	Yes	None
060-650-420	0.89	MMPD	RL	1	1	Yes	Yes	None
060-650-390	0.96	MMPD	RL	1	1	Yes	Yes	None
060-650-280	1.89	MMPD	RL	1	1	Yes	Yes	None
060-650-240	0.75	MMPD	RL	1	1	Yes	Yes	None

APN	Acres	Zoning	General Plan	Maximum Density	Realistic Capacity	Sewer	Water	Site Constraints
060-650-250	0.96	MMPD	RL	1	1	Yes	Yes	None
060-650-260	1.18	MMPD	RL	1	1	Yes	Yes	None
060-650-270	1.58	MMPD	RL	1	1	Yes	Yes	None
060-650-380	0.87	MMPD	RL	1	1	Yes	Yes	None
060-650-400	0.93	MMPD	RL	1	1	Yes	Yes	None
060-650-410	0.83	MMPD	RL	1	1	Yes	Yes	None

Notes: Partial Flood = Less than one-half of the total acreage is located within the 100-year floodplain
Flood = More than one-half of the parcel is located within the 100-year floodplain
Slope= The property contain slopes greater than 30 percent that may limit residential development.

Refer to **Appendix E** for the location of those sites identified in **Table B-41**.

Due to the availability of ample vacant, residentially zoned property, it is unnecessary for the City to consider the rezoning of vacant non-residentially zoned land or the redevelopment of properties in order to generate adequate sites for new housing development. The sites identified in **Table B-41** can support the development of housing in excess of the City's share of the 2007-2014 regional housing needs as estimated by HCD. 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.

OPPORTUNITIES FOR ENERGY CONSERVATION

Opportunities for energy conservation can be found for both existing and future housing developments. Conservation can be achieved through a variety of approaches including reducing the use of energy-consuming appliances and features in a home, physical modification of existing structures or land uses and reducing 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 the City of Weed 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 within 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; and
    - Zone heating and cooling systems, which reduce heating and cooling in the unused areas of a home.

2. Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:

    - North-south orientation of the long axis of a dwelling;
    - Minimizing the southern and western exposure of exterior surfaces; and
    - Location of dwellings to take advantage of natural air circulation and evening breezes.

3. Use of landscaping features to moderate interior temperatures. Such techniques include:

    - Use of deciduous shade trees and other plants to protect the home;
    - Use of natural or artificial flowing water; and
    - Use of trees and hedges as windbreaks.

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

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

Major opportunities for residential energy conservation in the City will include insulation and weatherproofing, landscaping and maximizing orientation, lowering appliance consumption and maximizing on solar energy.

In the City of Weed, weatherization of substandard housing is provided by Great Northern Corporation, a community-based nonprofit that serves the needs of Siskiyou County residents. As a nonprofit, Great Northern Corporation receives its funding from federal, state and private sources, including the State of California's Low-Income Housing Energy Assistance Program and Pacific Power's Low-Income Weatherization Program.

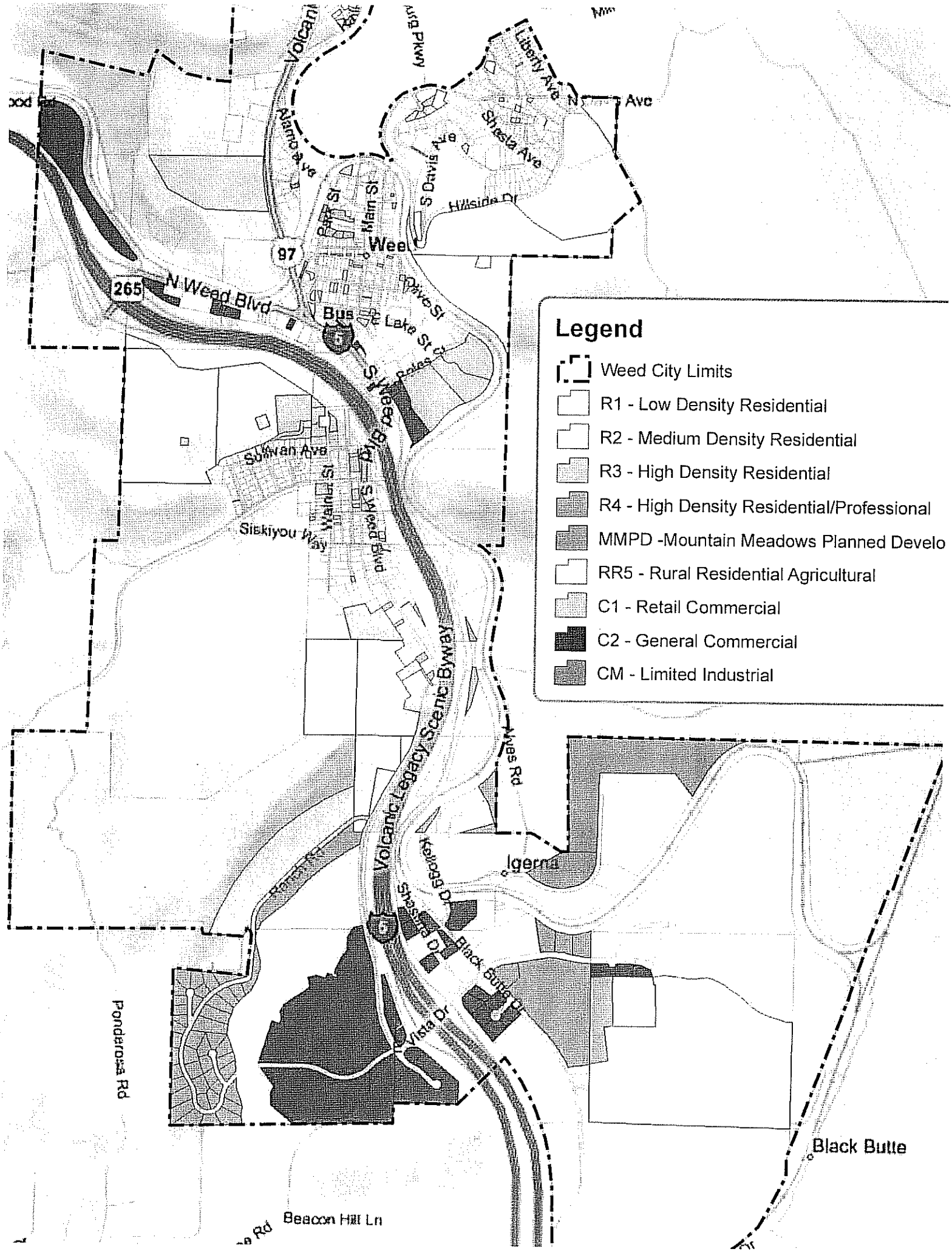
The following programs relate to the City's opportunities for energy conservation:

- Program HE.4.1.3: Rehabilitation, energy conservation and weatherization program information for existing housing will be disseminated by publicizing these programs through handouts available at public locations, as well as through the City newsletter.

- 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.

APPENDIX E

VACANT LAND INVENTORY MAP


Legend
Weed City Limits
R1 - Low Density Residential
R2 - Medium Density Residential
R3 - High Density Residential
R4 - High Density Residential/Professional
MMPD -Mountain Meadows Planned Develo
RR5 - Rural Residential Agricultural
C1 - Retail Commercial
C2 - General Commercial
CM - Limited Industrial
Volcanic Legacy Scenic Byway
N Weed Blvd
S Weed Blvd
Wee
Bus
Igerna
Black Butte
Ponderosa Rd
Beacon Hill Ln
Siskiyou Way
Sullivan Ave
Walnut St
Main St
Lake St
Dave St
Hillside Dr
Shasta Ave
S Davis Ave
Liberty Ave
Alamo Ave
Nyes Rd
Kellogg Dr
Shasta Dr
Black Butte Dr
Vista Dr
97
265

APPENDIX D

GLOSSARY OF TERMS

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

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

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

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

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

Below Market Rate (BMR) Unit: A BMR unit is 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 y a lack of shelter, but involves a variety of underlying, unmet needs – physical, economic, and social. Designed to encourage localities to develop a coordinated and comprehensive long-term approach to homelessness, the Continuum of Care consolidates the planning, application, and reporting documents for the U.S. Department of Housing and Urban Development's Shelter Plus Care, Section 8 Moderate Rehabilitation Single-Room Occupancy Dwellings (SRO) Program, and Supportive Housing Program. (U.S. House Bill 2163).

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

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

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

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

Disability: 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.

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

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

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

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

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

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

Emergency Shelter: 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 U.S. 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): Fair Market Rents are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or Standard Metropolitan Statistical Area (SMSA). Fair Market Rents are used for the Section 8 Housing Choice Voucher Program and other HUD programs and are published annually by HUD.

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

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

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

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

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

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

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

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

Hispanic or Latino: In decennial census data, Hispanics or Latinos are those who classify themselves in one of the specific Hispanic or Latino categories listed on the census questionnaire — "Mexican," "Puerto Rican," or "Cuban" — as well as those who indicate that they are "other Spanish, Hispanic, or Latino." People who do not identify with one of the specific origins listed on the questionnaire but indicate that they are "other Spanish, Hispanic, or Latino" are those whose origins are from Spain, the Spanish-speaking countries of Central or South America, the Dominican Republic, or people identifying themselves generally as Spanish, Spanish-American, Hispanic, Hispano, Latino, and so on. People who are Hispanic or Latino may be of any race. There are two important changes to the Hispanic origin question for Census 2000. First, the sequence of the race and Hispanic origin questions for Census 2000 differs from that in 1990;

in 1990, the race question preceded the Hispanic origin question. Second, there was an instruction preceding the Hispanic origin question in 2000 indicating that respondents should answer both the Hispanic origin and the race questions. This instruction was added to give emphasis to the distinct concepts of the Hispanic origin and race questions and to emphasize the need for both pieces of information.

Home Investment Partnership Program (HOME): HOME provides formula grants to States and localities that communities use—often in partnership with local nonprofit groups—to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people.

Homeless Person: An individual living outside or in a building not meant for human habitation, or which they have no legal right to occupy, in an emergency shelter, or in a temporary housing program which may include a transitional and supportive housing program if habitation time limits exist. This definition includes substance abusers, mentally ill people, and sex offenders who are homeless. (U.S. House Bill 2163).

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

Housing Authority: An organization established under state law to provide housing for low- and moderate-income persons. Commissioners are appointed by the local governing body of the jurisdiction in which they operate. Many housing authorities own their own housing or operate public housing funded by HUD.

Housing Choice Voucher Program: Housing Choice Voucher Program (formerly known as Section 8) is a subsidy program funded by the federal government and overseen by the California Department of Housing and Community Development to provide low rents and/or housing payment contributions for very low and low-income households.

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

HUD Area Median Family Income: HUD is required by law to set income limits that determine the eligibility of applicants for HUD's assisted housing programs. Income limits are calculated annually for metropolitan areas and non-metropolitan counties in the United States. They are based on HUD estimates of median family income, with adjustments for family size. Adjustments are also made for areas that have unusually high or low income to housing cost relationships.

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

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

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

Low-Income Housing: Housing that is made available at prices lower than market rates. These lower prices are achieved through various financial mechanisms employed by state and local government authorities.

Low-Income Housing Tax Credit (LIHTC): The LIHTC Program is an indirect Federal subsidy used to finance the development of affordable rental housing for low-income households. The LIHTC Program may seem complicated, but many local housing and community development agencies are effectively using these tax credits to increase the supply of affordable housing in their communities. This topic is designed to provide a basic introduction to the LIHTC Program.

Market Rate Housing: Housing that is not built or maintained with the help of government subsidy. The prices of market rate homes are determined by the market and are subject to the laws of supply and demand.

Manufactured Home: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing

McKinney-Vento Act: The primary federal response targeted to assisting homeless individuals and families. The scope of the Act includes: outreach, emergency food and shelter, transitional and permanent housing, primary health care services, mental health, alcohol and drug abuse treatment, education, job training, and child care. There are nine titles under the McKinney-Vento Act that are administered by several different federal agencies, including the U.S. Department of Housing and Urban Development (HUD). McKinney-Vento Act Programs administered by HUD include: Emergency Shelter Grant Program Supportive Housing Program, Section 8 Moderate Rehabilitation for Single-Room Occupancy Dwellings, Supplemental Assistance to Facilities to Assist the Homeless, and Single Family Property Disposition Initiative. (U.S. House Bill 2163).

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

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

Mixed Use: This refers to different types of development (e.g. residential, retail, office, etc.) occurring on the same lot or in close proximity to each other. City and County's sometimes allows mixed-use in commercial zones, with housing typically located above primary commercial uses on the premises.

Mobile Home: A type of manufactured housing. A structure movable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mobile Home Park: A parcel or tract of land having as its principal use the rental, leasing or occupancy of space by two or more mobile homes on a permanent or semipermanent basis, including accessory buildings, or uses customarily incidental thereto.

Mobile Home Subdivision: A subdivision of land, platted in conformance to NRS Chapter 278 and applicable city ordinances for the purpose of providing mobile home lots.

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

Mortgage Credit Certificate Program (MCCs): The MCC is a Federal Income Tax Credit Program. An MCC increases the loan amount you qualify for and it increases an applicant's take-home pay. The MCC entitles applicants to take a federal income tax credit of twenty percent (20 percent) of the annual interest they pay on their home mortgage. Because the MCC reduces an applicant's federal income taxes and increases their net earnings, it helps homebuyers qualify for a first home mortgage. The MCC is registered with the IRS, and it continues to decrease federal income taxes each year for as long as an applicant lives in the home.

Mortgage Revenue Bond: A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

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 which is intended to be the tenant's home for as long as they choose. In the supportive housing model, services are available to the tenant, but accepting services cannot be required of tenants or in any way impact their tenancy. Tenants of permanent housing sign legal lease documents. (U.S. House Bill 2163).

Permanent Supportive Housing: Long-term community-based housing and supportive services for homeless persons with disabilities. The intent of this type of supportive housing is to enable this special needs population to live as independently as possible in a permanent setting. The supportive services may be provided by the organization managing the housing or provided by other public or private service agencies. There is no definite length of stay. (U.S. House Bill 2163)

Persons with a Disability: HUD's Housing Choice Voucher (formerly Section 8) program defines a "person with a disability" as: a person who is determined to : 1) have a physical, mental, or emotional impairment that is expected to be of continued and indefinite duration, substantially impedes his or her ability to live independently, and is of such a nature that the ability could be improved by more suitable housing conditions; or 2) have a developmental disability, as defined in the Developmental disabilities Assistance and Bill of Rights Act. (U.S. House Bill 2163)

Project-Based Rental Assistance: Rental assistance provided for a project, not for a specific tenant. A tenant receiving project-based rental assistance gives up the right to that assistance upon moving from the project.

Public Housing: The U.S. Department of Housing and Urban Development (HUD) administers Federal aid to local housing agencies 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% 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 Units: Also referred to as "granny" or "in-law apartments." Second units provide a second housing unit on the same lot as a single-family dwelling unit.

Section 8: Section 8, now known as the Housing Choice Voucher Program is a subsidy program funded by the federal government and overseen by the California Department of Housing and Community Development to provide low rents and/or housing payment contributions for very low and low-income households.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Single-Room Occupancy Dwelling (SRO): The SRO Program provides rental assistance for homeless persons in connection with the moderate rehabilitation of SRO dwellings. SRO housing contains units for occupancy by one person. These units may contain food preparation or sanitary facilities, or both.

Special Needs Projects: Housing for a designated group of people who desire special accommodations, such as services, in addition to the housing. Services may or may not be provided as part of the rental project. Examples of special needs populations are people with physical disabilities, developmental disabilities, mental illness, or those who need assisted living. It also includes health care facilities.

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

Subsidized Housing: Typically refers to housing that rents for less than the market rate due to a direct financial contribution from the government. There are two general types of housing subsidies. The first is most commonly referred to as "project-based" where the subsidy is linked with a particular unit or development and the other is known as "tenant-based" where the subsidy is linked to the low income individual or family. The terms "assisted" and "subsidized" are often used interchangeably.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

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 form 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: VA guaranteed loans are made by private lenders to eligible veterans for the purchase of a home which must be for their own personal occupancy. To get a loan, a veteran must apply to a lender. If the loan is approved, VA will guarantee a portion of it to the lender. This guaranty protects the lender against loss up to the amount guaranteed and allows a veteran to obtain favorable financing terms.

Very Low-Income 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 they served on active duty in a conflict or not. (U.S. House Bill 2163).

Workforce Housing: Refers to housing that is meant for residents making low, moderate to above moderate area median income. Some programs focus on employers providing assistance to their employees; some are instituting inclusionary programs, while others give preference to this group in their homeownership programs. Some jurisdictions have programs for specific segments of the workforce that are vital for the everyday function of the community such as teachers, policeman and other public employees.

Zoning: Zoning is an activity under taken by local jurisdictions to direct and shape land development activities. The intent of zoning is to protect the public health, safety, and welfare by ensuring that incompatible land uses (e.g. residential vs. heavy industrial) are not located next to each other. Zoning also impacts land values, creating and taking away "capitol" for and from property owners. For example, a lot that is zoned for commercial development is more valuable (in financial terms) than a lot that is zoned for open space. Typically, lots that are zoned for higher densities have greater value on the market than lots that are zoned for lower densities. Zoning is one of the most important regulatory functions performed by local jurisdictions.

U.S. CENSUS TERMS

Children: The term "children," as used in tables on living arrangements of children under 18, are all persons under 18 years, excluding people who maintain households, families, or subfamilies as a reference person or spouse.

Own Children: Sons and daughters, including stepchildren and adopted children, of the householder. Similarly, "own" children in a subfamily are sons and daughters of the married couple or parent in the subfamily. (All children shown as members of related subfamilies are own children of the person(s) maintaining the subfamily>) For each type of family unit identifies in the CPS, the count of "own children under 18 year old" is limited to never-married children; however, "own children under 25" and "own children of any age," as the terms are used here, include all children regardless of marital status. The counts include never-married children living away from home in college dormitories.

Related children: Includes all people in a household under the age of 18, regardless of marital status, who are related to the householder. It does not include householder's spouse or foster children, regardless of age.

Ethnic Origin: People of Hispanic origin were identified by a question that asked for self-identification of the persons' origin or descent. Respondents were asked to select their origin (and the origin of other household members) from a "flash card" listing ethnic origins. People of Hispanic origin in particular, were those who indicated that their origin was Mexican, Puerto Rican, Cuban, Central or South American, or some other Hispanic origin. It should be noted that people of Hispanic origin may be of any race.

Family: A group of two or more people who reside together and who are related by birth, marriage, or adoption.

Family household (Family): A family includes a householder and one or more people living in the same household who are related to the householder by birth, marriage, or adoption. All people in a household who are related to the householder are regarded as members of his or her family. A family household may contain people not related to the householder, but those people are not included as part of the householder's family in census tabulations. Thus, the number of family households is equal to the number of families, but family households may include more members than 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: Refers to the number of people in a family.

Family type: Refers to how the members of a family are related to one another and the householder. Families may be a "Married Couple Family," "Single Parent Family," "Stepfamily," or "Subfamily."

Household: A household includes all the people who occupy a housing unit as their usual place of residence.

Household Income: The total income of all the persons living in a household. A household is usually described as very low income, low income, moderate income, and above moderate income based on household size and income, relative to regional median income.

Household size: The total number of people living in a housing unit.

Household type and relationship: Households are classified by type according to the sex of the householder and the presence of relatives. Examples include: married-couple family; male householder, no wife present; female householder, no husband present; spouse (husband/wife); child; and other relatives.

Householder: The person, or one of the people, in whose name the home is owned, being bought, or rented. If there is no such person present, any household member 15 years old and over can serve as the householder for the purposes of the census. Two types of householders are distinguished: a family householder and a non-family householder. A family householder is a householder living with one or more people related to him or her by birth, marriage, or adoption. The householder and all people in the household related to him are family members. A non-family householder is a householder living alone or with non-relatives only.

Housing unit: A house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have direct access from outside the building or through a common hall. For vacant units, the criteria of separateness and direct access are applied to the intended occupants whenever possible.

Median: This measure represents the middle value (if n is odd) or the average of the two middle values (if n is even) in an ordered list of data values. The median divides the total frequency distribution into two equal parts: one-half of the cases fall below the median and one-half of the cases exceed the median.

Median age: This measure divides the age distribution in a stated area into two equal parts: one-half of the population falling below the median value and one-half above the median value.

Median income: The median income divides the income distribution into two equal groups; one 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: Overcrowded units are occupied housing units that have more than 1 person per room.

Per capita income: Average obtained by dividing aggregate income by total population of an area.

Population estimate (Population Estimates Program): The Census Bureau's Population Estimates Program (PEP) produces July 1 estimates for years after the last published decennial census (2000), as well as for past decades. Existing data series such as births, deaths, Federal tax returns, Medicare enrollment, and immigration, are used to update the decennial census base counts. POP estimates are used in Federal funding allocations, in setting the levels of national surveys, and in monitoring recent demographic changes.

Population projections: Estimates of the population for future dates. They illustrate plausible courses of future population change based on assumptions about future births, deaths, international migration, and domestic migration. Projections are based on an estimated population consistent with the most recent decennial census as enumerated. While projections and estimates may appear similar, there are some distinct differences between the two measures. Estimates usually are for the past, while projections typically are for future dates. Estimates generally use existing data, while projections must assume what demographic trends will be in the future.

Poverty: Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level."

Poverty rate: The percentage of people (or families) who are below poverty.

Race: The race of individuals was identified by a question that asked for self-identification of the person's race. Respondents were asked to select their race from a "flashcard" listing racial groups.

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

Single family detached homes: This is a one-unit residential structure detached from any other house (i.e., with open space on all four sides). A house is considered detached even if it has an adjoining shed or garage.

Single family attached housing: This is a one-unit residential structure that has one or more walls extending from ground to roof separating it from adjoining structures. This category includes row houses, townhouses, and houses attached to non-residential structures.

Tenure: Refers to the distinction between owner-occupied and renter-occupied housing units. A housing unit is "owned" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owned only if the owner or co-owner lives in it. All other occupied units are classified as "rented, " including units rented for cash rent and those occupied without payment of cash rent.

Two-family buildings: These dwellings may also be referred to as single family attached because a duplex with a shared wall would qualify in both categories. Other two family buildings would include older single family homes that have been converted into two separate living spaces or "flats" that do not share walls, but a floor/ceiling.

Units in structure: A structure is a separate building that either has open spaces on all sides or is separated from other structures by dividing walls that extend from ground to roof. In determining the number of units in a structure, all housing units, both occupied and vacant, are counted.

Unemployed: All civilians 16 years old and over are classified as unemployed if they (1) were neither "at work" nor "with a job but not at work" during the reference week, and (2) were actively looking for work during the last 4 weeks, and (3) were available to accept a job. Also included as unemployed are civilians who did not work at all during the reference week, were waiting to be called back to a job from which they had been laid off, and were available for work except for temporary illness.

Unemployment Rate: The proportion of the civilian labor force that is unemployed, expressed as a percent.

Vacancy Rate: The housing vacancy rate is the proportion of the housing inventory that is available "for sale" or "for rent." It is computed by dividing the number of available units by the sum of occupied units and available units, and then multiplying by 100.

Vacant Housing Unit: A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied at the time of enumeration entirely by people who have a usual residence elsewhere are also classified as vacant. New units not yet occupied are classified as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded from the housing inventory if they are open to the elements; that is, the roof, walls, windows, and/or doors no longer protect the interior from the elements. Also excluded are vacant units with a sign that they are condemned or they are to be demolished.

White: In decennial census data, the White category includes persons having origins in any of the original peoples of Europe, the Middle East, or North Africa. It includes people who indicate their race as "White" or report entries such as Irish, German, Italian, Lebanese, Near Easterner, Arab, or Polish. The "alone" designation, as used with decennial census data, indicates that the person reported only one race.

Year Structure (housing unit) Built: Year structure built refers to when the building was first constructed, not when it was remodeled, added to, or converted. For housing units under construction that met the housing unit definition—that is, all exterior windows, doors, and final usable floors were in place—the category "1999 or 2000" was used for tabulations. For mobile homes, houseboats, recreational vehicles, etc, the manufacturer's model year was assumed to be the year built. The data relate to the number of units built during the specified periods that were still in existence at the time of enumeration.

APPENDIX C

AFFORDABLE HOUSING FUNDING RESOURCES

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

Funding Program	Description	Guidelines	Funds Available Per Applicant
Rental Programs			
Governor's Homeless Initiative	Interagency funds (HCD, CAIHFA, DMH) for supportive housing for persons with severe mental illness who are chronically homeless.	Eligible Project Sponsors Sponsors and borrowing entities may be organized on a for-profit or not-for-profit basis. Any individual, public agency or private entity capable of entering into a contract is eligible to apply, provided that they or their principals have successfully developed at least one affordable housing project. Sponsors of projects where at least 70 percent of the units consist of Target Population Units or Special Needs Population units are exempt from the requirement for previous development experience under limited conditions. See Section 7303 (d). Sponsors must also demonstrate a minimum of 24 months experience in the ownership or operation of at least one Supportive Housing or Special Needs Population project with five or more units, and provide the commitment of County Mental Health Department funds described in Section D. See Section 7343. Sponsors must have site control in the name of the Sponsor or an entity controlled by the sponsor as defined in Uniform Multifamily Regulations (UMR) Section 8303.	The maximum loan per project is $7,000,000. The maximum MHP loan amount is a function of the number of restricted units in a project, their size, location, affordability level, whether the project is receiving nine percent tax credits, and the number and type of units restricted to the Target Population. For projects not receiving nine percent units, the per unit limits are the same as for other MHP NOFAs, except that the base amount for Target Population units is $60,000 instead of $30,000. For projects receiving nine percent credits, the per-unit limits are as the same for other MHP NOFAs (with a $30,000 base amount), but the total maximum loan amount will be calculated by applying these limits to Target Population Units only. Tables specific to this NOFA showing the

Funding Program	Description	Guidelines	Funds Available Per Applicant
			per-unit loan limits and targeted income limits and rents will be available on the HCD's website.
Multifamily Housing Program (MHP) General	Low-interest loans for development of affordable rental housing.	Eligible Project Sponsors Any Individual, public agency, or private entity capable of entering into a contract is eligible to apply. The entity that submits information for the award of the experience points must be the named sponsor on the application. Eligible Uses of Funds MHP funds will be provided as permanent financing only, and may be used to take out construction loans used to cover normal project development costs. Eligible Projects Projects must qualify as rental housing developments, as defined by UMR Section 8301 and meet the requirements of Section 7302 (5 or more dwelling units)	The maximum loan per project is $10,000,000. The maximum loan amount per "restricted" unit is a function of unit size, location, and affordability level per Section 7307.
Multifamily Housing Program Supportive Housing (MHP-SH)	Loans for rental housing with supportive services for the disabled who are homeless or at risk of homelessness.	Eligible Project Sponsors Any Individual, public agency, or private entity capable of entering into a contract is eligible to apply. Eligible Uses of Funds MHP funds will be provided as permanent financing only, and may be used to take out construction loans used to cover normal project development costs. Eligible Projects Projects must qualify as rental housing developments, as defined in UMR Section 8301, and meet the requirements of Sections 7302 and 7342. For example, projects must contain five or more dwelling units. Projects funded under this NOFA must contain Supportive Housing units, as defined in Paragraph B, equal to the	The maximum loan per project is $8,000,000. The maximum loan amount per Supportive Housing unit is a function of unit size, location, and affordability level. The current MHP unit loan calculation methodology includes a base loan amount of $30,000 plus an amount (calculated to compensate for lost debt service payment capacity) that increases proportionate to decreases in the rent restriction level. Per Unit Max:

Funding Program	Description	Guidelines	Funds Available Per Applicant
		greater of five units or 35 percent of the total project units. Supportive Housing units must be restricted to households with incomes not exceeding the greater of 30 percent Area Median Income.	$50,000 per qualifying Supportive Housing unit. $65,000 per qualifying Supportive Housing unit, occupied by a household which is Homeless, in projects with at least 35 percent of the total project units reserved for the Homeless if the project is not utilizing 9 percent tax credits.
Multifamily Housing Program Homeless Youth	Housing with supportive services for homeless youth	Eligible Project Sponsors Any Individual, public agency, or private entity capable of entering into a contract is eligible to apply. Eligible Uses of Funds MHP funds will be provided as permanent financing only, and may be used to take out construction loans used to cover normal project development costs. Eligible Projects Projects must qualify as rental housing developments, as defined in UMR Section 8301, and meet the requirements of Sections 7302 and 7342. For example, projects must contain five or more dwelling units. Applicants may apply for funding for: (1) projects containing Homeless Youth Units only or (2) projects containing Homeless Youth Units and other units (mixed projects). Under this NOFA, maximum loan amounts will be based on the number of Homeless Youth Units, and 9 percent tax credit projects are eligible. "Homeless Youth Units" means housing units linked to supportive services, where both: 1. Occupancy is restricted to households that, upon move-in, include a "homeless youth", as defined in Paragraph D below; and	The maximum loan per project is $5,000,000. The maximum loan amount per Homeless Youth Unit is a function of unit size, location, and affordability level. Per Unit Max: In Northern California, $65,000 for units in projects not receiving 9 percent tax credits, and $50,000 for units in projects receiving 9 percent tax credits.

Funding Program	Description	Guidelines	Funds Available Per Applicant
		2. The limits on household income, duration of occupancy and rent set forth in Paragraph E apply. Households eligible to occupy assisted units must include a "homeless youth," which is defined in Government Code Section 11139.3(e)(2)	
Homeownership Programs			
Residential Development Loan Program (RDLP)	This is a project-specific funding that provides a 3% interest loan with a max of 5 years to local government agencies for site acquisition, predevelopment, and construction expenses attributed to affordable new infill, owner-occupied housing developments. The program will also directly link RDPL-financed developments to CalHFA's CA Homebuyer Down Payment Assistance Program to provide subordinate loans to eligible first-time homebuyers.	RDLP, eligible "infill" development sites must be defined by one or more of the following: • Located in a Redevelopment Area established pursuant to California Redevelopment Law • Located in an "infill opportunity zone" as defined in Section 65088.1 of the California Government Code • Located in a "transit oriented development specific plan area" meeting the criteria of Section 65451 of the California Government Code • Located in a "transit village" defined in Section 65460.4 of the California Government Code • Located on vacant or underutilized parcels totaling up to five acres and surrounded on at least three sides (or approximately 75% of the project's perimeter) by existing urban development, or projects located on parcels over five acres but no larger than ten acres and surrounded on four sides by urban development. "Existing urban development" includes existing residential, commercial, and industrial uses, parcels with approved final maps or other approved development entitlements, and permanent open space or agricultural areas • Located in areas specifically identified within a current Consolidated Plan as CDBG or HOME areas, or as urban infill sites specifically designated for the development of home ownership units • Identified by the applicant as an "infill" priority for home	$5 Million

Funding Program	Description	Guidelines	Funds Available Per Applicant
		ownership developments through other formal local planning processes and documentation	
CalHome	Grants to local public agencies and nonprofits to fund first-time homebuyer mortgage assistance and owner-occupied housing rehabilitation.	<u>Eligible Applicants:</u> Any California local public agency or nonprofit corporation that is authorized to engage in or assist in the development of housing or operation of housing programs for persons and households of low- or very low- income, is eligible to apply. Only one application from a local public agency will be accepted for each jurisdiction. Applicants shall have been operating as a housing program administrator during the two years prior to the date of application. The Department has decided that this policy goal should be implemented in this NOFA. Competitive points will be given in the scoring for applicants that use their mortgage assistance loans exclusively for purchase transactions where the units purchased are developed at 15 units per acre or higher. The Department has decided that this policy goal should be implemented in the NOFA. Competitive points will be given in the scoring for applicants that use their mortgage assistance loans exclusively for transactions where the units purchased have been Energy-Star rated. It was decided that this policy goal should be implemented in this NOFA. Competitive points will be given in the scoring of this application for applicants that use their mortgage assistance loans exclusively for home purchase transactions where the units purchased are developed or improved by meeting the following universal design standards: ▪ Provide at least one no-step entrance with beveled thre-	$600,000 for smaller cities; $1 Million for larger cities. The maximum aggregate application amount for all activities (programs) shall not exceed six hundred thousand dollars ($600,000). An exception will be made for a city or county expected to have a higher demand for assistance as evidenced by a population in excess of 400,000 (within the city or the unincorporated portion of the applicant county), in which case the maximum aggregate amount for all activities shall not exceed one million dollars ($1,000,000). The application lists eligible cities and the counties with unincorporated portions with populations exceeding 400,000. A county may operate its programs in the small cities within the county only with the documented approval of the cities. In this case, the sum of the populations of these small cities and the unincorporated portion of the county will be used to determine eligibility for an award in excess of $600,000. The minimum application amount

Funding Program	Description	Guidelines	Funds Available Per Applicant
		shold. This may be at the front, side or back of the unit. • Make doorways throughout the unit at least 32 inches wide and hallways at least 36 inches clear width. • Reinforce walls around the toilet, bathtub and shower stall in order that grab bars may be added at a later time, if needed. • Install light switches and electrical controls no higher than 48 inches and electrical plugs no lower than 15 inches above the floor. • Install lever handles on all doors and plumbing fixtures.	for any one activity shall not be less than one hundred thousand dollars ($100,000).
CalHome	Loans to local public agencies and nonprofits to fund homeownership development projects. Funds become grants as qualifying households occupy units.		
Building Equity and Growth in Neighborhoods (BEGIN)	Grants to cities and counties that adopt measures to encourage affordable housing, to make second mortgage loans to low and moderate income homebuyers.	<u>Eligible Applicants</u> To be eligible to apply to HCD for an award of BEGIN Program funds, the applicant shall be a city, county, or city and county within the State of California, which will offer specific forms of regulatory relief, regulatory barrier removal, or other development incentives to an identified BEGIN homeownership project. They may apply for funds for more than one project, but each project requires a separate application. The amount of grant funds to be requested is dependent on the number of units proposed for qualified low- and moderate-income first-time homebuyers in the subject BEGIN project. The minimum number of BEGIN units required in any application is four.	The maximum BEGIN loan amount per unit is $30,000 (thirty-thousand dollars), or 20 percent of the home sales price, *whichever is less*. The applicant may choose to provide a lesser amount per unit in BEGIN loan funds than the statutory maximum. The application amount will be equal to the average amount of the proposed BEGIN subsidy (in the form of mortgage assistance) to be given to the eligible homebuyers, multiplied by the number of BEGIN units.

Funding Program	Description	Guidelines	Funds Available Per Applicant
CalHome Self-Help Housing Technical Assistance Allocation	Grants to organizations to assist low and moderate income households who build their own homes.	Eligible Applicants An applicant must be a local public entity, nonprofit corporation or a limited-equity housing cooperative engaged in developing, conducting, administering or coordinating programs which will aid eligible households construct residential units for their own use. No more than twenty percent (20%) of available funding may be awarded to any one applicant. If you are a limited-equity housing cooperative, please contact the Department for additional forms that will be required as part of your application for funding.	Technical Assistance Grants may be awarded to eligible applicants for owner-building in an amount that shall not exceed $300,000.
Other Programs			
Emergency Housing and Assistance Program capital Development (EHAPCD)	Deferred payment loans for capital development of emergency shelters and transitional housing for the homeless (no operating subsidy authorized). The contract shall include provision for the payment of state prevailing wage. Where funds provided through this Agreement are used for construction work, or in support of construction work.	Eligible Applicants The Department will award EHAPCD forgivable deferred loans to eligible local government agencies or nonprofit corporations, which provide, or contract with community organizations to provide, qualifying emergency shelter, transitional housing and/or safe haven to homeless persons. A limited partnership is not an eligible organization under EHAP statutes. The department will deny any EHAPCD application in the name of an entity other than an agency of local government or a nonprofit corporation, and will not approve the subsequent assignment of an EHAPCD award to an entity other than an agency of local government or a nonprofit.	Applicants may submit only one (1) application per site. The minimum loan request per application is $20,001 and the maximum is $1,000,000. Applicants may submit multiple applications, but the maximum loan amount per Applicant per county remains at $1,000,000 per funding round. Applications from the same Applicant in excess of $1,000,000 per county are ineligible.
Affordable Housing Innovation Fund	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing		

Funding Program	Description	Guidelines	Funds Available Per Applicant
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc.) to facilitate infill housing development.		
Transit Oriented Development Program (TOD)	Funding for housing and related infrastructure near transit stations		$12 Million
Housing Urban-Suburban-and-Rural Parks	Grants for housing related parks.		
US Department of Housing and Urban Development Brownfield Economic Development Initiative Grant (HUD)	BEDI is designed to help local governments redevelop brownfields, defined in this NOFA as abandoned, idled, or underutilized real property, including industrial and commercial facilities, where expansion or redevelopment is complicated by the presence or potential presence of environmental contamination.	Eligible Applicants Any public entity eligible to apply for Section 108 loan guarantee assistance in accordance with 24 CFR 570.702 Funding Opportunity Number: FR-5142-N-01 CFDA Number: 14.246 Competition ID: BEDI-01	The maximum amount of a BEDI award under this competition is $2 million per project. An application in excess of $2 million will be reduced to the extent HUD determines that such a reduction is appropriate and the project remains feasible.
The California Solar Initiative	The California Solar Initiative offers cash incentives on solar systems of up to		

Funding Program	Description	Guidelines	Funds Available Per Applicant
(CPUC)	$2.50 a watt. These incentives, combined with federal tax incentives, can cover up to 50 percent of the total cost of a solar system. Affordable Housing may be able to get up to 75 percent of the total cost covered.		
Predevelopment Loan Program (HCD)	PDLP Loans are for the purposes including but not limited to, the costs, or the costs associated with, land purchase or option to buy land; options or deposits to buy or preserve existing government-assisted rental housing for the purpose of preserving the affordability of the units; closing costs; holding costs which can include, but are not limited to, taxes, insurance, and interest; professional services such as architectural, engineering, or legal services; permit or application fees; and bonding, site preparation, related water, sewer development, or material expenses.	Local Governments	

Funding Program	Description	Guidelines	Funds Available Per Applicant
Infill Incentive Grant Program Proposition 1C	The Infill Incentive Grant Program was established by SB 86 of 2007, with funding from Proposition 1C, the Housing and Emergency Shelter Trust Fund Act of 2006. The program provides grants for infrastructure improvements necessary to facilitate new infill housing development. Approximately $240 million is available for award by June, 2008 through a competitive application process.		