



City of Yreka
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HOUSING POLICY
DEVELOPMENT, HCD

December 21, 2007

DEC 26 2007

Steve Alexander, Policy Analyst
Housing Policy Development Division
1800 Third Street, Suite 430
Sacramento, CA 95814

RE: Annual Progress Report on Implementation of the Housing Element

Dear Steve Alexander:

Enclosed is a copy of the WFH Annual Progress Report on Implementation of the Housing Element for the Calendar Year 2006 for the City of Yreka.

If there are any questions or additional information needed please let me know.

Sincerely,

Pam Hayden
Planning Director

**CITY OF YREKA
701 FOURTH STREET
YREKA, CA 96097**

Contact: Pam Hayden, Planning Director
Phone: (530) 841-2325
Date: December 15, 2006

WFH Annual Progress Report on Implementation of the Housing Element

Report Period: January 1, 2006 to December 31, 2006

A. Progress in meeting Regional Housing Need – 2006 Calendar Year

The number of new housing permits issued in 2006:

- 14 single family dwellings
- 2 duplexes

See attached for specific square footage and values.

One of the single family dwellings would fit within the low income level spending limits with a construction value of \$60,214. The other thirteen new single family dwelling construction values (includes two manufactured homes) range from \$133,952 to \$391,977 and exceed the housing spending limits as shown on tables 3-6 and 3-11 of the Housing Element.

The duplex construction is not complete yet.

The Regional Housing Needs as shown on Table 3-9 for 2003-2008 compared to the new units are as follows:

Income:	Regional Share					Regional Share Bal Needed
	Units Needed:	2003 New Unit	2004 New Unit	2005 New Unit	2006 New Unit	
Very Low	95	0	6	24	0	65
Other Low	63	2	54	137	1	131+
Moderate	58	3	2	4	0	49
Above Average	171	3	7	15	13	133

Deed restricted units in 2005 are two Low-Income Housing Tax Credit project apartment complexes of 81 units each for a total of 162 units.

B. The effectiveness of the housing element in attainment of the community's housing goals and objectives.

PROGRAM HE.1.A: *Review of the General Plan for adequate vacant land to accommodate a variety of housing types.* The updated inventory of vacant land is attached. There is adequate land for a variety of housing unit types available.

PROGRAM HE.1.B: *Upon submittal of residential development plans the City will encourage and support those plans which include lower income housing.* The City has approved all projects for residential development. Two Tax Credit projects were approved during 2005 with building permits issued for both. Both are 81 unit apartment complexes for a total of 162 units one is senior housing and the other family housing. A third Tax Credit 81 unit family housing project was approved by the City in 2005 and extended in 2006 but has not been funded by the State.

PROGRAM HE.1.C: *The City will encourage residential development proposals of 50 or more units to provide some affordable housing.* See PROGRAM HE.1.B.

PROGRAM HE.1.D: *Encourage the development of affordable housing by maintaining low fee requirements.* The planning fees were increased in 2005 but are mostly deposit against cost. The fees are still minimal and would not deter development.

PROGRAM HE.1.E: *Review the effectiveness of the updated zoning ordinance and make revisions if it is found to create unusual constraints on affordability and housing availability.* The City permitted four Tax Credit apartment complexes in an area zoned for light industrial uses in order to help with housing availability with a conditional use permit. The apartments are adjacent to existing multi-family uses. There has been no evidence that the zoning ordinance creates unusual constraints on housing availability.

PROGRAM HE.1.F: *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(d)1-6 can be made.* This change has not been completed yet. Even though the ordinance has not been changed no housing projects have been denied or conditioned making a project infeasible.

PROGRAM HE.1.G: *Review Government Code Section requirements for density bonuses and make revisions to the Zoning Ordinance as necessary to comply.* In progress, this change has not been completed yet.

PROGRAM HE.1.H: *Encourage the construction of transient housing for persons who typically reside along Yreka Creek, by public or non-profit entities.* We continue to meet with the Lane Street Effort in attempting to facilitate a relocation of homeless individuals in the City of Yreka.

PROGRAM HE1.I: *Encourage the participation of groups interested in housing in the annual Planning Commission review of the Housing Element.* Notice is given to the public prior to Planning Commission review.

PROGRAM HE.1.J: *Monitor the Conditional Use Permit process on multifamily applications to determine whether the process is a deterrent to construction of affordable multifamily housing.* The City processes Conditional Use Permits very quickly; compliance with the California Environmental Quality Act is the greater consumer of time.

PROGRAM HE.2.A: *Continue the rehabilitation of substandard units and removal and replacement of dilapidated units.* There were 56 building permits issued in 2006 for repairs exceeding \$2,000 plus 69 re-roof permits of unknown cost. The rehabilitation and replacement of dilapidated unit's effort continue. On December 20, 2006 the Planning Commission made the finding and order regarding the existence of public nuisance and to abate in whole or in part that certain premises situated within the City of Yreka, State of California, known as 1025 Swallow Circle. The structure was destroyed by request by the Yreka Fire Department in 2007. The property owner has submitted, and the City approved, a parcel map to divide the parcel into three smaller lots that could accommodate affordable housing.

PROGRAM HE.2.B: *Continue to encourage rehabilitation of historic residential structures within the City and to assist in application procedures for inclusion on the historic register.* Three buildings located in the Historic District received repairs in excess of \$2,000 during 2006. The City continues to provide information for inclusion on the historic register.

PROGRAM HE.2.C: *Through meetings with local bank officials, encourage them to establish a revolving low interest loan fund to aid in the rehabilitation of Yreka's housing.* The City obtained CDBG grant funding for housing rehabilitation of which \$374,625 can be provided as loan funds for housing rehabilitation to targeted income area residents. Two applications were processed but not funded in 2006. The City is creating a list of projects for rehabilitation, including the replacement of deteriorated sewer lateral connections for which funding will be solicited.

PROGRAM HE.2.D: *Maintain community character through review of standards in the Zoning Ordinance for permitted uses which will help to insure compatibility with adjacent uses.* The General Plan Land Use Map and Zoning Maps were modified November 16, 2006 at the request of a property owner. The modification changed approximately 23.8 acres from Medium Density Residential (R-2) and 4.8 acres from Light Industrial (M-1) to 28.6 acres of General Commercial (GC), leaving approximately 210 acres to the south of the project site residential area within the medium-density residential and low-density residential land use designation. The uses allowed in a Commercial Highway zone include residential uses; therefore there will be not substantive change in the amount of residential permitted zoning. In addition to the fact residential uses could still be allowed with the zone change, the

City permitted three apartment complexes to locate in a light industrial zone that was mostly bound by residential use for a total of approximately 16 acres to help meet Housing Element goals.

The Zoning Ordinance was completely modified and adopted February 19, 2004 and is regularly monitored for possible modifications.

PROGRAM HE.2.E: *Code enforcement by the City's departments as a means to maintain safe and decent housing.* The City Officials promptly respond to complaints from residents, and watch for and take action on violations within the City.

PROGRAM HE.2.F: *Periodic review by Planning Commission and City Council of residential areas needing improvements.* Due to the small size of the city the residential areas are constantly monitored by Commissioners, Council Members, and staff.

PROGRAM HE.2.G: *Maintain affordable units.* The City has approved four affordable housing projects of 61, 81, 81, and 81 units. The 81 unit senior housing project is under construction and the 61 unit complex was issued a permit for occupancy in August 2006. The building permit was issued for the 3rd project of 81 units, however, construction has not started.

PROGRAM HE.2.H: *Search for gap funding for projects that may be at risk during the course of the planning period.* Time frame for implementation is 2008 at earliest. The City staff continues to look for funding sources.

PROGRAM HE.2.I: *Identify and maintain a list of qualified entities interested in participating in the offer of Opportunity to Purchase and Right of First Refusal.* The time frame for this program is as needed.

PROGRAM HE.3.A: *Promote the use of energy conservation measures in all housing through the use of public and private weatherization programs.* Through implementation of the California Uniform Building Code energy conservation continues.

PROGRAM HE.3.B: *Review City policies and programs to encourage conservation of energy in design and housing rehabilitation.* This program is in progress.

PROGRAM HE.4.A: *The City will enforce applicable Federal and State laws on a continuous basis. The City will continue to refer those persons with housing discrimination complaints to the appropriate local, State, or Federal agency.* Posters are in place at City Hall to assist those with discrimination complaints. No complaints were received.

PROGRAM HE.4.B: *Provide a referral service to those who handle complaints against discrimination. Such complaints are to be filed with the City Manager. The City continues to provide referral as necessary.*

PROGRAM HE.4.C: *Building permit processing and inspections for individual with disabilities shall be given high priority. The Building and Planning Departments give priority to individuals with disabilities as needed.*

PROGRAM HE.4.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 Manager authority to make minor modifications of Codes as may be desirable to accommodate the particular needs of the handicapped and disabled. This program is in progress.*

PROGRAM HE.4.E: *Should it be determined that modifications noted in HE.4.D. above 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 standards requirements for a Variance with the provisions of the Federal Fair Housing Act and the California Employment and Housing Act. This program will be implemented when appropriate applications are submitted. As the need arises the Planning Commission will be informed.*

PROGRAM HE.4.F: *To provide reasonable accommodation to the handicapped and disabled, upon applying for building permits, applicants will be given an information sheet which describes the accommodations noted in Programs HE.4.C, HE.4.D, and HE.4.E above, plus other accommodations already existing in City Codes, such as modification of parking (Section 16.54.140(B) in Zoning Ordinance update). The City is pursuing the preparation of an information sheet.*

The City of Yreka's new housing units for 2005 of 185 units greatly exceeds the 5 to 9 that are typical and the 69 units in 2004. The number of new housing units constructed in 2006 was 18, and is an indication of the slow-down in the housing market. The City had no development impact fees during 2006 which may have acted as an incentive to developers in addition to implementation of the above programs. As indicated by all of the applications and projects approved by the Planning Commission the Conditional Use Permit has not been a deterrent to providing affordable housing.

C. Progress toward mitigating governmental constraints identified in the housing element.

The City processes project applications as quickly as possible, typically a 6 to 8 week period. Processing fees are low and would not be a constraint to project development.

According to the Housing Element adopted December 2003, no local governmental constraints were identified which were not related to minimum community health and safety standards.

Additional information required in the annual review of the City's Housing Element follows:

1. *Update of new residential building permits and certificate of occupancy by type and affordability.*
See A. above.
2. *An update of the inventory by Planning Commission approved projects.*
See attached 2006 Planning Permits.
3. *The median income for the area published by the Federal Government.*
\$50,800
4. *Labor force data from the Employment Development Department for 2006.*
Siskiyou County – 18,630
5. *Annual estimate of population as of January 1, 2006 by State Department of Finance.*
7,338
6. *Where available, prices of housing, including new, resale, and rental units.*
The average price of homes sold in Yreka in 2006 was \$331,484
7. *Vacant land and zoning inventory.*
See attached Vacant Land and Zoning Inventory – 2006.
8. *Household information including an estimated vacancy rate.*
Estimated Housing Units for City of Yreka as of 1/1/06 (from State Report)

Total	3,391
Single – Detached	2,225
Single – Attached	140
Multiple – 2 to 4	294
Multiple – 5 Plus	491
Mobile Homes	241
Occupied	3,198
Percent Vacant	5.69

Person per Household 2.226

9. *Review of Housing Element program statements for effectiveness in providing housing.*
See B. above.

VACANT LAND AND ZONING INVENTORY – 2006

Residential Land Use Acreage

ZONE	ACRES UNDEVELOPED
R-1	1988.00 (2001 survey) 2.59 occupied 2002 3.1 occupied 2003 2.39 occupied 2004 7.07 occupied 2005 <u>15.81 occupied 2006</u> 1957.04 Undeveloped
R-2	99.0 (2001 survey) .9 occupied 2004 <u>.17 occupied 2006</u> 97.93 Undeveloped
R-3-12	<u>.36 occupied 2006</u> 133.64 Undeveloped
R-3-16	<u>7</u>
Total	2195.61 Residential Acres Undeveloped
M-1 Light Industrial	5.36 acres* 2004 12.86 acres* 2005

*Low income apartment buildings with 61 residential units, and two with 81 residential units were allowed to be constructed in a Light Industrial zone due to the need for affordable housing and a location that was close enough to services to meet the requirements of the Tax Credit program. The locations were appropriate because there are residential uses existing or proposed on three sides of the project. There is a YMCA facility adjacent to the project site and is a compatible use for residential occupancy. There is only a small area of light industrial use across the street from the project.

2006 SUBMITTED PLANNING PERMITS

	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTALS
Animal	0	0	0	0	0	0	0	0	0	0	0	0	0
Boundary Adjustment	0	3	0	0	0	0	1	2	0	0	1	0	7
Environmental Review	0	0	0	0	0	0	0	0	0	0	0	0	0
Exception/Waiver	0	0	0	0	0	0	0	1	0	0	0	1	2
Garage Conversion	0	1	0	0	0	0	0	0	0	0	0	0	1
General Plan/Amendment	1	0	0	0	0	0	1	1	0	0	0	0	3
Historical	2	0	0	0	2	1	0	2	1	2	0	0	10
Home Occupation	3	1	3	2	3	1	1	2	2	0	0	0	18
Major Subdivision	0	0	0	0	0	0	0	0	1	0	0	0	1
Minor Subdivision	1	1	0	0	0	0	0	1	0	0	1	0	4
Neg. Dec/E.I.R.	2	1	0	0	0	0	1	2	1	0	1	0	8
Parcel Map/Merger	0	0	0	0	0	0	0	0	0	0	0	0	0
Portable Vending	0	0	0	0	0	0	0	0	0	0	0	0	0
Use Permit - Business	3	5	0	0	0	3	2	1	0	0	0	1	15
Use Permit - Misc.	0	3	1	1	0	2	1	5	1	2	2	0	18
Sign Use Permit	0	0	0	0	0	2	1	0	1	1	1	0	6
Site, Parking, Landscape	0	0	4	0	0	1	0	0	0	0	0	0	6
Special Modify U.P.	0	1	0	0	0	0	0	0	0	0	0	0	1
Variance	0	1	1	0	0	0	0	0	0	0	1	0	3
Zone Change	1	0	0	0	0	0	1	1	0	0	0	0	3
Continued-Extended	0	1	0	1	0	1	1	0	0	2	0	0	6
PLAN UNIT DEVELOPMENT	0	0	0	0	0	0	0	0	1	0	0	0	1
Total Submitted Permits	13	18	9	4	5	11	10	18	8	7	8	2	113
Sign Permits	2	2	4	0	4	1	2	5	1	1	3	1	26
Historic Sign Permits	0	0	0	0	0	0	0	0	0	0	0	1	1
Total Submitted Sign Permits	2	2	4	0	4	1	2	5	1	1	3	2	27
TOTAL FEES DEPOSITED	<u>5081</u>	<u>3535</u>	<u>1645</u>	<u>4179</u>	<u>4323</u>	<u>1370</u>	<u>3605</u>	<u>2943</u>	<u>4685</u>	<u>980</u>	<u>2956</u>	<u>1070</u>	<u>36,372.00</u>
Refunds	<u>-\$1,247.34</u>	<u>-\$30.00</u>	<u>-\$28.84</u>										<u>-\$1,306.18</u>
TOTAL INCOME FOR 2006													<u>\$34,568.24</u>