

CITY OF WEED

HOUSING ELEMENT 2003-2008

(An Element of the Weed General Plan)

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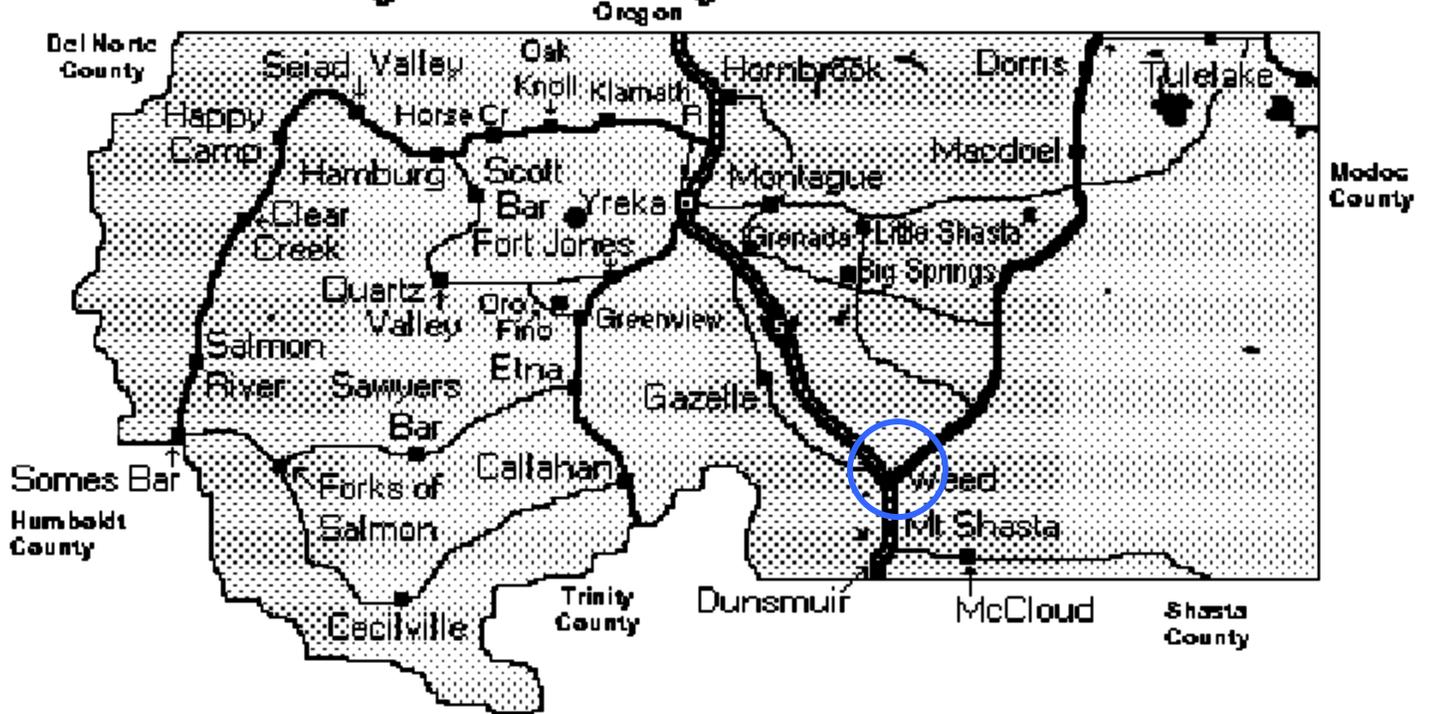
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Figure 1 – Project Location

Siskiyou County Towns and Cities



I. INTRODUCTION

Overview:

In accordance with Government Code Section 65583, the City developed its most recent Housing Element in 1993 for the housing program planning period from 7/1/92 to 7/1/99. This revision is intended to address the housing needs and programs between January 1, 2004 and June 30, 2008, with major emphasis on the remaining time left in this planning period, January 2004 to June 30, 2008, approximately 4.5 years.

The Housing Element of the General Plan is designed to meet State requirements for Housing Elements and to provide an overall plan for meeting the housing needs of the City of Weed. Further, the State Department of Housing and Urban Development pursuant to Government Code 65594 has established Weed's share of the regional housing needs. The Housing Element will provide an analysis of housing characteristics and needs; an evaluation of the effectiveness and progress in implementing the previous Element; a statement of proposed goals and policies; and a schedule of programs and actions to implement the goals.

The housing needs assessment provided herein summarizes specific needs for housing in the City of Weed. Data and housing issues are discussed and analyzed. Housing needs are quantified where possible. State Housing Law, Government Code Section 65583 (a) requires that the housing element include "an assessment of housing needs and an inventory of resources and constraints relevant to meeting of those needs." The Government Code requires the assessment and inventory to include the following:

- Analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels. These needs shall include the City's share of the regional housing need in accordance with Section 65584.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, overcrowding and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
- Analysis of potential and actual government constraints upon the maintenance, improvement, and development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions, and local processing and permit requirements, if any, and efforts to remove governmental constraints that hinder Weed from meeting its share of the regional housing need.
- Analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

- Analysis of special housing needs, (such as handicapped, elderly, large families, farm workers, and families with female head of household and persons needing emergency shelter).
- Analysis of opportunities for energy conservation in residential development.
- Analysis of existing assisted housing developments that are eligible to change from low-income housing during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use restriction.

Consistency With The General Plan:

This document represents an update of the 1993 Housing Element, a part of the 1987 General Plan, and the more recent June 2003 update of the Land Use Element. This update set forth a Vision Statement of the community as follows:

“Weed is a clean, safe, attractive rural community, known for it’s civic pride, citizen involvement, cultural diversity and unspoiled mountain environment; where seniors may retire in peace and security; where working men and women have an abundance of well paying jobs and a variety of available goods and services; where young people find wholesome stimulating recreational and social activities; and where our children grow up with love, respect, guidance and the opportunity to remain here while pursuing meaningful and challenging careers; a friendly town where visitors are always welcome to share the beauty, culture and creativity that this community nurtures and supports.”

A review of the General Plan finds that it is consistent with this Housing Element as required by the State Government Code.

Public Participation:

Prior to adoption of this Element of the General Plan, input was received from the Great Northern Corporation, a local advocate of affordable housing, and from City staff. Currently, there are no other local organizations advocating housing issues in Weed. As a means to make a diligent effort to obtain interest in the Housing Element, prior to the Planning Commission public hearing on this matter, a news release will be provided to the local newspaper summarizing key matters in the Housing Element, inviting the public to review the Draft and attend the public hearing. The Planning Commission will forward their comments and recommendations to the City Council, who will hold an additional hearing prior to adoption. Both the Planning Commission and City Council hearings will be advertised in the local newspaper, inviting the public to review the Draft Housing Element and attend the hearings. The document will be made available at the City Hall and local library. The County Planning Department, the Siskiyou County Agency on Aging, and Great Northern Corporation will be provided a copy of the Housing Element in advance of the hearing. There are no local Housing interest groups.

II. DEMOGRAPHIC INFORMATION

Summary of Weed's Population and Housing Characteristics:

- Population has declined 2.74 percent between 1990 and 2000 (From 3063 to 2978)
- 9.6 percent of the workforce population is unemployed
- Sixty-two (62) percent of the population work outside of the community
- The quantity of children age four (4) years and under has declined 13.22 percent between 1990 and 2000
- 22 percent of the population has some disability
- Size of owner households dropped from 2.62 persons in 1990 to 2.52 persons in 2000
- The size of renter household decreased from 2.68 persons in 1990 to 2.51 persons in 2000
- The number of large families of 5 or more persons dropped from 102 in 1990 to 83 in 2000
- The median household income in 2000 was \$23,333, as compared to \$29,500 for Siskiyou County
- 17.2 percent of the population is 65 years or older
- There are 422 women as head of the household, with 104 of these having children under 18 years of age
- The median age of housing is 52 years
- There is ample vacant land for 1456 new dwellings
- Over the last four years two of the eleven new dwellings constructed were manufactured homes placed on foundations

Population Trends:

As noted in Table 1 below, the City of Weed, between 1990 and 2000 has experienced a 2.74 percent decline in population growth. During this same period of time Siskiyou County experienced a 1.8 percent increase⁽¹⁾. The City decline is primarily the result of the loss of timber related jobs, and the relocation of many families employed in that industry. Replacement population, noted by Table 4 and Table 7 is older, with smaller families as indicated by a 3.82 percent decline in the number of persons per household.

(1) *Census 2000 Summary File 3 (SF3)*

Table 1
Population/Household Trends
City of Weed

	<u>Population</u>	<u>Percent Change</u>
1980	2,889 ⁽¹⁾	N/A
1990	3,062 ⁽¹⁾	+6.0%
2000	2,978 ⁽²⁾	-2.74%

(1) 1980 and 1990 data from 1993 Weed Housing Element

(2) Census 2000 Summary File (SF3), Table P3

Employment Trends:

Table 2 below notes that 1,220 persons are in the labor force or 52.8 percent of the total population. Out of the total population, 226 or 9.8 percent (18.5 percent of the workforce) are unemployed⁽¹⁾. Compared to Siskiyou County, which has 54.3 percent of the County population in the work force, with an unemployment rate of 9.6 percent⁽²⁾. The County's percentage of population in the labor force is slightly higher than Weed's, and Weed unemployment is slightly higher.

(1) Census 2000 Summary File 3 (SF3), Table P43.

(2) Census 2000 Summary File 3 (SF3), Table DP-3

Table 2
Employment Status Population 16 Years and Over⁽¹⁾
City of Weed

	<u>Men</u>	<u>Women</u>	<u>Total</u>
Employed	504	490	994
Unemployed	140	86	226
Not in Labor Force	<u>483</u>	<u>609</u>	<u>1,092</u>
Total	1,127	1,185	2,312

(1) Census 2000 Summary File 3 (SF3), Table P43

As noted in Table 3 below, employment is dispersed over most of the industry categories, with the Educational, Health and Social Services category being the predominant industry. Forty and one half (40.5) percent of those employed work outside of the City of Weed; 44.4 percent commute 10-90 minutes or more to their place of employment⁽¹⁾. This has changed significantly since the 1970s –1980s where a much larger portion of the local population was employed in the paper manufacturing industry for the International Paper Company. IP, the employer of the majority of the Weed workforce closed its doors in June, 1982, laying off 523 persons of which 65 percent were Weed residents. In 1990, the Morgan Door Plant closed, laying off another 350 workers. The Roseburg Forest Products Company purchased the IP plant and currently employs approximately 225 persons (February 2004), many of which are Weed residents. Currently, the largest field of employment is the education, health and social services category. This sector is stronger due to the presence of the College of the Siskiyous campus in Weed.

It is presumed that the current conditions in employment will remain unchanged over the period of this Housing Element. Agriculture, and particularly forestry, as well as manufacturing and milling have likely declined to or near their lowest level. Other categories will not change significantly since the likelihood of any major business moving to the Weed area is remote in the near term. The most likely scenario for continued growth in Weed by persons who are seeking a small town environment in an attractive setting, and who are either retired or who tele-commute.

(1) Census 2000 Summary File 3 (SF3), Tables P27 and P31.

(2) Housing Element, Weed General Plan, 1993

Table 3
Employment by Industry⁽¹⁾
City of Weed

<u>Industry</u>	<u>Male</u>	<u>Female</u>	<u>Total</u>
Agriculture, forestry, mining	23	0	23
Construction	34	11	45
Manufacturing	120	23	143
Wholesale trade	17	0	17
Retail trade	69	62	131
Transportation, utilities	31	5	36
Information	12	2	14
Finance, insurance real estate	7	20	27
Professional, management administrative	29	38	67
Educational, health and social services	78	207	285
Arts, entertainment, food services	39	78	117
Other services	20	16	36
Public Administration	25	28	53
Total	504	490	994

(1) Census 2000 Summary File 3 (SF3), Table P49

Age of Population:

The age of the population of Weed made some significant changes between 1990 and 2000. There was a 13.2 percent decrease (32 persons) in the under 5 years age group; there was a 5.4 percent decrease (41 persons) in the 5-18 year age group. Clearly, this population age change would lessen the pressure on the school system. The working age group (16-64), surprisingly also has not changed, although the population of 20-64 year olds has increased 1.7 percent (50 persons), which may be attributed to an increase in college aged workers. The seniors, those over 65, have decreased 10.6 percent during this period (61 persons). The City of Weed is gradually changing from an older community with more seniors, towards a community with a slight increase of younger working adults. See Table 4 below for more information.

Table 4
Age of Population
City of Weed

<u>Age</u>	<u>1990⁽¹⁾</u>	<u>2000⁽²⁾</u>
Under 5 years	242	210
5-19 years	764	723
20-64 years	1,482	1,532
65 and over	574	513
Working age (16-64)	1,741 ⁽³⁾	1,741 ⁽³⁾

(1) US Census 1990, Summary Tape File1 (STF1) Table QT-P1A

(2) US Census 2000, Summary File 1 (SF1), Table DP-1 and Table P-8

(3) Interesting to note these numbers remained exactly the same.

Ethnic Characteristics:

Weed's population is predominantly white, with a few Black, Asian and Native Americans and a mixture of races. As noted by the following table there has been little change in the ethnic composition of the City since 1990, with a 3.3 percent increase in the Other and a 5 percent increase in the Two or More Races groups, derived from reductions of the White, Black and Native American groups. Yet there are some noticeable differences between the County and Weed, with the County being less ethnically diverse.

Table 5
Ethnic Characteristics (Percent)
City of Weed

<u>Ethnic Group</u>	<u>1990⁽¹⁾</u>	<u>2000⁽²⁾</u>	<u>County⁽³⁾</u>
White	78.2%	73.3%	87.1%
Black	12.1%	9.3%	1.3%
Native American	2.3%	1.9%	3.9%
Asian	4.7%	4.6	1.2%
Hispanic⁽⁴⁾	10.4%	NA	NA
Other	2.7%	6.0%	2.8%
Two or More Races	NA	5.0%	3.6%

(1) Census 1990, Table DP-1

(2) Census 2000 Summary File 1 (SF1), Table DP-1

(3) Census 2000 Summary File 1 (SF1), Table DP-1

(4) In 1990 this figure represents Hispanic Origin (of any race), thereby counting again residents included in several racial categories. This category changed in 2000, where Hispanics could be considered White.

Handicapped/Disabled Persons:

The 2000 Census reports a variety of disabilities for the population of Weed. A total of 1,169 disabilities were found, affecting 22 percent of the 2,714 persons aged 5 years and over residing in the City of Weed. The Table below lists these disabilities. While all of them may have some effect on housing needs, the physical disabilities affecting body movement are the ones typically most dependent on modifications to housing to accommodate the disability. Of the population aged 65 and over, 24.7 percent have physical disabilities, and 10.8 percent of the total population of Weed have a physical disability.

Table 6
Number of Disabilities in Population 5 Years and Over⁽¹⁾
City of Weed

<u>Disability</u>	<u>5-15 Years</u>	<u>16-64 Years</u>	<u>65 Years and Over</u>	<u>Total</u>
Sensory	0	27	104	131
Physical	0	192	131	323
Mental	3	126	75	204
Self-care	0	59	18	77
Go-outside-home	0	144	82	226
Employment	0	208	0	208
Total	3	756	410	1,169

(1) Census 2000 Summary File 3 (SF3), Table P41 and P42

Group Quarters:

The California Department of Finance E-5 report for 1990 indicates 192 people lived in group quarters, and the E-5 report for 2000 indicated that there were 124 persons living in group quarters in Weed. Group quarters refer to those living arrangements such as boarding houses where rooms are rented and kitchen and food is shared. Most of those living in group quarters are expected to be college students on the College of the Siskiyous campus. Currently there are 75 dormitory rooms on campus. Sixty-seven (67) are double occupancy, and 8 are residences for advisors. Group quarters also typically include nursing homes and similar places. There are no known plans to provide new facilities of these types in Weed at this time.

III. HOUSEHOLD CHARACTERISTICS

Number and Size of Households:

Table 7 below shows the changing nature of the community. The population decreased by 2.74 percent between 1990 and 2000. However, between 1990 and 2000, the number of households increased by 15 units. Accordingly, the household size decreased in the 1990's. As mentioned above, there has been a decrease in the number of school-aged children, and as seen below, household size has continued to decrease. This implies that the population of Weed is shifting in the direction of young working adults. See Table 4 for specific changes in age characteristics.

Table 7
Household Size
City of Weed

<u>Population</u>	<u>Households</u>	<u>Persons per Household</u>	<u>Household size Percent Change</u>
1990-3,062⁽¹⁾	1,169 ⁽¹⁾	2.62 ⁽¹⁾	NA
2000-2,978⁽²⁾	1,184 ⁽²⁾	2.52 ⁽²⁾	-3.82%

(1) Census 1990 Summary File 1 (SF1) Table DP-1.

(2) Census 2000 Summary File 1 (SF1) Table DP-1.

Table 8 below reveals the changes in occupancy between owner and renter households. As noted, renter and owner household sizes are both decreasing. Further, the increase in the proportion of households that rent reflects the current trend where more families cannot afford to acquire a home, and must settle for renting.

Table 8
Household Size per Occupied Owner/Renter Housing Unit
City of Weed

	<u>Renter Occupied Housing Units</u>	<u>Persons Per Renter Unit</u>	<u>Owner Occupied Housing Unit</u>	<u>Persons Per Owner Unit</u>
1990⁽¹⁾	478	2.68	691	2.35
2000⁽²⁾	534	2.51	650	2.33

(1) Census 1990 Summary File 1 (SF1) Table DP-1.

(2) Census 2000 Summary File 1 (SF1) Table DP-1.

Of the 1,184 occupied housing units in 2000, 54.9 percent are owner occupied, and 45.1 percent are renter occupied⁽²⁾. With 109 vacant dwelling units out of a total of 1,293 housing units in the City of Weed, the vacancy rate in 2000 was 8.43 percent; slightly higher than the 6.85 percent vacancy rate (86 units of the total 1,255 housing units) in 1990⁽¹⁾. While the number is not unusually high, it is in the safe range where housing availability is not so tight that it causes higher rents and fewer choices in the market place.

(1) Census 1990 Summary File 1 (SF1) Table DP-1.

(2) Census 2000 Summary File 1 (SF1) Table DP-1.

In 2000, there were 754 family households and 436 non-family households, including 344 single person households and 92 non-family households with two or more persons.⁽¹⁾ In comparison, in 1990, there were 315 single person households and 865 households with two or more persons.⁽²⁾ Of the two or more person households in 2000, 185 were female-headed households and 104 of these had related children under 18 years in the household⁽³⁾. In 2000, 83 households had five or more persons, and 35 of these had six or more persons,⁽¹⁾ which represents a decrease in the number of large families when compared with 1990, when 102 households had five or more persons, and 50 had six or more⁽²⁾.

(1) Census 2000 Summary File 3 (SF3), Table P14.

(2) Census 1990 Summary File 3 (SF3), Table P016

(3) Census 2000 Summary File 3 (SF3), Table P10

Income Characteristics:

Household income characteristics are a vital element in analyzing affordability of housing. In Census 2000, the median household income for reported for 1999 in Weed was \$23,333,⁽¹⁾ which is 20.9 percent lower than Siskiyou County's median of \$29,500.⁽²⁾ As noted by the Table 9, over 45 percent of Weed's households fall below the median income level. Of this amount, at least 316 or 72.5 percent of the non-family households fall below the median, and at least 220 or 29.2 percent of the family households fall below the City's median⁽³⁾. Family households have a median income of \$32,197⁽⁴⁾ and

non-family households have a median income of \$13,750⁽⁵⁾. Since the non-family households have a substantially lower median income level, it follows that they are hit the hardest when trying to find decent affordable housing.

- (1) Census 2000 Summary File 3 (SF3), Table P53, City of Weed
- (2) Census 2000 Summary File 3 (SF3), Table P53, Siskiyou County
- (3) Census 2000 Summary File 3 (SF3), Table P76 and P79
- (4) Census 2000 Summary File 3 (SF3), Table P77
- (5) Census 2000 Summary File 3 (SF3), Table P80

Table 9
Family and Non-family Income⁽¹⁾
City of Weed

<u>Income Range</u>	<u>Families</u>	<u>Non-families</u>	<u>Total</u>
Less than \$10,000	82	147	229
\$10,000-\$14,999	48	93	141
\$15,000-\$19,999	90	76	166
\$20,000-\$24,999	73	18	91
\$25,000-\$29,999	55	15	70
\$30,000-\$34,999	75	14	89
\$35,000-\$39,999	62	16	78
\$40,000-\$44,999	44	21	65
\$45,000-\$49,999	41	16	57
\$50,000-\$59,999	76	10	86
\$60,000-\$74,999	81	8	89
\$75,000-\$99,999	13	2	15
\$100,000-\$124,999	9	0	9
Over \$125,000	5	0	5
Total	754	436	1,190

(1) Census 2000 Summary File 3 (SF3), Tables P76 and P79.

Special Households:

Elderly: Based on 2000 Census information, 513 people or 17.3 percent of the population are 65 years or older⁽¹⁾, as compared with 574 persons and 18.7 percent in 1990⁽⁵⁾. Of the 1,190 total households included in the 2000 Census, 162 have householders who are 65 years or over⁽²⁾. Of that total, 160 or 28 percent, constitute one-person households, of which 93⁽³⁾ are females living alone.

- (1) Census 2000 Summary File (SF3), Table P8
- (2) Census 2000 Summary File (SF3), Table P13
- (3) Census 2000 Summary File (SF3), Table P11
- (5) 1990 Census data from 1993 Weed Housing Element

Of the total 641 owner-occupied housing units, 329 or 51.3 percent have householders who are 65 years or older⁽⁴⁾. Forty-seven housing units, or 8.9 percent of the 531 renter-occupied housing units are rented by persons 65 years or older⁽⁴⁾. Approximately 31 percent (199 households) of both the owner- and renter-occupied units noted herein are occupied by residents 75 years or older⁽⁴⁾.

(4) *Census 2000 Summary File (SF3), Table H14*

Female-Headed Households: In 2000, there were 180 women living alone, and 32 female householders living in non-family households (not alone); also there were 153 female-headed family households, 104 with related children under 18 years of age, and 49 with no children under 18⁽¹⁾, for a total of 422 women living in 365 female-headed households. This number has declined somewhat since 1990, when there were 227 women living alone and 52 female householders living in non-family households; also there were 202 female-headed family households, 165 with related children under 18 years of age, and 37 with no children under 18⁽²⁾, for a total of 481 female-headed households⁽²⁾. The number of female-headed family households (no husband present) has decreased from 202 in 1990⁽²⁾ to 153 in 2000⁽¹⁾

(1) *Census 2000 Summary File 3 (SF3), Table P9 and P10*

(2) *Census 1990 Summary File 3(SF3), Table P017 and P019*

Handicapped/Disabled:

Senate Bill SB520, adopted in 2001 added a requirement for Housing Elements to:

“analyze potential governmental constraints to the development, improvement and maintenance of housing for persons with disabilities and to include a program to remove constraints to, or provide reasonable accommodations for housing designed for occupancy by, or with supportive services for persons with disabilities.”

Typically, constraints if they exist, would occur in the application of local building and zoning codes. The following summarizes the applicable provisions of Weed’s Codes potentially affecting disabled persons.

Zoning: The Zoning Ordinance does not address group homes for 6 or less persons, and narrowly addresses other group homes. “Rooming and boarding houses” and “rest homes” are allowed by Conditional Use Permit in the R-3 and R-4 zones. As worded, the Ordinance could be construed to be restricting other types of community care facilities. These provisions of the Ordinance should be updated to conform to provisions of the Government Code eliminating possibility of exclusion.

While spacing between group homes could be a concern in some communities, this has not been a problem in Weed since no group homes exist. There are no standards for spacing either in the General Plan or Zoning Ordinance.

Parking requirements for single-family dwellings are two spaces for each unit with both being in a garage. Required parking for multi-family dwellings is two spaces for each unit plus one guest space for each five units. Parking standards for group homes for disabled are established upon review of a conditional use permit for the use. Actual parking required would typically depend on the type of use, its size and the availability of street parking in the area.

The Zoning Ordinance, Section 17.04.050 provides a broad definition of “family” as follows: “Family means one or more persons occupying the premises and living as a single housekeeping unit, as distinguished from a group occupying a hotel, club, fraternity or sorority house. A family may include not more than two paying guests.” The Ordinance occupancy standards comply with Fair Housing Laws since it does not restrict occupancy other than by this definition.

Permit Processing: As noted above, group homes of over 6 persons can only be authorized by approval of a Conditional Use Permit. This process requires a public hearing and an environmental document, typically a Negative Declaration, as required by CEQA. There are no adopted standards to be automatically applied to group homes. Each application is reviewed on its merits, with the goal to ensure the project is consistent with the City General Plan and not have a negative impact on the neighborhood.

In a small community of approximately 3000 population, the vacant lands available to accommodate a wide variety of residential uses is limited as compared to a larger community like Yreka, which is more than twice as large and probably 3 or more times larger in actual land mass. In these situations the Conditional Use Permit process encourages and facilitates the construction of group homes very effectively by increasing the number of sites that are potentially available for this use. If standards were developed to allow all types of group homes by right, these standards would likely become necessarily restrictive to protect all conceivable locations and situations. The Conditional Use Permit process is effectively applied to a maximum number of zones (R-1 as well as multi-family and commercial), greatly expanding the choices of location, thereby helping to maintain affordable land and development costs. Further, the process is flexible, not mandating rigid standards, but allowing the designer greater flexibility to provide basic project needs, while at the same time giving consideration to the neighborhood in which the group home will be located as well as the availability of adequate utility service. For example, if specific standards were developed, parking requirements would become fixed and inflexible. However, in the Conditional Use Permit process, depending on the type, scale and management of the use proposed, parking requirements can readily be adjusted in this process to fit the intended use, instead of complying with some fixed and sometimes arbitrary standard.

Retrofitting existing houses to serve a disabled person with wider doorways and modifications to bathrooms for example, will typically require a building permit. Handicap ramps typically do not require permits for residential use, but information is provided by the Siskiyou County Building Department to help the owner provide safe construction. The Siskiyou County Building Department provides plan checking and building inspection services for the City of Weed.

Siskiyou County Building Department uses the 1997 Uniform Building Code on Weed permits and enforces all of the ADA requirements provided therein. Retrofitting existing buildings as well as the construction of new buildings must satisfy all of the 1997 Code requirements.

Programs are provided herein to provide reasonable accommodation for handicapped and disabled individuals as required by California law. These programs (listed under Goal 1, Section VIII) will lead to eventual authority for the City to make minor modifications to existing Codes accommodating the needs of the disabled; give high priority to processing applications of a disabled person; emphasize compliance with the Fair Housing Act; and provide information to disabled persons, noting the accommodations provided by the City.

Large Families: In 2000, there were 83⁽¹⁾ households consisting of five or more members. This is a significant decrease from 1990 when there were 102⁽²⁾ households in this category. Of the 83 households, 31 live in owner occupied and 52 live in renter occupied housing units⁽¹⁾. Since there are few apartments located in the City of Weed with three bedrooms, it is assumed most of these large families rent single-family dwellings.

(1) Census 2000 Summary File 3 (SF3), Table H16 and H17

(2) 1990 Census data from 1993 Weed Housing Element

Overcrowding: In 2000, there were 82 housing units with 1.01-1.50 persons or more per room⁽¹⁾. Twenty-seven of these units were owner-occupied and 55 were rentals. Three units were severely crowded, having 2.01 or more occupants per room⁽¹⁾. In 1990, there were 72 units considered overcrowded and 11 considered severely overcrowded²⁾. In 2000, there were 64 occupied units with four bedrooms and no units with 5 or more bedrooms⁽³⁾. With 83 large families of five or more persons, and 82 total over-crowded units, there seems to be an unmet need for large housing units suitable for large families. Along with the lack of availability of enough larger housing units, typically there are other constrains like affordability that create overcrowding.

(1) Census 2000 Summary File 3 (SF3), Table H20

(2) Census 1990 Summary File 1 (SF1), Table H021

(3) Census 2000 Summary File 3 (SF3), Table H41

Students: The City of Weed has the main branch of the College of the Siskiyou community college. Some dorms are provided on campus. However, there may exist some additional pressure that student housing needs may cause on the local housing market.

Farm Workers: Agricultural activity in the Weed area is very limited. Only to the north of the City are there any lands being used for commercial agricultural purposes. These uses are all cattle ranching activities. There are no intensive agricultural uses in the area that would tend to employ farm workers. The cattle ranches hire few persons to assist in their operations. Some of the larger ranches may hire some limited seasonal help for

assistance in irrigation and hay harvest. Typically, these persons are recruited from the local labor force from persons permanently residing in Siskiyou County.

The remaining lands around the City on three sides are all forested. The largest employer in the City is a lumber company. The forest industry typically does not hire migrant workers. Summer forest related employment does increase and is typically filled by local high school and college students who work mainly on tree planting and brush clearing projects. Of the 24 persons listed on Table 3 as being employed in “agriculture, forestry, and mining”, is it likely that most are employed in the forest industry. Those jobs noted would typically represent loggers, log truck drivers and similar forestry related activities. Lot harvesting like ranching, is a year around business, with some limited slowdown in winter months, depending on weather. Even more than ranching, these jobs are fairly permanent and draw from the local labor force. Therefore there is no special housing demand from agricultural or forestry workers. Should such a demand ever occur it is expected to be of a limited nature, and could readily be accommodated in the R-3 zone district under the category of a “rooming or boarding house”, which requires the processing and issuance of a Conditional Use Permit. Standards for a “rooming or boarding house” are similar to apartments, except that parking is provided at a ratio of one space for each tenant, plus one guest space for each 5 tenants, instead of two spaces for each unit plus one guest space for each 5 units as required for apartments.

IV. HOUSING MARKET INFORMATION

Housing Stock:

The 2000 Census notes there were 1,283 housing units, consisting of 641 owner occupied and 531 rental units⁽¹⁾. The remaining 111 units were vacant. Fifty of these were for rent, 11 were for sale; 12 were for seasonal use only, and there were no units held vacant for migrant workers⁽²⁾. Thirty-eight were considered “other vacant.”⁽²⁾

(1) Census 2000 Summary File 3 (SF3), Table H6 and H7.

(2) Census 2000 Summary File 3 (SF3), Table H8

Housing Condition:

The 2000 Census indicated that half of the structures were constructed prior to 1952, the median year residential structures were built.⁽¹⁾ The owner occupied median year of construction is 1950, and renter occupied median is 1955, likely indicating that due to age, the condition of the owner occupied housing may be in greater need of repair or maintenance than the renter occupied.⁽²⁾

(1) Census 2000 Summary File 3 (SF3), Table H35

(2) Census 2000 Summary File 3 (SF3), Table H37

The most recent assessment of housing conditions occurred in 1990 as part of the 1993 Housing Element Amendment. A total of 1255 housing units were reviewed with the following findings:

<u>Condition</u>	<u>Number of Homes</u>	<u>Percent of Homes</u>
Sound	935	74%
Minor	123	10%
Moderate	113	9%
Substantial	57	4%
Dilapidated	27	2%

Due to the age of this assessment, an updated assessment is programmed for 2004-2005.

Due to the age of the housing in the City many of the residences have not weatherized to energy conservation standards, resulting in additional personal expenses in house heating. The following table reveals a dramatic change from wood and electricity to fuel oil/kerosene had occurred between 1990 and 2000. Nearly 57 percent of the households using wood as the primary source changed to another heating option. No doubt most homeowners changed to the popular “monitor” heating systems that use kerosene. This significant change in a 10-year time frame, suggests that Weed homeowners are making a significant effort to improve the condition of their housing. Building permit data between January 1, 2001 to January 30, 2004 reveals an additional 43 permits were issued for monitor heaters, supporting a continued trend toward more efficient heating sources.

The 1990 study assessing housing conditions at that time concluded that rehabilitation may not be occurring at the level it should, given the high percentage of houses needing some level of rehabilitation. With building permit information, Census information on changes in house heating, and the 125 houses receiving rehabilitation grants, it appears that considerable rehabilitation is occurring.

Table 10
House Heating Fuel⁽¹⁾
City of Weed

<u>Type of Heating Fuel</u>	<u>1990⁽¹⁾</u>	<u>2000⁽²⁾</u>
Utility Gas	3.8%	1.7%
Bottled, tank or LP gas	11.0%	10.6%
Electricity	26.4%	24.5%
Fuel oil, kerosene	11.0%	41.7%
Wood	45.9%	19.7%
Coal or Coke	1.1%	0.0%
Other fuel	0.86%	1.5%
No Fuel Used	0.0%	0.26%

(1) Census 1990 Summary File 3 (SF3), Table H030

(2) Census 2000 Summary File 3 (SF3), Table H40

Affordability:

The value of owner-occupied housing ranges from 22 houses below \$10,000 to 15 houses over \$200,000⁽¹⁾. The median value of owner-occupied housing is \$71,500⁽²⁾. The vast majority (78.2%) of houses fall into the \$50,000 to \$124,999 value range⁽¹⁾. At the time of the 2000 Census, only 11⁽³⁾ homes were for sale, but they did represent a reasonably wide range. Four homes were in the \$10,000-\$14,999 range, 5 in the \$40,000-\$49,999 range and 2 in the \$70,000-\$79,999 range⁽³⁾. The median value of homes for sale was \$43,000⁽⁴⁾.

According to the 2000 Census, the median monthly mortgage (with associated costs) was \$676⁽⁵⁾, as compared to 1990 when the average cost was \$443⁽⁶⁾. In comparison, the median monthly cost that renters paid in 2000 was \$401⁽⁷⁾ and \$299 in 1990⁽⁶⁾.

- (1) Census 2000 Summary File (SF3), Table H84
- (2) Census 2000 Summary File (SF3), Table H85
- (3) Census 2000 Summary File (SF3), Table H87
- (4) Census 2000 Summary File (SF3), Table H88
- (5) Census 2000 Summary File (SF3), Table H91
- (6) Census 1990 Summary File (SF3), Table H052A
- (7) Census 2000 Summary File (SF3), Table H63
- (8) Census 1990 Summary File (SF3), Table H043A

At Risk Housing:

In the May 2002 letter to the communities of Siskiyou County from the State Department of Housing and Community Development, all USDA and HUD assisted projects for Siskiyou County were listed. The letter identified three projects listed for the City of Weed as noted in the following table.

Table 11
Assisted Multi-Family Units⁽¹⁾
City of Weed

Name	Mortgage Prepay Date	Number Of Units	Units Per Acre	Senior Units	Family Units	Funding Agency
Boles Creek Apts. Phase I 315 E. Lake St	2001	50	16	*(2)	50	HUD Rural Development
Boles Creek Apts. Phase II 377 E. Lake St.	2002	48	16	*(2)	48	HUD Rural Development
Siskiyou Garden Apts. 380 Siskiyou Way	3/01/1994	24 Assisted 24 Market	20	*(2)	48	HUD

(1) Basic information provided by HCD in letter dated May 2002
 (2) Indicates that there are seniors in the project, it simply is not designated as a senior only project.

As noted above all three of the projects reached and passed the initial mortgage prepay date. The management agencies for the three assisted projects noted in the above table were contacted to determine if there is any expectation on their parts to op-out of the assisted programs. In all instances they did not anticipate such action would occur anytime in the near future. All projects are basically full with no vacancies, and have a waiting list. Therefore, there does not appear to be an “at risk” concern with these projects at this time.

If anyone of these projects were to file a notice of intent to prepay their mortgage, based on assessed values of these projects, any one of the three would cost about \$2,000,000 or more to purchase or replace.

The City has no locally-subsidized units and has not issued any mortgage revenue bonds for this type of activity. Further, the City has not approved any density bonuses with financial assistance, does not have an in-lieu fee program, and has not assisted multi-family housing with redevelopment or CDBG funds.

Land Availability:

For a small community, there is a considerable amount of vacant land in the City. Based on a vacant land inventory through County Assessor’s data for 2003, there are sufficient lands zoned for single family and multifamily use to accommodate approximately 1456 dwelling units as summarized below. See Appendix A for complete listing of all vacant parcels. As noted in the table and Appendix, there are numerous situations where topography will significantly reduce the development potential. The reduced densities shown are an estimate of what density may likely occur under the varied topographic situations. The maximum projected densities on other lands realistically represent the density that could be attained. However, upon development a lower density may result depending on the design of the project and the housing market the developer is attempting to reach. Additionally, there are numerous parcels that are of sufficient size to accommodate an additional dwelling, or second dwelling. Regardless, there is ample lands in single and multiple family zone categories to accommodate Weed’s housing needs for many years.

In addition to the units shown on Table 12, the Zoning Ordinance allows for “residential” use by Conditional Use Permit in the C-1, C-2 and C-M zone districts. While this would normally apply to group homes, it is expected it could also allow multi-family developments. This is made clearer in the June 12, 2003 update of the Land Use Element, which specifies a maximum density for residential uses in the C-1 and C-2 zones of 17 units per acre, typical of the multi-family R-4 zone district. The General Plan Update, Table 1, identifies 310 acres of Retail Commercial and General Commercial lands which could accommodate multi-family residential use. Additionally, the Table also identifies 326 acres of Light Industrial lands which also could accommodate multi-family use. While it is possible some of these lands may eventually be developed with residential uses, their main purpose is to provide for commercial and industrial development to provide local jobs and services. Since there is ample vacant lands

available in residentially zoned districts to meet the local housing needs for the next 10-20 years, there is no need to rely on any of these lands to meet the local housing need, and therefore they are not included in Table 12.

**Table 12
Vacant Land-Development Potential
City of Weed**

Single Family Units:

<u>Rural Residential</u>		
155.7 acres @ 1 unit per 5 aces		31
 <u>Residential Single Family Low Density</u>		
48 lots @ 1 dwelling per lot ⁽²⁾		48
388.3 acres @ 5 dwelling units per acre		1942
158 acres @ 1 dwelling unit per 5 acres ⁽³⁾		31
52 acres @ 1 dwelling unit per 2 acres ⁽³⁾		<u>26</u>
Total Single Family Unit Potential		2078

Multiple Family Units:

<u>Residential Single Family & Multifamily – Medium Density</u>		
0 acres @ 8 dwelling units per acre		0
 <u>Multifamily – High Density</u>		
32.9 acres @ 12 dwelling units per acre		394
 <u>Mixed Use High Density</u>		
23.4 acres @ 17 dwelling units per acre		<u>397</u>
Total Multifamily Unit Potential		791

Total Potential Dwelling Units on Vacant Land = 2869 Units

(1) Based on vacant land data from June 2003 Land Use Element update. Densities shown are based on those allowed in the General Plan, unless otherwise noted.

(2) Based on Siskiyou County Assessor’s data and field check February 2004.

(3) Densities reduced below maximum allowed by zoning, reflecting topographic constraints.

V. CONSTRAINTS

A. DEVELOPMENTAL CONSTRAINTS

Market Constraints:

The greatest constraint to development of housing in Siskiyou County is its weak economy. Few new jobs are being created in the County, and few in the City of Weed. Unemployment is high and new jobs are scarce. While there have been some new businesses moving into the area, they have not off-set the jobs lost due to the decline of

the lumber industry. Unlike most of California, Siskiyou County is not sharing in the growth that is obvious in nearby areas like Redding. The effects of this slow local economy will most likely continue to limit growth in Weed. The greatest potential for growth locally are retired families, those families desiring an attractive small community environment, and those that can tele-commute to jobs in other cities in California or Oregon. Some growth will occur in Weed in spite of the County's economy. The attractiveness of the area due to its nearness to Mount Shasta, its location on Interstate 5, availability of a rail road, a community college and ample vacant land, will continue to be appealing to small industry and persons attracted to these amenities. Even so, while growth could occur at a rate greater than other Siskiyou County communities, it will likely be very moderate.

With slow to moderate growth, there are few development companies interested in providing affordable housing in Weed. Few multi-family projects have been developed in recent years. A recent request for a 61-unit tax credit funded project was readily accepted by the City, but did not receive State funding. The area lacks persons with interest in development of larger, affordable housing projects. Most developers are small, building only a couple of dwellings a year. Additionally, most of this housing is for above moderate income persons, where there are fewer risks and the ability to make larger profits occur. Occasionally a local builder will construct a duplex, but even these are rare. Those persons interested in providing affordable housing are typically large corporations who specialize in affordable housing projects, taking advantage of funding subsidizes, and having the ability to look to the long term to receive a reasonable return on their investment. These corporations are not local, but are typically located in the larger cities of Northern California, and Southern Oregon.

Circulation Infrastructure:

There currently are few problems with road capacity in or around the City of Weed. The most significant problems occur along the State Highway 97 where local streets interface with this Highway. One example is the intersection of 97 with Main Street. Plans are being developed to provide signalization at this intersection, which at peak loads is quite busy with traffic backing up on Main Street, unable to make left turns. All local streets have sufficient capacity to accommodate the needs of residents without unusual delays. Further, most vacant lands either have street frontage or have a street near by which can easily be extended to serve vacant potential residential development sites.

Water and Sewer Infrastructure:

The City maintains its own water and sewer facilities which are both nearing capacity. A 2003 Water Master Plan Update was completed in December 2003 by PACE Civil, Inc. notes the current water system has an effective firm supply capacity of 2.0 million gallons per day, but has experienced demands up to 2.13 million gallons per day. The City water supply comes primarily from Beaughan Springs and Mazzei Well. Additional water is available from Gazelle Well, but is only used in emergency situations due to

strong sulfur taste and odor. The Water Master Plan identifies a series of actions which must be taken by the City to keep pace with growth demands.

The sewer system is in a similar state. Portions of the treatment plant have at times exceeded design capacity. The 1995 Master Sewer Plan assess the entire system and sets forth recommendations. Of major concern is the extensive inflow and infiltration which occurs during wet weather. The older parts of the system are particularly affected, and must be replaced. The City has received some grants to assist in replacement in key areas, and will continue to work toward replacement in all problem areas as a means to most effectively utilize the design capacity of the treatment system.

The water distribution system and sewer collection system is basically available at or reasonably near all vacant lands identified in Appendix A. Extensions or increase in sizing when necessary, are believed to be expenditures which could be part of a development projects costs without becoming prohibitive⁽¹⁾.

(1) Summary of phone conversation with Pubic Works Director, Craig Sharp 2/11/04

Flood Hazards/Topography:

Boles Creek is identified by FEMA as a flood prone area with a mapped 100-year flood plain. While the upper end of the Creek is located on vacant land, most of the flood plain is located in central Weed, passing through multiple family, commercial and single family residential areas. The flood area is moderate in width and shallow, approximately one foot deep. Since most of the flood plain is located in already developed areas, it will have little affect on the development potential of vacant land.

Topography will represent a constraint on much of the vacant lands in the City, with hills located around the periphery of the central Weed area. Much of this land is too steep to development at normal urban densities (4-5 units per acre), and instead will develop at 1 to 5 acres per unit. Those parcels affected by topography are noted on Appendix A.

Construction:

Financing opportunities, price of land and construction costs are generally the same in Weed as the remainder of the County, and are not considered to be a constraint except for affordable housing. The median price asked for housing in 2000 per U.S. Census was \$43,000⁽¹⁾ and the median value of all housing was \$71,500⁽²⁾. This is 75 percent of the median cost of houses in Yreka, the nearest larger city where the median value of all housing was \$96,000.⁽³⁾ Like Yreka, the cost of new single family dwellings exceed these amounts. New housing in both areas typically exceeds \$150,000 per unit since construction and land costs have increased significantly in the past 10 years. With small units and higher densities it is still possible to build housing under \$150,000 and possibly as low as \$100,000, but still considerably higher then the values of existing housing.

(1) Census 2000 Summary File 3 (SF3), Table H88

(2) Census 2000 Summary File 3 (SF3), Table H85
 (3) Census 2000 Summary File 3 (SF3), Table QT-H14

Local builders and suppliers verify that it is difficult to build affordable housing. Typically new residential construction will cost \$110-\$160 per square foot for custom housing. It is possible with a larger project, eliminating all the frills, to construct housing in the \$85-\$90 per square foot range. At this rate a 1000 square foot house, typically with two-bedrooms, would cost \$85,000 to \$90,000, plus a lot cost in the \$15,000 to \$25,000 range. They further noted that the cost of construction materials is raising rapidly. In some instances material costs have risen over 40 percent in the last 4 years.

(1) Phone conversation with a local builder, Jerry Keen, and supplier John Glenn, March 19, 2004. Lot costs were based on recent sales of lots in the City of Weed provided by City staff.

B. GOVERNMENTAL CONSTRAINTS

Regulations:

Siskiyou County Building Department provides plan checking and building inspection services for the City. The County has adopted the 1997 Uniform Building Code, which is used in the City of Weed. Since this Code applies to the City as well as surrounding County area, it is not considered to be a constraint.

The City’s current Zoning Ordinance was adopted in 1963 with major amendments in 1971, 1981 and 1983. It contains four residential districts with varying standards as noted in Table 13 below. The basic residential uses permitted in these zones is defined on Table 14.

**Table 13
 Summary of Zoning Standards
 For Residential Zone Districts
 City of Weed**

<u>Standards</u>	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4/C-1/C-2⁽³⁾</u>
Maximum Density⁽¹⁾	5 units per acre	8 units per acre	12 units per acre	17 units per acre
Minimum building site (Square feet)	Corner: 6000 Interior: 5400	Duplex Corner 6000 Duplex Interior 5400 Triplex Corner 7000 Triplex Interior 6000	Apt ⁽²⁾ . Corner 7000 Apt. Interior 6000	Apt. Corner 7000 Apt. Interior 6000
Minimum lot area per family unit (Sq. Ft)	5400	Duplex 2500	Apt. 2000	Apt. 1500
Maximum lot Coverage	40%	40%	60%	60%
Setbacks:				

Front	20'	20'	15'	15'
Side				
Corner	10'	10'	10'	10'
Interior	5'	5'	6'	6'
Rear	10'	10'	15'	15'
Building height	35'	35'	45'	45'
Parking spaces	2 in garage	2 plus 1 guest for each 5 units	2 plus 1 guest for each 5 units	2 plus 1 guest for each 5 units

(1) Density noted herein is based on allowed maximum density 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) Apt. = apartment

(3) All residential uses allowed in the R-4 zone district are also permitted by Conditional Use Permit subject to R-4 development standards.

These standards are quite typical for residential development and should not be a constraint on development of affordable housing. The standards for multifamily projects are fairly lenient, permitting up to 17 units per acre, which is a reasonable density limit for the City. The most recent assisted housing project approved by the City in 2003 proposed 61 units on 4.2 acres, or 14.52 units per acre. As noted in Table 13, the historic density range for the assisted housing is 16 to 20 units per acre. The 20 unit per acre project was developed prior to the adoption of the current Land Use Element which now limits the maximum density to 17 units per acre. The City does not have a density bonus as required by Government Code 65915. Upon the adoption of a density bonus provision, a 20 unit per acre project could again be considered. To be consistent with the Government Code, the Zoning Ordinance should be amended, giving a developer the opportunity to provide a higher density project should it ever be desired.

Table 14
Allowed Residential Uses By Zone District
City of Weed

Use	R-1	R-2	R-3	R-4 & C-1
Single Family	P	P	P	P
Second Dwelling	CUP	CUP	CUP	CUP
Duplex		P	P	P
Triplex		P	P	P
Apartment			P	P
Rooming/Boarding House			CUP	CUP
Rest home			CUP	CUP
Mobile Home Park				CUP
RV Park				CUP

P=Permitted by right

CUP=Conditional Use Permit required

Second dwellings are allowed uses in all residential zones subject to a Conditional Use Permit. Section 65852.2 of the Government Code allows the City the option of allowing the by right, or by requiring the Use Permit process. In both situations however, the conditions which may be applied are limited to those set by the Government Code. The City on August 14, 2003 amended its Zoning Ordinance, establishing standards for second dwellings in conformance with the Government Code.

Manufactured homes are permitted in all residential zones subject to the review of architectural drawing for Planning Commission review. The review can be delegated to staff by the Planning Commission. Said review is limited to the review of roof overhang and siding and roofing materials.

Recreational Vehicle Parks (RV Parks) provide a form of affordable housing in the City. There currently are two RV parks, and two more proposed. While term of stay is typically very short, there are residents in both parks that are semi-permanent, staying for months at a time. This provides temporary housing for those who move to the Weed area and need time to locate permanent housing, and it also provides housing for those persons who may be working here for only a short duration. While this is a desirable form of temporary housing, City ordinances should be amended to ensure that this type of housing does not become an eyesore. Historically, permanent housing in RV parks tend to detract from the quality of the remainder of the park (and potentially neighborhood) due to excessive storage that seems to accumulate, and the age of these permanent RV units which frequently lack necessary maintenance which is needed due to their age.

The following subdivision design criteria from Chapter 17 of the City Code is the basic minimum to protect the public health and safety:

Table 15
Subdivision Improvement Standards
City of Weed

Type Of Street	Right of Way Width	Paving Improvement	Curb, Gutter, Sidewalk
Local	54'	36'	Yes
Secondary	60'	40'	Yes
Major	84'	64'	Yes
<u>Hillside Streets:</u>			
Local	40'	34'	No
Collector	46'	36'	No

While all development improvements and regulations may add to the cost of housing, the City's experience demonstrates that these minimal standards are not a constraint to construction of affordable housing. Further, the City's minimum standards are necessary to maintain a certain quality of life for the community.

Fees:

Fees collected by the City typically do not support the full cost of regulating and accommodating new development. The most significant fees typically associated with a residential building permit are: the building permit, utility connection fees and school impact fees. The building permit fees are collected by Siskiyou County Building Department and kept to cover their costs in providing plan check and building inspection service. These fees are summarized below:

Table 16
Building Permit Fee Schedule
Siskiyou County⁽¹⁾

Value	Fee
\$1 to \$500	\$16.50
\$501 to \$2,000	\$16.50the first \$500 plus \$2.20 for each additional \$100, or fraction thereof, to and including \$2,000.
\$2,001-\$25,000	\$49.50 for the first \$2,000, plus \$9.90 for each additional \$1,000, or fraction thereof, to and including \$25,000.
\$25,001 – \$50,000	\$277.00 for first \$25,000 plus \$7.15 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 – \$100,000	\$455.95 for the first \$50,000 plus \$4.95 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001-\$500,000	\$703.45 for the first \$100,000 plus \$3.85 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001-\$1,000,000	\$2243.45 for the first \$500,000 plus \$3.30 for each additional \$1,000, or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$3893.45 for the first \$1,000,000 plus \$2.20 for each additional \$1,000 or fraction thereof.

(1) The total fee is collected by Siskiyou County since they perform both the plan check and building inspection for the City.

The following summarizes other fees that are collected with building permits or may be required in advance of obtaining a building permit:

Table 17
Utility, School and Planning Fees
City of Weed

<u>Utility and School Fees:</u>	
Water connection 5/8 th inch meter	\$1,618.00
Sewer connection	\$2,809.00
School impact fee	\$1.68 per square foot
<u>Planning Fees:</u>	
Conditional Use Permit	\$1,000.00
Subdivision (4 or less lots)	\$2,200.00
Subdivision (5 or more lots)	\$6,000.00
Variance	\$ 150.00
Zone Amendment	\$2,160.00
Mitigation Monitoring	\$2,500.00

(Note: The Planning Fees noted above include the use of consultant services when the scale and complexity of the project warrants. Since actual consultant costs are billed to the applicant, these fees represent the City fee plus a consultant deposit. On complex projects these fees could be higher as needed to offset consultant costs.)

The following summarizes the costs added to a typical residential project due to fees. The examples include a 1200 square foot home at an estimated \$80 cost per square foot, with a total value of \$96,000, with the parcel being created by a minor subdivision (4 lots or less) application, and a 12 unit apartment project with 750 square foot units on an existing vacant lot with each unit valued at \$48,000.

Table 18
Examples of Typical Permit Rated Fees
City of Weed

	<u>Single Family</u>	<u>Multifamily</u>
Planning	\$ 550.00 ⁽¹⁾	\$ 0
Building	\$ 733.65	\$ 2,523.00
Water Connection	\$ 1,618.00	\$12,940.00 (2" meter)
Sewer Connection	\$ 2,809.00	\$33,708.00
School impact fees	<u>\$ 2,016.00</u>	<u>\$15,120.00</u>
Total Fees	\$ 7,726.65	\$64,291.00 (\$5,357.00 per Unit)

(1) Includes ¼ of 4 lot subdivision fee.

Procedures and Permit Processing:

Those uses which are permitted by right typically require review by the Planning Department for consistency with Zoning, and processing of a building permit with the Siskiyou County Building Department. These two steps usually will take a week to ten

days, except for larger apartment complexes, which may require three to four weeks. Those applications which are subject to a Conditional Use Permit, require an additional environmental review, public notice and public hearing. The Planning Commission action on a Conditional Use Permit is final unless appealed to the City Council. Due mostly to the environmental review and additional input typically required from affected agencies and consultants, the processing time may take from 60-90 days. A longer period may be required of complex environmental issues are involved. As noted in Table 14 above, all forms of housing are allowed by right in their respective zones. Consequently there are no constraints imposed on affordable housing due to processing requirements.

VI. HOUSING NEEDS SUMMARY

Regional Housing Needs Allocation:

Pursuant to the State Government Code Section 65584, the State Department of Housing and Community Development has developed a Regional Housing Needs Plan for Siskiyou County. This plan designates a total County need over a 7.5 year period (January 1, 2001 to June 30, 2008) of 1,699 units. This need is then spread over each community in the County, primarily based on the community's share of LAFCO financing. The share of housing for Weed is 106 units, or about 14 units per year over the 7.5 year period. Further, to attempt to provide housing for all income levels, the 106 unit share is further divided by the income groups noted in the following table.

Table 19
Summary of Regional Housing Needs Plan⁽¹⁾
City of Weed

<u>Income Level</u>	<u>Units Needed</u>
Very low – 50% of median income (\$0-\$11,667)	26
Low- 50-80% of median income (\$11,668-\$18,666)	18
Moderate – 80-120% of median income (\$18,667-\$28,000)	17
Above Moderate – Over 120% of median income (Over \$28,000)	<u>45</u>
Total	106

Median Income for Weed in 2000 was \$23,333

(1) State Department of Housing and Community Development, based on median income from Table P53, Census 2000 Summary File 3 (SF3)

Since January 1, 2001 through January 1, 2004, eleven (11) new single-family residential dwellings have been constructed in Weed. This reduces the total housing need to 95 dwellings for the remaining 4.5-year planning period. Two of these previously constructed dwellings were manufactured dwellings placed on foundations. These manufactured dwellings would qualify as “moderate” income housing. Six of the remaining dwellings were valued under \$68,000, and with lot value added, could still qualify as “moderate” income housing. The remaining three homes would clearly fall into the “above moderate” category.

With 11 houses constructed over the January 2001 to January 2004 period, this experience yields almost 4 units per year, or an annual population growth rate of .3 percent based on 2.5 persons per household. To meet the projected 95 units over the next 4.5 years, 21 units per year would be required, or a growth rate of approximately 1.7 percent per year. On the surface it would appear that it would be difficult to meet this projected need unless significant changes in growth occurred in Weed. However, had the applicant for the 61 units of affordable housing received financing for the project, 2/3rds of the projected need for Weed would have been satisfied. Obviously, if no apartment projects are constructed during the next 4.5 years, it will be difficult for the City to meet the projected need.

Spending Limits/Overpayment:

Spending limits can be established for very low to moderate income families by applying the standard for purchase of no more than three times annual gross income, and not more than 30 percent of monthly income if renting. Table 20 below displays these limits. The constraint for many residents becomes apparent when the 2000 Census reports that Weed’s median monthly rent is \$401 ⁽¹⁾ and median home values are \$71,500.⁽²⁾ As noted in the Table below, all of the very low income households would spend more than 30 percent of their income to pay the median monthly rent. Approximately 70 of the low income households would spend more than 30 percent to pay the median rent. To purchase a home, all of the very low and low income households would be spending more than 30 percent of their income to buy a home with the median value of \$71,500.

(1) *Census 2000 Summary File (SF3), Table H63*

(2) *Census 2000 Summary File (SF3), Table H85*

Table 20
Housing Spending Limits

<u>Income Levels</u>	<u>Estimated Households</u> ⁽³⁾	<u>Rent Limit</u> ⁽¹⁾	<u>Purchase Limit</u> ⁽²⁾
Very Low	<u>265</u>	\$324	\$35,001
Low	<u>191</u>	\$325-\$519	\$55,998
Moderate	<u>213</u>	\$620-\$778	\$84,000

(1) *Based on 30 percent of monthly income at upper end of income range for renting*

(2) *Based on spending no more than 3 times annual income at upper end of income range to purchase a house.*

(3) *Number of households in category were extrapolated from Census 2000 Summary File 3 (SF3), Table DP-3 to fit Weed’s median income levels.*

On loan applications, banks actually apply a “debt to gross income” standard, where the debt including the proposed house payment should be thirty (30) percent or less of the monthly income. With good credit the bank may go higher, but forty (40) percent is considered to be the absolute limit⁽¹⁾. Applying the “debt to gross income” standard to determine spending limits is much more difficult since credit card debt, auto payments and other debts are simply not known, nor is there a reasonable standard to apply. Regardless, assuming an applicant had only the proposed house payment and no other debt, using the thirty (30) percent standard, the maximum loan or purchasing limit would be as follows assuming a six (6) percent interest rate:

Very low income: \$330 per month, or about a \$65,000 mortgage
 Low income: \$528 per month, or about a \$100,000 mortgage

(1) Conversation with Bank of America Manager, June 2003

Since few loan applicants are debt free, these limits are most likely unrealistic for most very low and low-income applicants. A \$100 per month car payment for example would significantly reduce the money available to qualify for a house payment.

The following table reveals that 43.7 percent or 231 households are paying more than thirty (30) percent of their income for rent.

Table 21
Households Overpaying Rent⁽¹⁾
City of Weed

<u>Rent as Percentage of Household Income</u>	<u>Number of Households</u>
<10%	25
10-14	59
15-19 %	51
20-24%	61
25-29%	51
30-34%	39
35-49%	77
50 +%	115
<u>Not Computed</u>	<u>51</u>
Total	529

(1) Census 2000 Summary File 3 (SF3), Table H69

In contrast to the above table, Table 22 below, reveals that 80 households, or 25.6 percent of the total households paying a mortgage (312 households) occupied by the owner are paying 30 percent or more of their income for mortgage and selected monthly expenses (typically tax and insurance). This percentage is drastically lower than renters (43.7 percent, reflecting the normal situation where at apartment dwellers seek the most affordable housing, clearly not yet having sufficient funds to make housing down

payments. As reflected in the census data, 7.1 percent of these households are actually paying 50 percent or more of their income for the mortgage and related expenses.⁽¹⁾

(1) *Census 2000 Summary File 3 (SF3), Table H94*

Table 22
Households Overpaying Mortgage and Selected Monthly Costs⁽¹⁾
City of Weed

<u>Mortgage as Percentage Of Household Income</u>	<u>Number of Households</u>
<u>Housing Units with a Mortgage</u>	
< 20%	134
20-24%	56
25-29%	40
30-34%	20
35-49%	38
50 +%	22
<u>Not Computed</u>	<u>2</u>
Total	312
<u>Housing Units without a Mortgage</u>	
< 20%	189
20-24%	33
25-29%	19
30-34%	5
35-49%	9
50 +%	3
<u>Not Computed</u>	<u>0</u>
Total	258

(1) *Census 2000 Summary File 3 (SF3), Table H94*

Handicapped/Disabled:

While disabled persons can have similar problems that other groups experience, they also have needs resulting from their particular disability which must be overcome to make their housing more convenient. Some of these amenities include wide doorways that can more readily accommodate wheelchairs, special bracing for handrails, lower countertops and switches and outlets at an appropriate height. Consequently, few houses will have these features and must be remodeled to serve the needs of the disabled. Twenty-two percent of the population of Weed residents (596 people) are known to have one or more disability.⁽¹⁾ As noted by the following table, 1,169 disabilities have been identified. In Weed, 27.6 percent of the population has a physical disability. Persons over 65 years of age account for 10.7 percent of all disabilities and 40.6 percent of those with physical disabilities.

(1) *Census 2000 Summary File (SF3), Table P41 and P42*

Table 23
Disabilities of Civilian Non-institutionalized Population Over 5 Years⁽¹⁾.

<u>Disability</u>	<u>Quantity</u>
Sensory	131
Physical	323
Mental	204
Self-care	77
Go-outside-home	226
Employment	208
Total	1,169

(1) Census 2000 Summary File (SF3), Table P41

Female-Headed Households:

The 2000 Census reports that there are a total of 422 women in 365 female-headed households⁽¹⁾. This compares with 481 female-headed households in 1990⁽²⁾. In 2000, 104 of the female-headed households had children under the age of 18 years and may have special housing needs⁽¹⁾. Having to work to support their families, day care is important and can consume a large portion of their pay. These female-headed households must seek suitable housing with less disposable income than some families earning the same amount. As a result their choices are limited, and many probably pay more than 30 percent of their total income for housing. Frequently, these families end up on welfare assistance programs. Two hundred and two (202) women (6.8 percent of the total population) live in female-headed households which had incomes in 1999 below the poverty level⁽³⁾.

(1) Census 2000 Summary File 3 (SF3), Table P10

(2) Census 1990 Summary File 1(SF1), Table P017

(3) Census 2000 Summary File 3 (SF3), Table P89

Elderly Households:

Many older citizens live on fixed incomes and find that, because of inflation or rent increases, a large share of their incomes are consumed by housing costs. In 2000, 47 homeowners or 15.8 percent of the homeowners 65 and over (298 total) were paying 30 percent or more for housing costs⁽¹⁾.

As people live longer lives and the population ages, and as more people move to Weed to retire, the demand for housing programs to assist seniors will increase. One option is to encourage shared housing programs and second dwelling units. Such an arrangement not only provides companionship and reduced housing costs, it may also provide an opportunity for limited care. Another option is to provide group quarters designed for senior citizens. These units provide social opportunities and a reduction in living expenses. Multi-unit housing could benefit older, married couples that no longer wish to maintain a larger home. Lastly, since some seniors are no longer as active or mobile as

they once were, a portion of this group could benefit from a rehabilitation assistance program or help in making their homes more accessible.

(1) Census 2000 Summary File 3 (SF3), Table H96

Housing for Homeless Persons:

Weed is located along the Interstate Highway 5 corridor, the principal north/south route between Mexico and Canada. While transient persons do come through the area, especially in the warmer months, transient persons in need of emergency shelter have rarely been an issue for the City. The City Administrator reports that there were no recent cases of homeless persons and homelessness is not an ongoing issue of concern. Natural emergencies other than snow storms have not occurred in this area. Should emergencies occur, there is ample space in church, school and community club facilities to temporarily house persons during snowstorms.

Permanent housing for transients, should it be needed, would be permitted by Conditional Use Permit in the R-3 and C-1 zone districts as a “rooming or boarding house” or “other residential” use. No development standards are identified in the ordinance, but would be determined on an individual basis. There are ample vacant lands in both of these zones to accommodate group homes (See Appendix A for available vacant residential lands).

The Zoning Ordinance does not address the State provision of “six or fewer persons” being a single-family residential use. For a community the size of Weed, the “six or fewer” standard should amply satisfy local needs for either transient or transitional housing. This provision should be added to the Zoning Ordinance to provide consistency with the State Government Code and to help local citizens know this type of activity is allowable in the City. Additionally, as noted below, the Zoning Ordinance should also be amended to more adequately address large group homes. This provision once addressed in the Ordinance, would also accommodate large homeless shelters.

Other Special Needs:

Group Quarters: There are no group quarters located within the City. Such quarters could provide housing opportunities for those individuals with special needs such as limited care for seniors and disabled persons, day care/cooking for female-headed households, transitional housing and minimum facilities for one-person households. The design of the structure would consider the needs of the group proposed for residency. Group quarters for six and fewer persons should be permitted by right in all residential zones to be consistent with the Government Code. This change is proposed as a “program” later herein. The Zoning Ordinance does allow rest homes in the R-3, R-4 and C-1 zone districts by Conditional Use Permit. This provision should also be expanded to accommodate a broader range of group homes. As noted in Table 12 and Appendix A there is ample vacant lands in these multi-family zone districts to accommodate group homes.

Second Units: Second units on a residential lot are permitted by issuance of a certificate registration, an administrative permit, in all residential zones. This use has the advantage of providing affordable housing for family persons with limited needs, or provide affordable renting for non-family renters, while at the same time providing additional income for the homeowner. The certificate of registration as described in Section 18.52.010 through Section 18.52.040 of the Municipal Code, establishes standards consistent with the Government Code and requires recordation of the permit, which advises future owners regarding the standards of the permit, especially those which require the owner to reside in one of the units on the parcel.

Mobile Homes/Manufactured Housing/Multifamily Housing: Between January 1, 2001 to January 30, 2004, two of the eleven single-family dwellings constructed during this period were manufactured homes placed on foundations. Such dwellings are permitted by right in all zones allowing single-family dwellings subject to architectural review by a committee of the Planning Commission, applying specific standards in the Zoning Ordinance, consistent with the Government Code. There have been no new apartments constructed in Weed for numerous years, even though there has been an interest. In 2003 the City approved a 61 unit affordable housing project, however the applicant was not successful in receiving financing. Mobile home parks are not addressed in the Zoning Ordinance, but could be authorized in the C-1 zone as a “residential use” by the approval of a Conditional Use Permit. It would be desirable for Weed to specifically list this use in the Ordinance, at a minimum, making it a Conditional Use in the R-3 zone, and potentially in the R-1 zone subject to the density standards of that zone. A definition of the use is also desirable as a means to screen out those units which are deteriorating and may no longer meet current codes. This is a form of affordable housing that is popular, especially for seniors.

Energy Conservation: Working through Great Northern Corporation in Weed, Weed residents can apply for a one time assistance on paying their power bill. Additionally, if their energy costs exceed ten percent of their income, especially for disabled and elderly persons, they can apply for weatherization assistance⁽¹⁾. Since Great Northern Corporation provides this service County wide, it may take as long as six months from application to construction. They will adjust their priorities based on critical need. Additionally, Pacific Power provides some off-set with their 15 percent discount Care Program for seniors and low income persons who qualify. For example, one or two person households with a total monthly income of \$1350 or less would qualify for the discount⁽²⁾. As family size increases, so does the qualifying income.

(1) *Phone conversation with representative of Great Northern Corporation, weatherization program 8/19/03*

(2) *Phone conversation with Pacific Power representative 4/16/02*

Housing Rehabilitation: The City of Weed has aggressively pursued housing rehabilitation assistance for its residents, having assisted 125 families since 1985. Thirteen (13) of these assistance projects occurred since January 1, 2001. These families were assisted through Great Northern Corporation and CDBG grants in 1985, 1986,

1988, 1991, 1993, 1995 and 2001. Successful applicants will typically receive a loan for rehabilitation and make payments based on their income level. When the house is sold, these loans are paid off, and the monies received are placed into a revolving fund, and made available for more rehabilitation projects. With these initial grants and eventual payoffs, the City will be able to continue with this successful program for many years.

VII. EVALUATION OF PREVIOUS HOUSING ELEMENT

The following lists all of the goals and programs of the 1993 Housing Element, and evaluates their effectiveness and progress that has been made to implement them.

GOAL I. TO PROVIDE FOR THE ACCESSIBILITY OF A DECENT HOME TO ALL CITY RESIDENTS REGARDLESS OF RACIAL, SOCIOECONOMIC, SEX, AGE, OR OTHER ARBITRARY FACTORS.

A) Support methods to eliminate discrimination in housing.

- 1) The City will enforce applicable Federal and State laws on a continuous basis.
- 2) 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 and the public library by April 1993, to assist those with discrimination complaints.

Response: The City has posted the required Fair Housing posters, and continues to comply with all applicable Federal and State laws. Further, the City has not had any fair housing discrimination complaints. The complaints the City does receive are typically owner/tenant disagreements over improvements and condition of the housing unit.

B) Encourage housing opportunities for special needs groups.

1) Elderly

- a) The City will request developers of multiple unit residences to provide for the needs of the elderly through rent subsidies or special areas such as "elderly only" buildings. This action will take place upon receipt of development applications.

Response: The City has had little interest from developers for elderly housing, or other affordable housing. However, a tax credit project of 61 units was approved by the City in the summer of 2003 for larger families. Unfortunately, this project did not receive funding. The City is working with Great Northern Corporation in the preparation of an application for elderly housing. There have been no new multi-family units developed in recent years.

2) Handicapped

- a) The City expects to meet the needs of the handicapped through meeting the UBC, State and Federal construction regulations and by assisting qualified residents and utilize CDBG rehabilitation funds to retrofit their homes.

Response: These regulations have been applied to assist handicapped persons. The CDBG funds are available to assist rehabilitation and retrofitting of homes to meet the needs of handicapped individuals.

3) Female Householders

- a) The City will request the developers of multi-family housing to acquire rental subsidies for the projects prior to construction. This action will take place upon receipt of development applications.
- b) The City will continue to refer these primary poverty income households to the managers of the existing HUD Section 8 rental subsidy program.
- c) The City will request the developer facilitate the development of low cost day-care facilities to enable the householders to participate in the job market. This application will take place upon the receipt of development applications.

Response: Regarding (a), see above response. Great Northern serves as the HUD Section 8 rental subsidy agency in this area. Persons who may benefit are referred to Great Northern. There have been no developments of sufficient size to provide day-care as part of there housing project. There are however, numerous day care providers in Weed.

C) Provide units for all Special Needs Groups, including low and moderate income households.

- 1) State law allows for a 25% density bonus to developers that include affordable housing and units to meet special needs (handicapped, elderly, etc.).
 - a) The City shall adopt a density bonus ordinance by March 1993 and include mention of this law in the City developer application.
- 2) 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 units that will meet the needs of these Special Needs Groups upon receipt of development applications.
- 3) The City will encourage continuing media advertising designed to provide knowledge of available programs to all special needs groups.

Response: The City has not adopted a density bonus ordinance. The current ordinance permits multifamily housing at a density of 17 units per acre in the R-4 zone. This density is typical of densities in the area (See Table 11). A recently approved 61 unit assisted housing project was proposed at 14.52 units per acre. Higher densities typically are not needed to lower housing costs, mainly since

land costs in Weed are not that severe. Other incentives for payment of building permit and related fees for Special Needs Groups is a possibility, but again due to limited housing projects, there has been no requests to secure other payment incentives as a means to maintain affordability. The City does have a fee deferral policy which helps to spread fee costs over a period of years.

GOAL II. THE PRESERVATION OF THE HOUSING STOCK AND COMMUNITY ENVIRONMENT THROUGH REHABILITATION.

A) Monitor the condition of the housing stock.

- 1) City personnel will continually monitor the housing stock and report to the Public Works Director any conditions that affect the health and safety of the community.

Response: The City contracts with Siskiyou County for building plan check and inspection services. Should a complaint be filed with the City this service is used. Since the County retains all building permit fees for the service, a Building Department with inspection capability does not exist. Therefore, should a complaint be filed with the City regarding housing that may affect the health and safety, County services would be used. This situation has not yet occurred since the City retained the County in 2000.

- 2) City personnel will conduct a formal windshield survey of the housing stock every three years and in conjunction with formal revisions and updates of the Housing Element.

Response: Great Northern Corporation, with the use of PTA grants performs this type of service when requested by the City. This survey has not been completed since 1990 and is scheduled to occur in 2004-2005.

B) Initiate and implement local, State and Federal programs that promote the conservation of neighborhoods and rehabilitation of the existing housing stock.

- 1) The City will enforce the adopted building standards on a continuous basis. Enforcement has improved the quality of housing in the recent past when the City has assisted owners with applications for the City run housing rehabilitation programs. Therefore, the City will assist owners and renters by referring them to the City's housing rehabilitation consultants. The City will also assist by making the Weed Housing Rehabilitation Revolving Loan Fund available to Weed residents. It is estimated that approximately \$30,000 will be available and utilized for rehabilitation loans during the planning period.
- 2) The City will investigate and submit, where deemed appropriate, applications for housing assistance programs. Community Development Block Grant

funds will be applied for in 1994 and 1996; HOME funding will be applied for in 1994 and 1997; HOPE funding will be applied for in 1994.

Response: The City has been successful in receiving CDBG funds in 1985, 1986, 1988, 1991, 1993, 1995 and 2001. During that period, 125 dwellings have been rehabilitated through January 31, 2004. This program continues to be a successful means of improving the livability of housing stock for lower income families, and at the same time help to retain the viability of the neighborhoods in which the rehabilitation has occurred. As loans are paid off, more funds accumulate in the Rehabilitation Revolving Loan Fund and will be available for further assistance.

GOAL III. TO PROVIDE ADEQUATE SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT OF ALL TYPES.

- A) Develop policies and criteria to encourage environmentally sound residential development of all types.
 - 1) Make provision for City services to areas within the City limits suitable for residential development.
 - a) The City will seek additional funds to reduce I/I entering the sewer system as well as continue the present repair policy.
 - b) The City will investigate and submit, where deemed appropriate, applications for funding to add capacity, repair and update the water systems and the wastewater treatment facility.

Response: The City has received approximately four million dollars of grant funds to reduce inflow and infiltration in the sewer system, and will continue with improvement as funds become available. Additionally a Water Master Plan study is currently under way as a means to clearly identify the best solutions for continued expansion of the water system to serve community growth.

- 2) The City will re-evaluate local policies, especially zoning, to reflect the goals and objectives formulated in this Element on an annual basis and as requested through zone amendment applications.
 - a) The City shall hold an annual public meeting to review the Housing Element goals, measures and progress.
 - b) The City has determined that the City General Plan is consistent with this Element, and will review any proposed modifications of the City General Plan to maintain that consistency.

Response: The Land Use Element was updated in 2003 and was determined to be consistent with the Housing Element at that time. The public was involved in public meetings through the development and adoption of the updated Land Use Element. Annual meetings on housing issues have not occurred. This has not been a critical need since there are few housing issues in the community.

GOAL IV. TO PROVIDE FOR THE HOUSING NEEDS OF HOUSEHOLDS OF ALL INCOME LEVELS.

- A) Recognize that the availability of suitable housing for all economic segments of the population is the responsibility of the City as well as other government agencies and the private sector.
- 1) The City will support active local citizen participation in housing programs, policies, and goals on a continuous basis.
 - 2) The City will designate responsibility for the implementation of the tasks formulated in this Element to the City Administrator.
 - 3) The City will comply with appropriate State and Federal Laws and regulations on a continuous basis.

Response: The City encourages active participation of its residents in housing and related land use issues. As noted above, there have not been any significant housing issues, and organized participation has been non-existent. The City Administrator has been designated the responsibility for the implementation of Housing Element tasks. Compliance with State and Federal laws on a continuous basis is standard practice for the City.

- B) Coordinate housing efforts with existing housing agencies.
- 1) The City will continue to attempt to cooperate with California Housing and Community Development, Farmer's Home Administration, United States Housing and Urban Development, and other governmental agencies.
 - 2) The City will continue to attempt to cooperate with Great Northern Corporation – a non-profit housing and community development corporation serving Siskiyou County, and other non-profit and for-profit groups or organizations.

Response: The City, mostly through the Great Northern Corporation, continues to cooperate and communicate with those agencies which can support local housing goals and needs.

- C) Develop a program to preserve Housing units “At Risk” of conversion from low-income subsidized to market priced units. (The present owners of the “at risk” units have filed, therefore, the City has implemented both C1 and C2, and will implement C3 if necessary.)
- 1) The City has developed a list of all non-profit organizations which are interested in “right of refusal” for units at risk of conversion during the preparation of draft housing elements. The list includes community based non-profit housing organizations as well as the entities on file with the Department of Housing and Community Development.
 - 2) The City will continue the ongoing monitoring of the status of units which face the risk of conversion from low income and/or subsidized to other forms of housing. The City has been in contact with the Sacramento HUD office to keep informed on changes and opportunities. Should a notice of intent of sale be filed, the City will notify local non-profits and may assist the non-profits with costs associated with the purchase of units in order to maintain their affordability. The City estimates that there may be \$10,000 available for non-profit assistance from the Weed Housing Rehabilitation Revolving Loan Fund during the planning period.
 - 3) The City shall also respond to these possible conversions as required by the Low-Income Housing Preservation and Resident Homeownership Act of 1990 and any other State and Federal laws and regulations. Owners of “at risk” are to be aware of the LIHPRHA incentive which allows a Section 8 subsidy raise. Discussion with HUD regarding LIHPRHA indicates that the City is on course with this program.

Response: While three of the local assisted apartment projects have reached the time period when loan payoff is possible, none have shown any interest in changing their loan status. All projects have been kept full, and typically have a waiting list. Therefore, there has been no need for the City to attempt to assist in retaining these units. While they did develop a list of organizations that may assist in the retention of assisted housing, this list is now outdated.

- D) Assist lower income households access the programs:
- Section 8 Rental Assistance Program, by referring residents to the local Section 8 monitor and by cooperating with the local monitor for Section 8 with lobby efforts to increase voucher availability based on resident’s needs.
 - CDBG program, by assisting with preliminary applications.
 - FmHA 502 new construction and FmHA 504 housing rehabilitation program, by referring residents to the local FmHA,
 - CA HCD Housing Rehabilitation Program – Owner occupied, by referring residents to the local housing non-profit.

- CAL VET and VA home purchase programs, by referring residents to the local CAL VET office.

Response: Other than the CDBG program, City involvement is almost entirely a referral action. The CDBG program, especially for housing rehabilitation, is initiated by the City through Great Northern Corporation. Great Northern is the local resource for most housing related programs, either directly assisting, or by acting as a referral service to the agency that can most effectively assist an individual's needs.

VIII. GOALS, PROGRAMS AND OBJECTIVES, 2004-2008

Section 65583 of the Government Code sets forth the requirements for a locality's housing program, and requires the program should contain a "statement of the community's goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing." The following goals, programs and objectives respond to this requirement.

GOAL I. TO PROVIDE FOR THE ACCESSIBILITY OF A DECENT HOME TO ALL CITY RESIDENTS REGARDLESS OF RACIAL, SOCIOECONOMIC, DISABILITY, SEX, AGE, OR OTHER ARBITRARY FACTORS.

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. .

Responsible Department: City Administrator
Financing: General Fund
Objective: To ensure those persons who may be victims of discrimination have a resource to assist in their complaint.
Time Frame: 2004, with continuous posting

Program I-B: Provide a referral service to those who handle complaints against discrimination. Such complaints are to be filed with the City Administrator.

Responsible Department: City Administrator
Financing: City General Fund

Objective: Provide an area of responsibility in the City to receive complaints and provide referral as necessary.

Time Frame: Continuous

Program I-C: Building permit processing and inspections for individuals with disabilities shall be given a high priority.

Responsible Department: Contract Building Inspection Services and Weed Planning Department

Financing: General Fund/Building permit fees

Objective: To assist the handicapped and disabled individuals, when making necessary housing modifications to accommodate their handicap or disability.

Time Frame: As needed

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.

Responsible Department: City Manager, Planning Department and Planning Commission

Financing: General Fund

Objective: To accommodate those needs of the handicapped and disabled which are minor in nature, but may otherwise conflict with Building and Zoning Codes.

Timing: Fall 2005

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.

Responsible Department: Planning Department and Planning Commission

Financing: General Fund

Objective: Provide decision consistency with State and Federal law, assisting the disabled and handicapped to the extent possible within the limits of law.
Timing: When applications are submitted

Program I-F: Amend the Zoning Ordinance regarding the provisions of Section 65589.5 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.

Responsible Department: City Administrator and Planning Commission
Financing: General Fund
Objective: Eliminate possible discrimination in the review of affordable housing projects.
Timing: Fall 2005

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.

Responsible Department: City Administrator
Financing: General Fund
Objective: Make readily available to disabled and handicapped individuals the accommodations that may be available to them to help them through the building permit process.
Timing: Fall 2005

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. 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.

Responsible Department: Planning
Department/Planning Commission
Financing: General Fund
Objective: To remove constraints to providing group and affordable housing to low income and special needs individuals.
Timing: Fall 2005

GOAL II. THE PRESERVATION OF THE HOUSING STOCK AND COMMUNITY ENVIRONMENT THROUGH REHABILITATION.

Program II-A: A survey of exterior housing conditions will be taken at established intervals documenting existing deterioration and changes in neighborhoods

Responsible Department: City Administrator
Financing: Planning Technical Assistance and CDBG funds
Objective: To provide data to aid rehabilitation programs and assist in applying for grants for rehabilitation and community development.
Time Frame: 2005, and every five years thereafter

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.

Responsible Department: City Administrator/Contract Building Inspection Services
Financing: General Fund/Housing Rehabilitation Revolving Fund
Objective: To correct obvious deficiencies that could affect health and safety of residents and neighbors, and to arrest deterioration in early stages.
Time Frame: Continuous and upon complaint

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.

Responsible Department: City Administrator
Financing: CDBG funds/Rehabilitation Revolving Fund
Objective: To improve the housing stock in the community by assisting those individuals who are not financially able to do necessary maintenance and repair.
Time Frame: 8 units each year

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.

Responsible Department: City Administrator/Planning Commission
Financing: CDBG funds/Rehabilitation Revolving Fund/other grants
Objective: To aid in the improvement of a neighborhood by reducing the negative impact an environmental condition may be having on the neighborhood.
Time Frame: 2006-2008

GOAL III. TO PROVIDE ADEQUATE SITES SUITABLE FOR RESIDENTIAL DEVELOPMENT OF ALL TYPES.

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 basis for seeking funding sources.)

Responsible Department: Public Works/City Council
Financing: Public facility loans and grants
Objective: To have adequate sewer and water facilities and service to vacant land as a means to accommodate Weed's share of the local housing need.
Time Frame: Continuous

Program III-B: Monitor the supply of vacant land in residential zones, making certain there is 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.

Responsible Department: Planning Department
Financing: General Fund/Housing Rehabilitation Revolving fund/CDBG
Objective: To ensure an adequate supply of vacant land to meet Weed's share of the Regional Housing Need, and to provide choices in the market place.
Time Frame: Continuous, but apply R-2 zone in 2006

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 be taken to bring the General Plan into consistency with the General Plan.

Responsible Department: City Administrator, Planning Department/Planning Commission
Financing: General Fund
Objective: To assess the effectiveness of the Goals and Programs in the Housing Element, and to recommend actions that may be needed to better implement the Element.
Time Frame: Spring of each year a written report will be provided to the Planning Commission for public and Commission consideration.

GOAL IV. TO PROVIDE FOR THE HOUSING NEEDS OF HOUSEHOLDS OF ALL INCOME LEVELS.

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.

Responsible Department: Planning Department/Planning Commission
Financing : Private and city
Objectives: 44 new low and very low income units.
Time Frame: 8-10 per year

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.

Responsible Department Planning Department/Planning Commission
Financing : Private development
Objectives: Increase supply of affordable units
Time Frame: Upon submittal of larger projects.

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.

Responsible Department: City Manager/Planning Department
Financing : City funds for staff work
Grants for infrastructure
Objectives: Keep development fees affordable so fees will not have a significant affect on the cost of affordable housing

Time Frame: Update Planning Commission on fee schedule every other year (Could be presented as part of Commission’s spring assessment of the Housing Element).

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.

Responsible Department: Planning Department/ Planning Commission
Financing: General Fund
Objectives: Eliminate potential discrimination in review of affordable housing projects.
Time Frame: Fall of 2005

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.

Responsible Department: Planning Department and Planning Commission
Financing: City General Fund
Objective: Bring Zoning Ordinance in compliance with Government Code requirements as a means to encourage and readily enable affordable housing.
Time Frame: Fall, year 2005

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 affordable housing and provide public handout regarding the density program.

Responsible Department: Planning Department/Planning Commission
Financing: City General Fund
Objective: Bring Zoning Ordinance in compliance with Government Code requirements.
Time Frame: Fall, year 2005

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.

Responsible Department: City Administrator
Financing: City General Fund
Objective: To avail the community of available housing related grants or other programs that will aid in the implementation of the Housing Element.
Time Frame: Meet frequently through out each year, assisting on current CDBG programs, and keeping updated on other housing related resources.

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.

Responsible Department: City Administrator
Financing: CDBG/Housing Rehabilitation
Revolving funds
Objective: To encourage and facilitate the development of affordable housing.
Time Frame: Upon submittal of a related development application

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, development standards, density bonus provisions, sewer and water availability and assistance that may be possible on affordable housing projects.

Responsible Department: City Administrator
Financing: General Fund/CDBG/Housing
Rehabilitation Revolving funds
Objective: To encourage and facilitate the development of affordable housing.
Time Frame: Continuous

Table 24
Summary of Housing Construction and Rehabilitation Goals
By Income Group
(2004-2008)

<u>Income Group</u>	<u>New Construction⁽¹⁾</u>	<u>Rehab</u>	<u>Weatherization</u>
Very Low	26	16	16
Other Low	18	16	16
Moderate	9	0	0
Above Moderate	42	0	0
Total	95	32	32

(1) Of the eleven units constructed between January 1, 2001 and January 31, 2004, 8 were determined to be “moderate” income housing, and 3 were considered to be “above moderate” income housing. Weed’s share of the Regional Housing Need has therefore been reduced from a total of 106 to 95 for the remaining time left in this planning period.

GOAL V: TO PRESERVE AND MAINTAIN THE AVAILABILITY OF “AT RISK” HOUSING UNITS

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.

Responsible Department: City Administrator
Financing: CDBG/Housing Rehabilitation
 Revolving funds/General Fund
Objective: To assist regional non-profit groups seeking to purchase subsidized units and retain the low-income affordability of those units.
Time Frame: As needed upon receipt of notices

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.

Responsible Department: City Administrator
Financing: CDBG/California Housing Finance Agency, State HCD, etc.
Objective: To find gap funding when necessary to help maintain “at risk” housing.
Time Frame: As needed upon receipt of notices

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)

Responsible Department: City Administrator

Financing: General Fund

Objective: To have responsible contacts for possible purchase available when notice is provided by an “at risk” project of possible repayment.

Time Frame: 2004-2005

APPENDIX A

Table 25
Vacant Residentially Zoned Parcels, December 2003
City of Weed

Parcel No.	Land Value	Acres	Zoning	Unit Potential	Constraint
060-521-200	\$ 6,571.00	21.4	R1	4	Steep Topography
060-401-010		47.2	R1	8	Steep Topography
060-521-160	\$ 6,118.00	20.0	R1	4	Steep Topography
060-395-150	\$ 15,432.00	0	R1	1	
060-381-190		20.0	R1	4	Steep Topography
060-381-120	\$ 18,403.00	50.1	R1	10	Steep Topography
060-371-080	\$ 55,000.00	21.9	R1	10	Moderately Steep Topography
060-371-050	\$ 75,000.00	29.9	R1	15	Moderately Steep Topography
060-351-260	\$ 2,103.00	0.8	R1	1	
060-311-050	\$ 3,069.00	0	R1	1	
060-291-160	\$ 6,018.00	0	R1	1	
060-291-090	\$ 7,778.00	0	R1	1	
060-231-300	\$ 85,000.00	22.38	R1	112	
060-231-100	\$ 3,466.00	0.3	R1	1	
060-231-090	\$ 15,085.00	15.6	R1	78	
060-231-080	\$ 3,855.00	1.7	R1	8	
060-221-010	\$ 58,782.00	61.32	R1	306	
060-211-130	\$ 47,161.00	29.7	R1	148	
060-211-050		30.0	R1	150	
060-211-080	\$ 9,181.00	4.0	R1	20	
060-211-030	\$ 1,978.00	0.5	R1	1	
060-211-010		8.0	R1	40	
060-211-020	\$ 1,525.00	1.0	R1	5	
060-201-020	\$ 49,544.00	31.2	R1	156	
060-191-240	\$ 25,945.00	1.0	R1	5	
060-191-180	\$ 3,963.00	0	R1	1	
060-191-130	\$ 3,963.00	0	R1	1	
060-191-050	\$ 3,057.00	0	R1	1	
060-191-030	\$ 7,362.00	0	R1	1	
060-188-040	\$ 7,871.00	0	R1	1	
060-187-150	\$ 7,000.00	0	R1	1	
060-186-050	\$ 7,340.00	0.15	R1	1	
060-186-040	\$ 25,979.00	0	R1	1	
060-184-110	\$ 1,995.00	0	R1	1	
060-183-110	\$ 5,777.00	0	R1	1	
060-181-190	\$ 3,102.00	0	R1	1	
060-181-170	\$ 2,500.00	0	R1	1	
060-163-070	\$ 1,525.00	0	R1	1	
060-163-050	\$ 3,466.00	0	R1	1	
060-162-210	\$ 1,316.00	0	R1	1	

**Table 25
Vacant Residentially Zoned Parcels, December 2003
City of Weed**

Parcel No.	Land Value	Acres	Zoning	Unit Potential	Constraint
060-162-200	\$ 1,316.00	0	R1	1	
060-162-060	\$ 3,000.00	0	R1	1	
060-162-010	\$ 1,758.00	0	R1	1	
060-161-110	\$ 15,000.00	0	R1	1	
060-151-090	\$ 2,846.00	0	R1	1	
060-151-030	\$ 7,933.00	0	R1	1	
060-151-020	\$ 4,586.00	0	R1	1	
060-141-340	\$ 1,978.00	0	R1	1	
060-141-170	\$ 9,640.00	0	R1	1	
060-141-060	\$ 2,638.00	0	R1	1	
060-141-050	\$ 1,525.00	0	R1	1	
060-132-040	\$ 5,758.00	0	R1	1	
060-131-030	\$ 6,909.00	0	R1	1	
060-103-070	\$ 7,000.00	0	R1	1	
060-102-070	\$ 7,931.00	0	R1	1	
060-101-040	\$ 1,818.00	0	R1	1	
060-101-020	\$ 6,589.00	0	R1	1	
060-082-080	\$ 4,585.00	0	R1	1	
060-081-100	\$ 3,057.00	0	R1	1	
060-081-010	\$ 3,057.00	0	R1	1	
060-052-070	\$ 19,559.00	0.34	R1	1	
060-051-030	\$ 2,429.00	0	R1	1	
060-034-170	\$ 5,718.00	0	R1	1	
060-032-240	\$ 23,000.00	0.21	R1	1	
060-032-180	\$ 47,000.00	0	R1	1	
060-032-120	\$ 20,500.00	0	R1	1	
060-561-330	\$ 13,803.00	0.4	R3	4	
060-561-320	\$ 10,519.00	0.2	R3	2	
060-561-310	\$ 14,647.00	0.3	R3	3	
060-561-230	\$ 15,246.00	0.2	R3	2	
060-561-020	\$ 7,466.00	0.3	R3	2	Moderately Steep Topography
060-511-140	\$ 9,181.00	6	R3	4	
060-451-010	\$ 4,080.00	0	R3	2	
060-441-060	\$ 51,000.00	0	R3	2	
060-421-080	\$ 2,347.00	0.7	R3	4	Moderately Steep Topography
060-381-190	-	4.0	R3	20	Moderately Steep Topography
060-351-320	\$ 9,035.00	0.8	R3	4	Moderately Steep Topography
060-261-060	\$ 5,100.00	20.02	R3	240	
060-521-300	\$ 1,659.00	1.1	R4	18	
060-341-060	\$ 1,525.00	0	R4	2	
060-341-060	-	1	R4	17	
060-551-280	-	21.3	R4	362	

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development

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Sacramento, CA 94252-2053
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April 27, 2004

Mr. Earl Wilson
City Administrator
City of Weed
550 Main Street
Weed, California 96094

Dear Mr. Wilson:

RE: Review of the City of Weed's Adopted Housing Element

Thank you for submitting Weed's housing element adopted March 25, 2004 and received for our review on April 1, 2004. As you know, the Department of Housing and Community Development (Department) is required to review adopted housing elements and report our findings to the locality pursuant to Government Code Section 65585(h). A telephone conversation on March 25, 2004 with Mr. Bob Britzman, your consultant facilitated our review. We are also expediting this review to facilitate your application for Community Development Block Grant (CDBG) funds.

The adopted element addresses the statutory requirements described in the Department's March 18, 2004 review. We are therefore pleased to find Weed's adopted element in compliance with State housing element law (Article 10.6 of the Government Code). The element now includes a more detailed analysis of housing needs and strengthens programmatic commitment to facilitate housing for households with lower-incomes and disabilities. We appreciate the efforts of the City to develop land-use strategies and programs to address its existing and projected housing needs.

We appreciate the cooperation of Mr. Britzman during the course of our review. We wish Weed much success in implementing its housing and land-use programs and look forward to following the City's annual progress and achievements, through the annual general plan progress reports required pursuant to Government Code Section 65400. If we can provide any additional assistance in implementing the element, please contact Paul Mc Dougall, of our staff, at (916) 322-7995.

In accordance with requests pursuant to the Public Records Act, we are forwarding copies of this letter to the persons and organizations listed below.

Sincerely,

Cathy E. Creswell
Deputy Director

cc: Bob Britzman, Consultant, Pacific Municipal Consultants
Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates
Eileen McCarthy, Legal Services of Northern California