

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

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October 21, 2021

Richard J. Dean, Community Development Director  
Siskiyou County Community Development Department  
806 South Main Street  
Yreka, CA 96097

Dear Richard J. Dean:

**RE: Final Regional Housing Need Determination**

This letter provides the Siskiyou County region with a Final Regional Housing Need Determination and Regional Housing Need Allocation (RHNA) Plan. Pursuant to state housing element law (Government Code section 65584, et seq.), the Department of Housing and Community Development (HCD) is required to provide the determination of the region's existing and projected housing need and a RHNA Plan to regions not represented by council of governments (COGs). To inform this process, HCD consulted with Walter Schwarm and Doug Kuczynski of the California Department of Finance (DOF) Demographic Research Unit.

Attachment 1 displays the minimum regional housing need determination of **20** total units across four income categories. Attachment 2 explains the methodology applied pursuant to Gov. Code section 65584.01. In determining the region's housing need, HCD considered all the information specified in state housing law (Gov. Code section 65584.01(c)). Attachment 3 displays HCD's methodology and RHNA Plan for the region, for the *projection* period beginning December 31, 2018 and ending November 15, 2030.

Government Code section 65588(f) specifies the RHNA projection period start is December 31 or June 30, whichever date most closely preceded the end date. The RHNA projection period end date is set to align with the planning period end date. The planning period end date is eight years following the State Housing Element due date, which is 18 months following the Regional Transportation Plan adoption, rounded to the 15<sup>th</sup> or end of the month.

Siskiyou County local governments are responsible for updating their housing elements for the *planning* period beginning November 15, 2022 and ending November 15, 2030 to accommodate their share of new housing need for each income category. Please note, a jurisdiction authorized to permit residential development may take RHNA credit for new units approved, permitted, and/or built since the start date of the RHNA projection period (December 31, 2018).

HCD commends Siskiyou County local governments for their leadership in taking a regional approach toward fulfilling their important role in advancing the state's housing, transportation, and environmental goals. HCD looks forward to its continued partnership with the region, and in assisting in planning efforts to accommodate the region's share of housing need, including the continued implementation of Early Action Planning Grant funding.

If HCD can provide any additional assistance, or if you, or your staff, have any questions, please contact Tom Brinkhuis, Senior Housing Policy Specialist at (916) 776-7707 or [tom.brinkhuis@hcd.ca.gov](mailto:tom.brinkhuis@hcd.ca.gov).

Sincerely,



Tyrone Buckley  
Assistant Deputy Director of Fair Housing

Enclosures

cc: Kirk Skierski, Senior Planner, Siskiyou County  
Richard Tinsman, Contract Planner, Cities of Dorris, Dunsmuir, Etna, Montague, Tulelake  
Keith McKinley, Planner, City of Weed  
Felicia Sims, Planner, City of Yreka  
Muriel Terrel, Acting City Manager, City of Mt. Shasta  
Karl Drexler, City of Fort Jones  
Jeff Schwein, Executive Director, Siskiyou County Transportation Commission

## ATTACHMENT 1

### HCD REGIONAL HOUSING NEED DETERMINATION Siskiyou County: December 31, 2018 through November 15, 2030

<u>Income Category</u>	<u>Percent</u>	<u>Housing Unit Need</u>
Very-Low*	50.0%	10
Low	50.0%	10
Moderate	0%	0
Above-Moderate	0%	0
<b>Total</b>	<b>100.0%</b>	<b>20</b>
*Extremely-Low	12.5%	Included in Very-Low Category

Income Distribution:

*Income categories are prescribed by California Health and Safety Code (Section 50093, et. seq.). Percents are derived based on Census/ACS reported household income brackets and county median income.*

## ATTACHMENT 2

### HCD REGIONAL HOUSING NEED DETERMINATION: December 31, 2018 through November 15, 2030

#### Methodology

<b>SISKIYOU COUNTY: PROJECTION PERIOD (11.9 years) HCD Determined Population, Households, &amp; Housing Unit Need</b>		
Reference No.	Step Taken to Calculate Regional Housing Need	Amount
1.	<b>Population: November 15 2030 (DOF June 30 2030 projection adjusted + 2.5 months to November 15 2030)</b>	42,870
2.	<i>- Group Quarters Population: November 15 (DOF June 30 2030 projection adjusted + 2.5 months to November 15 2030)</i>	-590
3.	<b>Household (HH) Population</b>	42,285
4.	<b>Projected Households</b>	19,015
5.	+ Vacancy Adjustment (1.47%)	+280
6.	+ Overcrowding Adjustment (0%)	+0
7.	+ Replacement Adjustment (1.47%)	+280
8.	<i>- Occupied Units (HHs) estimated December 31, 2018</i>	-19,687
9.	+ Cost-burden Adjustment	+0
<b>Total</b>	<b>6<sup>th</sup> Cycle Regional Housing Need Assessment (RHNA)*</b>	20

Detailed background data for this chart available upon request.

*\*Decline in projected population and households results in a negative housing need determination for the Siskiyou County region. Therefore, HCD is assigning a minimum two (2) unit allocation to each jurisdiction, resulting in a 20-unit regional housing need determination.*

#### Explanation and Data Sources

- 1-4. Population, Group Quarters, Household Population, & Projected Households: Pursuant to Government Code Section 65584.01, projections were extrapolated from DOF projections. Population reflects total persons. Group Quarter Population reflects persons in a dormitory, group home, institute, military, etc. that do not require residential housing. Household Population reflects persons requiring residential housing. Projected Households reflect the propensity of persons within the Household Population to form households at different rates based on American Community Survey (ACS) trends.
5. Vacancy Adjustment: HCD applies a vacancy adjustment based on the difference between a standard rural 4% vacancy rate and county's current "for rent and sale" vacancy percentage to determine healthy market vacancies to facilitate housing availability and resident mobility. The adjustment is the difference between standard rural 4% vacancy rate and county's current vacancy rate (**2.53%**) is based on the 2015-2019 ACS data. For Siskiyou, that difference is **1.47%**.
6. Overcrowding Adjustment: In counties where overcrowding is greater than the U.S. overcrowding rate of 3.35%, HCD applies an adjustment based on the amount the county's overcrowding rate exceeds the U.S. overcrowding rate. Data is from the 2015-2019 ACS. For Siskiyou, the county overcrowding rate (**3.13%**) is lower than the national average (3.35%), resulting in a **0%** adjustment.

7. Replacement Adjustment: HCD applies a replacement adjustment up to 5% to the total housing stock based on the current 10-year average of demolitions in the county's local government annual reports to Department of Finance (DOF). For Siskiyou the 10-year average is **1.47%**.
8. Occupied Units: This figure reflects DOF's estimate of occupied units at the start of the projection period (December 31, 2018).
9. Cost Burden Adjustment: HCD applies an adjustment to the projected need by comparing the difference in cost-burden by income group for the region to the cost-burden by income group for the nation. The cost burden rate for lower income households in Siskiyou County is lower than the cost burden rate for the nation, resulting in no adjustment to the lower income RHNA. The cost burden rate for moderate and above moderate-income households is **lower** than the cost burden rate for the nation, resulting in no adjustment to moderate and above moderate RHNA.

### ATTACHMENT 3

## HCD REGIONAL HOUSING NEEDS ALLOCATION PLAN: SISKIYOU LOCAL GOVERNMENTS

December 31, 2018 – November 15, 2030

### Distribution of Final RHNA

This table reflects the final Regional Housing Need Allocation (RHNA) distribution for each local government based on the methodology discussed below:

#### Regional Housing Need Allocation by Income Category

Jurisdiction	Very-Low	Low	Mode-rate	Above-Moderate	Total
Siskiyou County	10	10	0	0	20
Dorris	1	1	0	0	2
Dunsmuir	1	1	0	0	2
Etna	1	1	0	0	2
Fort Jones	1	1	0	0	2
Montague	1	1	0	0	2
Mount Shasta	1	1	0	0	2
Tulelake	1	1	0	0	2
Weed	1	1	0	0	2
Yreka	1	1	0	0	2
Unincorporated Siskiyou County	1	1	0	0	2

### Purpose of Regional Housing Need Allocation Plan

The purpose of the RHNA Plan is to comply with state law (Gov. Code section 65584, et. seq.) in allocating to each local government a share of regional housing need for use in updating the General Plan housing element. The housing element must accommodate the total RHNA for each of four (4) income categories (very low, low, moderate, and above-moderate) over the designated planning period (November 15, 2022 through November 15, 2030). These requirements were enacted into state housing law (Article 10.6 of the Government Code) upon the California legislature determining that the provision of adequate housing is an issue of statewide concern.

HCD, pursuant to Government Code section 65584(a), is required to determine the existing and projected need for housing within regions of the state. In addition, HCD (per Gov. Code section 65584.06) is required to develop a plan to distribute the final determination of regional housing need to each local government not represented by a council of governments. The RHNA, per Government Code section 65584(d), is required to further all of the following objectives:

- (1) Increasing the housing supply and mix of housing types, tenure, and affordability.
- (2) Promoting infill development and socioeconomic equity, protecting environmental and agricultural resources, and encouraging efficient development patterns.
- (3) Promoting an improved intraregional relationship between jobs and housing.
- (4) Balancing disproportionate household income distributions.
- (5) Affirmatively furthering fair housing.

The RHNA is based on the projection of population and new household formation determined by the Demographic Research Unit of DOF. The resulting RHNA is a minimum projection of additional housing needed to accommodate household growth over the planning period; it is not a prediction, production quota, or building permit limitation for new residential construction.

To comply with state law in addressing the jurisdiction's RHNA, the updated housing element must identify adequate sites and program actions to accommodate the total RHNA for each income category. Housing elements are required to be updated by November 15, 2022 and sent to HCD for determination of compliance with state law. In updating the housing element, jurisdictions may take credit for and subtract from their RHNA (by income category) new units permitted since the beginning of the RHNA projection period (December 31, 2018).