

CITY OF ALTURAS

Cycle 6 Housing Element August 31, 2019 – August 31, 2024

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1.0 Introduction

The California legislature identifies the attainment of an acceptable home and suitable living environment for every citizen as California's main goal for housing. Recognizing the important role local government planning plays to achieve this goal, the State mandates that all cities and counties prepare and adopt a housing element as part of their comprehensive General Plans. In the housing element, State law requires local governments to adequately plan to meet the existing and projected housing needs of all economic segments of the community. Unlike the other mandatory elements, the housing element is subject to detailed statutory requirements regarding its content and must be updated every five or eight years, according to a schedule set by the California Department of Housing and Community Development (HCD). The housing element is also subject to mandatory review and certification by HCD. The City of Alturas is on a 5-year review cycle.

This 2019 update of Alturas's Housing Element includes policies and programs to address the City's housing needs through 2024, and provides a comprehensive analysis of Alturas's demographic, economic, and housing characteristics as required by State law. The Element also contains an evaluation of the City's progress in implementing its last Housing Element.

Based on the City's housing needs, available resources, constraints and opportunities for housing production and preservation, and its past performance, the 2019 update of the Housing Element establishes a strategy of goals, measurable objectives, and related policies and programs to address present and future housing needs of the City.

1.1 Community Context

REMOTE LOCATION. The City of Alturas occupies just 2.5 square miles of high desert land in Modoc County, which is located in the far north-east corner of California. It is surrounded by hay fields, cattle ranches and National Forest, and sits at an elevation of 4,370 feet above sea level. It is the largest community in Modoc County, and the nearest metropolitan area is Klamath Falls, Oregon, one hundred miles to the north-east. Redding, California, is 143 miles to the west, and Reno, Nevada, is 171 miles to the south.

LIMITED INDUSTRY. Incorporated in 1901, Alturas is the only incorporated community in Modoc County and serves as the County seat as well as a central hub for the National Forest Service, various State and Federal Agencies, and several public utilities that operate in the region. It is also home to the Modoc Medical Center, the only major hospital in the region. These businesses, together with the City of Alturas, are the City's major employers. Many of the jobs provided by these industries provide good paying jobs in Administration, Finance and Information Services. However, most residents work in lower paying jobs in Educational Services, Health Care and Social Assistance (32.1%), Retail Trade (18%), or the Leisure and Hospitality Industries (10.6%).

DECLINING POPULATION. Once a thriving community due to its location as a stopping point to the gold fields in northern California, railroad access, and thriving lumber mill, Alturas starting losing population after 1990 when its highest recorded population topped out at 3,231 people. According to the American Community Survey of the United States Census Bureau, Alturas had a population of 2,827 in 2010, and just seven years later the population was estimated to be 2,613. This is a loss of 7.6% of the population at a rate just over 1% per year. Unless new businesses come to Alturas soon, this trend is expected to continue.

HIGH LEVEL OF POVERTY. With much of the population employed in lower paying industries, or restricted to social security or welfare incomes, the median household income in Alturas is significantly below State medians with just over 34% of Alturas residents falling into HUD's Extremely Low to Very Low income ranges. Alturas residents earn an average median income of 54% of the California Non-metropolitan income, placing Alturas in the category of a Severely Disadvantaged Community pursuant to California Public Resources Code Section 75005(g).

HOUSING IS AVAILABLE AND AFFORDABLE. According to the 2010 census, 12% of the housing stock in Alturas was vacant, which was a modest improvement over the 2000 census which showed a vacancy rate of 13.6%. However, by 2017 it was estimated that 15% of the housing stock was vacant. Of the occupied units in 2017, 57% were owner-occupied, down from the 61% owner-occupancy found by the 2000 census. The average household size for both owner- and renter-occupied housing was virtually identical (1.97 and 1.96 persons/household respectively), a slightly lower density found in the 2000 census (with 2.35 and 2.43 persons/household respectively). The high vacancy rate and low occupant density clearly indicates that housing units are both available and affordable.

HOUSING STOCK IN POOR CONDITION. It is estimated that just over 40% of the housing stock in Alturas is in poor or worse condition, showing signs of significant deferred maintenance. These units tend to go unrepaired as property values in Alturas are stagnant or declining, and property owners cannot expect to receive a return on their investment. This condition is in stark contrast to the rest of the State, and discourages property owners from investing in property improvements.

LIMITED RACIAL/ETHNIC DIVERSITY. Approximately 97% percent of the City's population identified as White in the 2010 census, with 12.4% of the population identifying as Hispanic. The next largest race category being Two Or More Races (1.2%).

1.2 Public Participation

This Housing Element is a product of broad community participation by residents and stakeholders of Alturas. Input from all segments of the community was sought to help ensure that appropriate housing strategies were effectively evaluated. During the preparation of this Housing Element, citizen and stakeholder participation was actively sought in the following ways:

- The project was announced at a special meeting of the City Council and a regular meeting of the Planning Commission on May 8, 2019.
- A community workshop was held on September 11, 2019 in tandem with a joint meeting of the Planning Commission and City Council to educate the public on the content of the Housing Element and gather input on existing housing needs, housing conditions, opportunities and constraints, and other housing issues and concerns. The workshop was well attended by 44 community members. Some concern was expressed over the proposed rental inspection program (the public wanting to keep the inspection fee low), but the remaining input was limited to clarifying questions.
- Public notices of the community workshop were posted on the City's website, sent out in the City's water bill, published in the local newspaper, and posted at City Hall.
- A news article describing proposed programs and policies for the Housing Element was published in the local newspaper, The Modoc Record, on September 5, 2019.
- The Draft Housing Element was then completed and submitted for review to the State Department of Housing and Community Development (HCD) on October 1, 2019, and advertised in the newspaper for a 30 day public review shortly thereafter.
- The revised draft was considered in a public hearing by the Planning Commission on November 13, 2019, and the City Council on November 19, 2019. No comments, were received during the public review process, save for the verbal input provided by HCD. The document was approved by Resolution 2019-49 of the City Council on November 19, 2019 without substantive changes.

1.3 Consistency with Other Elements of the General Plan

State law requires that all portions of the General Plan be internally consistent. The City of Alturas's General Plan consists of nine elements. These include the original mandated elements on land use, circulation, housing, conservation, open space, noise, and safety, as well as optional elements on Economic Development and Community Redevelopment. All of these elements were adopted in 1987, and all but the Housing, Economic Development and Community Redevelopment Elements were updated in 2014. The Housing Element was last updated in 2005. This 2019-2024 Housing Element is consistent with the goals and policies of the City's adopted General Plan.

NOTE 1: The City's General Plan does not have an Environmental Justice element or an Air Quality element because it has no separate area within its borders meeting the definition of a "disadvantaged community" pursuant to GC 65302(h)(4)(A) [although the entire City does meet the definition of a severely disadvantaged community], and Air Quality is not a problem in Modoc County unless there is a forest fire.

NOTE 2: The adoption of this Housing Element triggers a number of updates that must be made to the City's General Plan. These will be made within 120 days of final adoption of the Housing Element and will include:

1. Amendments to the Conservation Element pursuant to GC 65302(d)(3), and
2. Amendments to the Safety Element, pursuant to GC 65302(g)(2) & (3)

NOTE 3: Senate Bill 1087 of 2005 requires cities to provide a copy of their Housing Elements to local water and sewer providers, and also requires that these agencies provide priority hookups for developments with lower-income housing. The City of Alturas is its own water and sewer provider, so there is no separate water or sewer district. Staff members from the City Public Works Departments were consulted during the preparation of the Housing Element, in compliance with this requirement, and provisions will be made to ensure the goals and objectives of the Housing Element are implemented in every respect.

NOTE 4: The Department of Housing and Community Development (HCD) set a due date of August 31, 2019 for this revision of the Housing Element. To expedite the adoption of this Element, code amendments needed to implement the Housing Element will be made within 120 of Housing Element adoption and final HCD approval.

1.4 Organization of the Element

The Housing Element is organized into six chapters. This first chapter is introductory, touching on the statutory requirements of a Housing Element and providing an overview of the City of Alturas. Chapter 2 provides assessment of housing needs in terms of subject matters outlined by State law. It discusses characteristics of the population, employment, household, and housing stock; special housing needs; assisted housing at-risk of conversion; and future growth expected in Modoc County. Chapter 3 describes the resources available in Alturas to achieve the City's allocation of regional housing needs, including land resources, financial and administrative resources, and energy conservation opportunities. Chapter 4 provides a discussion of both governmental and nongovernmental constraints. Chapter 5 discusses opportunities for conserving energy in residential development. Finally, Chapter 6 contains goals, measurable objectives, policies, and programs for housing in Alturas based on community input and background research. Appendix A provides a review of the previous Housing Element; Appendix B a detailed analysis of sites suitable for residential development; and Appendix C a schedule of fees. Appendix D lists State definitions of certain terms used in this document.

2.0 Housing Needs Assessment

State law requires local governments to adequately plan to meet their existing and projected housing needs, including their share of the regional housing need. This chapter provides an assessment of housing needs based on analyses of general characteristics and trends in the population, employment, households, and housing stock. The chapter looks at characteristics of disadvantaged groups with special housing needs and whether any existing assisted housing units are at-risk of conversion to market rate housing. Finally, the chapter examines the City's projected housing needs based on Modoc County's Regional Housing Needs Allocation (RHNA).

This Housing Needs Assessment relies on the most recent data from the US Census of Population and Housing, US Economic Census, California Department of Finance, California Employment Development Department (EDD), Modoc County records, and other relevant sources. The discussion includes implications of findings for the City's housing policies and programs.

2.1. Population Characteristics

2.1.1 Population Growth Trends

Population growth is a primary determinant of housing need. The City of Alturas has experienced a steady population decline since 1990. Table 2-1 shows for the twenty year period between 1990 and 2010, the City's population decreased by nearly 13% (just over ½% per year). This decline accelerated after 2010, so that in just seven years the population had decreased again by nearly 8% (just over 1% per year). Similar results are seen in Modoc County, while California as a whole experienced an annual increase in population of nearly 1% per year during the same period.

Table 2-1: Population Growth Trends for Alturas, Modoc County and California, 1990 - 2017

Year	Alturas City	Modoc County	California State
1990	3,231	9,678	29,760,021
2000	2,892	9,449	33,871,648
2010	2,827	9,686	37,253,956
2015	2,660	9,048	38,953,142
2017	2,613	8,848	39,399,349
Percentage Change from 1990-2010	-12.5%	0%	+11.5%
Percentage Change from 2010-2017	-7.6%	-8.7%	+5.8%
Annual Percent Change 2010-2017	-1.1%	-1.2%	+0.8%

Sources: US Census Bureau - Annual Estimates of the Residential Population April 1, 2010 to July 1, 2018 for Modoc County; 1990, 2000 and 2010 Census; ACS Demographic and Housing Estimates 2013-2017; 2011-2015 American Community Survey 5-Year Estimates for Alturas; Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2018 for California.

2.1.2 Age

Age characteristics of the population influence housing needs as different age groups have different housing needs based on lifestyles, family types, income levels, and housing preferences. Table 2 - 2 compares the age

distributions of the population in the City, County and State in 2017. The table shows that the City and County have a similar percentage of children under 18, and this percentage is slightly lower than the State. However, both the City and County have a significantly lower young adult population in the 18 to 24 year category than the State as a whole, suggesting that young teens tend to leave the area for college or jobs outside the County, and the area fails to attract new people in this age group. On the whole, the Median Age for Alturas' population (43.6 years) is older than the State average (36.1 years), but younger than the County (47.8 years). Alturas also has a higher than State average of persons 65 and older (18% vs 13%), but people in this category appear to prefer settling in the County (where they represent 25% of the population).

Table 2-2: Age Distribution – Alturas, Modoc County and California, 2017

Age Group	Alturas City		Modoc County		California State	
	Persons	Percent	Persons	Percent	Persons	Percent
Under 18 years	496	19.0%	1,758	19.5%	9,114,720	23.4%
18 to 24 years	41	1.6%	407	4.5%	3,917,309	10.0%
25 to 44 years	826	31.6%	1,968	21.8%	11,002,942	28.2%
45 to 64 years	782	30.0%	2,670	29.6%	9,799,428	25.1%
65 to 74 years	247	9.5%	1,325	14.7%	2,946,809	7.6%
75 to 84 years	187	7.2%	682	7.6%	1,509,528	3.9%
85 years and over	34	1.3%	207	2.3%	692,111	1.8%
Total Population	2613	100%	9017	100%	38,982,847	100%
Median age (years)	43.6		47.8		36.1	

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

2.1.3 Race and Ethnicity

Table 2-3 reveals that both the City and County have very little racial diversity when compared to the State, with over 97% of the population in Alturas identifying as White. Although just over 12% of the population is of Hispanic or Latino origin, this is far lower than the State's average of nearly 40%. The only significant difference in Race or Ethnicity between the City and County is that the County has a larger-than-State average American Indian population (making up just over 4% of its total population), compared to less than 1% in the City. This difference is due to the American Indian reservations within the County.

Table 2-3: Population by Race/Ethnicity – Alturas, Modoc County, and California State, 2017

Race & Ethnicity	Alturas City		Modoc County		California State	
	Persons	Percent	Persons	Percent	Persons	Percent
<i>Racial Distribution</i>						
White alone	2,540	97.2%	8,244	91.4%	23,607,242	60.6%
Black or African-American alone	0	0%	65	0.7%	2,263,222	5.8%
American Indian and Alaska Native alone	22	0.8%	368	4.1%	292,018	0.7%
Asian alone	19	0.7%	105	1.2%	5,503,672	14.1%
Native Hawaiian and Other Pacific Islander alone	0	0%	8	0.1%	152,027	0.4%
Some other race alone	0	0%	31	0.3%	5,329,952	13.7%
Two or more races	32	1.2%	196	2.2%	1,834,714	4.7%
Total Population	2,613	100%	9,017	100%	38,982,847	100%
<i>Hispanic Origin</i>						
Hispanic or Latino (of any race)	323	12.4%	1,317	14.6%	15,105,860	38.8%
Not Hispanic or Latino	2290	87.6%	7,700	85.4%	23,876,987	61.2%
All Origins	2,613	100%	9,017	100%	38,982,847	100%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

2.1.4 Conclusion

Population data indicates a steady decline in population for both the City and County when compared to the State. This would suggest a relaxing of the need for a steady supply of new housing. However, it does not clarify whether there is an adequate distribution of housing types in the area based on household characteristics. Although the area has a similar percentage of youth when compared to the State, neither the City nor County appears to be able to retain this population once they reach 18 years of age. In contrast, a larger percentage of retirement age persons appear to find the City and County attractive. Whether or not this is due to the type of housing available or other factors will be explored in subsequent sections.

2.2 Employment Trends

2.2.1 Current Employment

Different types of employment opportunities determine household incomes which, in turn, determines the types and sizes of housing that householders can afford. According to the American Community Survey, both Alturas and Modoc County show similar levels of employment with approximately half of its population 16 years and over in the labor force. This is significantly less than the State average of just under 64%. A slightly higher percentage of the City's labor force was employed in 2017 compared to the County (48.9% vs 43%), but both populations were below the State average (58.2%). However, only 3.5% of those in the labor force were unemployed in either the City or County, which is a lower unemployment rate than the rest of California at 4.8% in 2017.

Table 2-4: Labor Force and Employment Rates – Alturas, Modoc and California, 2017

	Alturas City		Modoc County		California State	
	Persons	Percent	Persons	Percent	Person	Percent
In Civilian Labor Force*	1,149	52.4%	3,494	46.5%	19,485,061	63.5%
<i>Employed</i>	<i>1,073</i>	<i>48.9%</i>	<i>3,231</i>	<i>43.0%</i>	<i>17,993,915</i>	<i>58.2%</i>
<i>Unemployed</i>	<i>76</i>	<i>3.5%</i>	<i>263</i>	<i>3.5%</i>	<i>1,491,146</i>	<i>4.8%</i>
Not in Labor Force*	1,044	47.6%	4,012	53.5%	11,297,281	36.5%
Population 16 years and over (minus Armed Forces)*	2,193	100%	7,506	100%	30,782,342	100%

*This counts Civilian Labor Force only as neither the City nor the County has Armed Forces Employment

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Selected Economic Characteristics

Although the low unemployment rate is encouraging, the high number of residents that are not in the workforce is troubling. This means they depend on some outside income source (like social security, retirement or public support), or on a working family member.

Table 2-5 shows the distribution of employment by occupation and median income in Alturas. Not surprising for a City that is both the County seat and a base of operations for many State and Federal agencies, 10% of the City's 2017 population was employed in Public Administration which provides the highest annual income at \$62,400 per year. However, the largest employment sectors for Alturas residents were Educational Services, Health Care and Social Assistance with nearly one out of every three employed residents (32%) in one of these sectors, earning an average of \$29,354 per year. The next largest category was Retail Trade, occupying 18% of employed residents and earning an average of \$28,600 per year.

Close examination of the data shows that just over 67% of employed workers in Alturas make less than the City's Median Income of \$32,411 per year. It has already been noted that nearly half the population in town that is 16 years or older are not in the Labor Force, and 3.5% of those that are in

the Labor Force are unemployed. Therefore, for Alturas residents and their families, housing affordability will depend on the number of income earners in each household and the cost of housing.

Table 2-5: 2017 Distribution of Employment by Occupation and Median Income in Alturas (organized by highest number of persons employed)

Industry (Industry Code ³)	Persons ¹	Percent ¹	Average Annual Income ²
Educational Services, Health Care and Social Assistance (1025, NAICS 621)	344	32.1%	\$29,354
Retail Trade (NAICS 44-45)	193	18.0%	\$28,600
Arts, Entertainment, Recreation and Accommodation and Food Services (1026, NAICS 722)	114	10.6%	\$18,564
Public Administration (see Note 3)	108	10.1%	\$62,400
Agriculture, Forestry, Fishing and Hunting, and Mining (1011, NAICS 11)	60	5.6%	\$37,388
Information (1022)	57	5.3%	\$45,292
Other Services (except Public Administration) (1027)	50	4.7%	\$28,652
Wholesale Trade (NAICS 42)	44	4.1%	\$44,980
Transportation, Warehousing, and Utilities (1021)	43	4.0%	\$40,404
Construction (1012)	25	2.3%	\$52,052
Professional, Scientific, Management, Administration and Waste Management Services (1024, NAICS 54 & 56)	17	1.6%	\$30,992
Finance and Insurance, Real Estate, Rental and Leasing (1023, NAICS 52 & 53)	16	1.5%	\$40,248
Manufacturing (1013)	2	0.2%	20,644
All Employed	1,073	100%	34,454
	Median Income¹		32,411

Sources and Notes:

1. U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Selected Economic Characteristics, Alturas;
2. Bureau of Labor Statistics, Quarterly Census of Employment and Wages, Private, All Industry Aggregations, Modoc County, CA, 2018 Third Quarter, All Establishment Sizes
3. These are the industry codes listed on the report noted above by the Bureau of Labor Statistics. Where more than one Industry Code applies to this category, the Weekly Wage is averaged between them. Public Administration was not listed, so the pay for NAICS 5416 Management and Technical Consulting Services was used.

2.2.2 Projected Job Growth

The number and type of new jobs will also affect future housing needs. Table 2-6 shows projected job growth by occupation for the Northern Mountain Regions provided by the California Employment Development Department for 2014-2024. Projections for Modoc County alone are not available, and the anticipated job growth may not apply to Modoc due to its remoteness and the expectation that it will continue to trend toward a decreased population. However, if the projections do apply, total employment is projected to grow by about 15% during this period, which would mean an increase of 161 new jobs. This would bring the employment in the City of Alturas to 1,234 by 2024.

Close examination reveals that economic sectors with the most growth are a mixture of typically well-paying occupations such as Public Administration and Construction, as well as the typically low-paying occupations of Leisure and Hospitality, and Educational Services. Lower paying occupations would dominate job growth, and that will not change Alturas' housing affordability picture. Without multiple income-earning persons in households, any difficulties with housing affordability will remain.

Table 2-6: Long-Term Industry Projections – Northern Mountains Region

Occupation Title	Percent Change	Pays less than Median Income?
Educational Services, Health Care and Social Assistance	27.6%	✓
Retail Trade	11.1%	✓
Arts, Entertainment, Recreation and Accommodation and Food Services	19.7%	✓
Public Administration	14.2%	
Agriculture, Fishing and Hunting	4.6%	
Mining and Logging	-24.1%	
Information	12.9%	
Other Services (except Public Administration)	10.9%	✓
Wholesale Trade	8.8%	
Transportation, Warehousing, and Utilities	10.7%	
Construction	29.8%	
Professional, Scientific, Management, Administration and Waste Management Services	28.8%	✓
Finance and Insurance, Real Estate, Rental and Leasing	13.9%	
Manufacturing	-.7%	✓
Total Employment	15.1%	

Source: California Employment Development Department, 2014-2024

2.2.3 Jobs-Housing Balance

A regional balance of jobs to housing is necessary for housing demand to match with supply. When the number of jobs significantly exceeds the housing supply, the rental and for-sale housing markets may become saturated, requiring households to pay much larger shares of their incomes for housing than would otherwise be necessary. A tight housing market can also result in overcrowding as households double up in available units or in longer commute times as workers seek more affordable housing outside the region.

Conventional wisdom dictates that reasonable jobs to housing ratios should be within the range of 1.0 to 1.5 jobs to one housing unit (SBCAG, 2007). A ratio above 1.5 could indicate that there may be an insufficient supply of housing to meet the needs of the local workforce. A ratio below 1.0 could denote an insufficient supply of jobs to support the local population.

Table 2-7 shows that the City of Alturas had a jobs-to-housing ratio of approximately 0.7 and the County had a ratio of .62 in 2017. Since both are below the accepted target housing ratios noted above, this suggests there is plenty of housing in Alturas and Modoc County for the jobs available, and there is likely an insufficient supply of jobs to support the local population.

Table 2-7: 2017 Jobs to Housing Ratios

	Alturas	Modoc County
Total housing units	1,526	5,192
Jobs (this is actually total employed persons)	1,073	3,231
Jobs-to-Housing Ratio	.7	.62

Sources: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

2.2.4 Conclusion

The employment characteristics and trends indicate a strong need for moderate-income and lower-income housing to support the housing needs of residents employed by schools, hospitals, retail establishments and the leisure industry. The demand for affordable homes and apartments is likely to remain high as many of the new jobs projected for the area over the next five years are not likely to change what a family can afford to pay for housing in the region. It is therefore important to provide adequate affordable housing. A look at the jobs-to-housing ratio suggests there is adequate housing in the area, but is it affordable to the working population? Also, what about the large portion of Alturas' population, 16 years of age and above, that are not employed? How are they effected by housing supply? The answer lies in a review of Household Characteristics.

2.3 Household Characteristics

2.3.1 Growth in Households

Household characteristics are important indicators of the type and size of housing needed in a city. The US Census Bureau defines a "household" as all persons occupying a housing unit, which may include single persons living alone, families related through marriage or blood, or unrelated persons who share a single unit. Under this definition, the number of households in a community has the most direct effect on the quantity of housing units needed irrespective of the sizes of, or amenities within, the units.

Table 2-8 shows trends in the growth of households in Alturas from 1990 to 2017. The City lost households at a rate of just over .3% per year for 20 years (between 1990 and 2010), but has been gaining households since that time at a rate of about 1.3% per year. This averages out to just under .5% annual growth in households over the past 27 years.

Table 2-8: Household Growth Trends in Alturas, 1990 to 2017

Year	Households	Inter-Census Change	Annual Inter-Census Growth Rate
1990	1,290	-	-
2000	1,221	-69	-0.5%
2010	1,201	-20	-.2%
2015	1,279	78	1.3%
2017	1,312	33	1.3%
Average Annual Growth (1990-2017)	< .5%		

Source: U.S. Census Bureau, Decennial Census 1990, 2000; U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates; U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates; U.S. Census Bureau, 2006-2010 American Community Survey 5-Year Estimates

2.3.2 Household Composition and Size

Table 2-9 Provides a snapshot of family orientation among households in Alturas compared to Modoc County. From this information, it appears that City and County households have a similar percentage of households with children under 18 (hovering close to 23.5%), while the County tends to have slightly more family households with related adult individuals (58% compared to 43%). Consistent with these data, the City tends to have slightly smaller average household and family sizes than the County, hovering just under 2 and just over 2.5 people respectively.

Table 2-9: Household Composition - Alturas vs. Modoc County, 2017

Type	Alturas City		Modoc County	
	Households	Percent	Households	Percent
Total Households	1,312	100%	3,638	100%
Family Households	566	43.1%	2,114	58.1%
Households W/ Children under 18	309	23.6%	846	23.3%
Non-family Households	746	57.1%	1,524	41.8%
Average Household Size	1.99		2.48	
Average Family Size	2.52		2.65	

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Further scrutiny of the distribution of household sizes reveals in Table 2-10 that almost half of all households in Alturas had only one person per household in 2017, compared to the County where most households had two. The data suggests that Alturas has a higher need for smaller housing units than the Modoc County, and might benefit from having more studios or one bedroom units.

Table 2-10: Distribution of Household Sizes - Alturas vs. Modoc, 2017

Persons per Household	Alturas City		Modoc County	
	Households	Percent	Households	Percent
1-person household	650	49.5%	1,307	35.9%
2-person household	446	34.0%	1,517	41.7%
3-person household	103	7.9%	270	7.4%
4-or-more person household	113	8.6%	544	15.0%
Total Households	1,312	100%	3,638	100%
Average household size	1.99		2.48	

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

2.3.3 Household Income

Household income is a primary factor in housing affordability, which is why the State's Office of Housing and Community Development (HCD) uses the Area Median Income (AMI) to evaluate housing affordability. Although Alturas' Median Income in 2017 was \$32,411 (as reported in Table 2-5), HCD does not use this figure for Alturas' AMI because it is too low, and using it would result in lower housing subsidies for Alturas residents when compared to other non-metropolitan areas. So, to be sure Alturas residents were treated fairly, HCD applied an AMI of \$59,900 to Modoc County and Alturas in 2017, which is an amount equal to California's non-metropolitan median income, and is in keeping with income limits used by the Federal Department of Housing and Community Development (HUD) Public Housing and Section 8 Housing Choice Voucher Program.

HCD then breaks the AMI down into five income categories based on a percentage of the AMI as follows:

Extremely Low Income	30% or below
Very Low Income	50% or below
Low Income	80% or below
Moderate Income	120% or below
Above Moderate Income	121% or above

Table 2-11 further breaks down these annual Income Limit categories based on household size. These values were published by HCD on June 9, 2017, and will be referenced throughout this housing affordability analysis.

Table 2-11: HUD Household Income Limits for Alturas effective 2017

HCD Income Category	Number of Person's in Household							
	1	2	3	4	5	6	7	8
Extremely Low	12,600	16,240	20,420	24,600	28,780	32,960	37,140	39,550
Very Low Income	21,000	24,000	27,000	29,950	32,350	34,750	37,150	39,550
Low Income	33,550	38,350	43,150	47,900	51,750	55,600	59,400	63,250
Median Income	41,950	47,900	53,900	59,900	64,700	69,500	74,300	79,050
Moderate Income	50,350	57,500	64,700	71,900	77,650	83,400	89,150	94,900

Source: Department of Housing and Community Development, Letter dated June 9, 2017 regarding State Income Limits for 2017.

Table 2-12 shows the breakdown of the City's households by income in 2017 with the HCD Income Category for a two-person Household (Alturas' Average Household size) on the far right. This juxtaposition reveals a concentration of households within HCDs lower income categories, with more than 26% (at least 1 in 4 households) qualifying for HCD's Extremely Low Income category, and at least another 26% qualifying for HCD's Low and Very Low Income Categories.

Table 2-12: Household Income - Alturas, 2017

Income Range	Households	Percent	Cumulative Percentage	Income Category Assuming an Average Household Size of 2 Persons
Less than \$5,000	101	7.7%	7.7%	<i>Extremely Low</i>
\$5,000 to \$9,999	142	10.8%	18.5%	<i>Extremely Low</i>
\$10,000 to \$14,999	97	7.4%	25.9%	<i>Extremely Low</i>
\$15,000 to \$19,999	84	6.4%	32.3%	<i>Extremely Low to Very Low</i>
\$20,000 to \$24, 999	80	6.1%	38.4%	<i>Very Low</i>
\$25,000 to \$34,999	177	13.5%	51.9%	<i>Low</i>
\$35,000 to \$49,999	270	20.6%	72.5%	<i>Moderate to Low</i>
\$50,000 to \$74,999	184	14.0%	86.5%	<i>Moderate to Above Moderate</i>
\$75,000 to \$99,999	137	10.4%	96.9%	<i>Above Moderate</i>
\$100,000 to \$149,999	40	3.0%	99.9%	<i>Above Moderate</i>
\$150,000 or more	0	0%	0%	<i>Above Moderate</i>
All Households	1,312	100%	100%	

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Comparing median household incomes in Table 2-13 to the area's AMI, shows that Alturas households earn only 54% of the AMI for Non-Metropolitan Areas. Since this is less than 60% of its AMI, Alturas qualifies as a Severely Disadvantaged Community under State Statute. With 66% of the AMI, Modoc County qualifies as a Disadvantaged Community. Disadvantaged communities qualify for special funding programs, and its status as a Severely Disadvantaged Community further underlines the importance of ensuring there is a large stock of affordable housing in Alturas.

Table 2-13: Comparative Median Household Incomes - Modoc County and Alturas, 2017

Jurisdiction	Median Household Income	Percent of AMI
California Overall	\$67,169	112%
California Non-Metropolitan (AMI)	\$59,900	100%
Modoc County	\$39,296	66%
Alturas City	\$32,411	54%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

To this end, State law requires quantification and analysis of housing needs for various-income groups based on the HCD categories previously identified in Table 2-11, and assigns housing targets for each community in each category. These targets are called the Projected Regional Housing Need Allocation (RHNA), and Table 2-14 shows the RHNA's for Alturas for this housing cycle. This allocation is further explained in Section 2.7.

Table 2-14: RHNA – Alturas

Income Group	RHNA Units
Extremely Low	1
Very Low	1
Low	1
Moderate	1
Above Moderate	3
Total	7

Sources: HCD Regional Housing Needs Allocation, Table 21

2.3.4 Conclusion

Alturas has experienced steady decline in population over the past 27 years, and while the number of households initially declined as well, there has been a fractional growth in households in recent years. These trends are anticipated to continue for the foreseeable future. To adequately accommodate residents, it is essential to provide adequately sized and reasonably priced housing for all types of households, but the trend for Alturas appears to be toward smaller one and two person households. The demand for affordable homes for extremely low to low income households is likely to remain high given the distribution of households by income groups.

2.4 Characteristics of the Housing Stock

2.4.1 Housing Types and Growth

As noted in Table 2-15, the City of Alturas had 1,539 housing units in 2017. Housing stock was predominantly single-family detached (82.5%), with the next highest category in Multi-Family units (13.1%). Compared to the County as a whole, Alturas had an almost identical number of detached units, but instead of Multi-Family Units, the County's next highest category was Mobile-Homes (11.1%).

Table 2-15: Housing Units By Type - Alturas City vs. Modoc County, 2017

Housing Type	Alturas City		Modoc County	
	Number	Percent	Number	Percent
Single Family	1,278	83.0%	4,402	83.8%
<i>Detached</i>	1,270	82.5%	4,349	82.8%
<i>Attached</i>	8	.5%	53	1.0%
Multi-Family	201	13.1%	265	5.0%
Mobile-Home	60	3.9%	583	11.1%
Total Units	1,539	100.0%	5,250	100.0%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

Table 2-16 shows growth in the housing stock over the past century. The City began to experience relatively high growth in its housing stock starting in the 1950s, and sustained that growth over four consecutive decades. The highest growth came during the 1970s when one-third of the City's housing stock to date was built. Then, in the 1990s, growth slowed to a trickle and appears to have ended in 2010, with no new housing added to the City since its RHNA allocation in 2014.

Table 2-16: Age Distribution and Growth of Housing Stock in Alturas

Year Built	Housing Units	Percent of 2017 Housing Stock	Cumulative Percent	Average Annual Unit Increase
Built 1939 or earlier	404	26%	26%	--
Built 1940 to 1949	69	4%	30%	7
Built 1950 to 1959	199	13%	43%	20
Built 1960 to 1969	148	10%	53%	15
Built 1970 to 1979	430	28%	81%	43
Built 1980 to 1989	243	16%	97%	24
Built 1990 to 1999	35	2%	99%	4
Built 2000 to 2009	11	1%	100%	1
Built 2010 to 2013	0	0%	100%	0
Built 2014 or later	0	0%	100%	0
2017 Total	1,539	100%	100%	13

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

2.4.2 Housing Age and Conditions

Housing age may be an important indicator of housing condition. Housing units built prior to 1978, before stringent limits on the amount of lead in paint were imposed, may have exterior or interior building components coated with lead-based paint. It is most likely that housing units of that era would also have lead-based paint in deteriorating condition that can be hazardous and would require rehabilitation.

From Table 2.16 it is clear that at least 26% of the housing stock in Alturas is at least 80 years old, with another 26% being at least 50 years old, and 28% at least 40 years old. That means that 80% of the housing stock is 40 years old or more and constructed pre-1980 when lead paint and asbestos were common in building. This suggests there may be a strong need for maintenance and rehabilitation, including remediation of lead-based paint and asbestos containment, for a large portion of the City's housing stock.

To confirm the condition of the City's housing stock, a citywide windshield survey was conducted in June of 2019. Table 2-17 summarizes the results of this survey.

The survey categorized the conditions of housing units as follows:

1. **Very Good** — Dwelling unit appears to be in sound condition, requiring no significant repairs or maintenance.
2. **Good** - Dwelling unit appears to be in sound condition, but may require some minor repairs or maintenance, but no structural work.
3. **Poor** — Dwelling unit appears to require significant repairs, which may include one or more of the following: a new roof, significant siding or trim repairs, extensive painting, porch or deck work, and/or window replacement. However, none of the repairs appear structural in nature, and the unit still appears to be habitable, but would not pass HUD Housing Quality Standards.
4. **Very Poor** — Dwelling unit requires substantial repairs, many likely structural, and its condition borders on not habitable. Repairs might be so extensive that this structure may not be economically viable to repair.
5. **Dilapidated** — Dwelling unit not considered habitable as it appears to require substantial structural repairs to nearly all visible elements. Likely to cost more to renovate than the finished structure would be worth. Demolition is recommended.

The survey revealed that 510 housing units (just over 40%) were in poor or worse condition, with at least 71 units (5.2%) dilapidated and likely beyond repair. Although this finding is an improvement over the 872 units found in need of rehabilitation by the Housing Condition Survey conducted by the Great Northern Corporation and reported in the 2005 Housing Element update, it is still a staggering number of units.

Table 2-17: Housing Condition Survey, June 2019

Condition->	Very Good	Good	Poor	Very Poor	Dilapidated	Total Units
Single Family	275	444	303	108	49	1179
Multi Family	48	64	43	15	22	192
Total	323	508	346	123	71	1371
Percent of Total Units	23.6%	37.1%	25.2%	9.0%	5.2%	100%

2.4.3 Housing Tenure

Housing tenure, or the split between owner-occupied and renter-occupied housing units, is an important indicator of the housing market. Communities need an adequate supply of units for both rental and purchase in order to accommodate a range of households with varying incomes, family sizes and composition, needs, and lifestyles.

Table 2-18 shows that the share of owner-occupied housing units in Alturas has hovered between 49% and 55% since 2000, and the share of renter-occupied units has hovered between 29% and 39%. During this time, vacancy rates remained very high, ranging from 12% to 16%, indicating an excess of housing units available. The US Department of Housing and Urban Development (HUD) indicates that a vacancy rate of 5 percent is enough to provide choice and mobility. With a vacancy rate in excess of 12%, it would appear that choice and mobility are not a problem in Alturas.

Table 2-18: Trends in Housing Tenure of Occupied Units - Alturas, 2000 to 2017

	2000		2010		2015		2017	
	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent	Housing Units	Percent
Occupied Housing Units	1,181	86%	1,238	88%	1,279	84%	1,312	85%
<i>Owner-occupied</i>	<i>721</i>	<i>53%</i>	<i>691</i>	<i>49%</i>	<i>840</i>	<i>55%</i>	<i>750</i>	<i>49%</i>
<i>Renter-occupied</i>	<i>460</i>	<i>33%</i>	<i>547</i>	<i>39%</i>	<i>439</i>	<i>29%</i>	<i>562</i>	<i>37%</i>
Vacant Housing Units	186	14%	169	12%	237	16%	227	15%
Total Housing Units	1,367	100%	1,407	100%	1,516	100%	1,539	100%

Sources: U.S. Census Bureau, Census 2000 Summary File 1; 2010 Demographic Profile Data; 2011-2015 American Community Survey 5-Year Estimates; 2013-2017 American Community Survey 5-Year Estimates.

2.4.4 Housing Cost

A major barrier to housing availability is the cost of housing. That is why State Law expressly requires Cities to plan for a variety of housing opportunities at various prices that are suitable and affordable to various income groups in the community.

Table 2-19 shows the median home value in Alturas dropped by nearly 28% between 2010 and 2017. During that same period, median home values in the State of California dropped by just over 3%, and in Modoc County they dropped by just under 10%.

In addition to the rapid drop in median home value, Table 2-19 also shows that historically the median home value in Alturas has been substantially lower than Modoc County (33% lower in 2017), and the State of California as a whole (more than 78% lower in 2017), making Alturas one of the most affordable housing locations in California.

Table 2-19: Comparative Median Home Values, 2010 to 2017

Jurisdiction	2010	2015	2017
California	\$458,500	\$385,500	\$443,400
Modoc County	\$158,600	\$153,100	\$143,100
Alturas City	\$132,200	\$97,700	\$95,800

Sources: U.S. Census Bureau, American Community Survey 5-Year Estimates, Selected Housing Characteristics, 2013-2017; 2011-2015; 2006-2010; 2000 US Census.

Table 2-20 shows the median rent in Alturas was \$809 per month for all types of rental housing in 2017, which compares favorably to HCD's affordability benchmark of "30% of Median Income", which is \$810 per month for the City. The distribution of rental units by gross rent payments for 2017 shows that nearly all households (96.4%) paid less than \$1,000 per month in rent, or less than 37% of the City's Median Household Income. Combining this information with the fact that the average household has only 2 people in it (Table 2-10), it would appear there is little financial pressure to increase occupancy to reduce housing costs, making Alturas an affordable rental location for most households.

In fact, with the average home value at \$95,800, it might also be asserted that anyone paying the median rent is also likely to be able to afford to buy a home since (per Zillow.com) the mortgage payment on a \$95,800 house would be approximately \$467/month. Even with taxes and insurance, this places the monthly housing cost well within HCD's affordability benchmark.

Table 2-20: Distribution of Gross Rent in Alturas, 2017

Value	Number	Percent	Cumulative Percent
Less than \$500	93	16.5%	16.5%
\$500 to \$999	449	79.9%	96.4%
\$1,000 to \$1,499	20	3.6%	100%
\$1,500 or more	0	0	
No Rent Paid	0	0	
Un-accounted	0	0	
Total	562	100.0%	
Total Median Gross Rent	\$809		
Median Monthly Household Income	\$2,701		
30% City's Median Income	\$810		

Sources: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates

2.4.5 Affordability and Overpayment

Housing is typically the largest single item of recurrent expenditure for California families. According to HCD criteria, housing is affordable when a household spends less than 30 percent of its gross income on rental or ownership. When a household spends 30 percent or more of its gross income on housing, it is classified as cost-burdened or “overpaying”. In Section 2.4.4, it appeared that most households in Alturas did not overpay for housing in 2017, but this section will take a closer look at that issue.

Table 2-21 shows the distribution of households by income range, expenditure, and tenure. The data reveals that just over half of all renters and just over two-fifths of all owners in Alturas used more than 30% of their income to pay for housing, and therefore overpaid for housing by HCD standards. Not surprisingly, 100% of renters in the “Less than \$20,000” income category were cost-burdened by housing. What is surprising is that this group represents nearly half of all renters in Alturas.

However, in absolute numbers, slightly more owners paid 30% or more of their income toward housing than renters (315 vs 302), with the largest group of home-owners falling into the \$20,000 to \$35,999 Household Income range. Just over 79% of those in this category overpaid for housing, but it is remarkable that they were purchasing a home at all under this income category in California. Even more remarkable is that nearly 19% of owner-occupied units have household incomes less than \$20,000. Since it is unlikely that families in this category could qualify for a home loan, this circumstance might be because they have owned their home for some time and finally paid it off before falling into this income category. A large percentage of housing units in Alturas do not carry a mortgage (299 of 1312 or 23%).

According to Table 2-21, home-owners continued to overpay for housing until household income rose to \$75,000 or more. Conversely, once renter income rose above \$20,000, the number of renters overpaying for housing dropped considerably (from 279 to 23, a drop of nearly 92%), and then fell to zero once incomes rose to \$35,000.

It is also interesting to note that owner-occupied units outnumbered renter-occupied units by nearly two to one overall, with the largest number of owner-occupied units falling into the \$20,000-\$34,999 income category. When considered as a whole, these observations appear to indicate that housing in Alturas is affordable to households earning at least \$35,000 (52% of the State Median Income), and that housing prices are low enough that home-ownership is also within reach of this group, and perhaps even of groups in lower income categories. Given the low occupancy rates in the area, it also appears that households tend to prefer to overpay for housing in order to purchase a home, rather than rent more affordable accommodations.

Table 2-21: Percent of Household Income Spent on Housing - Alturas, 2017

% of Household Income Spent on Housing	Household Income Range						% of Households
	Less than \$20,000	\$20,000 to \$34,999	\$35,000 to \$49,999	\$50,000 to \$74,999	\$75,000 or more	Total	
Renter-Occupied Units							
Less than 30%	0	9	122	76	53	260	46.3%
30% or more	279	23	0	0	0	302	53.7%
Total	279	32	122	76	53	562	100%
Owner-Occupied Units							
Less than 30%	26	47	124	87	124	408	54.4%
30% or more	92	178	24	21	0	315	42.0%
Zero or Negative	27	-	-	-	-	27	3.6%
Total	145	225	148	108	124	750	100%

Sources: U.S. Census Bureau, American Community Survey 5-Year Estimates 2013-2017, Financial Characteristics.

2.4.6 Overcrowding

Limited household incomes, high housing prices, and inadequate sizes of units within a community trigger overcrowding. The US Census Bureau considers a housing unit to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens. Severe overcrowding occurs when a unit has more than 1.5 occupants per room. Overcrowding can result when there are not enough adequately sized housing units within a community, or when high housing costs relative to income force too many individuals or families to share housing. Overcrowding can also accelerate deterioration of the housing stock.

Table 2-22 shows that overcrowding was non-existent in Alturas, and nearly unheard of in Modoc County in 2017. Clearly, overcrowding is not an issue for this area, indicating that available housing is adequately sized, and housing costs are generally affordable.

Table 2-22: Overcrowding - Alturas vs. Modoc County, 2017

Household Type	Alturas City		Modoc County	
	Households	Percent	Households	Percent
Owner-occupied	750	57.2%	2,655	73.0%
<i>Overcrowded</i>	<i>0</i>	<i>0.0%</i>	<i>80</i>	<i>2.2%</i>
<i>Severely Overcrowded</i>	<i>0</i>	<i>0.0%</i>	<i>12</i>	<i>.3%</i>
Renter-occupied	562	42.8%	983	27.0%
<i>Overcrowded</i>	<i>0</i>	<i>0.0%</i>	<i>0</i>	<i>0.0%</i>
<i>Severely Overcrowded</i>	<i>0</i>	<i>0.0%</i>	<i>5</i>	<i>.1%</i>
Total Households	1,312	100.0%	3,638	100.0%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Occupancy Characteristics.

2.4.7 Conclusion

The recent housing inventory revealed that the condition of the City's housing stock is mixed, with just over 40% of the units in Poor or worse condition. Most of these units, even those considered Dilapidated, are still occupied by owners and renters alike, causing families to live in sub-par conditions, and perhaps skewing the City's affordability analysis, making the City seem more affordable than it is. If subpar housing stock is eliminated from the analysis, the affordability picture might be very different.

The condition of the housing stock is not surprising given that 26% of housing in Alturas is at least 80 years old, and 80% is at least 40 years old. Older homes tend to require more regular maintenance and repair, which is difficult to do when the City's Median Income is 52% of the State Median Income, but repair costs are the same. The high vacancy rate of 15%, keeps rents depressed, and the low rents place additional pressure on housing quality, as property owners find it uneconomical to make necessary repairs to aging rentals.

Given this, and the lack of growth in the City's population, is not surprising that housing values have steadily decreased since 2010. Although this has helped lower-income households make the leap from renting to ownership, it does little to help improve the housing stock as home owners with limited discretionary funds are unlikely to be able to address the high level of deferred maintenance in their aging homes. With nearly half of all households in the City spending approximately a third or more of their incomes on housing, it is unlikely this condition will change soon without some way to help low-income homeowners make needed repairs.

In addition to programs that improve housing stock condition, programs that assist very low-income renters (with incomes below \$20,000) are also essential in reducing the housing burden of local households.

2.5 Special Housing Needs

Special circumstances make it difficult for certain groups to find decent, affordable housing. The circumstances may relate to type of employment and income, family characteristics, disability, or other limiting conditions. Those who fall into these circumstances would have “special need” for housing. Those with such specific demographic characteristics as large families with low incomes, for instance, might need housing units with three or more bedrooms that they can afford. Those in such special occupational groups, such as seasonal farm workers, might need single-room occupancy units. Analysis of special needs housing can help the City identify groups with the most serious housing needs in order to develop and prioritize programs to respond to those needs. State law specifically requires analysis of the special housing needs of the elderly, large families, female-headed households, persons with disabilities, farmworkers, homeless persons and families, and extremely low-income households.

2.5.1 Elderly

Fixed incomes, high health care costs, and physical disabilities are three typical circumstances that categorize some senior households for special housing need. Table 2-23 shows that the percentage of seniors in households in Alturas from 2000 to 2017 has remained relatively constant at about 27%. The share of senior households in Alturas in 2017 was the same as that of Modoc County during the same period where Modoc County had 1,338 senior households out of 3,638.

Table 2-23: Households by Age of Householder - Alturas, 2000 to 2017

Age of Householder	2000		2010		2015		2017	
	Households	Percent	Households	Percent	Households	Percent	Households	Percent
Up to 64 years	872	74%	904	73%	908	71%	964	73%
65 years +	309	26%	334	27%	371	29%	348	27%
Total	1,181	100.0%	1,238	100.0%	1,279	100.0%	1,312	100.0%

Sources: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2013-2017; 2011-2015; U.S. Census Bureau, 2000, 2010

Table 2-24 shows the distribution of householders by tenure in Alturas in 2017. More than one out of every 4 households is headed by a senior citizen in Alturas, with 76% of those owner-occupied. Since most senior citizens are on fixed incomes, they tend to need affordable housing, especially if homes become too costly to maintain or if rents increase.

Table 2-24: Householder by Tenure and Age - Alturas, 2017

Age of Householder	Renter-Occupied		Owner-Occupied		All Tenure	
	Households	%	Households	%	Households	%
15 to 34 years	212	37.7%	59	7.9%	271	20.7
35 to 64 years	268	47.7%	425	56.7%	693	52.8
65 and over	82	14.6%	266	35.5%	348	26.5
Total	562	100%	750	100%	1312	100%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Occupancy Characteristics

While some senior citizens, who do not rent or own housing, could share housing with other family members, shared arrangements could result in overcrowding. Elderly persons may also have additional physical and social needs particularly if: (a) they have no immediate family; (b) lack mobility through physical impairment; (c) or lack access to transportation alternatives. Such needs may include transportation, social service referrals, financial assistance, employment, long-term care, and day care.

It is important to recognize the needs of elderly persons' and design programs to address them. Various organizations and programs that can assist seniors with their housing needs in Alturas include supportive services, rental subsidies, senior housing, and housing rehabilitation assistance.

2.5.2 Large Households

The US Census Bureau defines large households as those containing five or more persons. These households may have special housing needs because there is often a limited supply of adequately sized, affordable housing units in communities. Large units generally cost more than smaller units pushing them out of the affordability range. To cover expenditure on such necessities as food and health care, it is common for lower-income households that are large to reside in smaller (more affordable) units, which frequently results in overcrowding. This section explores whether the supply and affordability of large units are issues for large households in Alturas.

Table 2-25 shows the distribution of occupied housing units by number of rooms and tenure for 2017. It reveals that approximately 84% of renter-occupied units and 98% of owner-occupied units have four rooms or more, which would seem to be predominantly family-friendly. However, for large families to avoid overcrowded conditions, there need to be at least as many rooms as there are persons in the household. In 2017, large units with six or more rooms made up approximately 16% of renter units and 52% of owner units, but were the units affordable?

Table 2-25: Number of Rooms per Occupied Housing Unit by Tenure - Alturas, 2017

Number of Rooms	Renter-Occupied		Owner-Occupied		All Tenure	
	Housing Units	%	Housing Units	%	Housing Units	%
1 Room	22	3.9%	0	0.0%	22	1.7%
2 or 3 Rooms	70	12.5%	12	1.6%	82	6.3%
4 or 5 Rooms	381	67.8%	345	46.0%	726	55.3%
6 or 7 Rooms	52	9.3%	235	31.3%	287	21.9%
8 Rooms or more	37	6.6%	158	21.1%	195	14.9%
Total	562	100%	750	100%	1312	100%

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Physical Housing Characteristics for Occupied Housing Units

Although Table 2-25 shows there were over four times as many large (6 rooms or more) owner-occupied units as renter-occupied units in Alturas in 2017, this does not appear to be a problem as Table 2-26 shows that households with five or more persons occupied no rental units and less than 5% of the owner-occupied units. This, combined with statistics already reported that there is no evidence of overcrowding in Alturas households, would tend to indicate that there are adequate large homes available to large families at an affordable rate in Alturas.

Table 2-26 Persons per Occupied Housing Unit by Tenure - Alturas, 2016

Persons per Unit	Renter-occupied		Owner-occupied		All Tenure	
	Housing Units	%	Housing Units	%	Housing Units	%
1 Person	316	68.3%	307	37.2%	623	48.4%
2-4 Persons	147	31.7%	458	55.5%	605	47.0%
5 persons or more	0	0.0%	60	7.3%	60	4.7%
Total	463	100%	825	100%	1288	100%

Source: ACS B25009, 5-Year (2012-2016)

2.5.3 Female Headed Households

Single-parent households, particularly female-headed households, often require special consideration and assistance with affordable housing, accessible day care, health care, and other supportive services. In addition, female-headed households tend to have limited opportunities for affordable, decent, and safe housing because of relatively lower incomes vis-à-vis higher living expenses. These households become particularly vulnerable as they try to balance the needs of their children with responsibilities of work.

Table 2-27 shows the distribution of household types in Alturas by tenure in 2017. Comparing unmarried households, there were nearly three times as many female-headed households as male-headed households, and while all male-headed households were in rentals, female-headed households were slightly more likely to own as rent. This would imply that the incomes for female-headed households were generally adequate to afford housing to suit their needs.

Table 2-27: Occupied Housing Units by Household Type by Tenure - Alturas, 2017

Household Type	Renter-Occupied		Owner-Occupied		All Tenure	
	Housing Units	%	Housing Units	%	Housing Units	%
Married Couple Family	69	12.3%	293	39.1%	362	27.6%
Male Householder, No Spouse Present	30	5.3%	0	0.0%	30	2.3%
Female Householder, No Spouse Present	84	14.9%	90	12.0%	174	13.3%
Nonfamily Household	379	67.4%	367	48.9%	746	56.9%
Total Households	562	100%	750	100%	1312	100%

Sources: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2013-2017, Occupancy Characteristics.

However, according to Table 2-28, of the 174 female-headed households in Alturas in 2017, 136 of them (78%) had related children under 18, and 12% of those with related children (16) were below poverty level. These households represented 100% of the families with children in poverty. Clearly this sector will be extremely sensitive to changes in housing costs and require special consideration in housing programs.

Table 2-28: Comparative Characteristics of Family Householders - Alturas, 2017

Household Type	Families with related children under 18 years		Families Below Poverty Level	
	Households	%	Households	%
Married Couple Family	153	49.5%	0	0.0%
Male Householder, No Spouse Present	20	6.5%	0	0.0%
Female Householder, No Spouse Present	136	44.0%	16	11.8%
Total Family Households	309	100%	16	5.2% (of Total Family Households)

Sources: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2013-2017, Poverty Status in the Past 12 Months of Families

2.5.4 Persons with Disabilities

A disability is a physical or mental impairment that substantially limits major life activities. Persons with disabilities tend to have special housing needs in the form of affordable housing because of low or fixed incomes, higher health costs associated with their disabilities, and special requirements for mobility.

Table 2-29A shows the distribution of the disabled population in Alturas among the six groups that the US Census identifies. Census data for 2017 revealed that the incidence of disability in Alturas cut across gender, age, and race. City-wide, an astounding 24% of the population had one or more of the six disability types. The two most prevalent forms of disability in 2017 were ambulatory and hearing, both of which occurred predominately in the 35 to 64 year old population. The next most prevalent forms of disability were cognitive and independent living, which also occurred predominately in the 35 to 64 year old population. Given this, and the fact that the Census Data indicates this age group has disabilities in 30% of its members, it appears that this population has a core group in Alturas with multiple disabilities that are likely to impede their ability to earn an adequate income or find suitable housing to meet their special needs during what should be their prime income producing years.

In September of 2010, Senate Bill 812 was enacted which required local governments to include in the special housing needs analysis the needs of individuals with a developmental disability within the community. Table 2-29B shows the DDS Data on People with Developmental Disabilities, and shows that most persons with developmental disabilities in Alturas tend to live in the home of their parent, family or guardian into adulthood. However, about a third are able to live independently with some supportive services. Very few take advantage of Community Care Facilities, and none are in Intermediate Care Facilities or Foster Care.

Living arrangements for persons with disabilities, including developmental disabilities, depend on the type and severity of the disability. Many disabled persons can live at home in an independent environment with or without the help of other family members. To maintain independent living, disabled persons may require assistance, which may include special design features for the physically disabled, income support for those who are unable to work, and in-home care for persons with medical conditions.

Table 2-29A: Population with Disability - Alturas, 2017

Type of Disability	Disability Population	Percentage of Total Civilian Population
With a hearing difficulty	287	11.1%
With a vision difficulty	96	3.7%
With a cognitive difficulty	237	9.7%
With an ambulatory difficulty	336	13.8%
With a self-care difficulty	104	4.3%
With an independent living difficulty	195	9.3%
Total disability population	616	23.8%
Total civilian noninstitutionalized population	2,585	100.0%

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2013-2017, Disability Characteristics.

Table 2-29B: Population with Developmental Disability

Accomodation	Population	Percentage of Total Population
Home of Parent/Family/Guardian	32	68.1%
Independent/Supported Living	15	31.9%
Community Care Facility	2*	4.1%
Intermediate Care Facility	0	0
Foster/Family Home	0	0
Other	0	0
Total	49	100%
Age		
0-17 years	14	28.6%
18+ years	35	71.4%
Total	49	100%

*Shown in source table as "<11"

Source: <http://www.dds.ca.gov/FactsStats/QuarterlyCounty.cfm>

In 1984, Title 24 of the State Uniform Building Code mandated that all multiple-family residential projects containing more than five units and constructed after September 15, 1985 conform to specific disabled, adaptability, and accessibility regulations. In 1988, the Federal government enacted the US Fair Housing Amendment Act with the intent to increase the number of rental units being built that would be accessible to handicapped individuals. In July 1993, the State of California issued the "California Multifamily Access Requirements" based upon the Act. Despite these regulatory changes, the actual increase in the number of accessible units available in the rental market has remained small since very little new construction has occurred in Alturas since these laws were enacted.

Even though Federal and State housing laws require certain design features or adaptation of housing design for physical accessibility in multifamily residential buildings, many dwelling units built before March 1991 are not subject to these accessibility requirements. There is a need, therefore, to adapt houses or apartments for wheelchairs and other special requirements for individuals with physical disabilities. Requiring adaptive design features in new construction, for example, does not assist such individuals as seniors who choose to remain in older housing rather than move to assisted living facilities or other newly constructed housing.

Persons with cognitive disabilities are a critically under-served population with respect to housing. The physical modification of housing is typically not necessary to accommodate cognitively disabled persons, but they generally require more services and more monetary support. The cognitively disabled tend to have limited opportunities for jobs and incomes making affordable housing important for them. Many cognitively disabled persons would prefer to live independently, but because of monetary circumstances, they are compelled to live with other family members or in group homes. This may cause additional stress and problems.

In some cases, the need for a resident assistant to help deal with crisis or challenging situations may also create special housing demand. This would suggest that there is a need for some apartment or condominium complexes that are reserved exclusively for persons requiring extra assistance in dealing with their daily routines. However, Alturas may be too small for such apartments, which are typically found in larger cities. Access to public transportation for these residents is also important because many cognitively handicapped persons are unable to drive. There are a limited number of day treatment facilities and programs in Alturas, however they do include drop-in socialization centers to serve persons with cognitive disabilities. These have the added benefit of providing respite care for families who would otherwise need to provide round-the-clock care for relatives with cognitive disabilities.

2.5.5 Farmworkers

The definition of “farmworker” is a person who earns primary income through permanent or seasonal agricultural labor. For the purpose of identifying housing, this category is not intended to include farm owners (as they tend to live on their own property), or workers who provide highly paid farm support services.

Some farmworkers are employed year-round in the fields, processing plants, or support activities. When workload increases during harvest periods, seasonal workers supplement the labor force often through a labor contractor. For some crops, farms may hire migrant workers, that is, those whose travels prevent them from returning to their primary residence every evening. This section is intended to focus on these populations as “farmworkers”.

Although Alturas has no significant farming activity within its incorporated boundaries, it does have property zoned for agriculture. In addition, Modoc County is largely a farming and ranching community and employs many farmworkers. However, estimating the size of the agricultural labor force is problematic as the US Census, and other data sources, undercounted or mis-classified farmworkers for a variety of reasons, not the least of which is that farmworkers are often undocumented workers who do not want to be counted.

There are also problems with inconsistency in defining the category as many terms are used. “Farm labor” is used and often refers to only field laborers and other times includes workers in plants that process farm produce. “Length of employment” sometimes includes only permanent workers and other times includes seasonal workers. “Place of work” sometimes refers to the location of the business, but other times refers to the field.

The Census lumps farmworkers under the occupational category of “Farming, Fishing and Forestry” which includes anyone involved in growing crops, raising animals, harvesting timber, and harvesting fish and other animals from a farm, ranch or their natural habitats. Therefore, the worker count includes the owners of the farms and ranches, and establishments that provide special services, such as farm managers and workers who operate heavy equipment during timber harvesting operations. This skews both the median income calculated for the occupation, and the number of workers tallied.

However, for the purpose of this Section, Census numbers have been used, and no adjustment was made to the tally of workers or median income supplied by the Census. It is assumed that the undercounting of farmworkers will be offset by the inclusion of other workers in the category, and any adjustment for wages would have no basis to support it without further data.

According to the 2013-2017 American Community Survey 5-Year Estimates, there were 21 persons employed in "Farming, Fishing and Forestry" in Alturas in 2017, earning a median annual income of \$12,016. This income places these workers firmly in the Extremely Low Income category, as identified in Table 2-11. In addition to requiring very affordable housing, seasonal farmworkers may also benefit from flexible rental terms that allow for short-term (three to four month) stays.

2.5.6 Homeless

Homeless persons are individuals who lack a regular nighttime residence, possibly due to limited or lack of regular income. Some of them need short-term, temporary or emergency shelter due to immediate crisis, while others have long-term or chronic needs. For the purpose of this analysis, a person who has a primary nighttime residence that is a supervised, publicly operated shelter designated for providing temporary living accommodations, or who is residing in a public or private place not designated for or ordinarily used as a regular sleeping accommodation for human beings, is also considered Homeless (per Federal McKinney Act).

Across California, the homeless represent a broad spectrum of the population including single men and women, couples, families, displaced youth without parents, and seniors. They can include individuals who are victims of economic dislocation, the physically disabled, teen parents with children, veterans, those discharged from hospital or jail, alcohol and drug abusers, survivors of domestic violence, persons with AIDS, immigrants, refugees, and farmworkers. Like farmworkers, the homeless population is difficult to track for a variety of reasons, including its transient nature. For this reason, Modoc County is part of a Continuum of Care made up of seven Northern California Counties attempting to provide services to the homeless. Table 2-30 provides the latest information on the homeless population in the Continuum, and how it has changed since 2011.

In general, "Homeless Persons in Families" who were considered chronically homeless in 2011, whether sheltered or unsheltered, have reduced in number. This could be due to an improvement in their circumstances, or due to out-migration from the area. However, the total number of Homeless Persons in Families increased by 72% between 2011 and 2017 among the seven counties in the area's Continuum of Care. Most of these (82%) found temporary shelter in 2017, but a total of 38 persons did not.

Homeless Individuals also jumped significantly in number among the seven counties, totaling 721 persons in 2017 (an increase of 79%). Homeless Individuals outnumber Persons in Families by more than three to one in 2017, and the Chronically Homeless persons in this category increased more than fivefold.

Perhaps due to the high elevation and inclement weather in Modoc County (whose temperature ranges from negative 16 degrees in winter to over 100 degrees in the summer), Modoc County appears to host very few homeless persons for more than a few days. Although there are reports of persons living in tents and substandard housing conditions in the forested areas in Modoc County, this appears to be part of a “going back to the land” lifestyle choice rather than a circumstance beyond the person’s ability to correct. In any case, these persons are difficult to record as they do not ask for services or assistance, and they do not reside in Alturas, where they might otherwise be noticed.

Although the City’s police force indicates they have rarely seen any homeless individuals, according to a “Point in Time” count conducted by Modoc County’s Department of Social Services in January of 2019, Alturas has 7 homeless individuals. According to TEACH, there may be another 15 to 20 who “couch surf”, including 5 students that live with friends and family. In an effort to assist the homeless, TEACH purchased an 8 unit apartment complex in August of 2018 using Partnership House Funding. They operate the complex using the Housing First Model. When the complex was purchased, four of the units were already occupied. The remaining four units have been used to accommodate homeless individuals and families.

As detailed in Modoc County’s 2014-2019 Housing Element (page 43), in addition to the efforts of TEACH, there are several programs in place to assist homeless individuals and families in Modoc County. The County Housing Element also details potential funding sources that recently became available to improve the lives of homeless individuals. Although Alturas has not experienced significant issues with homelessness to date, given the rise in homelessness reported in Table 2-30, Alturas and the County should work together develop programs and to secure program funding for the area.

Table 2-30: Homeless Persons in the Redding/Shasta, Siskiyou, Lassen, Plumas, Del Norte, Modoc, and Sierra Counties Continuum of Care

	Individuals			Persons in Families		
	2011	2017	% Change	2011	2017	% Change
Total Homeless	403	721	79%	124	213	72%
Total Sheltered	255	355	39%	101	175	73%
Total Unsheltered	148	366	147%	23	38	65%
Total Chronically Homeless	62	317	411%	31	24	-23%
Total Chronically Sheltered	26	91	250%	12	8	-33%
Total Chronically Unsheltered	36	226	528%	19	16	-16%

Source: HCD Table 19, Homeless Needs, 2007-2017-PIT-Counts-by-CoC

2.6 Assisted Housing At-Risk of Conversion

In accordance with State Law, this section identifies all residential projects in Alturas that are under an affordability covenant, along with those housing projects that are at-risk of losing their low-income affordability restrictions within the ten-year period from 2019 to 2029. This information is used to establish quantified objectives for units that can be conserved during this planning period. The inventory includes all units assisted under any federal, state, or local program.

2.6.1 Inventory of Potential At-Risk Units

Table 2-31 is an inventory of developments within Alturas which participate in federal, state, or local programs that provide some form of assistance either through financial subsidy or control.

Table 2-31: Inventory of Assisted Affordable Housing Developments in Alturas

Project Name/Address	Assisted Units	Total Units	Assistance Type	Risk Level
Alturas Meadows Apartments 506 East 12 th Street Alturas, CA 96101	47	48	515 / LIHTC / HUD	Low
Modoc West Apartments 310 West 2 nd Street Alturas, CA 96101	12	12	515	At Risk in 2028
Alturas Garden Apartments 310 East McDowell Street Alturas, CA 96101	64	64	HUD	Low

Source: Housing Data Analyst Danielle Mazzella with the California Housing Partnership, San Francisco.

2.6.2 Risk of Conversion

There are 123 publicly assisted housing units in Alturas, 12 of which (the Modoc West Apartments) are at risk of converting to market rate during the 2019-2029 time period. Despite the potential for conversion to market rate units in 2028, the City does not expect the status of the Modoc West Apartments to change. However, to ensure this potential is properly addressed, a program has been added to Chapter 6 requiring (1) regular contact with the owners to ensure tenants and other interested parties (including those listed in Table 2-32 below) are properly notified of the potential for conversion. It is estimated that the cost of replacing these units would be approximately \$735,000 (\$12,000 in land, \$12,500 in building permit and utility connection fees, and \$710,500 in building costs).

Table 2-32: HCD's Qualified Entities List

Organization
Catalyst Housing Group, LLC 21 Ward Street, Suite 2, Larkspur, CA 94939
Veritas Urban Properties, LLC 2050 Hancock Street, Suite B, San Diego, CA 92110

Source: HCD

2.7 Future Growth Needs

In accordance with State law, this section provides a quantification of Alturas's share of the regional housing need as established in the Regional Housing Needs Allocation (RHNA) prepared HCD.

2.7.1 Overview of the Regional Housing Needs Allocation

The Regional Housing Needs Allocation process is a key planning tool for local governments to anticipate and prepare for future housing need. RHNA quantifies the anticipated need for housing within each jurisdiction based on regional population forecasts of the California Department of Finance.

Since Modoc County, and the incorporated City of Alturas, are not represented by a Council of Governments, HCD has the responsibility of preparing the RHNA for the area. The most current RHNA for Modoc County and Alturas was finalized in August of 2018 and covers a 5 year period from August 31, 2019 through August 31, 2024. Alturas' share of this RHNA is 7 new housing units, which is further broken down by Income Group as shown previously in Table 2-14.

Table 2-32 shows the methodology used by HCD in projecting Modoc County's RHNA (which is then used to calculate Alturas' share of the RHNA as shown in the aforementioned Table 2-14). This methodology is included in this Housing Element to help document how the RHNA was calculated for Cycle 6, and provide a base-line understanding to assess whether or not this method of calculating RHNA accurately projects housing need in areas suffering from decades of economic decline.

The City of Alturas is dedicated to ensuring it has safe and affordable housing for all its citizens to the best of its ability. To this end, this Housing Element will offer policies and programs that encourage the development of new housing in an effort to meet the RHNA identified by HCD. However, it should be noted that unless demographic trends change significantly in the coming years, HCD projections are likely to prove much higher than the actual need. If that is the case, encouraging yet more housing in an already glutted market will prove futile, no matter how enticing the program.

To help understand the magnitude of the problem that Alturas believes it faces, an Alternate Calculation for RHNA is offered by the City (shown in the last two columns of Table 2-32 and further explained in the detailed notes that follow the table). The Alternate Projection addresses two key City concerns:

1. Accurately reflecting expected population changes, and
2. Accounting for Modoc County's excess habitable housing supply.

With regard to population changes, HCD projections appear to be based exclusively on the population growth projections of the California Department of Finance, which do not track with the decreased population projected by the US Census Bureau (documented in this Chapter). As shown in the Alternative Projection on Table 2-32, factoring in this concern alone decreases the projected 2024 population for Modoc County by 1263 people, and 512 Households.

In addition, the RHNA calculation does not appear to adequately factor in the excess housing supply that currently exists (as reflected by Modoc's extraordinarily high vacancy rate of 30%), nor its

condition. It seems clear that the model used to calculate RHNA is for an economically vibrant community, not one that has been in decline for decades and experienced significant deferred maintenance to its housing stock as a result. The City believes that if both of these factors were accounted for, the habitable housing stock available in Modoc County at the end of Cycle 6 would actually be much closer to an EXCESS of 1,412 housing units than a deficit of 20.

Table 2-33: HCD Regional Housing Need Methodology for Modoc County with Alternate Projection by City Staff

Modoc County: Projection Period (5.7 years) HCD Determined Population, Households & Housing Unit Needs					Alternative Projection		
1.	Population: August 31 2024 (DOF June 30 2024 projection adjusted + 2 months to August 31 2024)				9,228	Note 1	8,078
2.	<i>-Group Quarters Population: 8/31/2024 (DOF 6/30/2024 projection adjusted + 2 months to 8/31/2024)</i>				326	Note 2	213
3.	Household (HH) Population				9,554		8,291
	Household Formation Groups	HCD Adjusted DOF Projected HH Population	DOF HH Formation Rates	HCD Adjusted DOF Projected Households		Note 3	
		9,554		3871		8291	
	Under 15 years	1,885	n/a	n/a		1633	n/a
	15-24 years	1,110	12.14%	135		962	117
	25-34 years	1,120	43.96%	492		970	426
	35-44 years	775	50.08%	389		672	337
	45-54 years	905	55.92%	507		788	441
	55-64 years	1,085	56.73%	617		945	536
	65-74 years	1,320	62.18%	820		1144	711
	75-84 years	1,015	67.86%	687		879	596
	85+	340	66.88%	229		298	199
4.	Projected Households (Occupied Unit Stock)				3,875		3,363
5.	+Vacancy Adjustment (0.0%)				0	Note 4	-1,362
6.	+Overcrowding (0.0%)				0		0
7.	+Replacement Adjustment (.21%)				10	Note 5	+225
8.	<i>-Occupied Units (HHs) estimated January 1, 2019</i>				-3,866	Note 6	-3,638
6 th Cycle Regional Housing Need Assessment (RHNA)					20		-1,412

Source: Attachment 2 of Final Regional Housing Need Determination letter from the Department of Housing and Community Development dated August 31, 2018. Alternate Calculation offered by Alturas City Staff.

NOTES:

1. HCD Projection assumes population will increase by 380 people between 2017 and 2024 (7 year period). That is an increase of 4.2%. However, between 2010 and 2017, the County's population actually declined by 8.7%. Should this continue, Modoc's 2024 population will be closer to 8,078 people.

2. HCD defines group quarters as “dormitory, group home, institute, military, etc. that do not require residential housing”. According to the 2010 Census there were 357 group quarters in Modoc County, primarily in “Other non-institutional facilities” (140), adult correctional facilities (129) and nursing facilities (60). By 2017 that number had increased by 42% to 506, which is surprising given the general population decreased by 8.7% over that same period. Still, HCD projects an addition 326 people will be living in group quarters by 2024, a 64% increase over a 7 year period. This does not appear to be supported by historic trends, so the Alternative Projection anticipates an increase in group quarters of 213 people which reflects the most recent 7 year historic trend.
3. The Alternative Projection distributes its projected population among the indicated age groups using the same percentages used by HCD.
4. HCD applies a vacancy adjustment (standard 4% maximum to total housing stock) and adjusts the percentage based on the County’s current “for rent and sale” vacancy percentage to provide healthy market vacancies to facilitate housing availability and resident mobility. Adjustment is the difference between standard 4% vacancy rate and county’s current vacancy rate based on the 2012-2016 American Community Survey data. City staff notes that Modoc County’s vacancy rate during this period was 30%. According to the 2014-2019 Modoc County Housing Element, this extraordinarily high vacancy rate was attributed to low housing demand due to a stagnant economy. It would seem that the vacancy adjustment should reflect that this housing is available to be filled by future residents. The Adjusted Projection subtracts 4% (the desired vacancy rate) from the County’s 2016 vacancy rate to give a vacancy adjustment of -26% multiplied against the total number of housing units available in 2016 (5,242).
5. HCD applies a replacement adjustment between up to 5% to total housing stocked based on the current 10 year annual average percent of demolitions, applied to length of projection period. The City agrees this method of calculating a replacement adjustment is very appropriate in an economically vibrant area. However, it does not take into account the number of homes in an economically depressed area that are counted in the housing stock when they should be demolished. Under long-term economic downturns, demolitions simply do not occur as often as they should due to a number of factors including lack of demand for the existing housing stock, long-term deferred maintenance (allowing extensive damage that finally makes it uneconomical to repair structures), and the expense of demolition in the face of the lack of demand for replacement housing.

Census records show that Modoc County’s economy has been in decline since 1990, and as noted in Modoc County’s 2014-2019 Housing Element (page 27) over 90% of Modoc’s housing stock will be over 40 years old in 2020, and many homes are in need of rehabilitation. Although a housing condition inventory was not undertaken for the County’s latest Housing Element, it was noted that at least 4.3% of homes were identified in the 2011-2015 American Community Survey as lacking important facilities, like kitchens, plumbing and telephone service. Given this situation, and lacking more definitive data, the Alternative Projection applies a replacement adjustment of 4.3% to the housing stock present in 2016 to try to account for this decline in stock. However, a casual windshield survey of structures in Modoc County suggests this number should probably be higher.

6. Lacking information on how the 2019 Occupied Household units were estimated, the Alternative Projection uses the number of occupied housing units found in the 2013-2017 American Community Survey.

Conclusion. In addition to planning for the happy situation of acquiring 7 new housing units as identified by HCD's final RHNA calculation (to ensure the City's population has a reasonable choice of housing types and affordability using a 4% vacancy rate), this Housing Element will also consider implementing policies and programs that encourage job growth, building maintenance, and code compliance to ensure the housing stock is well maintained and incomes rise to provide a better income/housing cost balance.

Without policies and programs in place to encourage the economic recovery of the area, the City's population and housing values are expected to continue to decline, along with the condition of its housing stock, making significant portions of it uninhabitable by 2024.

In addition to the above considerations, recent legislation must be addressed by Housing Element programs and policies. Senate Bill 375 (SB 375) (Steinberg, 2008) and Senate Bill 575 (Steinberg, 2009) affect the RHNA process and the Housing Element cycle in several ways. The main changes in this cycle include:

- (1) The integration of the RHNA process with the Regional Transportation Plan (RTP) and the Sustainable Communities Strategy (SCS);
- (2) A requirement for coordination and consistency of the housing element with the RTP and SCS; and
- (3) The length of the housing element cycle. The sixth cycle for the Modoc County region covers a five-year planning horizon (August 31, 2019 to August 31, 2024).

All of these issues will be addressed in subsequent chapters.

3.0 Resources for Residential Development

3.1 Land Availability

The most recent Regional Housing Needs Allocation (RHNA) for Modoc County covers the five-year planning horizon from 2019 to 2024, and indicates the City's share of the regional housing need is 7 units, as previously noted in Table 2-14. Consistent with the City's General Plan, the Housing Element focuses on:

1. The development potential of vacant land zoned for residential uses (infill sites), and
2. The redevelopment of residentially zoned opportunity sites, and
3. The redevelopment of commercially zoned opportunity sites that could accommodate residential or mixed use development.

Government Code Section 65583(a)(3) requires the Housing Element to contain "an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites."

Appendix B (Residential Land Inventory) contains a listing of vacant land and potential redevelopment opportunity sites that could easily accommodate the City's RHNA without requiring a General Plan Amendment or Rezoning. It also shows the zoning and maximum density for housing on these sites, and indicates the property's realistic capacity under conventional zoning. It should be noted that this is not an exhaustive list of available vacant land in Alturas. However, this list represents the sites best suited to affordable housing development based on property size and proximity to services.

Capacity Calculation

It is important to note that the "Realistic Capacity" shown in Table B-1 represents 80% of the zoned capacity. This 20% reduction in capacity should be assumed to accommodate internal streets, open spaces, setbacks, and other design and development features. This is considered reasonable as Alturas is generally flat and has little in the way of cultural or natural resources that might reduce the land available for development. In addition, most roads are in place, so very little road dedication would be required for most developments, and most lots are of a regular shape, so there would be little "wasted" land.

Economic Constraints

Rather than physical site constraints, the City has found that the greatest constraint on development density is the economy. Higher density developments are generally more expensive per square foot than lower density ones due to the need to build up rather than out. Although the City will make density bonuses available to developers in its 2020 Zoning Ordinance update, it has never had a developer ask for a bonus of this type as there has simply been no market for a greater number of units than the zone already allowed.

3.2 Financial Resources

Financing is available for infrastructure and housing improvements through Federal, State, and local programs. The following subsections identify certain programs.

3.2.1 Federal and State Resources

Community Development Block Grant Program (CDBG) – Federal funding for housing is available through the Department of Housing and Urban Development (HUD). The CDBG program is flexible allowing funds to be used for a wide range of activities. The eligible activities include, but are not limited to, acquisition or disposition of real estate, public facilities and improvements, relocation, rehabilitation and construction of housing with certain limitations, homeownership assistance, and clearance activities. The City continues to apply for CDBG funds toward rehabilitation of public facilities.

Low-Income Housing Tax Credit Program – The Tax Reform Act of 1986 created the Low-Income Housing Tax Credit Program to provide an alternate method of funding low-income and moderate-income housing. Each state receives a tax credit based on population to fund housing that meets program guidelines. The tax credits typically leverage private capital into new construction or acquisition and rehabilitation of affordable housing. Limitations on projects funded under the Tax Credit programs include requirements that rent is restricted by median income on certain minimum percentages of units.

NOTE: The Low-Income Housing Tax Credit Program has been detrimental to low-income rural communities, like Alturas, because part of the Tax Credit platform is an exemption from local property taxes. This means that the City has to pay the bill for maintaining infrastructure that serves the development without being reimbursed for these costs through its property taxes or the State or Federal Government. While this may be a reasonable policy for more affluent metropolitan areas where property values are high, it is a severe hardship for communities like Alturas. To off-set this loss, a program has been included in Chapter 6 to institute impact fees for all new development in the City.

Other Federal and State Resources -Table 3-1 summarizes additional funding sources that can assist extremely low, very low, low, and moderate-income households or developers of affordable housing. Many of these funding sources are typically eligible for specific types of projects and may not be secure. However, they do offer opportunities to facilitate affordable and adequate housing.

Table 3-1: Additional Federal, State, and Private Financial Resources

Program	Description	Eligible Activities
Federal Resources		
HUD Section 202	Forgivable loans to non-profit developers of supportive housing for the elderly	<ul style="list-style-type: none"> • Site acquisition • Rehabilitation • New construction
HUD Section 203(k)	Long-term, low interest loans at fixed rate to finance acquisition and rehabilitation of single-family homes	<ul style="list-style-type: none"> • Site acquisition • Rehabilitation • New construction
HUD Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities	<ul style="list-style-type: none"> • Site acquisition • Rehabilitation • New construction rental assistance
U.S. Department of Agriculture (USDA), Rural Development Service's Section 514 Farm Labor Housing Program	Below market-rate loans for farmworker rental housing	<ul style="list-style-type: none"> • Site acquisition • Rehabilitation • New construction
U.S. Department of Agriculture (USDA), Rural Development Service's Section 515 Rural Rental Housing Program	Below market-rate loans for low and very low-income rental housing	<ul style="list-style-type: none"> • Rental assistance
USDA Rural Development Section 504 Housing Repair and Rehabilitation Program	Loans and grants to repair and rehabilitate the homes for low-income families and seniors	<ul style="list-style-type: none"> • Rehabilitation
USDA Rural Development Section 533 Housing Preservation Grant (HPG) Program	Grants to nonprofit and government agencies to fund housing rehabilitation programs for low-income households	<ul style="list-style-type: none"> • Rehabilitation
Section 8	Rental assistance program which provides a subsidy to very low-income families, individuals, seniors, and the disabled. Participants pay a percentage of their adjusted income toward rent	<ul style="list-style-type: none"> • Rental assistance

Table 3-1: Additional Federal, State, and Private Financial Resources (continued)

Program	Description	Eligible Activities
HOME	Grant program intended to expand the supply of decent and safe affordable housing. HOME is designed as a partnership program between the federal, state, local governments, non-profit and for profit housing entities to finance build/rehabilitate, and manage housing for lower income owners and renters	<ul style="list-style-type: none"> • Rehabilitation • Administration
ACCESS and National Homebuyers Fund (NHF) Gold Programs	ACCESS and NHF are second loan programs for down payment assistance. Allows low and moderate-income homebuyers to pay for down payment and closing costs up to 7% of the sales price	<ul style="list-style-type: none"> • Down payment assistance
223(f) Mortgage Insurance for Purchase/Refinance	Mortgage insurance for purchase or refinance of existing multifamily projects	<ul style="list-style-type: none"> • New rental housing operation • Administration • Acquisition
241(a) Rehabilitation Loans for Multifamily Projects	Provides mortgage insurance for improvements repairs, or additions to multi-family projects	<ul style="list-style-type: none"> • Rehab of apartments • Energy conservation
Congregate Housing Services Program	Provides grants to public agency or private non-profits to provide meal services and other supportive services to frail elderly and disabled residents in federally assisted housing. Also supports remodeling to meet physical needs	<ul style="list-style-type: none"> • Grants
HOPE 3 - Homeownership of Single-Family Homes	Program provides grants to State and local governments and non-profit organizations to assist low-income, first time homebuyers in becoming homeowners by utilizing government owned or financed single-family properties	<ul style="list-style-type: none"> • Grants
HOPE 6 - Revitalization of Severely Distressed Public Housing	Provides funds for revitalization, demolition and disposition of severely distressed public housing and for Section 8 tenant-based assistance	<ul style="list-style-type: none"> • Grants • Rent subsidies

Table 3-1: Additional Federal, State, and Private Financial Resources (continued)

Program	Description	Eligible Activities
HOPE II - Homeownership for Multifamily Housing	Provides grants to develop programs allowing mostly low-income families to purchase units in multifamily housing projects owned, financed or insured by HU or other federal, state, or local public agencies	<ul style="list-style-type: none"> • Grants
Sec. 202 Supportive Housing for the Elderly	Provides capital grants and operation subsidies for supportive housing for the elderly	<ul style="list-style-type: none"> • Rent subsidies • Construction • Rehabilitation
State Resources		
CaliHome	Provides grants to local governments and non-profit agencies for owner occupied rehabilitation programs and new home development projects	<ul style="list-style-type: none"> • Site acquisition • Rehabilitation
CalHFA Rental Housing Programs	Provides below market rate financing offered to builders and developers of multi-family and elderly rental housing. Tax exempt bonds provide below-market mortgages	<ul style="list-style-type: none"> • Site acquisition • Rehabilitation • New construction
Self-Help Builder Assistance Program (SHBAP)	State lower interest rate CalHFA loans to owner-builders who participate in self-help housing projects sponsored by non-profit housing developers	<ul style="list-style-type: none"> • Site acquisition • Rehabilitation • New construction • Home buyers assistance
Multi-Family Housing Program (MHP)	Stated deferred-payment loans	<ul style="list-style-type: none"> • Rehabilitation • New construction • Rental housing • Supportive housing for disabled
Multi-Family Housing Program (MHP) Supportive Housing Allocation	MHP loans for supportive housing for special needs populations	<ul style="list-style-type: none"> • Supportive housing
Joe Serna Jr. Farmworker Housing Grant Program (JSJPWHG)	Provides grants and loans to local governments and nonprofit housing developers for farmworker housing	<ul style="list-style-type: none"> • New construction • Acquisition • Migrant housing • Housing with related health services

Table 3-1: Additional Federal, State, and Private Financial Resources (continued)

Program	Description	Eligible Activities
Weatherization Assistance Program	Grants from the California Department of Community Services and Development to improve the energy efficiency of homes occupied by low-income households to reduce their heating and cooling costs	<ul style="list-style-type: none"> • Improvements
Mobile Home Park Resident Ownership Program (MPROP)	Loans from the California Department of Housing and Community Development for the purchase of mobile home parks by local governments, nonprofit corporations, or residents	<ul style="list-style-type: none"> • Mobile Homes
California Self-Help Housing Program (CSHHP)	Grants from the California Department of Housing and Community Development for the administrative costs of self-help or owner-builder housing projects	<ul style="list-style-type: none"> • Administration • New construction
Predevelopment Loan Program (PDLP)	Short-term loans from the California Department of Housing and Community Development for the construction, rehabilitation, conversion, or preservation of affordable housing projects	<ul style="list-style-type: none"> • Rehabilitation of apartments • Acquisition • Preservation of affordable housing • New rental housing
Special Needs Affordable Housing Lending Program	All multifamily projects that serve at-risk tenants in need of special services	<ul style="list-style-type: none"> • Rehabilitation of apartments • Acquisition • New rental housing
Private Resources		
Federal Home Loan Bank (FHLB) Affordable housing Program	Provides competitive grants and subsidized loans to create affordable rental and homeownership opportunities	<ul style="list-style-type: none"> • New construction • New Rental Housing
Access to Housing and Economic Assistance for Development (AHEAD) Program	Recoverable grants from the Federal Home Loan Bank of San Francisco to support housing projects during the conception and early stages of development	<ul style="list-style-type: none"> • New construction • New Rental Housing
Community Investment Program (CIP)	Funds from the Federal Home Loan Bank of San Francisco to finance first-time homebuyer programs, create and maintain affordable housing, and support other community economic development activities	<ul style="list-style-type: none"> • Homebuyer assistance

Table 3-1: Additional Federal, State, and Private Financial Resources (continued)

Program	Description	Eligible Activities
Federal National Mortgage Association (Fannie Mae)	A variety of homebuyer assistance, rehab assistance, and minority homeownership assistance	<ul style="list-style-type: none"> • Homebuyer assistance • Rehabilitation • Minority homeownership assistance
CCRC - California Community Reinvestment Corporation	Non-profit mortgage banking consortium that pools resources to reduce lender risk in finance of affordable housing. Provides long term debt financing for affordable multifamily rental housing	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Acquisition
Community Reinvestment Act Loan Program	Provides real estate construction financing, small business loans, and consumer loans	<ul style="list-style-type: none"> • Acquisition loans • Business loans • Predevelopment or interim finance • Construction or rehabilitation loans
Vision Forward	To provide affordable housing to low-income residents throughout the United States	<ul style="list-style-type: none"> • Acquisition Loans • Construction or rehabilitation loans • Down payment
Affordable Housing Program	Provides grants or subsidized interest rate loans for purchase, construction, or rehabilitation of owner-occupied housing by or for very low-, low-, and moderate-income households or to finance the purchase, construction or rehabilitation of rental housing	<ul style="list-style-type: none"> • Construction or rehabilitation loans • Grants • Long-term loans • Technical assistance

3.2.2 Local Resources

Modoc Siskiyou Community Action Agency - The Modoc Siskiyou Community Action Agency was formed in 1983 to Administer Community Service Block Grant Funds that assist low income community members residing in Modoc and Siskiyou Counties.

Shasta Redding Continuum of Care Program - This HUD program is designed to promote communitywide commitment to the goal of ending homelessness; provide funding for efforts by nonprofit providers, and State and local governments to quickly rehouse homeless individuals and families while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promote access to and effect utilization of mainstream programs by homeless individuals and families; and optimize self-sufficiency among individuals and families experiencing homelessness.

Shasta County Housing Authority – The Shasta County Housing Authority is a public housing agency in Redding, California that oversees the Section 8 voucher program for Modoc County.

Superior California Economic Development (SCED) Joint Powers Authority formed in 1979 for the purpose of providing economic development planning assistance to communities within the four county district of Modoc, Shasta, Siskiyou and Trinity. SCED receives funding assistance for staffing the district economic planning activities from EDA, counties and some cities and the balance of the funding is provided by SCED's lending activities. SCED maintains and periodically updates a Comprehensive Economic Development Strategy (CEDS) for the region, and several funding agencies rely on this document to prioritize projects and program funding for local economic development projects.

Training Employment and Community Help Inc. (T.E.A.C.H.) - T.E.A.C.H. Inc. is a broad-based, multi-purpose non-profit 501(c)3 organization that was established in 1979. They administer a wide variety of programs funded by Federal, State and private grants and other funding sources and are dedicated to helping the entire population of Modoc County, not just low income families. Many programs are subcontracted to T.E.A.C.H. from other county agencies. Programs include Emergency Services, Energy Assistance, Child Care Resources and Parenting Programs, and In Home Supportive Services.

4.0 Constraints

The Government Code prescribes that the Housing Element addresses constraints to housing production and availability (Gov. Code §65583(a)(5) and (6)). Governmental constraints impact housing costs and supply as well as certainty with the housing market via controls on use of land, codes and enforcement, requirements for on-site and off-site improvements, fees and exactions, processing and permit procedures, and guidelines for housing production to suit persons with disabilities.

Non-governmental constraints are primarily market-driven and generally outside direct government control, but jurisdictions can influence and offset the negative impact of non-governmental constraints through responsive programs and policies. This group of constraints include land prices, construction costs, and availability of financing. The following sections analyze various constraints to housing.

4.1 Governmental Constraints

Governmental regulations intend to control development for the health, safety, and welfare of the community, but can also unintentionally increase the costs of development and consequently the cost of housing. The following subsections describe potential governmental constraints, which could affect the supply and cost of housing in Alturas.

4.1.1 Land Use Controls

General Plan

State law requires each city and county in California to prepare a long-term, comprehensive plan to guide its growth and future development. The Land Use Element of the General Plan establishes the basic land uses and density of development within the various areas of the City. Under State law, the elements of the General Plan must be internally consistent, and the City's zoning must be consistent with the General Plan. The Land Use Element must therefore provide suitable locations and densities to implement the policies of the Housing Element.

Overview: As noted in Section 1.3, the City's General Plan was originally adopted in 1987, and all but the Housing, Economic Development and Community Redevelopment Elements were updated in 2014. Although this 2019-2024 Housing Element is consistent with the goals and policies of the City's adopted General Plan, all of the elements (except for the Housing Element) are scheduled to be comprehensively updated in 2020 to ensure they include all necessary State requirements and definitional changes, and to better integrate policies to facilitate the implementation of all elements, including this Housing Element.

Land Use Designations: Table 4-1 shows the residential land use designations in the Land Use Element, which include rural residential, low density, medium density, and high-density housing. In addition to these designations, the General Agriculture designation also allows some limited residential development, as does the Retail/Office Commercial Designation. These residential land use categories

can accommodate a variety of housing types and styles and can assure a diversity and mixture of housing types throughout the City.

Table 4-1: Alturas General Plan Residential Land Use Designations

Land Use Designation	Density	Housing Type
Rural Residential	Up to 3 dwelling units per acre	Detached Single-family housing
Low Density Residential	Up to 7.25 units per acre	Detached single-family housing
Medium Density Residential	Up to 15 units per acre	Duplexes, triplexes, fourplexes and similar multi-unit housing
High Density Residential	Up to 29 units per acres	Duplexes, triplexes, townhouses, and other multi-unit structures including apartments and dwelling groups

Source: 2014 Alturas General Plan

Zoning Code

The City regulates the type, location, density, and scale of residential development through the Zoning Code. Zoning regulations are tools to implement the General Plan and are designed to protect and promote the health, safety, and general welfare of residents. The Zoning Code also helps to preserve the character and integrity of existing neighborhoods. The Zoning Code sets forth residential development standards for each zoning district. Table 4-2 shows the four Residential and one Agricultural Zone Districts that allow residential development by right in Alturas, and one commercial zone that permits mixed-use and multiple-family residential development upon approval of a Use Permit.

Table 4-2: Residential & Commercial Zoning in Alturas

Zoning Code	Zoning District Description
Residential	
RR	Rural Residential, up to 3 dwelling units per acre
R1	Single Family Residential, up to 7.25 dwelling units per acre
R2	Medium-Density Residential, up to 15 dwelling units per acre
R3	High-Density Residential, up to 29 dwelling units per acre
Agriculture	
AG	General Agriculture, 1 dwelling unit for every two acres
Commercial	
C1	Retail/Office Commercial, permits housing as part of a mixed use development with a Use Permit

Source: City of Alturas Zoning Ordinance

Development Standards. Table 4-3A summarizes the residential development standards for each zone in the City that permits residential uses, and Table 4-3B shows the parking standards that apply to residential development as required by the Zoning Ordinance.

In addition to the above, both substantially remodeled buildings (those with \$20,000 or more in improvements) and new developments are required to install curbs and gutters pursuant to City Code Section 22-9.1 and 22-9.2. Sidewalks are not required. Any project requiring access via a public road easement that is not yet paved must also pave the road to City standards, however nearly all roads in the City are already paved so this requirement does not generally apply.

Table 4-3A: Development Standards in Alturas Zoning Code

Zone District	Minimum Lot Size (Sq. Ft.)	Density (units per acre)	Setback Requirements (Feet)				Height Limit	Lot Coverage
			Front	Rear	Side	Corner Lot		
AG	2 acres	½	20	15	15	15	35 feet	20%
RR	14,500	3	20	10	10	20	35 feet	20%
R1	6,000	7.25	20	10	5	15	35 feet	40%
R2	6,000	15	20	10	5	15	35 feet	50%
R3	6,000	29	20	15	5	15	45 feet	60%
C1	None	29	0	0 ¹	0 ¹	0	45 feet	100%

NOTES: 1 – Except where property line abuts a residential zone, then minimum 10' setback.

Source: City of Alturas Zoning Code

Table 4-3B: Parking Standards

Residential Use Type	Parking Requirement
Community Care and Day Care Facilities	1 space per employee plus 1 space for every 5 program participants to serve as drop off and visitor parking
Dwelling, Single Family (attached or detached)	2 per unit, may be provided in tandem for each unit (minimum 1 covered)
Dwelling, Multi-Family Studio/1 bedroom: 2 or more bedrooms:	1 per unit plus Guest Parking as noted below 2 per unit (minimum 1 covered) plus Guest Parking as noted below. Guest Parking: 1 space for every 5 units. Guest spaces shall be marked "Reserved for Guests" or "Visitor Parking"
Dwelling, Secondary (aka Accessory)	1 per bedroom, up to 2 maximum per unit. May be in tandem, but may not be mixed with spaces required for primary residence.
Guest House	No additional spaces
Housing, Commercial Caretaker	1 per unit

Residential Use Type	Parking Requirement
Housing, Mixed Use Development Studio/1 bedroom: 2 or more bedrooms: Commercial Space:	1 per unit* 1.5 per unit* Must be parked to standard based on use. However, up to 75% of the normal required commercial parking may be permitted (subject to Planning Commission approval) if residential spaces are not restricted to residential tenants. * No guest parking is required for mixed use developments
Housing, Transitional	Same as Community Care Facility
Mobile/Manufactured Home Park	Same as Multi-Family Dwelling
Rooming House	1 per room available for rent, plus 1 for resident owner

Source: City of Alturas Zoning Code, Table 28.45.020

Zoning for a Variety of Housing Types. Table 4-4 provides a summary of the residential uses permitted under the City's zoning regulations. From this, it is clear a variety of low-income housing and special needs housing can be accommodated in multiple zones in Alturas, provided they meet site-specific development standards. However, it is acknowledged that these regulations are not all in compliance with State Code, and programs have been added to Chapter 6 to correct this as noted below:

1. The City now permits ***Emergency Shelters*** by right in the R3 zone pursuant to an Administrative Interpretation of the Planning Director made on November 1, 2019 (as provided by Zoning Ordinance Section 28.20.060.B). This decision was reviewed by the Planning Commission on November 13, 2019 and approved by the City Council on November 19, 2019 for formal inclusion in the Zoning Ordinance (as required by Senate Bill 2 (SB2) in 2007).
2. Although the Zoning Ordinance provides for ***Transitional Housing*** upon issuance of an Administrative Permit where 6 or fewer persons are served in a residential zone, it requires a Use Permit for facilities that serve more than 6 persons which is not in compliance with State Law. A program has been added to Chapter 6 to amend the Zoning Ordinance as needed to comply with current State Law, and removing the Administrative Permit requirement.
3. The Zoning Ordinance does not provide for ***Supportive Housing***. This will be corrected in the Zoning Ordinance update of 2020, where Supportive Housing will be treated in the same way as Transitional Housing.
4. The Zoning Ordinance divides ***Residential Care Facilities*** into two groups: Community Care Facilities, and Day Care Facilities. As required by CA Health and Safety Code Sections 1267.8, 1566.3, and 1568.08, licensed group homes and residential care facilities with six or fewer residents are treated the same as single-family uses in that they are permitted in all residential zones by an Administrative Permit. A program has been added to Chapter 6 to amend the Zoning Ordinance as needed to comply with current State Law, and remove the Administrative Permit requirement.

5. The Zoning Ordinance does not provide for **Employee Housing** as required by the Employee Housing Act (Government Code Sections 17021.5 and 17021.6). This will be corrected in the Zoning Ordinance update of 2020.
6. The Zoning Ordinance does regulate **manufactured housing** in the same manner as conventional or stick-built housing in conformance with Government Code Section 65852.3.
7. The Zoning Ordinance does not include a definition of **single room occupancy**, nor does it expressly permit this use in any zone (although it would likely be permitted in the R3 zone as the Ordinance is currently written). A program has been added to Chapter 6 to amend the Zoning Ordinance to add single room occupancy as an allowed use subject to the same requirements as multi-family housing in that zone.

Table 4-4: Allowed Residential Development by Zone

Use Type	AG	RR	R1	R2	R3	C1	C2	M1
Community Care Facilities								
-Commercial (serving more than 14 people)					UP		UP	UP
-Large Residential (serving 7-14 people)				UP	UP	UP	UP	UP
-Small Residential (serving 6 or fewer)	AD	AD	AD	AD	AD	AD		
Day Care Facilities								
-Commercial (serving more than 14 people)					UP		UP	UP
-Large Residential (serving 7-14 people)				UP	UP		UP	UP
-Small Residential (serving 6 or fewer)	AD	AD	AD	AD	AD	AD		
Emergency Shelters					P			
Farmworker Housing	<i>The ordinance must be updated to include this use.</i>							
Mixed Use (commercial/residential)						UP		
Mobile/Manufactured Homes (as SFD)	P	P	P	P	P			
Mobile/Manufactured Home Parks					UP			
Multi-family				P	P	UP		
Rooming Houses ¹	P	P	P	P	P	UP		
Secondary Dwellings ²	AD	AD	AD	AD	AD			
Single-family detached	P	P	P	P	P			
Single-family (duplex)				P	P			
Transitional Housing								
-Small (serving 6 or fewer)	AD	AD	AD	AD	AD			
-Large (serving 7 or more)	UP	UP	UP	UP	UP			

Source: Alturas Zoning Code

P = Permitted By Right; AD= Permitted by Administrative Permit, UP = Permitted by Use Permit

Note 1: A Rooming House is a residential unit where two or more individual bedrooms are rented out by the property owner or manager in residence for period exceeding 30 days.

Note 2: Secondary Housing Units are now called Accessory Dwelling Units in the State Code. This shall be corrected in the 2020 Zoning Ordinance Update.

Building Code

Pursuant to City Code Article VII, Section 5-23, the City adopted the 2007 edition of the California Building, Plumbing, Electrical and Mechanical Codes, and all subsequent editions thereof. The CBC promotes safe housing and is not considered a significant constraint to housing production as it is the minimum necessary to protect public health, safety, and welfare.

Building Permit Processing – Although the City has been successful in streamlining its Zoning Ordinance and planning permit processing procedures, building permit turn-around times remain a potential roadblock to development. This is primarily because the City does not have enough work for a full time building inspector and so it contracts this work out to Modoc County, who only has one building inspector for the entire County. Although that inspector works tirelessly, bottlenecks occur, particularly during the summer months when property owners try to take advantage of the best weather without understanding how long a permit can take to be approved. *The Housing Action Plan in Chapter 6 calls for the City and County to work together to overcome this bottleneck, perhaps by hiring a part-time staff member or contracting the work out to a firm outside of Modoc County.*

Housing for Persons with Disabilities – Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in the form of modifications or exceptions in zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. The Building Code adopted by the City of Alturas incorporates accessibility standards contained in Title 24 of the California Administrative Code.

Adherence to zoning and development standards in the City's Zoning Code can present a potential constraint on the development, maintenance, and improvement of housing for persons with disabilities. Such standards do not pose a major constraint for new construction or redevelopment on large parcels because there is typically ample design flexibility to include accommodations for persons with disabilities. However, for redevelopment or retrofitting of existing buildings on smaller lots, setback requirements may conflict with the provision of accommodations for persons with disabilities. *The Housing Action Plan in Chapter 6 calls for modification of zoning standards so that a variance is not required to provide for accommodations for persons with disabilities.*

Notwithstanding constraints related to zoning and development standards, the City strives to provide reasonable accommodations for persons with disabilities in the enforcement of building codes and issuance of building permits. The City takes special needs into consideration and allows for adjustment of specification if requested. The City may accept changes due to practical difficulties or unnecessary hardship in enforcing the Code. *The Housing Action Plan in Chapter 6 includes programs to establish a formal and written procedure to reasonably accommodate accessibility needs. As part of these programs, the City is to provide information to all interested parties regarding accommodations in zoning, permit processes, and application of building codes for persons with disabilities.*

Compliance with accessibility standards contained in the Building Code may increase the cost of housing production and can also impact viability in the rehabilitation of older properties that need to be brought up to code. However, these regulations provide minimum standards that require compliance to assure the development of safe and accessible housing.

Planning and Building Code Enforcement

Prior to 2014, Alturas, like most cities, largely responded to code enforcement problems after receiving complaints. The usual process began with a field investigation following a complaint to confirm that it was valid. Once the investigator completed their assessment of the problem, they would respond through letters, phone calls, or site visits. The City encouraged voluntary compliance, but if compliance was not forthcoming, the City could choose to take more aggressive action through the legal process. The City's philosophy was to mitigate serious health or safety problems, but to allow the property owners reasonable time and flexibility to comply. The City attempted to balance the need to ensure safe housing against the potential loss of affordable housing that might result from overly strict enforcement. There was no indication that this code enforcement process unnecessarily restricted the use of older buildings or inhibited rehabilitation. However, due to a high level of tolerance in the community, enforcement on a complaint-only basis was found to allow the proliferation of both building and planning code violations throughout the City. This allowed serious threats to public safety, such as derelict structures, to go unaddressed, and therefore failed to ensure the public health, safety and welfare was adequately protected.

In 2014, nearly all code enforcement actions ceased due to a lack of funding for staff. Although the City would like to reinstate a code-enforcement program, the new program must be designed with cost in mind. Ideally it would allow staff to target the issues of most concern to the community (the proper storage of equipment and materials, and the timely maintenance and repair of structures) in a proactive way without being heavy-handed. In this way, property owners might be encouraged to re-invest in their properties again knowing that their investment is protected, and Alturas can recover the "pride of ownership" that was once prevalent in the community. *The Housing Action Plan in Chapter 6 includes provisions for designing and implementing a sustainable Code Enforcement Program.*

4.1.2 Residential Development Processing Procedures

There are various levels of review and processing of residential development applications, depending on the size and complexity of the development.

In 2014, the City completely revised its Zoning Ordinance and streamlined many procedures to eliminate unnecessary controls and simplify permit processing so many permits could be processed as ministerial permits, rather than having to go to the Planning Commission. Since that time, new permits have been identified for this process, and these will be incorporated into the 2020 Zoning Ordinance update. In addition, the processing procedures for several permits, including Use Permits,

were simplified so the decision could be made by the Planning Commission rather than having to be forwarded to the City Council. This action significantly reduced processing time and cost.

The City's permit processing for both discretionary permits and ministerial permits is efficient with no backlog of cases. Table 4-5 lists typical permit processing times for each permit, and the approval body. From this table it should be clear that development processing procedures in Alturas do not present a significant constraint to housing production.

SITE PLAN PROCESS: All development projects, except Single Family Residential projects and their accessory structures, require Site Plan approval processed in accordance with Zoning Ordinance (ZO) Section 28.52.030. As confirmed by ZO Section 28.52.030C, Site Plan Review is a ministerial process and is not subject to CEQA review or discretionary action. A Site Plan permit cannot authorize or restrict a use in any manner that is not already authorized or restricted by the applicable zone, nor can it change any development standards of the zone. Instead, Site Plan approval is limited to consideration of compliance with established development standards, the Land Use restrictions identified in the zone, and other established development regulations. Although the ZO currently has most Site Plans approved by the Planning Commission because of aesthetic criteria that are often written into the ZO, no public notice or public hearing is required for Site Plan review, and they can be processed very quickly.

Table 4-5: Typical Permit Processing Time Requirements

Type of Permit	Typical Processing Time	Approval Body
Site Plan Review	30 days	Planning Commission
Use Permit	2 months	Planning Commission
Variance	2 months	Planning Commission
Zone Change	6 months	City Council
General Plan Amendment	6 months	City Council
Tract Maps	6 months ¹	City Council
Parcel Maps	3 months ¹	City Council
Initial Environmental Study	7 days	Planning Staff
Negative Declaration	10 days for staff determination ²	varies
Environmental Impact Report	30 days for staff determination ²	varies

Note 1: This is an estimate. The City has not had a Tract or Parcel Map application in at least 40 years.

Note 2: "Staff determination" includes the time for staff to review submitted environmental documents and write the environmental determination letter. It does not include the statutory public review period, or the time the applicant takes to turn in all required environmental studies.

4.1.3 Development Fees

State law limits the charging of fees to process development permits to a reasonable cost of providing the service. The City and other public agencies charge various fees and assessments to cover the costs of processing permit applications and providing services and facilities such as schools, parks, and infrastructure. Assessment of many of the fees depends on the magnitude of the project's impact or on the extent of the benefits to be derived. The three main types of development and permitting fees are:

- 1) Planning Application fees, which are collected at the outset of a project;
- 2) Development Impact Fees which are typically collected upon a discretionary permit approval; and
- 3) Plan check fees, which are collected at the end of the process during issuance of the building permits.

The City last updated its *Planning Application Fees* in 2015. The intent of this revision was to better ensure that the City collected enough funds to cover the staff cost of processing the applications. Only a few of the City's discretionary permit application fees are collected as deposits. Instead, most are fixed fees and all are collected at time of application submittal. Large multi-unit developments, like all commercial projects, require a Site Plan Permit, and if they are proposed as part of a mixed-use development, they also require a Use Permit. See Appendix C for a list of the City's current Planning Application and other Development Fees.

Although new single family residential units require zoning clearance to make sure the development meets zoning requirements, this is done during building plan check and is included in the building plan check fee (also noted in Appendix C).

Table 4-6 shows the typical development fees that can be expected for a Single Family House and a Multi-Family development in Alturas. Note that City fees add 2% or less to the development exclusive of land costs.

Unlike most Cities in California, the City of Alturas does not charge development impact fees. Developments are only billed for direct costs relating to connecting their development to existing public infrastructure. However, in light of the City's difficult economy and the ongoing impact of tax-exempt housing projects on the City's revenue stream, a program has been added to Chapter 6 to institute a development impact fee for all new developments.

Table 4-6: Typical Development Fees

Fee Type	Single Family* (assume 1,600 SF house with 400 SF garage)	Multi-Family** (Assume 29 DU @800 SF/unit, max 3 stories)
Estimate Average Building Cost of:	\$135/SF (2,000 SF) or \$271,360	\$74 per SF (23,200 SF) or \$1,716,800
Building Permit	\$1,952	\$10,049
Electric Meter Connection	\$146	\$4,234 (for 29 units)
Sewer Connection	\$320	\$1,320
Water Connection	\$950	\$1,800
Site Plan Review	\$0	\$675
Curb and Gutter (estimated at \$17/linear foot)***	\$850 (assuming 50 linear feet)	\$17,000 (assuming perimeter of one city block, or approx. 1,000 feet)
TOTAL	\$4,218 (or 1.5% of overall cost)	\$35,078 (or 2% of overall cost)

*Cost estimated using CostToBuild.net website.

** Average Building cost calculated using the Commercial Construction Cost Estimator of BuildingJournal.com.

*** Cost estimate from howmuch.net

4.1.4 Regional Governmental Constraints

Regional governmental constraints can result from policies of external jurisdictions that affect a community. In Alturas, regional constraints are possible from policies of the State, Modoc County or the Modoc Local Agency Formation Commission (LAFCO) if the City must follow those policies.

STATE: Due to increased tracking and regulatory requirements instituted by the State, the City is required to regularly amend and update City policies and ordinances to comply with changing State requirements, monitor the type and affordability of housing in the City, as well as keep track of new construction, building renovations, water conservation efforts, and the degree to which property owners meet disability access standards. Annual reports are also due to various governing bodies on all of these activities. These requirements not only add cost to the planning process, they also add permit processing restrictions and increase processing times. In an effort to ensure adequate staffing to meet these obligations, programs have been added to Chapter 6 to re-work City processes to address all the reporting requirements as efficiently as possible, review processing costs, and evaluate processing fees to ensure full cost recovery without unnecessarily impeding development.

LAFCO: The Modoc LAFCO is a supra-local planning agency that reviews and evaluates all proposals for formation of special districts, incorporation of cities, annexation to special districts or cities,

consolidation of districts, the establishment of Sphere's of Influence, and the merger of districts with cities. For instance, if Alturas needed outward expansion to accommodate growth of housing, it would need approval from its LAFCO. However, Alturas still has enough infill property available to more than double the number of housing units it currently has, so expansion is neither necessary nor desired.

SHORT TERM RENTALS: Alturas does not currently have a short-term rental ordinance that might restrict the rental of residential units as Airbnb's. Many Cities, particularly those in affluent areas or towns heavily dependent on tourism, have adopted restrictions on short-term rentals to protect neighborhood character and/or housing affordability. Although this may be desirable for Alturas to consider at some point, restricting short-term rentals is not considered essential at this time.

INCLUSIONARY HOUSING: Alturas does not currently have an inclusionary housing ordinance (which typically requires a certain percentage of units in a new housing development be made available at specified affordability levels). Although this may be desirable for Alturas to consider at some point, given the lack of development over the past 30 years, adopting an inclusionary ordinance is not considered essential at this time.

4.2 Non-Governmental Constraints

Non-governmental constraints are primarily market-driven and generally outside direct government control. However, local governments can influence and offset negative impacts of non-governmental constraints through responsive programs and policies. Analyzing specific housing cost components including the availability of financing, cost of land, and construction costs assists a local government in developing and implementing housing and land-use programs that respond to prevailing conditions. Factors that influence the cost of new housing may be beyond a locality's control, yet municipalities can create such essential preconditions as favorable zoning and development standards as well as fast-track permit processing among others to facilitate development of a variety of housing types at affordable levels.

4.2.1 Fiscal Constraints

Many of the constraints to new housing production stem from insufficient funding, which is a common problem throughout the State, but particularly in Alturas.

Availability of Financing

The availability of financing affects a household's ability to purchase a home or improve on it. For example, it can be difficult for very low, low, and moderate-income first-time homebuyers to acquire enough savings and income to pay for down payment, closing costs, monthly mortgage, and tax and insurance payments. It can also be challenging for households in these income groups to rehabilitate

their homes. However, a few private financing and government assistance programs are available to the community as discussed in Chapter 3 on Resources.

Cost of Land

The cost of land varies and influences the cost of housing production. Cost factors include location, the market value of land as reflected in its unit price per square foot, the intended use (whether residential or commercial) reflected in its zoning designation, the number of proposed units or density of development permitted on the site, and the size of the parcel. Land that is conveniently located in a desirable area that is zoned for residential or commercial uses will tend to be more valuable and thus more expensive than a remote piece of land that is zoned for agricultural uses.

However, the City has so much vacant land available that the cost of land is not a limiting factor to development. For instance, as of this writing, vacant land is available in Alturas at \$12,000 to \$30,000 per acre (or 28 to 69 cents per square foot), which is a fraction of the cost of land near a metropolitan area in California. Instead, it is typically the lack of market for housing due to the high vacancy rate in the area that depresses housing production.

Site Improvement Costs

Non-governmental site improvement costs may include the cost of providing access to the site, clearing the site, and grading building pad areas. In the case of a subdivision, such costs may also include major improvements like building roads and installing new infrastructure. As with land costs, multiple factors such as site topography and proximity to established roads, sewer lines, and water lines can affect site improvement costs. Site improvement costs typically also include engineering and other technical assistance costs to assure construction of the development according to established codes and standards.

There are many properties in Alturas that are centrally located, relatively flat, adjacent to roads, water and sewer mains, as well as electrical service and other dry utilities, and site improvement costs would be minimal in these locations. However, there are undeveloped properties that are not close to City water and sewer, and some also are constrained by terrain. Even where sewer is available, in some cases the existing sewer line is not capable of handling a significant jump in flow, or requires pump station upgrades to overcome changes in topography. Site improvement costs for these properties may be significant.

Cost of Construction

Construction costs do vary widely depending on the environmental conditions and scale of development. Important determinants of construction costs include the amenities built into the unit, materials used, the prevailing labor rate, and any unusual project site conditions that require special construction measures. The unit construction cost for multiple family residences such as apartments is generally lower than single-family residences (\$74 per square foot compared to \$135 per square foot). However, the greatest impact to construction costs are the dearth of qualified local contractors. Alturas is a remote location, and larger construction projects must hire

contractors from outside the area to complete their projects. This adds significant transportation and housing costs to the project.

Construction Delays

Once a development has passed its entitlement process, developers can theoretically turn in their building permit request immediately, and nothing would prevent them from doing so in Alturas. However, some developers seek entitlements and then delay permitting for a variety of reasons. They may be waiting for better financing, an improved market for their product, or simply determine that the project is no longer feasible for one reason or another.

The City understands the State is trying to track this trend to better predict when and why delays occur. However, since it has been over 30 years since a housing project of any size completed an entitlement process in Alturas, the City has no meaningful feedback on this issue.

4.2.2 Citizen Behavior

Housing preferences have evolved over the past half century. From the inception of track home construction of 900 to 1200 square feet, consumers that can afford it now prefer larger detached houses of two to three times the typical sizes of the past. Although the expectation to live in large homes is not compatible with affordable housing in California and can contribute to the high cost of living in the State, having a mix of home sizes is important in providing choice and encouraging a mix of residents from all economic levels.

Since very few new homes have been constructed in Alturas over the past three decades, most Alturas dwellings fall into the historic standard home size of 900 to 1400 square feet. Since they are older, they are also in need of more regular maintenance, which low to very low property owners and residents cannot afford. In addition, without a selection of larger homes, Alturas has trouble attracting more affluent residents who have the funds to pay for maintenance and help influence neighborhood investment.

4.2.3 Environmental Constraints

The environmental factors that have the potential to constrain residential development in Cities include City boundaries and limits, environmentally sensitive lands and habitat, protected agricultural land, floodable areas, and seismic faults, among others. The City of Alturas does not have any significant plant or animal habitat within the City itself, nor have any significant archeological finds been made in many years as most of the lands inside the City limits have been disturbed. There is an area of seismic disturbance south of the City, but it is of little impact except to preclude the location of emergency services.

The primary environmental constraints faced by Alturas are:

1. The flood plain identified by the Federal Emergency Management Agency (FEMA) along the north fork of the Pit River, which impacts all the development south of 4th Street (primarily residential). The City need to work with FEMA to develop plans to remove these properties from the flood plan to ensure property owners can afford to maintain their properties.
2. The drainage channel that runs west from North Nagle Street, crosses North Warner Street just north of the Alturas Elementary School, and turns southwest to run past the Alturas Municipal Airport. This channel makes a large portion of the residential land difficult to develop in its current lot configuration. The City has zoned this land for medium density residential in the hope that it can be consolidated and developed with clustered multi-family housing in the future.
3. The Airport located on the southwest corner of the City Limits presents a challenge in developing housing due to safety concerns. The City needs to review its Airport Management Plan to minimize hazards as much as possible.
4. The Topography in some areas can make it difficult to transport sewage to the treatment plant south of the City. The City needs to develop a comprehensive plan for improvements to sewer infrastructure and seek grants to implement it to overcome this challenge.
5. The weather which creates a very short building season, making it difficult to complete large building projects in a timely manner.
6. The Rail Line that enters Alturas at its southeast corner, swings through a large amount of residential property, crosses Main Street (making it difficult to develop commercial properties in our downtown), and then swings out of town via the far northeast corner of the City, chopping up another residential area and making many lots undevelopable. The irony is that the trains using this rail no longer even stop in Alturas. The City needs to either find a way to make use of the rail so that this impact has meaning, or work to encourage the rail to relocate.

4.2.4 Infrastructure and Public Facilities

The availability of infrastructure and public facilities is important in evaluating the potential of developing additional housing. The following subsections discuss the capacity of such key facilities as water and sewer, as well as dry utilities (electricity, natural gas, trash and recycling services, and communication facilities).

Both the City's water and sewage treatment systems are adequate to serve current and future needs through 2024. However, sewer and water lines are not available to all vacant properties, and, in some cases, significant upgrades to sewer trunk lines will need to be made if a large development is proposed for properties north of 299, or east of Main Street.

In addition to these wet utilities, the dry utilities that serve the City have problems that need to be addressed if the area's economy is to improve. Natural Gas is not available to the City despite the fact that a natural gas line skirts the City boundaries. Although electricity is readily available to all sites, it is much more expensive in the City than in the unincorporated area, and this expense impacts economic development and increases heating costs to residents. In addition, the City's once thriving recycling system is slowly closing down due to changes in State regulations that make it uneconomical, and this increases the cost of trash disposal for businesses and residents alike. Finally, the City's Internet access is extremely limited, inhibiting the growth of Internet- based businesses.

The City's ability to improve these systems in the absence of development funds is extremely limited due to depressed land values. Proposition 13 limits the increase of property assessments to two percent per year, unless the property is sold, in which case it is reassessed at its selling price. However, even then, property taxes increase very slowly as property values do not rise in Alturas at the same rate that they do in the rest of California.

Property taxes comprise approximately 24% percent of the City's total tax revenue, which is on par with many other Cities in California. Other general fund sources available for improving public service systems include sales and occupancy taxes, both of which fluctuate with the economy. As a result, the City admits having a difficult time maintaining, let alone improving, needed services. This makes the City less able to use direct fiscal means to promote housing production.

Wastewater System

The City operates a wastewater treatment plant with a design capacity of about 500,000 gallons per day, and during the summer months the typical flow is 300,000 gallons per day, give or take 50,000 gallons, which would indicated that the plant can handle current flow plus any expected increase in housing units that might occur by 2024.

However, during winter months and during rain events, flow jumps to as much as a million gallons per day due to infiltration and intrusion of rain water and snow melt. When these events occur, the City is at risk of violating its discharge permit. The City has a design grant to improve the wastewater system. It also

plans to add holding ponds and enter into contracts with nearby farmers to irrigate crop-land with discharge water. However, implementation of the improvements will take time and funding.

In addition to treatment plant capacity, trunk line capacity and topography is an issue. Many trunk lines leading to the northern and northeastern portion of the City are undersized, and lift stations are required in several areas to improve waste-water delivery to the treatment plant. Should new development be proposed for these areas, the trunk line will need to be improved over many City blocks, and lift stations will need to be upgraded with grinders.

Water Supply

The City of Alturas depends on ground water for all its water needs. This is currently pumped from four wells into two water towers at a rate of 50 million gallons per day in summer and 10 million in winter. This system has served the City's needs for many years, and has not changed since the height of its population in 1990, when the City hosted 3,231 people (24% more than it now has). So, despite the fact that Alturas is in the high desert, all indications are that water supply poses no immediate constraint to housing development in Alturas.

However, some properties in the City do not have access to City water at this time, so the development of these properties will require extending water lines to service any new development proposed for them. This can be done, but will add cost to the development as the City will recover its cost in extending the system.

Dry Utilities

As noted in the introduction to this section, many of the dry utilities that are vital to a vibrant economy have issues that need to be addressed in Alturas. Perhaps the most important of these is Internet and Cellular Communications. These systems are slow and unreliable in Modoc County, yet they have become the lifeblood of business in today's economy. The City has included a program in Chapter 6 to investigate this issue as part of its economic development strategy.

Another factor holding Alturas back is the cost of power. Alturas has significantly higher electrical rates than any other area in Modoc County, and natural gas is unavailable despite the fact that a natural gas line skirts the City on its way to Reno, NV. As a result, residents depend on wood stoves and fireplaces to heat their homes or use monitor heaters that burn Kerosene, neither of which are as clean-burning or affordable as natural gas.

Finally, trash is a big expense in the City as all of our waste products need to be transported out of the County. At one point, the City had two thriving private recyclers that helped divert recyclable items from the waste stream, but these have been slowly closing down due to changes in State regulations that make recycling uneconomical. This change has increased the cost of trash disposal for the City, and placed a greater cost burden on local residents and business.

5.0 Energy Conservation Opportunities

State law requires all new construction to comply with energy conservation standards that establish maximum allowable energy use from non-renewable sources (California Administrative Code, Title 24). These requirements apply to design components such as structural insulation, air infiltration and leakage control, features on thermostats, and water heating system insulation for tanks and pipes. State law also requires that a tentative tract map provide for future passive or natural heating or cooling opportunities in the subdivision, including designing the lot sizes and configurations to permit orienting structures to take advantage of a southern exposure, shade or prevailing breezes.

This chapter describes opportunities to conserve energy in residential development, including energy saving design, energy saving materials, and energy efficient systems and features. Areas evaluated include planning and land use and energy efficient building practices and technologies. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also reduce greenhouse gas emissions. These ideas are also incorporated into the goals, policies, and programs in Chapter 6, the Housing Action Plan.

5.1 Planning and Land Use

The arrangement and compactness of land uses can conserve energy. Land use patterns that separate uses excessively, spread development on the landscape, and promote auto dependency tend to isolate residential areas from commercial uses like grocery stores causing residents to travel long distances to take care of daily shopping and service needs. Alternatively, keeping a balance between jobs and housing within the same community and locating them near each other can help to reduce travel distances, promote use of alternative forms of transportation, and reduce energy use. Long trips necessitate use of the automobile or other mechanical form of movement with attendant gasoline consumption. Short distances promote walking and cycling. Changing the land use pattern therefore can change energy use patterns. The intent of energy-efficient land use planning is to reduce the distances of automobile travel, reduce the costs of construction, and increase the potential for residents to complete shopping and other chores without driving or by driving short distances.

The small, compact nature of Alturas and its prevailing land use pattern are inherently energy efficient. The City promotes development on vacant and underutilized lots to assure a compact and contiguous community. According to the Urban Land Institute (ULI), "conserving or developing infill housing within a more urban core has been shown to reduce primary energy consumption an average of 20 percent per household over newer sprawl developments." (ULI, 2008, *Growing Cooler*). Compact development results in secondary energy savings or "embodied energy", which is the term used for the energy spent producing the materials and finished products like sewer pipes, electrical lines, paving materials, and so on. Minimizing the length of necessary water, sewer, and electricity lines, consumes less of those products, thereby decreasing the total energy consumption.

The City's compact development also helps promote convenience and accessibility to public transit. Efficient transit service generally requires a minimum of 6 housing units per acre in residential areas (Victoria Transport Policy Institute, 2008) . In Alturas, the older housing tracts have an average density of 7 to 10 units per acre, and the residential zones and mixed-use areas near and along Main Street (Highway 395) and 12th Street (Highway 299) have the potential for higher residential densities of 15 to 29 units per acre. These development densities should ensure that Alturas remains compact and easily served by public transit.

Although the City promotes commercial and mixed-use development in its core business areas, and is well served by grocery stores and pharmacies, many residents opt to do their other shopping outside the City because Alturas has a limited selection of clothing stores, hardware supplies and other retail shops. In addition, many medical services are not provided in Alturas. Shopping and medical treatment trips can take residents as far away Redding, CA (143 miles); Klamath Falls, Oregon (100 miles); and Reno, Nevada (171 miles).

It is hoped that the new hospital that is being built within the City limits will encourage more medical services to locate in town, and that Economic Development efforts will increase the City's population to a point where it can support a wider array of retail establishments. Until that time, little can be done about reducing trips for services not provided in Alturas.

The City's General Plan continues to promote prevailing patterns of compact growth with enhancements in the form of mixed-use development, a network of biking and walking paths, and augmentation of public transit stops. In 2020, the General Plan will be updated with an increased emphasis on economic development. This combined with the other policies already in the General Plan should help promote the use of public transit, reduce vehicle trips to neighboring cities, promote biking and walking, and conserve energy use.

5.2 Energy Efficient Practices and Technologies

Energy usage in housing largely depends on indoor heating and cooling. These in turn depend on the energy efficiency of:

- (a)The home in terms of material quality and insulation;
- (b)appliances, which include hot water heaters, dishwashers, washers, and dryers;
- (c)plumbing fixtures; and
- (d)mechanical systems within the building.

To conserve energy in new housing developments and retrofits, the City should promote or require the use of the following practices and technologies:

- Passive solar construction techniques that require proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels;
- Higher insulation levels in place of thermal mass or energy conserving window orientation;

- Active solar water heating in exchange for lower insulation or energy-conserving window treatments;
- Energy-efficient indoor and outdoor lighting, including fluorescent lighting;
- Energy-efficient appliances;
- Drought tolerant landscaping and drip irrigation for landscaping, which reduces the amount of energy needed to pump water;
- Replacement of single pane windows with more energy conserving windows;
- Weatherization of windows and doors;
- Individual meters in multi-family units for gas, electricity, and water to promote conservation;
- Photovoltaic systems;
- Deciduous trees to naturally cool buildings, create wind barriers to surrounding areas, and enhance streetscapes to promote walking and bicycling; and
- Green building practices, which incorporate materials and construction practices that reduce a building's energy consumption.

The Pacific Power Company (PacifiCorp) provides electric service to the City of Alturas and offers a variety of energy conservation services for residents, and participates in several other energy assistance programs for lower income households, which help qualified homeowners and renters conserve energy and control electricity costs. These programs include the California Alternate Rates for Energy (CARE) Program and the Low Income Home Energy Assistance Program (LIHEAP).

The California Alternate Rates for Energy Program (CARE) provides a 20 percent monthly discount on gas and electric rates to income-qualified households, certain non-profits, facilities that house agricultural employees, homeless shelters, hospices and other qualified non-profit group-living facilities.

LIHEAP is administered by the State Department of Community Services & Development through a local nonprofit, T.E.A.C.H. Inc. It assists low income families with energy costs by providing federally funded assistance in managing costs associated with:

- Home energy bills
- Energy crises
- Weatherization and energy-related minor home repairs

6.0 Housing Action Plan

This chapter contains the City's goals, policies, programs, and quantified objectives as they relate to the maintenance, preservation, improvement, and development of housing in Alturas during the 2019-2024 Housing Element Cycle. Some of the goals, policies, programs and objectives have been continued from the last Housing Element with either no change or minor changes, and some are new. An effort has been made to consolidate goals and policies and focus programs and objectives to make them clear, implementable and quantifiable.

As noted in previous chapters, Alturas has an ample housing supply at nearly all levels of affordability due to the long term decline in its population and a vacancy rate of 15%. Although every effort will be made to encourage new housing and meet or exceed the housing targets identified by HCD during this housing cycle, the City's primary concern is the decline in housing quality and providing for the maintenance and expansion of needed infrastructure.

6.1 Affordable Housing Supply

Goal 1: Housing Need — Ensure there are an adequate number of housing units in good condition, and in a range of sizes and densities, sufficient to meet the current and future needs of City residents at all income levels.

Policies and Their Implementation Programs:

- 1.1. Housing Diversity Policy: Encourage a variety of housing types, including efficiency apartments, second units, small homes, clustered homes, duplexes, triplexes and fourplexes by having the Planning Director complete the following programs no later than August of 2020 using SB2 funding:

- 1.1.1 Amend the Zoning Ordinance to:

- 1.1.1.1 Change the term "Secondary Dwellings" and "Second Dwelling Unit" to "Accessory Dwellings" and "Accessory Dwelling Unit" respectively, and ensure the Zoning Ordinance meets the requirements of Government Code Section 65852.2 regarding Accessory Dwellings; and
 - 1.1.1.2 Include Farmworker Housing and Employee Housing as identified land uses, and identify zones where they can be placed by right in conformance with Government Code 50801, and Health and Safety Code 17021.5 and 17021.6.
 - 1.1.1.3 Clarify the availability of Density Bonuses and how they can be accessed. Require a 55-year continued affordability condition for projects that receive a density bonus together with government funds, and require at least 20 years of continued affordability for projects that are awarded density bonuses but do not use government funds. The Ordinance should make it clear that projects built under both options shall be monitored for compliance with State density bonus laws.
 - 1.1.1.4 Include Efficiency Apartments as an identified land use, and identify at least one zone where they can be placed by right.
 - 1.1.1.5 Apply a Low-Income Overlay Zone to properties identified in Table B-1.

- 1.1.2 Present an amendment to the Zoning Ordinance (and Building Code where applicable) for City Council Consideration to:
 - 1.1.2.1 Permit attached and detached dwelling units as small as 300 square feet in any residential or agricultural zone; and
 - 1.1.2.2 Create a minimum density for properties zoned R2 and R3.
- 1.1.3 Advertise Accessory Dwelling Units as a permitted structure in residential zones by placing an announcement in the City Utility bill and on the City website. The announcement is to include the development requirements for Accessory Dwelling Units. A news release shall also be provided to the local newspaper for publication in 2020 after the Zoning Ordinance has been updated.
- 1.1.4 Present a proposal to the City Council to shorten building permit processing turnaround times for all residential developments and renovations with particular attention given to accommodate streamlining requests submitted by developers pursuant to SB35.
- 1.1.5 Team with Modoc County, T.E.A.C.H., and/or other non-profit agencies participating in Modoc County's Chapter of the NorCal Continuum of Care (the "Team") to secure funds through State and Federal programs for development of at least one new very-low and one new extremely-low income housing unit, and the rehabilitation of at least five existing housing units to provide one low, one moderate and three above moderate housing units as required by our Quantified Objectives stated in Section 6.7. In addition, work with the Modoc West Apartment to preserve all 12 housing units for low income residents. The City envisions reaching out to developers to accomplish these projects as part of a Team effort. However, if the Team fails to do so, the City will reach out to developers at least once in 2021 and at least once in 2023 to solicit proposals for each of the above projects. In addition to this, City contributions to the team will be ongoing and will include:
 - 1.1.5.1 Prioritizing the processing of development permits for extremely low to low income housing to meet the City's housing allocation in this RHNA cycle,
 - 1.1.5.2 Providing letters of support and technical support to nonprofits seeking funding,
 - 1.1.5.3 Expediting the processing of density bonus applications which include affordable housing,
 - 1.1.5.4 Providing an annual report to the City Council on team progress.
- 1.2 Public Infrastructure Policy for Residential Developments. Ensure the City's circulation, wastewater and drinking water systems are maintained, upgraded and expanded to facilitate residential development within the City by having the Public Works Director complete the following programs no later than December of 2020 using SB2 funding:
 - 1.2.1 Present an analysis to City Council proposing the adoption of facility impact fees to help upgrade and expand public infrastructure.
 - 1.2.2 Create a priority list of improvements that will facilitate the development of in-fill sites within current City limits.

6.2 Conservation and Rehabilitation

Goal 2: Housing Conservation and Rehabilitation — Work to improve, maintain and conserve the City's existing housing stock.

Policies and Their Implementation Programs:

- 2.1 Housing Conservation and Rehabilitation Policy. Encourage regular maintenance of housing as a means of conserving existing housing stock by having the Planning Director develop the following programs, with the help of other City Departments using SB2 funding:
 - 2.1.1. Start a Rental Housing Inspection Program by January 1, 2021. This program's objective is to ensure housing units pass basic habitability requirements before they are rented. The program would be designed with the help of an Advisory Group made up of two renters, two residential property owners (one with a rental and one without), a multi-family unit manager/owner, and a professional real-estate property manager. At a minimum, the inspection would confirm the unit has running water, power and heat; that exterior walls and the interior floor and walls are in good repair; doors and windows are operable; toilets and sinks have no obvious leaks; the roof is in good repair with no obvious leaks; and there are no significant areas of peeling paint. The program would be paid for with inspection fees and fines.
 - 2.1.2. Organize a "Renovation Volunteers" program by June of 2021 made up of Alturas residents and property owners who volunteer their time to help renovate homes for low-income and special needs residents. The program's objective is to provide low-cost renovation assistance to low-income and special needs residents who own homes in need of renovation. The City's participation may be limited to administrative assistance and fundraising. However, planning and building permit waivers or discounts may also be considered as part of the program.
 - 2.1.3. Organize "Community Clean-Up Days" by August of 2020 with the help of the local Waste Management and Recycling companies. The program's objective is to provide low-cost trash and inoperable vehicle removal assistance for all Alturas residents and businesses to protect the health and safety of the community, and promote economic investment.
 - 2.1.4. Reinstate the Residential Code Enforcement Program by June 1, 2021: This program's objective is to encourage compliance with existing zoning and building codes and ensure all housing units pass basic habitability requirements. The City will work with an advisory group of property owners and renters to design a self-sustaining program of residential code enforcement that does not rely on community complaints, but instead is more proactive. Offer generous amnesty periods, free technical assistance and permit waivers or discounts where possible to encourage compliance, and then follow-up with fines for non-complying properties. This program would be paid for through fines and the general fund.
 - 2.1.5. Start a Mobile Home/RV Park Code Enforcement Oversight Team by June 1, 2021. This program's objective is to ensure Mobile Home and RV Parks within the City Limits are kept in good condition and are in compliance with State requirements. In this program City staff will work closely with the State and Mobile Home/RV Park property owners and managers to ensure that Mobile Home and RV Parks within the City limits conform to State requirements and regulations. A citizen's committee is proposed to oversee these efforts.
 - 2.1.6. Pursue State, Federal and other funding sources by June of 2022 to assist lower income households with water or sewage disposal system installations or upgrades required to preserve safe and sanitary housing conditions. This program's objective is to ensure low income households have adequate water and sewage disposal systems.

- 2.1.7. Start an “Opportunity Site Exploration” program by June of 2020. This program’s objective is to explore and resolve (if possible) development constraints on selected Opportunity Sites in the City that might lend themselves to affordable residential or mixed-use development. The City would use State SB2 grant funds to hire technical experts to assist with this program. See Appendix B for a list of potential Opportunity Sites.
 - 2.1.8. Advertise Renovation Loans and Grants for Low Income Homeowners by July of 2021. The program’s objective is to find financial assistance for Low Income homeowners in need of critical building renovations (like new roofs, replacement siding, and accommodations for the handicapped). In this program, the City would seek out and promote existing programs that assist homeowners with building renovations (like programs offered by the USDA). The City will also consider providing building permit and inspection discounts to participants.
 - 2.1.9. Pursue Hazardous Material Abatement Funds starting in June of 2020. The program’s objective is to encourage property maintenance and renovations by helping to remove or contain asbestos siding, tiles and insulation, as well as underground fuel tanks and lead paint, all of which were used locally in home construction prior to 1970.
 - 2.1.10. Require Abatement of Unsafe Structures starting in June of 2020. The City has a number of residential buildings that are literally rotting in place and are well past the point of renovation. This program’s objective is to establish protocols that will encourage and then require the abatement of unsafe structures. Using State SB2 funds, the City will try to determine what stands in the way of demolishing the structure and assist with overcoming difficulties where possible. In some cases, the building is covered in asbestos tiles, which are expensive to remove. The City also understands that many old structures have asbestos insulation and floor tiles which prevent demolition, and underground fuel tanks are present on some residential properties, preventing full reuse of the property. In these cases, the City hopes to connect property owners with discounted Haz Mat Abatement Services through the use of its (hoped for) Haz Mat Abatement Fund (see Program 2.1.9).
- 2.2. Flood Control Policy. Help preserve the homes that have recently been included in the revised FEMA floodplain maps by having the Public Works Director complete the following programs no later than December of 2020 using SB2 funding:
- 2.2.1. Propose one or more flood control solutions that will remove the impacted homes from the floodplain, and identify funding sources that will help implement the solution.

6.3 Special Needs Housing

Goal 3: Special Needs Housing — Facilitate the development of housing to serve persons with special needs, including seniors, farmworkers, people with disabilities (including persons with developmental disabilities), large families, female head of households, and those in need of temporary shelter.

Policies and Their Implementation Programs:

- 3.1. Special Needs Team Policy. Seek and support programs that provide housing for special needs groups by having the Planning Director implement the following programs no later than August of 2020 using SB2 funding :
 - 3.1.1. Work with local agencies (including TEACH, the County Department of Social Services, and the other members of the Modoc Chapter of the NorCal Continuum of Care) on no less than a quarterly basis to identify funding for housing for special needs groups, including persons with

developmental disabilities), large families, female head of households, and those in need of temporary shelter.

3.1.2 Revise the Zoning Ordinance to bring it in to conformance with State regulations regarding:

3.1.2.1. Transitional Housing:

- (1) Update the definition of Transitional Housing to mean "housing with supportive services for up to 24 months that is exclusively designated and targeted for recently homeless persons. Transitional housing includes self-sufficiency development services, with the ultimate goal of moving recently homeless persons to permanent housing as quickly as possible, and limits rents and service fees to an ability-to-pay formula reasonably consistent with the United States Department of Housing and Urban Development's requirements for subsidized housing for low-income persons. Rents and service fees paid for transitional housing may be reserved, in whole or in part, to assist residents in moving to permanent housing." (per CA Health and Safety Code Section 50801(i)), and
- (2) Permit said housing for six or fewer individuals by right in all zones permitting single family residential and in mixed commercial/residential developments. In addition, permit said housing for more than six persons by right in the R3 zone, and as part of a mixed commercial/residential development. In all of the above cases, the following restrictions shall apply:
 1. Length Of Stay: The program shall provide accommodations appropriate for a minimum stay of six (6) months and a maximum stay of twenty-four (24) months per client.
 2. Living Areas: The facility shall have adequate living space, shower and toilet facilities, laundry facilities including washers and dryers, kitchen facilities, and secure storage areas for its intended residents. To the greatest extent feasible, facilities shall be provided so that all members of a family may be housed together, regardless of age and gender. If day, play, or activity space for families with children is not available within the family sleeping or living area, a separate day, play, or activity room shall be provided, which shall be separate from any common day or activity room provided for use by other residents.
 3. Support Services: Supportive services include, but are not limited to, a combination of subsidized, permanent housing, intensive case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy. The following minimum support services shall be provided by the transitional housing provider:
 - i. If a program includes a drug or alcohol abuse counseling component, appropriate state and or federal licensing shall be required.
 - ii. The program shall identify a transportation system that will provide its clients with a reasonable level of mobility including, but not limited to, access to social services, housing and employment opportunities.
 - iii. The program shall provide specific mechanisms for residents to contact social services.
 - iv. The program shall include clear and acceptable arrangements for facility residents, such as on-site meal preparations or food provision and disbursement.

- v. The program, where applicable, shall provide childcare services and ensure that school-age children are enrolled in school during their stay at the facility.
- vi. Parking: Off-street parking shall be provided based on demonstrated need but shall not require more parking than required for other residential uses in the same zoning district.
- vii. Relocation Of Tenants: If any transitional housing facility is found to be unsafe to occupy due to danger to the health and safety of the resident(s), the costs and expenses of relocation of any resident from that unit shall be the responsibility of the owner pursuant to the provisions of California Health and Safety Code Section [17975](#) et seq. (Ord. [533](#) §2(part), [2018](#): Ord. 510 §1(part), 2015).

3.1.2.2 Supportive Housing:

- (1) Add the following definition to the Zoning Ordinance: "Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. "Target population" means persons, including persons with disabilities, and families who are "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as that term is defined by paragraph (2) of subdivision (e) of Section 12957 of the Government Code. Individuals and families currently residing in supportive housing meet the definition of "target population" if the individual or family was "homeless," as that term is defined by Section 11302 of Title 42 of the United States Code, when approved for tenancy in the supportive housing project in which they currently reside (per CA Health and Safety Code Section 50675.14(b)(2) and (3)),
and
- (2) Permit said housing by right in the R3 zone and in nonresidential zones permitting multifamily uses (as required by Gov. Code Section 65651) subject only to CA Gov. Code Section 65651 through 65656.

3.1.2.3 Group Homes:

- (1) Add the following to the definitions section of the Zoning Ordinance: "Group Home. See Community Care Facility"
- (2) Delete the Zoning Ordinance definition of "Day Care Facility" and insert "See Community Care Facility"
- (3) Update the definition of "Community Care Facility" to mean: "any facility, place, or building that is maintained and operated to provide nonmedical residential care, day treatment, adult daycare, or foster family agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, incompetent persons, and abused or neglected children, and includes the following:
 - (A) "Residential facility", which is any family home, group care facility, or similar facility determined by the department, for 24-hour nonmedical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual.

(B) "Adult day program" which is any community-based facility or program that provides care to persons 18 years of age or older in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of these individuals on less than a 24-hour basis.

(C) "Therapeutic day services facility" which is any facility that provides nonmedical care, counseling, educational or vocational support, or social rehabilitation services on less than a 24-hour basis to persons under 18 years of age who would otherwise be placed in foster care or who are returning to families from foster care. Program standards for these facilities shall be developed by the department, pursuant to Section 1530, in consultation with therapeutic day services and foster care providers.

(D) "Foster family agency" which is any public agency or private organization, organized and operated on a nonprofit basis, engaged in any of the following:

(i) Recruiting, certifying, approving, and training of, and providing professional support to, foster parents and resource families.

(ii) Coordinating with county placing agencies to find homes for foster children in need of care.

(iii) Providing services and supports to licensed or certified foster parents, county-approved resource families, and children to the extent authorized by state and federal law.

(E) "Foster family home" which is any residential facility providing 24-hour care for six or fewer foster children that is owned, leased, or rented and is the residence of the foster parent or parents, including their family, in whose care the foster children have been placed. The placement may be by a public or private child placement agency or by a court order, or by voluntary placement by a parent, parents, or guardian. It also means a foster family home described in Section 1505.2.

(F) "Small family home" which is any residential facility, in the licensee's family residence, that provides 24-hour care for six or fewer foster children who have mental disorders or developmental or physical disabilities and who require special care and supervision as a result of their disabilities. A small family home may accept children with special health care needs, pursuant to subdivision (a) of Section 17710 of the Welfare and Institutions Code. In addition to placing children with special health care needs, the department may approve placement of children without special health care needs, up to the licensed capacity.

(G) "Social rehabilitation facility" which is any residential facility that provides social rehabilitation services for no longer than 18 months in a group setting to adults recovering from mental illness who temporarily need assistance, guidance, or counseling. Program components shall be subject to program standards pursuant to Article 1 (commencing with Section 5670) of Chapter 2.5 of Part 2 of Division 5 of the Welfare and Institutions Code.

(H) "Community treatment facility" which is any residential facility that provides mental health treatment services to children in a group setting and that has the capacity to provide secure containment. Program components shall be subject to program standards developed and enforced by the State Department of Health Care Services pursuant to Section 4094 of the Welfare and Institutions Code.

And

- (4) Permit said housing for six or fewer individuals by right in all zones permitting single family residential and in mixed commercial/residential developments. In

addition, permit said housing for more than six persons by right in the R3 zone and as part of a mixed commercial/residential development.

3.1.2.4 Low Barrier Navigation Centers:

- (1) Add the following definition to the Zoning Ordinance: Per Government Code Section 65660(a), "Low Barrier Navigation Center" means a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. "Low Barrier" means best practices to reduce barriers to entry, and may include, but is not limited to, the following:
 - A. The presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
 - B. Pets.
 - C. The storage of possessions.
 - D. Privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.and
- (2) Permit said use by right in the R3 zone and all non-residential zones (as required by Gov. Code Section 65662) subject only to CA Gov. Code Section 65662.

- 3.1.3 Propose a procedure to the Planning Commission for making reasonable accommodations in the form of modifications or exceptions in zoning laws and other land use regulations and practices in conformance with State law when such accommodations may be necessary to afford persons with disabilities and other special needs equal opportunity to use and enjoy housing. Include in the amendment a revised definition of family that is consistent with State housing law. The regulation should address all aspects of the Americans with Disabilities Act that relate to home construction, retrofitting, and parking requirements, and address financial incentives for housing developers who address SB 520 issues in new construction and in retrofitting existing homes. Once established, a brochure shall be created and made available on the City's website and at the public counter and the County Library. It shall also be announced through distribution the City's utility bill.
- 3.1.4. Continue to disseminate information about housing opportunities and services for homeless persons and migrant farmworkers through the Police Department and City Hall.
- 3.1.5. Continue to participate in the Shasta Redding Continuum of Care by attending meetings hosted by T.E.A.C.H., and offering whatever assistance the City can afford for outreach, housing and shelter, homelessness prevention activities, and related data management.
- 3.1.6 Establish a program to monitor the status of at risk units, ensure residents receive proper notice that includes their rights, and report annually to the Planning Commission and City Council regarding the status of these units and what is being done to extend their affordability.

6.4 Energy Conservation

Goal 4: Energy Conservation — Encourage the use of energy and resource conservation in the development of housing in the City.

Policies and Their Implementation Programs:

- 4.1. Residential Energy Conservation Policy. Support energy conservation in the production and rehabilitation of all Housing Development Projects to reduce household energy costs by having the Planning Director complete the following programs no later than December of 2021 using department funding if another funding source is not available:
 - 4.1.1. Adopt energy efficient guidelines for residential subdivision developments, which incorporate the use of solar energy, drought resistant landscaping and other energy efficient design features.
 - 4.1.2. Promote Weatherization Programs: Continue to cooperate with non-profit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications.
 - 4.1.3. Title 24. Continue to implement Title 24 of the California Code for new developments.
 - 4.1.4. Coordinate with Pacific Power. Assist Pacific Power in involving residents in energy efficiency retrofit programs by advertising these programs on the City's website and in the water bill. Conduct outreach on energy awareness programs in conjunction with Pacific Power to educate residents about the benefits of various retrofit programs, and help advertise energy discounts available to low income residents.

6.5 Equal Opportunity Housing

Goal 5: Fair Housing/Equal Opportunity — Promote equal housing opportunities for all persons without discrimination regardless of age, race, sex, sexual orientation, marital status, ethnic background, religion, disability, national origin, ancestry, family status, household composition, sources of income, or other arbitrary factors.

Policies and Their Implementation Programs:

- 5.1. Equal Housing Opportunity Policy: Encourage fair housing and equal opportunity practices by having the City Clerk continue to provide the following services on an ongoing basis using general fund monies:
 - 5.1.1. Make literature available on housing discrimination and fair housing resources at the City offices, community centers, libraries, website and other areas in which the community gathers information.
 - 5.1.2. Enforce the policies of the State Fair Employment and Housing Commission.
 - 5.1.3. Provide information from the Housing Authority and Department of Equal Housing and Employment about housing and tenant rights in City Hall.
 - 5.1.4. Cooperate with neighboring jurisdictions and local organizations that sponsor workshops on fair housing laws and how those who are victims of discrimination can address their grievances including referrals of persons experiencing discrimination in housing for legal assistance.

6.6 Economic Development

Goal 6: Jobs-Housing Balance — Promote the development of a healthy jobs-to-housing balance that will provide a broader range of employment opportunities for residents, as well as job training programs to assist with skill development.

Policies and Their Implementation Programs:

- 6.1. Support the preservation and creation of employment opportunities in the City in order to increase homeownership opportunities for residents as well as improving occupancy rates for property owners by having the Planning Director complete the following programs no later than December of 2020 using SB2 funding:
 - 6.1.1. Update the City's Economic Development Element with special emphasis placed on increasing tourism, creating a more vibrant downtown, and establishing new business interests in Alturas. The plan should provide for improving the City's communication infrastructure, job training opportunities, and overall economic resilience (the City's ability to meet and adjust to economic change).
 - 6.1.2. Comprehensively update the City's General Plan to ensure all Elements facilitate the implementation of both the Housing Element and the Economic Development Element to the full extent possible.
- AND having the Planning Director and Public Works Director participate in the following activities on an ongoing basis using Department funding:
- 6.1.3. Sponsor grant applications for at least two economic development block grants during the planning period.
 - 6.1.4. Participate in the Superior California Economic Development Joint Powers Authority to provide input and help develop strategies to improve the City's economy.
 - 6.1.5. Participate in local efforts to bring in new business to the City and improve the area's telecommunication network on an ongoing basis.

6.7 Quantified Objectives

Table 6-1 shows the City's targeted increase in the number of units to be constructed by income level during the planning period from 2019 to 2024. These quantified objectives do not represent ceilings on development but rather set target goals for the City to achieve based on the need calculated by the State, as well as local resources and economic constraints. The target of 7 total units is the same as the 2019-2024 RHNA units HCD assigned to the City of Alturas for its 5-year planning horizon.

Table 6-1: RHNA by Income Groups with Anticipated Fulfillment Categories

Income Category	Quantified Objectives (2019-2024 Cycle)	New Construction	Rehabilitation	Conservation and Preservation
Extremely Low	1	1		
Very Low	1	1		
Low	1		1	12 (Modoc West)
Moderate	1		1	
Above Moderate	3		3	
Total	7	2	5	

Appendix A: Evaluation of Previous Housing Element

This appendix contains a review of the goals, policies, and programs of the previous housing element and evaluates the degree to which these programs have been implemented, as well as their appropriateness and effectiveness, as required by Government Code Section 65588(a).

A.1 Period Covered

The latest Housing Element for the City of Alturas was updated in June of 2005 and addressed the planning period between 2003 and 2008. Funding has been unavailable to Alturas to update the plan since that time, but the goals, policies and programs identified in the plan have remained relevant to the area.

A.2 Housing Element Goal and Policy Review

This section summarizes the goals and policies listed in the previous Housing Element along with a review of their appropriateness and effectiveness to date.

Goal H-1: Housing Need — Ensure that there are an adequate number of housing units at a range of densities sufficient to meet the current and future needs of City residents.

Policies:

- H-1.1 Encourage a variety of housing opportunities affordable to the City's workforce.
- H-1.2 Promote the development of housing in areas with existing infrastructure.
- H-1.3 Work with developers and property owners to find funding sources to extend infrastructure to existing parcels within the City where infrastructure is not available.
- H-1.4 Encourage the development of higher density development in areas with adequate infrastructure.
- H-1.5 Encourage the production of second units and manufactured housing as an additional source of affordable housing.

Policy

Review:

This goal is still consistent with State requirements and the interests of the community and will be carried forward. All the policies listed have been followed, and the City does have a variety of housing types that are affordable to a broad range of the City's workforce, as well as its retired and limited income populations. The City has been able to expand its infrastructure to some degree with grants, but more work needs to be done in this area. No significant residential development of any kind has occurred in Alturas since the adoption of this plan due to the poor economy which has suppressed the need for new housing. Manufactured housing remains a popular choice for affordable homes and is permitted on a permanent foundation wherever single family housing is permitted. About a half dozen Accessory Units have been built in Alturas since the adoption of this plan, primarily through garage conversions.

Programs:

H-1.1 Housing Diversity: Encourage developers of large subdivisions to include a range of housing types, including multi-family, smaller single family units and mobile homes/manufactured housing in their development. Use a variety of incentives including zoning and land use controls, flexible development standards, technical assistance and expedited processing to promote affordable housing or to promote a range of housing types.

Responsibility: Community Development Department
Objective: Approve at least one development that includes a range of housing types
Time Frame: Ongoing
Funding Sources: No additional funding required

Effectiveness: Not effective. Without an economic need for housing, incentives have no impact

H-1.2 Higher Density Multifamily Housing: Revise the zoning ordinance to allow multifamily units by right in the R-3 subject to availability of infrastructure, environmental clearance and compliance with specified development standards.

Responsibility: Community Development Department
Objective: Revise Zoning Ordinance
Time Frame: 2005
Funding Source: No additional funding required

Effectiveness: Not effective. Although the Zoning Ordinance was revised in 2014 to allow multifamily units by right, no new units have been built.

H-1.3 Mobile Homes/Manufactured Housing: Revise the zoning ordinance to clarify that manufactured housing and mobile homes meeting the standards of the national manufacturing intensity construction act of 1974, and when placed on a permanent foundation are permitted in all zoning districts that allow single family homes.

Responsibility: Community Development Department
Objective: Revise Zoning Ordinance
Time Frame: 2005
Funding Source: No additional funding required

Effectiveness: Effective in increasing housing initially, but less effective in creating long-term housing. The Zoning Ordinance was revised as required, and more manufactured housing has been used on single family lots since that time. However, not enough to significantly increase the City's housing stock. In addition, the earlier manufactured housing units do not appear to stand up well to Alturas winters, and are showing signs of significant deferred maintenance.

H-1.4 Annual Reporting: At least once a year concurrent with preparation of its proposed budget, the Community Development Department will evaluate housing issues and needed programs for the upcoming fiscal year. The Department will report annually on the City's progress toward the implementation of the programs in the Housing Element in the General Plan Annual Report to the City Council.

Responsibility: Community Development Department Identify

Objective: Identify annual housing priorities

Time Frame: Annually

Funding Source: No additional funding required

Effectiveness: Ineffective. Annual reporting was discontinued when it became evident that conditions were not changing due to the economy. More program effort needs to be applied to economic development.

Goal H-2: Affordable Housing — Encourage the development of housing affordable to all economic segments of the City.

Policies:

- H-2.1 Identify and pursue available federal, state and private financial resources for the provision of affordable housing.
- H-2.2 Make information on housing, housing programs and housing assistance available to the public.
- H-2.3 Work to expand homeownership opportunities for lower-income households.
- H-2.4 Work with developers to identify sites and potential funding sources for the development of affordable housing.

Policy

Review: This goal is still consistent with State requirements and the interests of the community. All the policies listed have been followed to the best of the City's ability and to the extent financial resources allowed. Although very little new development has been built since the update of this Element, the City does have adequate reserves of affordable housing for nearly all economic segments of the Community.

Programs:

- H-2.1 First-Time Homebuyer Program: Identify and apply for funding in order to expand the City's first-time homebuyer program to help lower-income homebuyers.

Responsibility: Community Development Department

Objective: Apply for HOME funds or to the Cal Home program in order to establish a First-Time Homebuyer Program. Assist four households annually if funds are available.

Time Frame: 2006-2008

Funding Source: HOME, Cal Home (if available)

Effectiveness: Ineffective. Neither funding nor staffing was available to pursue program.

- H-2.2 Affordable Housing Development Funding: Work with developers as well as State, Federal and Non-Profit agencies to obtain available sources of funding for the development of affordable housing units.
- Responsibility:* Community Development Department
Objective: Support applications by developers for funding of affordable housing.
Funding Sources: various
Time Frame: Ongoing
- Effectiveness:* Effective. TEACH was able to secure an 8 unit apartment complex in 2018 using Partnership House Funding. They operate the complex using the Housing First Model, and were able to make four units available to homeless individuals right away without displacing any residents. Although no new construction has occurred, two income restricted complexes renewed their affordability covenants during this period which does preserve affordable housing.
- H-2.3 Second Units: Revise the zoning ordinance to clarify that second units are permitted in single-family and multifamily residential zones in accordance with Section 65852.2 of the California Government Code. Also include provisions in the ordinance for "Granny" housing units in accordance with Section 65852.1.
- Responsibility:* Community Development Department
Objective: Revise Zoning Ordinance
Time Frame: 2005
Funding Source: No additional funding required
- Effectiveness:* Moderately effective, some units added through garage conversions.
- H-2.4 Density Bonus Ordinance: Develop and adopt a Density Bonus to the zoning ordinance. The ordinance will specify that the City will grant a density bonus to developers that include a minimum specified percentage of low and moderate income dwelling units within residential developments, in accordance with Section 65915 of the Government Code. Units designated for low income shall be required to remain affordable consistent with the requirements of the funding source.
- Responsibility:* Community Development Department
Objective: Revise Zoning Ordinance to support affordable housing
Time Frame: 2005
Funding Source: General Fund, CDBG Planning and Technical Assistance Funds.
- Effectiveness:* Ineffective due to lack of market for new housing. No developer has applied for a density bonus.

Policies:

- Policy
Review:

Policies:

- Policy
Review:

Programs:

- H-4.1 Farm Labor Housing: Update the Zoning Ordinance to identify that farm labor housing that serves six or fewer persons shall be treated as a single family unit and shall be permitted by right in all districts that permit single family units by right, in accordance with California Health and Safety Code, Sections 17021.5 and 17021.6.
- Responsibility:* Community Development Department
Objective: Update zoning ordinance to permit farm labor housing that serves six or fewer workers in all zones that allow single family units.
Time Frame: 2005
Funding Source: No additional funds required
- Effectiveness:* This change was not made to the Zoning Ordinance because occupancy of homes is not monitored by the City, and therefore not restricted. It is unknown whether any homes are used in this manner in Alturas, so the effectiveness of this legislation cannot be determined.
- H-4.2 Developmentally Disabled: Revise the zoning ordinance pursuant to State Health and Safety Code 1267.8, jurisdictions are required to permit, "by right", intermediate care facilities ("group homes") for the developmentally disabled which serve six or fewer persons in any residential zone. Sections 65008 and 65583 of the Government Code require that cities remove constraints or provide "reasonable accommodation" for housing for persons with disabilities.
- Responsibility:* Community Development Department
Objective: Revise Zoning Ordinance
Time Frame: 2005
Funding Source: No additional funding required
- Effectiveness:* This change was made to the Zoning Ordinance, but it is unknown whether there has been an increase in group homes as a result.
- H-4.3 Group Homes: Revise the Zoning Ordinance to comply with Government Code 65008 which cites that no local government agency shall prohibit or discriminate against any residential development or emergency shelter because of race, sex, color, religion, ethnicity, national origin, ancestry, lawful occupation, familial status, disability, age of the individual or group of individuals, the method of residential development financing, or the intended occupancy by persons or families of low, moderate, or middle income.
- Responsibility:* Community Development Department
Objective: Revise zoning ordinance
Time Frame: 2005
Funding Source: No additional funding required
- Effectiveness:* This change was not made to the Zoning Ordinance because it is already City Policy for all of its activities.

H-4.4 Day Care: Revise the Zoning Ordinance to comply with the provisions of Health and Safety Code 1597.45 which considers the use of single-family residences as a small family day care home (from 6 to 8 children) as a residential use of property for the purposes of all local ordinances. Health and Safety Code Section 1597.46 covers large family day care homes (12 to 14 children) and cites that such use shall not be prohibited on lots zoned for single-family dwellings and that the jurisdiction shall 1) classify these homes as a permitted use, 2) grant non-discretionary permits, or 3) require a permit to be reviewed and decided by the zoning administrator or staff person designated by the jurisdiction for the most economical processing possible.

Responsibility: Community Development Director

Objective: Revise zoning ordinance

Time Frame: 2005

Funding Source: No additional funding required.

Effectiveness: Although the small day care home changes were made to the zoning ordinance, the changes for the large day care homes were overlooked. This change will need to be made in the next zoning ordinance update which is scheduled to implement the 2019-2014 Housing Element. No requests for large day care homes have been received since the change was required, but many small day care facilities have located in the city over the past five years, indicating this policy may have been successful in facilitating their placement.

H- 4.5 Emergency Shelters and Transitional Housing: Revise the Zoning Ordinance to define and clearly outline regulations governing emergency shelters and transitional housing. Identify the specific districts in which emergency shelters and transitional housing may be located and the necessary permit requirements, if any. Criteria for the issuance of conditional use permits, if required, should relate to public health, safety and proximity to public services, transportation and employment.

Responsibility: Community Development Department, County Social Services Department and Training Employment and Community Help (TEACH) Inc.

Objective: Revise zoning ordinance to identify the zones where emergency shelters and transitional housing are permitted.

Time Frame: 2005

Funding Sources: No additional funds required

Effectiveness: Although the transitional housing changes were made to the zoning ordinance, the changes for emergency shelters were overlooked. This change will need to be made in the next zoning ordinance update which is scheduled to implement the 2019-2014 Housing Element. No requests for emergency shelters have been received since the change was required, but several transitional housing facilities have located in the city over the past five years, indicating this policy may have been successful in facilitating their placement.

H-4.6 Constraints to Disabled Housing: Analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill SB520 enacted January 1, 2002. The analysis will include an evaluation of existing land use controls, permit and processing procedures, fees and exactions and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints and providing reasonable accommodation for housing intended for persons with disabilities.

Responsibility: Community Development Department

Objective: Conduct an evaluation and if any constraints are found, the City will take subsequent actions within six months of the completion of the evaluation.

Time Frame: 2005 and annually thereafter

Funding Source: General Fund

Effectiveness: No constraints were found. Annual review was found to be unnecessary.

H-4.7 Housing for Persons with Disabilities: In order to encourage and support the development, maintenance and improvement of housing for persons with disabilities, the City will adopt a formal reasonable accommodation procedure or policy by 2006. This policy or procedure will allow exceptions to zoning requirements upon request by a person with a disability consistent with fair housing related laws and regulations. Further, the City will evaluate the zoning ordinance definition of family and if necessary, amend the definition to encourage the development, maintenance and improvement of housing for persons with disabilities.

Responsibility: Community Development Department

Objective: Develop a reasonable accommodation policy or procedure to allow exception to zoning requirements upon request by a person with disabilities consistent with fair housing related laws and regulations, and evaluate the ordinance definition of family to ensure it does not discourage housing for persons with disabilities.

Time Frame: 2006

Funding Source: General Fund

Effectiveness: Zoning ordinance exceptions of this type are permitted by variance. Since the Zoning Ordinance does not contain a definition of "Family" or restrict residential use based on a family unit, no change in the ordinance is needed.

Goal H-5: Housing Conservation — Work to improve, maintain and conserve the City's existing housing stock.

Policies:

H-5.1 Encourage regular maintenance of housing as a means of conserving existing housing stock.

- H-5.2 Work to rehabilitate the existing housing stock and strive to replace housing units that are considered dilapidated.
- H-5.3 Conserve the City's existing stock of affordable housing.
- H-5.4 Pursue State, federal and other funding sources to assist lower income households with water or sewage disposal system installations or upgrades required to preserve safe and sanitary housing conditions.

Policy Review:

This goal is still consistent with State requirements and the interests of the community. All the policies listed have been followed to the best of the City's ability and to the extent financial resources allowed. However, the quality of housing stock continues to decline in the City. More effective programs need to be developed in this area.

Programs:

- H-5.1 Housing Rehabilitation: The Great Northern Corporation, Housing Condition and Income Survey identified 872 houses in need of Rehabilitation. Apply for CDBG and HOME funds to re-establish the City's housing rehabilitation program. Assist as many lower income households as funds will allow annually with the rehabilitation of their homes.
- Responsibility:* Community Development Department
- Objective:* Apply for funds to re-establish rehabilitation program.
Rehabilitate as many homes annually as funds will allow.
- Time Frame:* 2005-2008
- Funding Source:* CDBG and/or HOME funds
- Effectiveness:* Due to a lack of staffing, this program was not implemented by the City.
- H-5.2 Conservation of Affordable Housing: Conserve the existing supply of subsidized and below-market-rate housing to ensure that affordability is preserved through an early warning system and timely application of state and federal grants funds for conservation. The City will contact owners/operators of subsidized multi-family housing at least annually to determine the status of at-risk units. Such monitoring will allow the City to apply for or cooperate in the application for State, Federal or private loans or grants and prepare letters or resolutions and/or provide technical assistance in support of this effort to preserve these units.
- Responsibility:* Community Development Department
- Objective:* The City will contact owners/operators of subsidized multi-family housing at least annually to determine the status of at-risk units.
- Time Frame:* Annually
- Funding Source:* State, Federal and private funding.
- Effectiveness:* The status of all subsidized housing in Alturas is monitored, but since only three developments exist in Alturas, annual monitoring is not needed. None of the developments is at risk.
- H-5.3 Building Inspection/Code Enforcement: Continue efforts to identify substandard housing and housing in need of substantial rehabilitation. Once established, provide information about the City's rehabilitation program to

low and moderate income households with homes or apartments in need of repairs.

Responsibility: Community Development Department, Building Division
Objective: Identify substandard housing or housing with code violations and once program is established, provide information on rehabilitation program to eligible households.
Time Frame: Ongoing
Funding Source: General Fund and/or CDBG funds
Effectiveness: Due to funding constraints, this program was underfunded and finally terminated in 2014.

Goal H-6: Jobs-Housing Balance — Promote the development of a healthy jobs-to-housing balance, including a range of housing types, with access to employment opportunities, community facilities and adequate services to meet the needs of residents.

Policies:

- H-6.1 Maintain a healthy jobs-to-housing balance.
- H-6.2 Support the preservation and creation of Employment opportunities in the City in order to increase homeownership opportunities for residents.
- H-6.3 Continue to encourage both commercial/industrial and residential development in the City in order to maintain a balance between jobs and housing.

Policy Review: This goal is still consistent with State requirements and the interests of the community. All the policies listed have been followed to the best of the City's ability and to the extent financial resources allowed. However, economic conditions continue to decline. More effective programs need to be developed in this area.

Programs:

- H-6.1 **Economic Development:** Identify and, when warranted, facilitate economic development projects that will stimulate local and regional economic opportunities through the creation and retention of private sector job opportunities. Facilitation will include sponsoring grant applications for economic development block grants.

Responsibility: Community Development Department and the Alliance for Workforce Development, Inc.
Objectives: Identify and pursue funding, such as CDBG funds, to support economic development activities and job growth and work with other concerned agencies in this effort.
Time Frame: Ongoing
Funding Source: General Fund and CDBG funds if available
Effectiveness: Due to funding constraints, this program never implemented.

Goal H-7: Addressing Constraints — Address and, where ever possible, remove governmental constraints to the maintenance, improvement, or development of housing to meet the needs of City residents.

Policies:

- H-7.1 Facilitate the development of infrastructure (sewer, water and access roads) in appropriate locations to better serve housing and job creation opportunities.
- H-7.2 Maintain an efficient and streamlined permit processing system.
- H-7.3 Provide incentives or fee deferrals for development that provide housing affordable to lower-income households.
- H-7.4 Maintain an updated Zoning Ordinance in which residential development standards are clearly defined.
- H-7.5 Maintain an updated Subdivision Ordinance and development standards required to develop a subdivision within the City.
- H-7.6 Whenever possible, provide priority processing to developments that meet critical City needs, such as affordable housing.
- H-7.7 Grant density bonuses for developers of affordable housing who comply with State requirements.
- H-7.8 Provide flexibility in zoning and land use controls to accommodate and encourage affordable housing development.
- H-7.9 Identify and remove constraints to housing for special needs groups including persons with disabilities.

Policy Review:

This goal is still consistent with State requirements and the interests of the community. All the policies listed have been followed to the best of the City's ability and to the extend financial resources allowed. The Zoning Ordinance was completely overhauled in 2014 to clarify development standards, streamline planning permit processing, and increase zoning flexibility. Although the two affordable housing complexes in the City did renew their contracts since this housing element was last updated, no new subdivisions, density bonuses, or a significant number of housing units of any kind have been built. This is believed to be primarily due to the economy, not to any development constraints.

- H-7.1 Infrastructure Improvements: Apply for and continue to encourage applications for State and Federal grants to expand and improve the City's infrastructure, including the water and sewer system, and to improve or extend existing streets within the City in support of new residential construction and new industrial and commercial development.

Responsibility: City Council and Community Development Department
Objective: Continue to work to improve and expand City infrastructure to support existing and future development.

Time Frame: Ongoing

Funding Source: CDBG, USDA funds, General Fund and any other funding sources.

Effectiveness: This program has been implemented as funding has allowed.

- H-7.2 **Annexation:** In order to maintain a sufficient land supply for future residential, commercial and industrial development, the City will facilitate annexation and orderly expansion of development adjacent to the City that are planned for such uses, pursuant to applicable City policies. Thereby facilitating residential, commercial and industrial development with access to existing municipal services.
- Responsibility:* Community Development Department, the Local Agency Formation Commission (LAFCo)
Objective: Coordinate with LAFCo to adjust the Sphere of Influence for future expansion of City development as needed.
Time Frame: Ongoing
Funding Source: General Fund
- Effectiveness:* This program has been implemented as needed.
- H-7.3 **Permit Processing:** Regularly review the City's permit procedures to evaluate opportunities to reduce the cost and time of processing housing development permits.
- Responsibility:* Community Development Department, Planning and Building Divisions
Objective: Review permit procedures to ensure streamlined permit process.
Time Frame: Ongoing
Funding Source: No additional funds required.
- Effectiveness:* This program has been implemented as needed.
- H-7.4 **Expedited Processing and Technical Assistance:** Provide expedited processing and/or technical assistance for developments that contain units that are affordable to lower-income households as well as special needs groups, such as persons with disabilities, in areas consistent with existing development policies.
- Responsibility:* Community Development Department, Planning and Building Divisions
Objective: Provide expedited processing and/or technical assistance for affordable housing projects.
Time Frame: Ongoing
Funding Source: General Fund
- Effectiveness:* This program has been implemented, but is little used due to the lack of development in the area.

H-7.5 Permitting Fees: As appropriate and feasible, defer permitting fees for new affordable housing developments in the City that are assisted through City programs or in conjunction with other City assistance.

Responsibility: Community Development Department
Objective: Provide fee deferrals for affordable projects where feasible.
Time Frame: 2005-2008
Funding Source: General Fund

Effectiveness: This program has been implemented, but is little used due to the lack of development in the area. Continuation of the program is unlikely due to the local economy.

H-7.6 Flexibility in Development Standards: In order to encourage the provision of affordable housing, including housing for seniors and persons with disabilities, amend the Zoning Ordinance to allow flexibility in the requirements for non-essential development standards, as determined by the City, when adequately justified as needed by the developer.

Responsibility: Community Development Department
Objective: If demonstrated necessary by the developer, provide flexible development standards for affordable housing.
Time Frame: 2005-2008
Funding Source: No additional funds required

Effectiveness: The City's development standards are minimal and essential to the public health, safety and welfare. Where a development can demonstrate that the standard should not apply to them, the City is happy to consider exceptions, whether the development is residential or commercial.

H-7.7

Multifamily Design Review: In order to create a clear and streamlined process for use permits for multifamily developments with five or more units in the R-3 zoning districts, revise the zoning ordinance to establish the purpose, criteria, and findings for design review approval. Criteria may include development standards and/or design guidelines. If standards or guidelines are developed and adopted, they should not unduly constrain or impede the development of multifamily housing and should be designed to give clear guidance about design to developers of multifamily housing. The guidelines, which would apply to apartment, condominium, and townhouse development with more than five-units may relate to such features as:

- Building design
- Building entrances
- Proper site and building maintenance
- Parking
- Landscaping
- Interior open space areas (patios, etc.) and common open space
- Recreational areas
- Energy efficient design
- On-site facilities or amenities

In addition, revise the zoning ordinance to clarify the applicability and responsibility of the approving authority (including appeals) for the design review entitlement.

Responsibility: Community Development Department

Objective: Revise the zoning ordinance to include standards and/or guidelines for design review and clarify the review process for multifamily development in the R-3 zone.

Time Frame: 2005-2006

Funding Source: General Fund

Effectiveness: The zoning ordinance is in compliance with this requirement.

Goal H-8: Fair Housing/Equal Opportunity — Promote equal housing opportunities for all persons without discrimination regardless of age, race, sex, marital status, ethnic background, household composition, sources of income, or other arbitrary factors.

Policies:

- H-8.1 Discourage discrimination in housing.
H-8.2 Promote housing opportunities for all persons, regardless of race, color, ancestry, national origin, religion, disability, sex, familial status, marital status, or other such arbitrary factors.

Policy Review:

This goal is still consistent with State requirements and the interests of the community. All the policies listed have been followed to the best of the City's ability and to the extend financial resources allowed.

Programs:

- H-8.1 Equal Housing Opportunity: Make literature available on housing discrimination and fair housing resources at the City offices, community centers, libraries, website and other areas in which the community gathers information.

Responsibility: Community Development Department
Objective: Provide information on housing discrimination at City offices, other public places and the City's website.
Time Frame: Ongoing
Funding Source: No additional funds required

Effectiveness: This program has been implemented.

- H-8.2 Fair Housing Referral: Continue to refer housing discrimination complaints to the appropriate State and Federal agencies (HUD or the California Department of Fair Employment and Housing).

Responsibility: Community Development Department
Objective: Refer discrimination cases to DFEH or HUD or other appropriate agencies.
Time Frame: Ongoing
Funding Source: No additional funds required

Effectiveness: This program has been implemented.

Goal H-9: Energy Conservation — Encourage the use of energy and resource conservation in the development of housing in the City.

Policies:

- H-9.1 Support energy conservation programs in the production and rehabilitation of affordable housing to reduce household energy costs.
- H-9.2 Promote energy efficient design in residential development.

Policy Review:

This goal is still consistent with State requirements and the interests of the community. All the policies listed have been followed to the best of the City's ability and to the extent financial resources allowed. However, due to the economy no significant new housing units have been built since this Element was updated, so little has been accomplished in this area.

Programs:

- H-9.1 Energy Efficient Design: Adopt energy efficient guidelines for residential subdivision developments, which incorporate the use of solar energy, drought resistant landscaping and other energy efficient design features.

Responsibility: Community Development Department

Objective: Continue to develop and adopt energy efficient guidelines as a part of the City's Zoning and Subdivision Ordinances.

Time Frame: 2005-2006

Funding Source: No additional funds required.

Effectiveness: This program has been implemented with regard to landscaping. However, the lack of staff expertise in the areas of solar energy and energy efficient design has hindered the development of additional guidelines.

- H-9.2 Weatherization Programs: The City will cooperate with non-profit groups offering home weatherization programs by assisting in publicizing their programs and by endorsing grant applications. Furthermore, offer weatherization assistance to lower-income households through the City's rehabilitation program once funding has been secured and the program is re-established.

Responsibility: Community Development Department

Objective: Provide referrals to weatherization programs and offer assistance through the rehabilitation program.

Time Frame: 2005-2008

Funding Source: CDBG and/or HOME funds.

Effectiveness: The City does cooperate with non-profit weatherization programs. However, weatherization assistance is not available through the City due to funding and staffing constraints.

Appendix B: Residential Land Inventory

The General Plan and Zoning update of 2014 included a complete land use inventory and rezoning as needed to ensure all properties in the City were appropriately zoned for their actual or intended use. During that update, a number of properties were up-zoned to accommodate medium (R2) and high density (R3) residential projects, and mixed use projects (R3 and C1).

Preparation of this Housing Element update included a complete housing inventory, which identified not only the condition of all housing units in Alturas, but also identified vacant land that is already zoned for housing, and improved sites that would be suitable for residential redevelopment. This Appendix identifies the vacant land and redevelopment sites that would be the most suitable for low income developments to meet the City's housing needs through 2024.

B.1 Vacant Land

In preparation for this Housing Element, the City conducted a parcel-by-parcel inventory of all land within the City limits, and all of the vacant parcels large enough for development are identified. Table B-1 shows those properties that are already appropriately zoned for low income developments. They are listed by Assessor Parcel Number, along with their present general plan designation, zone, and realistic housing capacity (assumed to be 80% of zoned density to account for necessary on-site improvements. These properties are proposed for a low-income overlay zone as part of the 2020 Zoning Ordinance update.

Table B-1: Inventory of Vacant Residential Infill Sites Available for RHNA Units

APN->	002-032-019	002-032-020	003-250-018
Acreage	6.34 ac.	4.46 ac.	3.89 ac.
Description	Flat, surrounded by paved City streets, utilities in street. Sewer line may need upgrading depending on density of project. Contiguous to 002-032-020.	Flat, surrounded by paved City streets, utilities in street. Sewer line may need upgrading depending on density of project. Contiguous to 002-032-019.	Planned expansion area for Alturas Gardens apartment project. Flat, two blocks from downtown, one block from major City park.
General Plan	High Density Residential (HDR)	High Density Residential (HDR)	Medium Density Residential (MDR)
Zoning	High Density Residential (R3)	High Density Residential (R3)	Medium Density Residential (R2)
Max Density (du/ac)	29	29	15
Capacity	147 units	103 units	47 units
Income Category	1 extremely low 1 very low 1 moderate 3 above moderate	1 extremely low 1 very low 1 moderate 3 above moderate	1 extremely low 1 very low 1 moderate 3 above moderate

B.2 Potential Opportunity Sites

In addition to the vacant infill sites, there are a number of opportunity sites within the City limits that can be utilized for housing if the property owner so desired. These sites are proposed for exploration with SB2 funding, but are not proposed for the Low-Income Overlay zone at this time. The largest of these sites are:

1. **OLD MEDICAL CENTER.** Located at 228 W. McDowell Avenue, this 1.8 acre site is the current location of the Modoc Medical Center, but it will be abandoned in 2020 in favor of the new facility currently under construction on Highway 299. This site has water and sewer service, and is near the Modoc Medical Clinic and Warnerview Skilled Nursing facility, which will not be moved. Given this infrastructure and adjacent uses, this site might be a good location for a senior care facility or senior housing, both of which are permitted under the current C1 (Retail/Office Commercial) zoning for the property. Other residential options that are permitted by this zone are a Community Care Facility, a Rooming House, and Multi-Family Residential.
2. **BENNY’S.** Located at 1200 West 4th Street, this two story structure located on a third of an acre, was once a corner bar with living quarters on the second floor. The building has water and sewer service, but has been empty for many years and is in a poor state of repair. It is located adjacent to a vacant lot that is also a third of an acre in size, and under the same ownership. Benny’s and the adjacent lot are zoned C1, Retail/Office Commercial, which permits Community Care Facilities, Rooming Houses, and Multi-Family Residential.
3. **FRONTIER HOTEL.** Located at 1033 North Main Street, this .64 acre site currently has two single story buildings that are divided into hotel rooms and is served by City sewer and water. This hotel has been closed for a number of years, but might be renovated for use as efficiency apartments or another form of multi-family housing. A residential development of this type would require a rezone from its current C2 (General Commercial) zoning, but would not require a general plan change if a C1 zone was selected and the development was approved through a Use Permit. Residential uses that are permitted at this location under its current zoning upon approval of a Use Permit are: Community Care Facilities and Day Care Facilities.
4. **DOWNTOWN HISTORIC DISTRICT.** The Downtown Historic District has numerous old empty buildings, many of which are multi-story, that would make excellent residential spaces. A special overlay zone was created for this area to encourage pedestrian activity and preserve a “Main Street” environment. Developments in this District are not required to provide parking and housing is allowed with Use Permit approval on upper stories.
5. **THE LUMBER MILL.** Located on West 4th Street, just west of the Municipal Airport, the old lumber mill was abandoned many years ago. A recent attempt to resurrect it failed, and it is once again available for re-use or redevelopment. This property is owned by the City of Alturas, and a portion of it is subleased for recreational purposes, but plenty of land remains for redevelopment.

B.3 Conclusion

The land inventory completed in preparation for this Element identified many opportunities for housing development within the City, showing an added capacity of 3724 units based on the amount of vacant land zoned for housing alone. In addition to these infill opportunities, which include small lots zoned for single family housing as well as larger properties zoned for multi-unit and mixed-use developments, there are numerous redevelopment opportunity sites that could be used for housing, not to mention the added capacity afforded by Accessory Dwelling Units.

The bottom line is that, if there is a market for it, and if water and sewer lines were extended and sewer capacity increased, the City could more than triple its housing units with the amount of vacant land currently zoned for housing. This analysis alone indicates there is ample opportunity for housing that will suit all income levels within the community. This Appendix only includes those properties that are the best candidates for larger developments.

Appendix C: Development Fees

This Appendix presents a consolidated list of fees, which combines common planning department fees with a master schedule of development fees in Alturas. City Council Resolution No. 2015-19 of September 21, 2015 adopted the City's Planning Fee Schedule. For services not covered by the master fee schedule, or services requiring a deposit, Actual Costs are charged using the formula below.

$$\text{Actual Cost} = \text{Actual staff time, charged to within } 1/10^{\text{th}} \text{ of an hour,} \\ \text{times the hourly staff rate indicated in Table C-1}$$

The City has kept its costs as low as possible by adopting only the most critical regulations on land development. Its goal is to encourage economic development, land development and building renovation to maximize revenues that will help maintain and expand public facilities.

Table C-1: Consolidated List of Fees in Alturas

Activity or Service	Fee Type (Fixed or Deposit)	Fee
Administrative Permit	Fixed	\$300
Appeal to City Council or Planning Commission	Fixed	\$350
Building Permit – Based on building value. Fee shown is for a house valued between \$100,000 and \$500,000.	Fixed	\$994 for the first \$100,000 in valuation, plus \$5.60 for each additional \$1,000.
Certificate of Compliance	Fixed	\$375
Electric Meter Connection	Fixed	\$146
Environmental Review – Initial Study (includes determination if Exempt, Negative Declaration, or Mitigated Negative Declaration)	n/a (included in application fee)	No additional charge
Environmental Review – EIR Review (includes determination)	Deposit	\$1,000
Environmental Review – Extended Study	Deposit	\$500/study
Environmental – Mitigation Monitoring	Fixed	Staff Time
General Plan Amendment – Land Use Designation change for one or more contiguous lots	Fixed	\$1400
General Plan Amendment – Change in General Plan Text	Fixed	\$3,800
Investigation Fee – Code Enforcement	Fixed	Staff Time

Activity or Service	Fee Type (Fixed or Deposit)	Fee
Lot Line Adjustment – may involve up to four contiguous lots	Fixed	\$575
Lot Merger, Voluntary – may involve up to four contiguous lots	Fixed	\$300
Road Vacation – Summary (paper easement only)	Fixed	\$650 + public works staff time
Road Vacation – Standard (easement in use)	Fixed	\$1600 + public works staff time
Sewer connection fee (6", per multi-family unit)	Fixed	\$1320
Sewer connection fee (4", per single family unit)	Fixed	\$620
Sign Permit – Free Standing	Fixed	\$600/sign
Sign Permit – Building Sign	Fixed	\$300/sign
Site Plan Review	Fixed	\$675
Specific Plan	Deposit	\$5,000
Staff Hourly Rate (Public Works and Planning)	Fixed	\$75
Subdivision – Major (five lots or more)	Deposit	\$5,000
Subdivision – Minor (less than five lots plus a remainder)	Deposit	\$3,000
Use Permit – Initial Application	Fixed	\$2,100
Use Permit – Amendment	Fixed	\$1,350
Variance	Fixed	\$675
Water Connection Fee (1 ½", per multi-family unit)	Fixed	\$1,800
Water Connection Fee (1", per single family unit)	Fixed	\$950
Zone District Change – one or more contiguous properties	Fixed	\$1,400

Appendix D: Definitions

Accessory Units: A dwelling unit that meets the definition and criteria of Government Code 65852.2 (formerly Secondary Dwelling Units or Second Dwelling Units).

Disadvantaged Community: Pursuant to California Public Resources Code Section 75005(g) a “disadvantaged community” means a community with an annual median household income that is less than 80 percent of the statewide annual median household income.

Emergency Shelters: Pursuant to California Health and Safety Code Section 50801(e), “Emergency shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Employee Housing: Pursuant to California Health and Safety Code Section 17021.5, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

Pursuant to California Health and Safety Code Section 17021.6, any employee housing consisting of no more than 36 beds in a group quarters or 12 units or spaces designed for use by a single family or household shall be deemed an agricultural land use for the purposes of this section. For the purpose of all local ordinances, employee housing shall not be deemed a use that implies that the employee housing is an activity that differs in any other way from an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. The permitted occupancy in employee housing in a zone allowing agricultural uses shall include agricultural employees who do not work on the property where the employee housing is located.

Farmworker Housing: Pursuant to Health and Safety Code Section 50199.7(h), farmworker housing means housing for agricultural workers that is available to, and occupied by, only farmworkers and their households. The committee may permit an owner to temporarily house non-farmworkers in vacant units in the event of a disaster or other critical occurrence. However, such emergency shelter shall only be permitted if there are no pending qualified farmworker household applications for residency.

Housing Development Project: Pursuant to Government Code Section 65589.5(h)(2) “Housing development project” means a use consisting of any of the following:

- (A) Residential units only.
- (B) Mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use.
- (C) Transitional housing or supportive housing.

Residential Care Facilities: Include any family home, group home, or rehabilitation facility that provides non-medical care to persons in need of such personal services that are essential for daily living as protection, supervision, assistance, guidance, or training.

Severely Disadvantaged Community: Pursuant to California Public Resources Code Section 75005(g) a “severely disadvantaged community” means a community with a median household income that is less than 60 percent of the statewide average.

Supportive Housing: Pursuant to California Health and Safety Code Section 50675.14(b)(2), “Supportive housing” means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

Transitional Housing: Pursuant to California Health and Safety Code Section 50675.2(h), “Transitional housing” means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.