

Appendix A – Assessment of Housing Needs and Fair Housing

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1.0 Introduction

The Housing Needs Assessment provides a demographic and housing profile of the city. This assessment also provides other important information to support the goals, policies, and programs of the Housing Element to meet the needs of current and future residents.

The Decennial Census, completed every 10 years, is an important source of information for the Housing Needs Assessment, as is the 2016-2020 American Community Survey Data. It provides the most reliable and in-depth data for demographic characteristics of a locality. The State Department of Finance (DOF) also provides valuable data that is more current. Whenever possible, DOF data and other local sources were used in the Housing Needs Assessment. Definitions of various U.S. Census Bureau terms used throughout this document are provided in Appendix E for clarification.

The Housing Needs Assessment focuses on demographic information, such as population trends, ethnicity, age, household composition, income, employment, housing characteristics, general housing needs by income, and housing needs for special segments of the population. It outlines the characteristics of the community and identifies those characteristics that may have significant impacts on housing needs in the community. Because the analysis and reporting of demographic and housing data for the needs assessment and constraints overlaps significantly with the required analysis of segregation and integration patterns and trends for the fair housing assessment (AFH), this component of the AFH is embedded throughout appropriate sections of this document. The remaining analysis of the AFH is found in section 10.

2.0 Population and Employment Trends

2.1 Population Change

The population of Dorris has been recorded and projected by various sources, including the U.S. Census Bureau and the California Department of Finance (DOF). Over the past decades, Dorris experienced fluctuating growth rates being both higher and lower than the Siskiyou County average at different points in time between 1980 and 1990 and again from 2000 and 2010. The population of Dorris in 2010 was estimated by the U.S. Census to be 939. The City's population then grew at 5.9 percent between 2010 and 2015 and peaking in 2016, but then the population declined to 839 persons according to the 2023 DOF estimates¹, a decline of close to nine percent. Negative growth has been a common trend for many communities in rural Siskiyou County and neighboring counties due to the loss of forestry-related jobs. This industry has downsized significantly over the past few decades driving the population elsewhere in search of employment. **Table A-1** shows population growth rates for communities in Siskiyou County from 2000 to 2020.

The unincorporated County also saw a population decrease. The population in 2010 was 25,342, decreasing by 1,226 persons to 24,116 in 2020. That is a negative growth rate of 4.84 percent. A negative growth rate from 2010 to 2020 has also been a trend throughout the other cities in the County. Figure 1 below displays these population figures for the County during this timeframe.

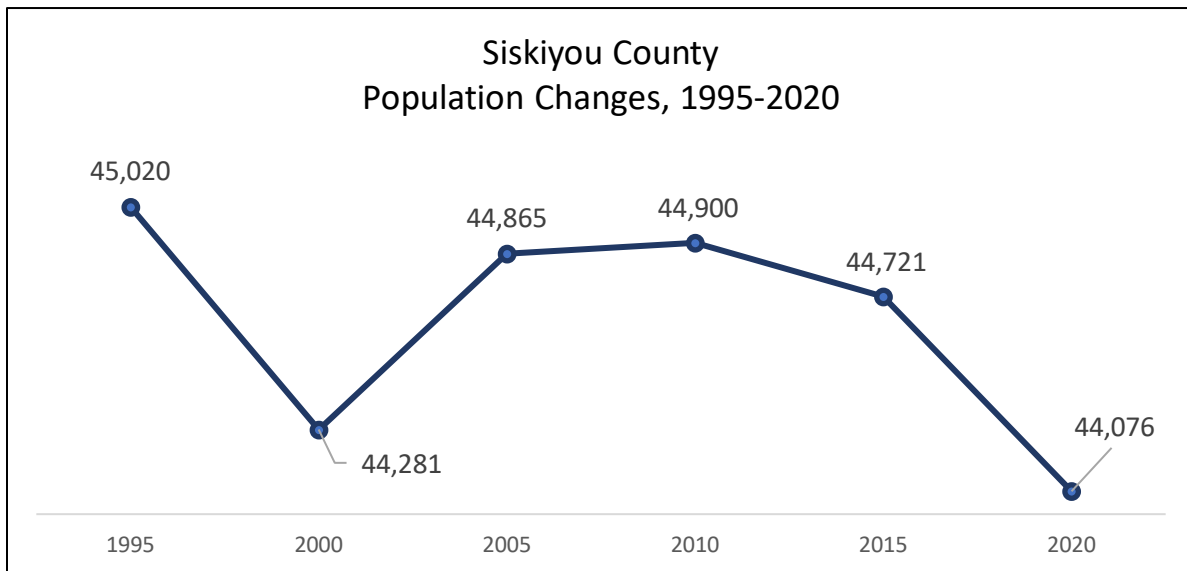
¹ DOF E-5_2023_InternetVersion.xlsx, April 2023, and https://www.co.siskiyou.ca.us/sites/default/files/fileattachments/lafco/meeting/packets/24031/laf_20210413_qk_msrsoi_staffreport_packet.pdf

**Table A-1
Regional Population Change, 2000-2020**

	2000	2010	Growth Rate 2000–2010	2020	Growth Rate 2010–2020
Dorris	886	939	6.0%	860	-8.4%
Etna	781	737	-5.6%	678	-8.0%
Yreka	7,290	7,765	6.5%	7,807	0.5%
Ft. Jones	660	710	7.6%	695	-2.1%
Montague	1,456	1,443	-0.9%	1,226	-15.0%
Tulelake	1,020	1,010	-1.0%	902	-10.7%
Weed	2,978	2,967	-0.4%	2,862	-3.5%
Mt. Shasta	3,621	3,394	-6.3%	3,223	-5.0%
Dunsmuir	1,923	1,650	-14.2%	1,707	3.5%
Unincorporated County	23,686	25,342	7.0%	24,116	-4.8%

Source: US Census 2000, 2010, 2020

Figure 1: Regional Population Change, 2000-2020



Source Demographic Research Unit, California Department of Finance, July 2021, Report E-4: Population Estimates for Cities, Counties and the State, 2001-2010.

2.2 Population Projections

Population projections for Dorris are not currently available. The Department of Finance provides projections for all counties through 2060. **Table A-2** shows the expected population growth for both the incorporated and unincorporated portions of Siskiyou County between 2010 and 2060. Based on DOF projections, the County is expected to experience an overall negative annual growth rate of approximately -1.4 percent. And given the City’s

negative growth rate recently and the housing crisis throughout the state, it is likely that the growth rate in Dorris will follow the trend projected for the County.

**Table A-2
Population Projections, 2010-2060**

Year	Projected Population	Change	% Change
2010	44,855		
2015	44,540	-315	-0.70%
2020	43,792	-748	-1.68%
2030	42,707	-1,085	-2.48%
2035	42,195	-512	-1.20%
2040	41,434	-761	-1.80%
2045	40,605	-829	-2.00%
2050	39,874	-731	-1.80%
2055	39,471	-403	-1.01%
2060	39,395	-76	-0.19%
Average Annual Change			-1.43%

Source Demographic Research Unit, California Department of Finance, July 2021, Report P-2A: Total Population Projections, 2010-2060, California and Counties

2.3 Age Characteristics

The distribution of Dorris’ population by age group is shown in **Table A-3**. As individuals age, their lifestyles, household composition, living preferences, and income levels tend to change as well. For example, young adults (18–34) typically move more frequently and earn less than older adults. As a result, younger adults generally are not ready, or cannot afford, to purchase homes and look for rental units to meet their housing needs. In contrast, middle-aged residents (35–54) typically have higher earning potential and higher homeownership rates. Residents approaching retirement age or recently retired (early 60s to mid-70s) tend to have the highest rates of homeownership. After individuals retire, many look for smaller homes on properties that are easier to maintain or for residential communities that cater specifically to their lifestyles, needs, and preferences.

The age distribution of the City’s population changed significantly between 2010 and 2020. The number of residents between the ages of 15 and 24 decreased by approximately 43.2 percent (60 persons), while the 55 to 64 age group increased by 14 percent (19 persons). This is most likely due to the maturation of a single age class and not the result of a significant influx or loss of population. The under 5 age group increased by 34.3 percent (23 persons).

The County saw significant changes in their age distribution as well. The number of residents between the ages of 45 to 54 saw a decrease in population by 31.2 percent (2,159 persons), while the 65 and older age group increased by 25 percent (2,201 persons). Compared to the City, the County also saw a decrease in the 5 and under and 5 to 14 age groups, but a decrease in the 55 to 64 age group.

**Table A-3
Population by Age, 2010-2020**

Age Group	Dorris				Siskiyou County			
	2010		2020		2010		2020	
	Persons	Percentage	Persons	Percentage	Persons	Percentage	Persons	Percentage
<5	67	15.4%	90	10.4%	2473	5.5%	2232	5.1%
5 to 14	125	12.0%	128	14.8%	5136	11.4%	5074	11.7%
15 to 24	139	8.7%	79	9.1%	4935	11.0%	4414	10.1%
25 to 34	104	24.4%	107	12.3%	4277	9.5%	4446	10.2%
35 to 44	112	5.5%	106	12.2%	4536	10.1%	4391	10.1%
45 to 54	119	11.4%	69	8.0%	6910	15.4%	4751	10.9%
55 to 64	137	12.2%	156	18.0%	7851	17.5%	7225	16.6%
65+	136	10.5%	132	15.2%	8782	19.6%	10983	25.2%
Total	939	100%	867	100%	44900	100%	43516	100%

Source: US Census 2010, ACS 5-year estimates 2016- 2020

2.4 Population by Race and Ethnicity, including Segregation and Integration Patterns and Trends

Table A-4 shows the racial and ethnic composition of the City of Dorris alongside the same data for Siskiyou County. Persons who identify as White, non-Hispanic--Latino comprise 50 percent of the City’s population; persons who are Hispanic or Latino are the next largest ethnic group comprising 39.42 percent of the City’s population. Persons who are Asian are the next largest racial group at almost 2 percent of the population. The number of persons who identify as White decreased from 2010 to 2020 in the City, while the other two racial and ethnic groups increased in population. As a percentage of the population, Siskiyou County’s racial and ethnic composition is similar. Siskiyou County also saw population decreases for these same groups. The City saw a greater increase in the number of Hispanic or Latino persons in comparison to Siskiyou County.

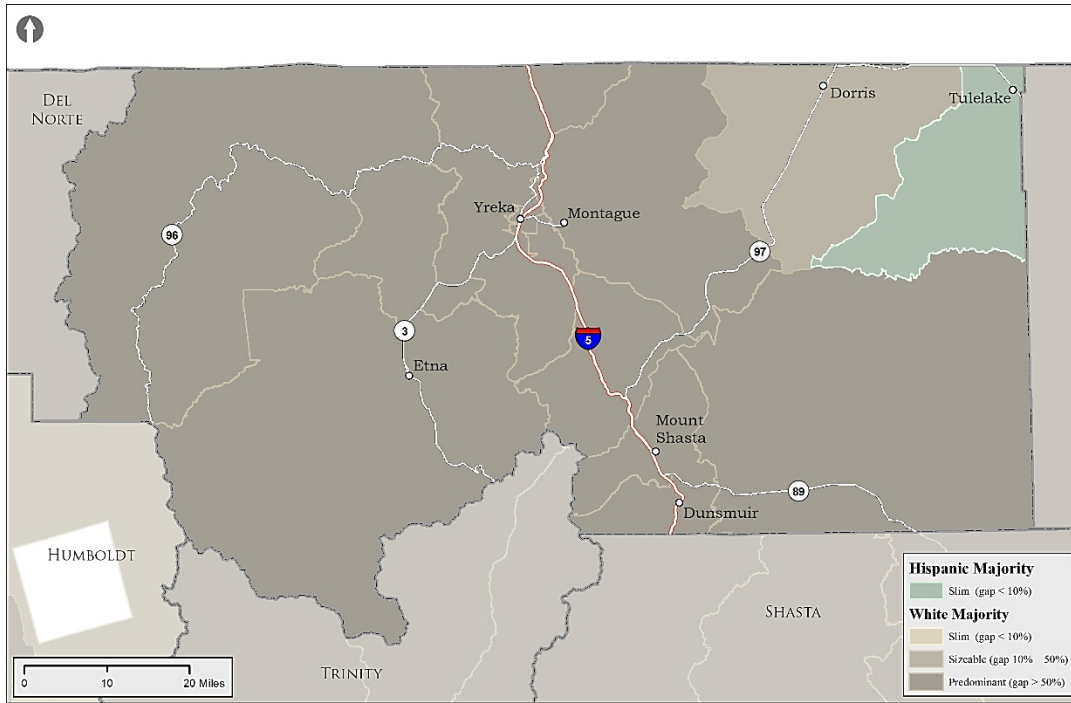
**Table A-4
Population by Race/Ethnicity, 2010-2020**

	Dorris					Siskiyou County				
	2010		2020		% Δ	2010		2020		% Δ
		%		%			%		%	
Total:	939		860		-8.4%	44,900		44,207		-1.5%
Hispanic or Latino	197	21.0%	339	39.4%	72.1%	4,615	10.3%	5,527	12.5%	19.8%
Not Hispanic or Latino:	742	79.0%	521	60.6%	-29.8%	40,285	89.7%	38,549	87.2%	-4.3%
Population of one race:	702	74.8%	464	54.0%	-33.9%	38,445	85.6%	35,454	80.2%	-7.8%
White alone	662	70.5%	430	50.0%	-35.1%	35,683	79.5%	32,057	72.5%	-10.2%
Black or African American alone	16	1.7%	3	0.4%	-81.3%	552	1.2%	471	1.1%	-14.7%
American Indian and Alaska Native alone	15	1.6%	15	1.7%	0.0%	1,549	3.5%	1,757	4.0%	13.4%
Asian alone	5	0.5%	16	1.9%	220.0%	528	1.2%	866	2.0%	64.0%
Native Hawaiian and Other Pacific Islander alone	4	0.4%	0	0.0%	-100.0%	69	0.2%	38	0.1%	-44.9%
Some Other Race alone	0	0.0%	0	0.0%	0.0%	64	0.1%	265	0.6%	314.1%
Population of two or more races:	40	4.3%	57	6.6%	42.5%	1,840	4.1%	3,095	7.0%	68.2%

Source: US Census Table P2 "Hispanic or Latino, and Not Hispanic or Latino by Race, 2010 and 2020

Figure 2 shows geographically that persons who are Hispanic are close to the majority in Dorris and the surrounding area, while Whites are the predominant racial/ethnic group in the region. The geographic distribution is consistent with the U.S. Census data discussed above.

Figure 2: Regional Ethnicity Hispanic and White Majority



2.5 Labor Force and Employment

The U.S. Census estimates the City’s 2020 unemployment being 23 persons, or a 6.3 percent unemployment rate. This is lower than the County (7.4 percent) and similar to the State’s (6.1 percent). Mt. Shasta has an unemployment rate that is close to half of Dorris’ rate. **Table A-5** illustrates labor force information, including that approximately 93.7 percent (342 persons) of the City’s labor force was employed in 2020. This is slightly higher than the County’s at 92.5 percent (16,597 persons) and similar to the State’s at 93.2 percent (18,646,894 persons). Mt. Shasta has the highest employment in Siskiyou County at 96.6 percent (1,401 persons). Yreka is slightly less than Dorris at 92.8 percent (2,868 persons). Weed has the lowest employment rate at 91.5 percent (966 persons).

**Table A-5
Regional Labor Force, 2020**

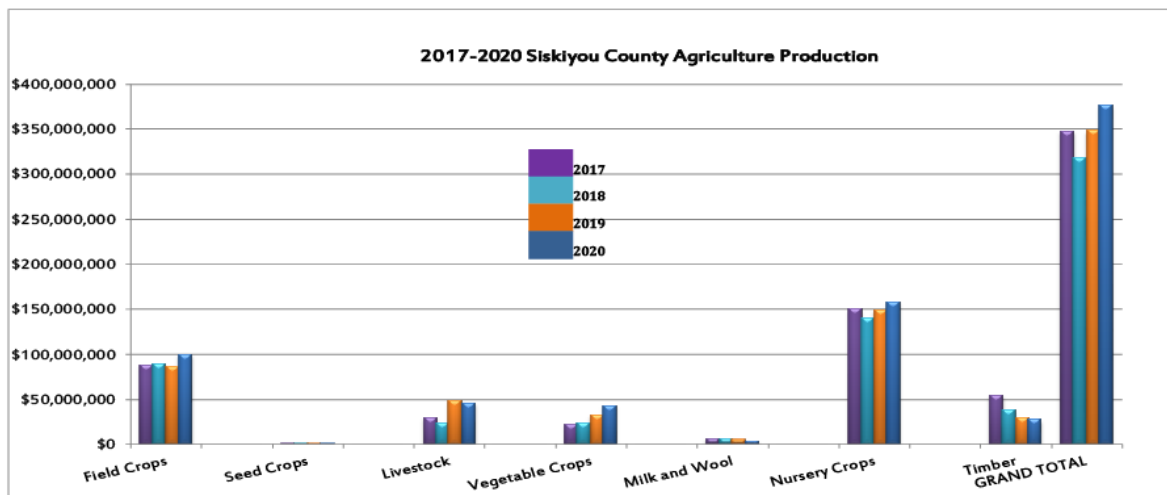
	Dorris	Mt. Shasta	Weed	Yreka	Siskiyou County	California
Labor Force	365	1,450	1,056	3,089	17,939	20,016,955
Employment	342	1,401	966	2,868	16,597	18,646,894
Unemployment	23	49	90	220	1,325	1,229,079
Unemployment Rate	6.3%	3.4%	8.5%	7.1%	7.4%	6.1%

Source: US Census ACS 2020 Table DP03

The areas around the perimeter of Dorris are good farmland which is very fertile and produces a variety of agricultural crops such as potatoes, horseradish, grains, mints, and strawberry plants. Some of them are identified as Prime Farmland by the Department of Conservation’s California Important Farmland mapping. According to the 2020 Crop Report prepared by the Siskiyou County Agricultural Commission, nursery crops are the largest contributor to the County’s agricultural production. Recent moderate to severe drought conditions have limited the availability of irrigation water for crops and have increased the amount of land fallowing, however. Wildland fires have burned rangeland and timberland. According to the 2020 Crop Report, it appears many of the Siskiyou County agricultural sectors began to rebound. Although specific data is not available, it is anticipated these conditions have generally negatively affected the availability of jobs and economic opportunities in Dorris and the region.

Figure 3: Siskiyou County 2020 Crop Report

<u>COMPARISON SUMMARY</u>				
	2017	2018	2019	2020
Field Crops	\$87,409,497	\$87,564,494	\$85,796,035	\$99,145,805
Seed Crops	\$239,263	\$418,000	\$738,838	\$711,375
Livestock	\$28,638,880	\$23,323,240	\$47,946,902	\$45,207,748
Vegetable Crops	\$21,721,776	\$23,445,150	\$31,741,243	\$42,448,563
Milk and Wool	\$5,803,480	\$5,977,385	\$4,535,784	\$3,405,545
Nursery Crops	\$149,580,232	\$140,084,977	\$148,749,920	\$157,808,250
Timber	\$53,336,097	\$37,491,337	\$28,952,571	\$26,905,681
GRAND TOTAL	\$346,729,225	\$318,304,583	\$348,461,292	\$375,632,967



2.6 Fastest Growing Occupations

The region’s fastest growing occupations are listed in **Table A-6**. This information is only available for the Northern Mountains Region (Lassen, Modoc, Nevada, Plumas, Sierra, Siskiyou, and Trinity Counties), but is applicable as Dorris residents work both inside and outside of the City. It is anticipated that the fastest growing occupation in the Northern Mountains Region is in the areas of medical and health service managers, counselors, and marketing.

According to HCD, the 2019 Siskiyou County median income for a family of four is \$65,579. Of the ten fastest growing occupations, only two have a median hourly wage that is on par with the County’s median hourly wage, construction managers and medical and health services managers.

**Table A-6
Ten Fastest Growing Occupations, 2018-2028**

	Median Hourly Wage*	Estimated Employment		Percentage Change
		2018	2028	
Construction Managers	\$52.59	440	530	20%
Medical and Health Services Managers	\$64.86	240	320	33%
Market Research Analysts and Marketing Specialists	\$25.00	190	230	21%
Substance Abuse, Behavioral Disorder, and Mental Health Counselors	\$22.56	320	390	22%
Medical Assistants	\$19.99	400	470	18%
Cooks, Restaurant	\$17.01	1,020	1,250	23%
Animal Caretakers	\$16.37	200	240	20%
Industrial Machinery Mechanics	\$27.47	250	300	20%

Source: Siskiyou County Profile, State of California Employment Development Department, accessed 2021.

* 2021 Q1 Median Hourly Wage from Occupational Employment and Wage Statistics (OEWS) Survey Results

2.7 Commuting and Transportation Costs

Related to local and regional employment is the commute distance. Commute distance is an important factor in housing availability and affordability and is also an indicator of jobs/housing balance. Communities with extended commute distances generally have a poor jobs/housing balance, while those with short average commutes tend to have a strong jobs/housing balance. The burden of the additional costs associated with extended commuting disproportionately affects lower-income households who must spend a larger portion of their overall income on fuel. This in turn affects a household’s ability to occupy decent housing without being overburdened by cost. According to datausa.io, the average commute time for Dorris residents was 16.3 minutes, about half the average commute time for California.²

According to the 2020 U.S. Census, 9.2 percent of Dorris’ occupied housing units have no vehicles, a rate that is three percentage points higher than Siskiyou County’s rate of 6.0 percent.³ Dorris’ rate of occupied housing units with one or two vehicles, 29 percent and 36 percent, respectively, is comparable to Siskiyou County’s rates of 29.7 percent and 35.9 percent, respectively. The average commute times for Dorris and Siskiyou County residents are relatively comparable at 16.7 minutes and 19.2 minutes, according to U.S. Census data, although Dorris residents have shorter commute times.

The Siskiyou Transit and General Express (STAGE) provides regional bus service in Siskiyou County, and their route largely follows the Interstate 5 corridor. Dorris and nearby communities are not proximate to Interstate 5;

² <https://datausa.io/profile/geo/dorris-ca> accessed September 1, 2023

³ <https://www.census.gov/acs/www/about/why-we-ask-each-question/index.php>, accessed September 12, 2023.

therefore, STAGE does not provide service to Dorris. Other public transit providers in the Butte Valley region, i.e., Basin Transit Service, ~~the transit service provider that~~ which operates ~~in-out of~~ Klamath Falls, Oregon, and Sage Stage which operates out of the City of Alturas in adjacent Modoc county, does not provide direct or connecting service to Dorris either.⁴ The City of Dorris offers a wheelchair accessible van on whichever day residents need it.⁵ The City does not charge for use of the van, and residents call the City to reserve the van. The geographic service range of the van service is from Klamath Falls to Yreka. The van is available for overnight stays with City Council approval.

Siskiyou County is a large rural county and Dorris is a small low density rural city; with a declining population in the region, there are few transit options beyond those provided by private vehicles and the Siskiyou Transit and General Express (STAGE). The entirety of Dorris and Siskiyou County have high transportation costs according to the HUD transportation cost index that “estimates of transportation expenses for a family that meets the following description: a 3-person single-parent family with income at 50% of the median income for renters for the region” at the Census tract level (HCD AFFH Data Resources and Mapping Tool, accessed March 29, 2023). The lower the index score, the higher the transportation costs. Index scores are affected by the availability of public transit, and the density of housing, services, and jobs in a community. The entirety of Dorris and Siskiyou County have the lowest transportation index score of 0-20 (where 79-99 is the highest possible score). This means transportation costs for low income Dorris residents are high.

3.0 Household Characteristics

A household is any group of people living together in a residence, whether related or unrelated. A survey of household characteristics is useful to determine trends in household size, income, overcrowding, or underutilization, as well as the number of special needs households.

3.1 Household Change

The household trends (by occupied housing units) from 2011 to 2021 for the City of Dorris are shown in the table below. During this period, the number of households in the City remained about the same – it dropped by only one household as shown below in **Table A-7**.

Table A-7
Number of Households, 2020 - 2021

	2011	2021	Percent Change
Households	364	363	– %

Source: Siskiyou_6thHE_Data Package1.xlsx

3.2 Household Size

Household size by tenure is shown in **Table A-8**. Between 2010 and 2020, the number of large households (i.e., those with five or more persons) decreased and the number of smaller households increased. The Department of Finance estimated the average household size in Dorris to drop from 2.58 persons to 2.51 during this time period.

⁴ Sage Stage offers weekly service to/from the City of Tulelake and Klamath Falls, Oregon. Tulelake is approximately 26 miles east of Dorris.

⁵ Joanna Wynant, Dorris City Administrator, December 2023, electronic communication.

**Table A-8
Household Size by Tenure, 2010-2020**

Household Size	2010		2021	
	# Households	Percentage	# Households	Percentage
Owner-Occupied Households				
1 Person	82	33.10%	88	32.80%
2 Persons	86	34.70%	152	56.70%
3 Persons	33	13.30%		
4 Persons	25	10.10%	28	10.40%
5 Persons	11	4.40%		
6 Persons	6	2.40%		
7 or More Persons	5	2.00%		
Total	248	100%	268	100%
Renter-Occupied Households				
1 Person	24	20.70%	30	31.60%
2 Persons	34	29.30%	55	57.90%
3 Persons	16	13.80%		
4 Persons	21	18%	10	10.50%
5 Persons	11	10%		
6 Persons	3	3%		
7 or More Persons	7	6%		
Total	116	100%	95	100%

Sources: US Census 2010, and Siskiyou_6thHE_Data Package1.xlsx

Table A-9 summarizes the tenure and occupancy of housing in the City. Occupancy information is available from the US Census for 2010 and 2020. The number of occupied housing units decreased between 2010 and 2020 by seven percent, or 26 persons. The most recent accurate tenure information comes from the 2020 Census. According to this information, the majority of households are owner-occupied (75.1 percent), which is an increase since the 2010 Census (68.1 percent). The renter-occupied housing (24.9 percent) has decreased since 2010 (33.9 percent).

The County is similar with the majority of housing units being owner-occupied (66 percent). The number of renter-occupied units is almost equal to the City at 34 percent.

**Table A-9
Occupied Housing Units by Tenure, 2010-2020**

	Dorris				County	
	2010		2020		2020	
	Units	%	Units	Percentage	Units	%
Owner-Occupied	248	68.1%	254	75.10%	12,659	66%
Renter-Occupied	116	33.9%	84	24.90%	6,536	34%
Total Occupied Housing Units	364	100%	338	100%	19,195	100%

Source: US Census 2010, 2020

Table A-10 compares Female-Headed Households in Dorris and Siskiyou County. Dorris has a higher percentage of Female-Headed Households with children than the County as a whole, and a higher percentage of Female-Headed Households with incomes below the poverty level.

**Table A-10
Female-Headed Households, Siskiyou County and Dorris, 2020**

Householder Type	Siskiyou County		City of Dorris	
	Number	%	Number	%
Female Headed Householders	1,782	16%	42	18%
Female Heads with Own Children	976	8.56%	33	14.22%
Female Heads without Children	806	7.1%	9	3.9%
Total Householders	11,396	100%	232	100%
<hr/>				
Female Headed Householders Under the Poverty Level	602	5%	26	11%
Total families Under the Poverty Level	2,029	18%	86	37%

Sources: US Census 2010 and Siskiyou_6thHE_Data Package1.xlsx

People who are not living in housing units and are living in group quarters are characterized in two ways: institutional and non-institutional. Correctional facilities and nursing homes are examples of institutional group quarters. College dormitories, military barracks, group homes, and shelters are examples of non-institutional group quarters. **Table A-11** compares the population living in group quarters for Dorris and Siskiyou County over the past decade. There were no individuals living in group quarters in Dorris in 2010 or 2020.

**Table A-11
Group Quarters Population (Non-Household Population)**

	2010		2021		% Change from 2010 to 2021
City of Dorris	0		0		0.0%
Siskiyou County	474		440		-7.2%

Source: US Census 2010, Siskiyou_6thHE_Data Package1.xlsx

3.3 Overcrowded Housing

The US Census Bureau defines overcrowding as more than 1.01 persons per room. Severe overcrowding occurs when there are more than 1.5 persons per room. **Table A-12** illustrates the number and percentage of units in the City according to occupants per room. Approximately 2.8 percent of owner-occupied housing units and 9.5 percent of renter-occupied units were either overcrowded or severely overcrowded in 2020.

**Table A-12
Overcrowded Housing, 2020**

	Dorris				Siskiyou County			
	Owner-Occupied	Owner %	Renter-Occupied	Renter %	Owner - Occupied	Owner %	Renter-Occupied	Renter %
0.50 or Less	175	63.0%	54	64.3%	10,028	80%	4,134	61%
0.51 to 1.00	84	34.3%	22	26.2%	2,264	18%	2,212	33%
1.01 to 1.50	5	1.2%	8	9.5%	155	1%	270	4%
1.51 to 2.00	3	1.6%	0	0.0%	37	0%	73	1%
2.01 or More	1	0.0%	0	0.0%	25	0%	42	1%
Total	268	100%	84	100%	12,509	100%	6,731	100%

Source: 2015 - 2019 ACS Table B25014.

3.4 Household Income, Income Distribution and Poverty, including Segregation and Integration Patterns and Trends

Table A-13 lists the income distributions for households in Dorris in 2010 and 2020. It also shows that the median household income of the City barely grew during this period: an increase of \$12.00 from \$33,182 to \$33,194. The numbers in **Table A-13** suggest that the proportion of households earning less than the median income has decreased while the proportion of households earning more than the median income has increased.

**Table A-13
Household Income, 2010-2020**

Annual Income	2010		2020	
	Households	%	Households	%
< \$15,000	52	15.6%	56	16.6%
\$15,000 - \$24,999	79	23.7%	34	10.1%
\$25,000 - \$34,999	60	18.0%	92	27.2%
\$35,000 - \$49,999	67	20.1%	50	14.8%
\$50,000 - \$74,999	34	10.2%	50	14.8%

Annual Income	2010		2020	
	Households	%	Households	%
\$75,000 - \$99,999	22	6.6%	30	8.9%
\$100,000 - \$149,999	20	6.0%	24	7.1%
≥ \$150,000	0	0.0%	2	0.6%
Total	334	100%	338	100%
Median Income	\$33,182		\$33,194	

Source: 2010, 2020 U.S. Census Summary File 3 data.

Table A-14 compares household income for the City versus the County. The County’s median income is \$47,403, approximately \$14,209 higher than the City’s.

**Table A-14
Household Income, 2020**

Annual Income	Dorris		Siskiyou County	
	Households	Percentage	Households	Percentage
< \$15,000	56	16.6%	2,591	13.5%
\$15,000 - \$24,999	34	10.1%	2,515	13.1%
\$25,000 - \$34,999	92	27.2%	1,977	10.3%
\$35,000 - \$49,999	50	14.8%	3,033	15.8%
\$50,000 - \$74,999	50	14.8%	3,628	18.9%
\$75,000 - \$99,999	30	8.9%	1,958	10.2%
\$100,000 - \$149,999	24	7.1%	2,361	12.3%
≥ \$150,000	2	0.6%	1,152	6.0%
Total	338	100.0%	19,195	100.0%
Median Income	\$33,194		\$47,403	

Source: 2010, 2020 U.S. Census Summary File 3 data.

The State of California publishes annual income limits for each county that are used to determine eligibility for assisted housing programs within that county. Further, the California Health and Safety Code requires that limits established by the State for the low-, very low-, and extremely low-income categories will be the same as those in the equivalent levels established by the US Department of Housing and Urban Development (HUD) for its Housing Choice Voucher (Section 8) program. The area median income (AMI) for Siskiyou County in 2023 is \$83,300 for a four-person household.

**Table A-15
2023 State Income Limits, Siskiyou County**

Income Category	Number of Persons in Household							
	1	2	3	4	5	6	7	8
Extremely Low	\$17,350	\$19,800	\$24,860	\$30,000	\$35,140	\$40,280	\$45,420	\$50,560
Very Low	\$28,900	\$33,000	\$37,150	\$41,250	\$44,550	\$47,850	\$51,150	\$54,450
Lower	\$46,200	\$52,800	\$59,400	\$65,950	\$71,250	\$76,550	\$81,800	\$87,100
Median	\$58,650	\$67,050	\$75,400	\$83,800	\$90,500	\$97,200	\$103,900	\$110,600
Moderate	\$70,400	\$80,450	\$90,500	\$100,550	\$108,600	\$116,650	\$124,700	\$132,750

Source: HCD, June 2023

A majority of those below poverty level are adults, ages 18 to 64, making up 12.5 percent (109 persons) of the total population. Children under 18 are the next largest at 5.4 percent (47 persons). The elderly, ages 65 plus, are the smallest group below poverty level at 1.9 percent (17 persons). The total population below poverty level is 19.8 percent (173 persons). The County has a similar makeup with adults being the largest group at 18.6 percent (4,397 persons) of the total population, children next at 21.6 percent (1,848 persons), and the elderly last at 9.6 percent (1,049 persons).

There are a total of 122 families below poverty level, making up 45.9 percent of total families in the City. Two parent families make up the largest group at 22.2 percent (59 families). Female-headed single-parent families are the next largest group at 14.7 percent (39 families). Male-headed single-parent families are the smallest group at 9.0 percent (24 families). The County has a slightly different makeup with female-headed single-parent families being the highest at 4.7 percent (531 families) of all families, two parent households are next at 4.4 percent (502 families), and male-headed single-parent families are the lowest at only 1.7 percent (190 families). In total, in the County there are 1,209 families (10.6 percent) below poverty level.

**Table A-16
Population Below Poverty Level, 2020**

Population	Dorris		Siskiyou county	
	# Below Poverty	%	# Below Poverty	%
Children < 18 years	47	5.4%	1,848	4.3%
Adults (18-64)	109	12.5%	4,397	10.2%
Elderly (65+)	17	1.9%	1,049	2.4%
Total Population Below Poverty Level	173	19.8%	7,294	16.9%
Male-headed Single-Parent Family	24	9.0%	190	1.7%
Female-headed Single-Parent Family	39	14.7%	531	4.7%
Two Parent Families	59	22.2%	502	4.4%
Total Families Below Poverty Level	122	45.9%	1,209	10.6%

Note: Percentages reflect the proportion of the total segment of the population that is below the poverty level.

Source: 2020 ACS data, S1701 and S1702

4.0 Housing Characteristics

The 2020 Census showed there being 365 homes, 318 occupied and 47 vacant, and ACS 2020 5-year Estimate Data Profiles stated there were 390 homes with 338 occupied and 52 vacant. This aligns closely with the 2021 Dorris Housing Survey results where 390 homes were observed with 17 appearing vacant. ACS found that of the 338 occupied units, 254 are owner occupied and 84 are rentals.

4.1 Housing Composition

The composition of housing in the City is mostly single-family. **Table A-17** displays the estimated number of each type of housing unit for 2010 and 2020. Over this period, the number of mobile homes increased by 21 percent (16 units), with a 3.0 percent (10 units) decrease in traditional single-family housing and a slight decrease in traditional multifamily housing.

**Table A-17
Housing Unit Types, 2010-2020**

	2010		2020	
	Number	%	Number	%
Single-Family				
Detached	330	80.3%	320	77.3%
Attached	4	1.0%	2	0.5%
Mobile Homes	60	14.6%	76	18.4%
Multifamily				
2–4 Units	17	4.1%	16	3.8%
5+ Units	0	0.0%	0	0.0%
Total Units	411	100%	414	100%

Source: US Census, 2010; Department of Finance E-5, 2020

4.2 Housing Conditions

A Housing Condition Survey was done for the City of Dorris in 2021 by Great Northern Services. The survey reported using the “Sample Housing Condition Survey” from the HCD Housing Stock Characteristics website as a starting point for structuring the information collected. The “Sample Analysis” from that same website was used as a guide for compiling and reporting the findings. The survey noted the type of infrastructure in front of the home: if there was a driveway; adequate site drainage; paved streets; curbs and gutters. Information on the unit having an attached or detached garage, a carport, or no garage was collected. The survey also recorded the condition and type of the foundation, roof, siding, chimney, and windows. The address, APN numbers, and latitude and longitude were also gathered.

The exterior of the homes was observed from a vehicle from the front and the side of a corner lot. Since the survey was to observe the exterior of the homes, the condition of the interior was not determined. The data for each site was collected electronically through ArcGIS’s Survey123. A quality assurance and quality control (QA/QC) was performed for every home and compared to Google Maps, Google Earth, and parcel data collected from ParcelQuest and in-field verification where needed. The data was downloaded into an Excel file to extract and analyze. The report only used developed residential properties. A developed residential property was defined as a dwelling that appeared to be lived in, had been lived in, or could be lived in. Any residential properties adjacent

to a home owned by the same owner were noted and reported. The study was funded by the Community Development Block Grant (10-CDBG-12049).

Housing element law requires an estimate of substandard housing in the community. Determining the percentage of units built prior to 1980 can provide an estimate of rehabilitation or replacement needs. Table A-19 indicates that 239 units in the City were constructed prior to 1980. Therefore, based on age alone, it would appear that approximately 66 percent of homes in the City may require some rehabilitation or replacement depending on the level of maintenance these units have had. This estimate is not completely accurate considering the results of the City’s most recent housing conditions survey, which occurred in 2021. Of the 390 units reviewed during that survey, the majority of units were found to be in sound condition at 61 percent (242 units) and 28 percent (109 units) were classified as requiring varying degrees of rehabilitation. The remaining 10 percent, or 39 units, were classified as dilapidated and possibly in need of replacement.

**Table A-18
Exterior Housing Conditions, 2021**

Housing Type	Sound	Minor	Moderate	Substantial	Condemned/Dilapidated	Total
Single-family	203	34	46	12	19	314
Mobile	6	4	6	2	20	38
Manufactured	27	1	1	2	0	31
Duplex/Multi-unit	6	0	1	0	0	7
Total	242	39	54	16	39	390
Percent	61%	10%	14%	4%	10%	100%

Source: 2021 Dorris Housing Survey

**Table A-19
Age of Housing, 2020**

Year Built	Units	% of Total
1939 or earlier	46	11.8%
1940 to 1949	64	16.4%
1950 to 1959	42	10.8%
1960 to 1969	65	16.7%
1970 to 1979	22	5.6%
1980 to 1989	40	10.3%
1990 to 1999	69	17.7%
2000 to 2009	18	4.6%
2010 to 2013	0	0.0%
2014 or later	24	6.2%
Total	390	100%

Source: 2020 U.S. Census, B25034.

4.3 Housing Unit Size

Table A-20 illustrates the size of housing units in the City in 2020 by the number of bedrooms. The majority of housing units are 2 bedrooms making up 44.1 percent (172 units) of the total (390 units). Comparatively, 5 or more bedrooms make up only 1 (4 units) percent and 1 bedroom makes up 1.3 percent (5 units). The next highest total is for 3 bedrooms at 41.5 percent (162 units).

**Table A-20
Housing Units by Size, 2020**

Bedrooms	2020	
	Units	%
No Bedroom	11	2.8%
1 Bedroom	5	1.3%
2 Bedrooms	172	44.1%
3 Bedrooms	162	41.5%
4 Bedrooms	36	9.2%
5 or More Bedrooms	4	1.0%
Total	390	100%

Source: 2020 ACS 5-Year Estimates Subject Tables, S2504.

4.4 Housing Habitability

Housing habitability, as measured by completeness of kitchen and plumbing facilities, is not reported at the city level. Dorris city officials do not have local knowledge of concentrated habitability issues that may be occurring. Therefore, this analysis relies on data reported by California Healthy Place Index which uses HUD’s CHAS data at the Census tract level (<https://map.healthypplacesindex.org>, accessed February 13, 2023). This tract (Tract 10) contains the entirety of the City and adjacent areas to the east and west. According to the data, 98.9 percent of households have basic kitchen facilities and plumbing. In comparison to Siskiyou County and the State, the percentage of Dorris households with complete kitchens and complete plumbing is higher:

- Siskiyou County: 98 percent of households have basic kitchens and plumbing
- California: 98.7 percent of households have basic kitchen and plumbing.

To address habitability issues, the Housing Element includes a program committing the City to seeking funding to develop an owner-occupied rehabilitation program that would provide low-interest loans, grants, labor, or materials to assist low-income, older adults, or residents with disabilities to make needed home repairs.

5.0 Special Housing Needs Analysis

Certain groups encounter greater difficulty finding sound, affordable housing due to their special needs and/or circumstances. Special circumstances may be related to one’s employment and income, family characteristics, disability, and/or age. A focus of the Housing Element is to ensure that all persons in the City, regardless of circumstance, have the opportunity to find decent and affordable housing.

State housing element law identifies the following “special needs” groups: seniors, persons with disabilities, persons with developmental disabilities, female-headed households, large households, farmworkers, and homeless persons. This section provides a discussion of housing needs for each group.

5.1 Senior Population

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

According to the 2020 Census, 61 persons in the City are 75 years and older. These people account for approximately 24.8 percent of the City’s 2020 total population of 860. Further, as shown in **Table A-21**, the total number of senior households from 2000 to 2010 decreased by 91 households. It then increased by 70 from 2010 to 2020. A majority of the senior households are in the 55 to 64 age group at 114 persons, with the next highest in the 65 to 74 age group at 71 persons, and the lowest being 61 persons in the 75 and over age group. In total, there were 246 seniors in 2020.

**Table A-21
Senior Population and Households, 2000-2020**

Age Group	Dorris						County	
	2000		2010		2020		2020	
	Number	%	Number	%	Number	%	Number	%
55 to 64 years	76	28.5%	70	39.8%	114	46.3%	7,225	39.7%
65 to 74 years	118	44.2%	60	33.9%	71	28.9%	6,840	37.6%
75 and over	73	27.3%	46	26.2%	61	24.8%	4,143	22.8%
Total Seniors	267	100.0%	176	100.0%	246	100.0%	18,208	100.0%

Note: Percentages may not add up to 100 percent due to rounding. Source: 2020 ACS 5-Year Estimates Subject Tables, S0101.

There are no senior care facilities in Dorris itself. Three facilities are located in Siskiyou County. **Table A-22** identifies the licensed senior care facilities in Siskiyou County, as well as the capacity of each facility. Other facilities are located in Klamath Falls, Oregon which is about a 30-minute drive from Dorris.

**Table A-22
Senior Care Facilities**

Facility Name	Address	Capacity
Brookdale Yreka	351 Bruce Street, Yreka	85
Grenada Gardens Senior Living	424 Highway A-12, Grenada	90
Yreka Guest Home	520 N. Main, Yreka	12

Source: www.seniorguidance.org, accessed August 17, 2023

5.2 Persons with Disabilities

Table A-23 illustrates the population of persons with disabilities who may require housing with special features such as wheelchair ramps, special doorbells, roll-in showers, high-set toilets, or other adaptive devices or medical equipment. The majority of individuals in the City with disabilities are in the senior group (65 and older) at 35.8 percent (44 persons) of all persons 65 and older. Most of the disabilities in this group are ambulatory (25.2 percent or 31 persons). The 18 to 64 age group is the second largest group making up 7.7 percent of all persons in that age group. The majority of the disabilities in this group are independent living (6.8 percent or 32 persons). The

age group of 5 to 17 makes up only 6.2 percent of all persons in that age group (12 persons). Most of the disabilities in this group are cognitive (4.6 percent or 9 persons).

**Table A-23
Disabilities by Age Group, Dorris 2020**

	Number	%
Total Population 5-17 years	194	100.0%
Population 5-17 years with disability	12	6.2%
Hearing	0	0.0%
Vision	7	3.6%
Cognitive (under 18)	9	4.6%
Ambulatory (under 18)	4	2.1%
Self-care (under 18)	6	3.1%
Independent Living	-	-
Total Population 18-64 years	470	100.0%
Population 18-64 years with disability	36	7.7%
Hearing	2	0.4%
Vision	3	0.6%
Cognitive	0	0.0%
Ambulatory	25	5.3%
Self-care	21	4.5%
Independent Living	32	6.8%
Total Population 65 years and older	123	100.0%
Population 65 and older with a disability	44	35.8%
Hearing	17	13.8%
Vision	6	4.9%
Cognitive	5	4.1%
Ambulatory	31	25.2%
Self-care	12	9.8%
Independent Living	17	13.8%
Total Population over 5 years	787	100.0%
Total Population over 5 years with a disability	92	11.7%

Note: Percentages may not add up to 100 percent due to rounding. Source: ACS Table S1810 2020

The County is similar to the City with the 16 to 64 age group being the largest at 47.9 percent (3,850 persons), 65 and older age group is close at 47.5 percent (3,822 persons), and the 5-15 age group is the smallest at 4.6 percent (370 persons).

**Table A-24
Disabilities by Age Group, Siskiyou County 2020**

	Number	%
Total Population 5-15 years	6557	100.0%
Population 5-15 years with disability	370	5.6%
Sensory (Hearing/Vision)	97	1.5%
Ambulatory	64	1.0%
Cognitive	319	4.9%
Self-care	107	1.6%
Independent Living	--	--
Total Population 16-64 years	23692	100.0%
Population 16-64 years with disability	3850	16.3%
Sensory (Hearing/Vision)	1488	6.3%
Ambulatory	1687	7.1%
Cognitive	1922	8.1%
Self-care	620	2.6%
Independent Living	1514	6.4%
Total Population 65 years and older	10924	100.0%
Population 65 and older with a disability	3822	35.0%
Sensory (Hearing/Vision)	2537	23.2%
Ambulatory	2105	19.3%
Cognitive	878	8.0%
Self-care	526	4.8%
Independent Living	1342	12.3%
Total Population over 5 years	41173	100.0%
Total Population over 5 years with a disability	8042	19.5%

Note: Percentages may not add up to 100 percent due to rounding. Source: 2016-2020 ACS.

**Table A-25
Persons with Disabilities by Employment Status, Dorris 2020**

Persons with a Disability	Number	%
Age 18–64, Employed Persons with a Disability	7	0.8%
Age 18–64, Not Employed Persons with a Disability	44	5.1%
Persons Aged 65 Plus with a Disability	45	5.2%
Total Persons with a Disability	105	12.1%
Total Population (civilian non-institutional)	867	100%

Source: ACS Table C18120 2020

Persons with disabilities typically have special housing needs because of their fixed or limited incomes, the lack of accessible and affordable housing that meets their physical and/or developmental capabilities, and the higher health costs associated with their disabilities. According to the 2020 Census, 105 Dorris residents, or

approximately 12.1 percent of the civilian non-institutional population, have some type of disability. Of these persons, the majority aged 18 to 64 with a disability do not work (5.1 percent).

Many people live independently with other family members. To maintain independent living, persons with a disability may need special housing design features, income support, and in-home supportive services for persons with medical conditions.

5.3 Persons with Developmental Disabilities

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes intellectual disabilities, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community- based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Far Northern Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table A-26** provides information about Dorris’ population of developmentally disabled persons. **Table A-27** provides information about those persons’ place of residence. The information is collected for the zip code used by Dorris.

**Table A-26
Persons with Developmental Disabilities by Age**

Zip Code	0–13 Years	14–21 Years	22–51 Years	52–61 Years	62+ Years	Total
96023	1	4	1	1	2	10

Source: DDS, March 2014

**Table A-27
Persons with Disabilities Residents by Residence Type**

Zip Code	Community Care	Home Parent/Guardian	Independent Living	Other	Total
96023	0	7	3	0	10

Source: DDS, March 2014

A number of housing types are appropriate for people living with a development disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this special needs group. Incorporating “barrier-free” design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with developmental disabilities, the City will implement programs to coordinate housing activities and outreach with the Far North Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

5.4 Single-Parent and Female-Headed Households

Single-parent households, and those headed by single females in particular, experience the full range of housing problems. These problems include affordability, since the individuals are often on public assistance; overcrowding, because the individuals often cannot afford units large enough to accommodate their families; insufficient housing choices; and sometimes, discrimination. Also, single-parent households with small children may need to pay for childcare, which further strains limited incomes. The City recognizes these problems and has included policies and programs in this document to address affordability, overcrowding, and discrimination for all segments of the population.

Table A-28 illustrates the number of households that are headed by single parents. The proportion of single-parent households has increased in the City since the 2010 Census. In 2020, single-parent households constituted approximately 29.9 percent of all households in the City, an increase of 216 percent since 2010. Female-headed households increased by 30 households between 2010 and 2020. Female-headed households represent approximately 47.5 percent and male-headed households represent 52.5 percent in 2020.

**Table A-28
Single-Parent Households, Dorris 2010-2020**

	Households	% of Single-Parent Households	% of Total Households
2010			
Female-Headed Single-Parent Households	18	56.3%	4.90%
Male-Headed Single-Parent Households	14	43.7%	3.80%
Total Single-Parent Households	32	100%	8.80%
2020			
Female-Headed Single-Parent Households	48	47.5%	14.2%
Male-Headed Single-Parent Households	53	52.5%	15.7%
Total Single-Parent Households	101	100%	29.9%

Source: 2020 U.S. Census, ACS 5-Year Estimates Subject Tables, S1101.

The County has a slightly different makeup with female-headed households being the majority (68.9 percent) and male-headed households are the minority (31.1 percent). Single-parent households make up only 14 percent of the County’s total number of households.

**Table A-29
Single Parent Households, Dorris and Siskiyou County 2020**

	Dorris			Siskiyou County		
	Households	% of Single-Parent Households	% of Total Households	Households	% of Single-Parent Households	% of Total Households
Female-Headed Single-Parent Households	48	47.5%	14.2%	1,884	68.9%	10%
Male-Headed Single-Parent Households	53	52.5%	15.7%	852	31.1%	4%
Total Single-Parent Households	101	100%	29.9%	2,736	100%	14%

Source: 2020 U.S. Census, ACS 5-Year Estimates Subject Tables, S1101.

5.5 Large Households

A large household is one with five or more persons. Large households are considered a special needs group because they need larger homes, but do not necessarily earn enough to afford the premium price of a larger home. Those homes are often a luxury out of the range of affordability for lower-income families. Thus, a large household may struggle to find suitable affordable housing. The number of large households in the City is shown by tenure in **Table A-30**. Between 2010 and 2020, the number of large owner-occupied households remained about the same, while the number of large renter-occupied households decreased slightly.

In 2020, the only large owner households were five persons making up 68.8 percent (22 households) of the total large households. Large renter households make up significantly less of total large households at 31.3 percent (10 households). Two of those renter households contain 5 persons and eight of those households contain six persons (25 percent). In total, there were 32 large households in 2020.

As shown in **Table A-20**, there were 202 three-bedroom or larger housing units in the City in 2020. Of these, 36 were four-bedroom units and four were five-bedroom units. Since there are eight households with six persons and only four five-bedroom units, this would indicate a shortage of dwelling units to serve households with six or more persons.

In 2020, the County had a more balanced ratio of 52.4 percent large owner households (541 households) and 47.6 percent large renter households (492 households). Similar to the City, the majority of large owner households in the County are made up of five persons at 33.8 percent of the total large households (349 households). The smallest group of households are of seven persons or more at 3.5 percent (36 households). Unlike the City, the majority of large renter households are made up of five persons at 26.9 percent of the total large households (278 persons). The lowest amount of large renter households is made up of seven persons or more at 6.4 percent (66 person). In total, the County contains 1,033 large households.

**Table A-30
Large Households by Tenure, 2010-2020**

Household Size	Dorris				Siskiyou County	
	2010		2020		2020	
	Households	%	Households	%	Households	%
Large Owner Households	23	60.5%	22	68.8%	541	52.4%
5 persons	6	15.8%	22	68.8%	349	33.8%
6 persons	0	0.0%	0	0.0%	156	15.1%
7 or more persons	17	44.7%	0	0.0%	36	3.5%
Large Renter Households	15	39.5%	10	31.3%	492	47.6%
5 persons	15	39.5%	2	6.3%	278	26.9%
6 persons	0	0.0%	8	25.0%	148	14.3%
7 or more persons	0	0.0%	0	0.0%	66	6.4%
Total Large Households	38	100%	32	100%	1033	100.00%

Source: US Census 2010, ACS 2020 B25009

5.6 Persons Experiencing Homelessness

For a variety of economic, social, and/or personal reasons, individuals and families may find themselves homeless. Their homelessness can be a temporary situation or a semi-permanent way of life. There are a number of different situations in which people become homeless. Each situation is different, requiring different housing needs. Whatever the situation, the most immediate housing needs can be satisfied with three basic shelter types: emergency, transitional, and temporary.

Table A-31 shows the ethnic/racial identities of unsheltered persons in the service area of NorCal Continuum Care which includes Dorris. The number of homeless persons regionally has nearly doubled, increasing from 2020 to 2022 by approximately 858 persons. A majority of those homeless persons identify as White at 78.6 percent (1,445 persons), with the next highest being American Indian/Alaska Native at 14.53 percent (267 persons). People who identify as Asian make up the smallest number of homeless persons at 0.82 percent (15 people). A majority of the population of Dorris between the ages of 18 to 64 with a disability do not work (5.1 percent). The increase in homeless persons could be due to the worsening housing affordability crisis plaguing the whole State.

**Table A-31
Racial and Ethnic Information, 2020-2022 PIT Counts, Service Area of NorCal Continuum Care**

	2020 PIT		2022 PIT	
	% of Unsheltered	Total Persons	% of Unsheltered	Total Persons
White	71.70%	733	78.66%	1,445
Black or African American	3.10%	32	3.76%	69
American Indian/Alaska Native	10.80%	110	14.53%	267
Native Hawaiian/Other Pacific Islander	1.40%	14	1.20%	22
Asian	1.00%	10	0.82%	15
Multiple Races	7.30%	75	3.43%	63

	2020 PIT		2022 PIT	
	% of Unsheltered	Total Persons	% of Unsheltered	Total Persons
Did not Respond	4.80%	49		
Hispanic/Latino	9.70%	99	9.09%	167
Non-Hispanic/Latino	84.80%	867	90.91%	1,670
Did Not Respond	5.60%	57		
Don't Know		n/a		

Table A-32 shows gender information for the homeless population in Siskiyou County, as well as the number of sheltered and unsheltered individuals. The majority of persons in Siskiyou County in both 2020 and 2022 identified as male with 208 persons in 2020 and decreasing to 172 persons in 2022. The population of female identifying persons has increased from 95 to 146 persons. Gender non-conforming persons has decreased from 4 to 2, and persons identifying as transgender decreased from 2 to 0. The number of sheltered persons increased by 136 persons and the number of unsheltered decreased by 126 persons. The decrease in unsheltered persons does not follow the trend of the service area discussed above or the rest of the state.

**Table A-32
Gender Information, 2020-2022 PIT Counts for Siskiyou County**

	2020 Total Persons	2022 Total Persons
Male	208	172
Female	95	146
Gender Non-Conforming	4	2
Trans	2	0
Did not Respond	2	1
Refused	n/a	
Total	311	321
Sheltered	37	173
Unsheltered	274	148

Table A-33 breaks down additional demographics for Siskiyou County’s homeless population. The number of chronically homeless persons decreased from 92 to 83. The County is unlike the rest of the State where homelessness continues to increase.

**Table A-33
Additional Demographics, 2020-2022 PIT Counts for Siskiyou County**

Additional	2020 Total Persons	2022 Total Persons
Chronically Homeless	92	83
Families	24	not reported
Veteran	not reported	11
Domestic Violence Victim	not reported	18

Additional	2020 Total Persons	2022 Total Persons
Felony Conviction	not reported	57
COVID-19	not reported	14
Natural Disaster	not reported	31
Youth (18 to 24)	not reported	26
Children (under 18)	not reported	61

5.6.1 Emergency Shelters

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

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

Through the Siskiyou County Health and Human Services Agency, the California Work Opportunity and Responsibility to Kids (CalWORKs) program provides eligible individuals temporary cash aid for emergency housing and other needs. If a family has little or no cash and needs housing, food, utilities, clothing, or medical care, they may be eligible to receive immediate short-term help. Families that apply and qualify for ongoing assistance receive money each month to help pay for housing, food, and other necessary expenses.

The amount of a family's monthly assistance payment depends on a number of factors, including the number of people who are eligible and the special needs of any of those family members. The income of the family is considered in calculating the amount of cash aid the family receives.

Another program serving the homeless population, the CalFresh Program, is designed to help families put food on the table and pay for basic living expenses during tough times. CalFresh (formerly Food Stamps), also known as SNAP, is a federal nutrition program that helps people with low or no income purchase healthy food. Benefits are issued on an Electronic Benefits Transfer (EBT) card that can be used at most grocery stores and farmers' markets.

To receive CalFresh benefits, household income and resources must meet certain criteria. The amount of CalFresh benefits a household may be eligible for is determined by income and family size. Also, the Youth Empowerment Siskiyou agency offers case management to eligible youth experiencing homelessness.

Natural emergencies that result in temporary homelessness are fairly uncommon in this area. Should such an emergency occur, there is ample space in churches, school gymnasiums, and community facilities to temporarily accommodate displaced individuals and families. The City of Dorris does not have a homeless shelter, but homeless shelters are available in the City of Yreka (the county seat) approximately 77 miles to the southwest, and in the City of Klamath Falls approximately 20 miles to the north. The City's Zoning Ordinance allows them by right in the C-2 zone district.

Other services for homeless individuals and families in Siskiyou County are primarily available in the City of Yreka. However, given Dorris’ proximity to the Oregon border and its distance from other cities in Siskiyou County, the most easily accessible services can sometimes be found in the City of Klamath Falls to the north. **Table A-34** illustrates a number of programs in the area that provide homeless assistance.

**Table A-34
Homelessness Services**

Agency Name	Address	Services
Siskiyou County Behavioral Health Dept.	2060 Campus Drive, Yreka, CA	1, 2, 4, 5, 6, 13, 14, 15, 16, 17
Siskiyou Domestic Violence & Crisis Center	118 Ranch Lane, Yreka, CA	1, 5, 8, 9, 11
Lane Street Effort	417 Lane Street, Yreka, CA	10
Klamath Falls Union Gospel Mission	823 Walnut Ave, Klamath Falls, OR	9, 10
Klamath Lake Counties Food Bank	3231 Maywood Dr, Klamath Falls, OR	3
Northern Valley Catholic Social Services	1515 S. Oregon St., Yreka, CA	1, 3, 4
California Department of Rehabilitation	1288 S. Main Street, Yreka, CA	12
Tulelake/Newell Family Resource Center	810 Main Street, Tulelake, CA	13, 15
Yreka Family Resource Center	201 S. Broadway St., Yreka, CA	2, 11, 3
WIC	1217 S. Main Street, Yreka, CA	3
Salvation Army	501 N. Main Street, Yreka, CA	3, 11
Veteran’s Administration	311 Lane Street, Yreka, CA	7, 10
Yreka Dream Center Food Closet	900 North Street, Yreka, CA	3
Service Codes		
1. Adult Counseling 2. Anger Management Classes 3. Food or Clothing Referral 4. Counseling, Education & Prevention 5. Crisis Intervention 6. Drug & Alcohol Treatment 7. Veteran’s Assistance 8. Emergency Assistance for Battered Women 9. Emergency Housing for Women & Children	10. Emergency Housing for Men 11. Emergency, Transportation (i.e., bus ticket) 12. Job Training 13. Treatment & Housing of Mentally Ill 14. Independent Living Skills Training 15. Food Stamps, CalWorks, General Relief 16. Day Treatment 17. Workshops	

5.6.2 Transitional Shelters

Transitional shelters are often required for housing individuals or families after their immediate need for emergency shelter has been satisfied, but they are not yet self-reliant. Transitional housing programs are often combined with a variety of social services intended to provide job training and self-reliance. Transitional shelters are typically single-family residences, detached homes, or apartment houses. Sometimes motels and hotels can serve in this capacity if they are equipped with kitchens. An updated Dorris Zoning Ordinance is currently under review which includes a definition of Transitional Housing and a listing of the zones where the use is principally permitted, which includes the Residential zones and Mixed-Use Zone.

5.6.3 Temporary Shelters

Temporary shelters are needed to address a variety of situations in which individuals and/or families find themselves homeless. While a portion of the homeless population is voluntarily homeless, these individuals still

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

Single-room occupancy (SRO) units, which are often converted hotels and motels, are one of the most appropriate types of temporary housing for extremely low-income persons. ~~However, the City’s Zoning Ordinance does not specifically define single room occupancy units, nor does it explicitly allow similar uses (e.g., rooming houses and boardinghouses) in any district.~~

5.7 Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farmworkers work in the fields, orchards, and processing plants, and provide support activities on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor.

Table A-35 shows the number of agricultural workers in Siskiyou County and California in 2017. While this information is somewhat dated, it does indicate the strong agricultural employment base in the County and State. Most of the laborers in the County at 74.4 percent (2,940 persons) and State at 50.2 percent (189,718 persons) work fewer than 150 days. In the County, 28 of the farms have 10 or more workers employing approximately 85.5 percent (3,378 persons) of the laborers. The State has 3,481 farms with 10 or more workers who employ only about 38.9 percent (146,791 persons) of the laborers.

**Table A-35
Hired Farm Labor**

Hired Farm Labor	Siskiyou County	California
Farms	217	30,421
Workers	3,949	377,593
Laborers Working More Than 150 Days		
Farms	124	18,439
Workers	1,009	187,875
Farms with 10 Workers or More		
Farms	28	3,481
Workers	3,378	146,791
Laborers Working Fewer Than 150 Days		
Farms	142	20,505
Workers	2,940	189,718

Source: USDA Census of Farmworkers 2017

However, this information does not specifically identify the agricultural area surrounding Dorris. As such, while this information is helpful in identifying farmworkers in Siskiyou County, the 2020 Census may be more accurate in identifying those farmworkers residing in the city. According to the 2020 Census, 125 persons employed in agriculture, forestry, fishing, hunting, and mining occupations reside in Dorris. However, even the 2020 Census

does not specifically identify farmworkers on an individual basis and therefore is somewhat suspect in its accuracy regarding the number of farmworkers in Dorris.

An eight-unit farmworker housing project was approved by the City in 2018 in a structure that was converted from a motel. The units were determined to be affordable to very low and low income persons because the project is seasonal farmworker housing and the median income of the seasonal farmworkers that the project was approved for is expected to vary. The cost is anticipated to be below 80 percent of the median household income in four of the units and below 50 percent of the median household income in the other four units.

Farmworker Housing is defined in the new zoning ordinance currently under review and it is a principally permitted use in the M-U Zone. Under the new Dorris Zoning Ordinance, farmworker housing is also addressed under the term “Employee Housing”. It distinguishes between “Small Employee Housing” for six or fewer tenants, and “Large Employee Housing” for up to 36 tenants in one or more buildings. Small Employee Housing is allowed in all Residential and the Mixed-Use zone by-right. However, in order to comply with the California Employee Housing Act, Program HE.4.2.3 requires a revision of the Zoning Ordinance to allow farmworker/employee housing of six or less persons in residential zones by-right.

6.0 Housing Costs and Affordability

6.1 Single-Family Home Costs

Table A-36 shows the number of units by unit cost within the City according to a 2022 Housing Conditions Survey.⁶ The majority of unit costs range from \$100,000 to \$149,000 making up 34 percent of total units (87 persons). The median price of units in the City is \$105,300. The most expensive homes in the City are between \$500,000 and \$999,999, although they only make up 1 percent of the units (2 units).

**Table A-36
Owner-occupied Unit Cost**

Units Cost	# Units	% of Total Units
Less than \$50,000	44	17%
\$50,000 to \$99,999	72	28%
\$100,000 to 149,999	87	34%
\$150,000 to \$199,999	43	17%
\$200,000 to \$299,999	0	0%
\$300,000 to \$499,999	6	2%
\$500,000 to \$999,999	2	1%
\$1,000,000 or more	0	0%
Median (dollars)	\$105,300	-

Source: 2021 Dorris Housing Survey

Table A-37 provides the median sales prices for homes throughout the County, and according to the data, the median sales price for a home in Dorris in October of 2022 is \$141,119. That is a price increase of \$58,597 since 2015. The County had an even higher price change from \$201,757 in 2015 to \$323,294 in 2022, an increase of \$121,537. The City of Tulelake had the lowest price change of \$53,965.

⁶ City of Dorris 2022 Housing Condition Survey, Great Northern Services, 2022

**Table A-37
Median Regional Home Prices, October 2015-2022**

	2015	2019	2022	2015-2022
	Median Price	Median Price	Median Price	Price Change
Siskiyou County	\$201,757	\$229,544	\$323,294	+ \$121,537
Etna	\$200,872	\$224,208	\$308,315	+ \$107,443
Dorris	\$82,522	\$97,409	\$141,119	+ \$58,597
Dunsmuir	\$166,382	\$190,537	\$271,674	+ \$105,292
Montague	\$171,410	\$192,801	\$275,409	+ \$103,999
Tulelake	\$83,871	\$104,019	\$137,836	+ \$53,965
Yreka	\$182,675	\$202,081	\$282,828	+ \$100,153

Source: zillow.com Home Value Index

Table A-38 lists the prices of homes for sale in the city in November 2022, as sourced from zillow.com. There are very few homes for sale in the City, and the sale prices vary. For example, a three-bedroom unit can range anywhere from \$120,000 to \$195,000. The most expensive house on the market in November 2022 was a single-family home being sold with a duplex for \$250,000.

**Table A-38
Housing Costs, November 2022**

Address	Type	Bedrooms	Bathrooms	Price	SF
225 N. Juniper St.	House	3	2	\$120,000	1,296
219 S. California St. #219 and #221	Single-Family Home and Duplex	4	2	\$250,000	-
300 W. Sly St.	House	3	1	\$150,000	1,752
130 S. Oregon St.	House	3	1	\$195,000	1,145

“SF” equals square feet. Source: Zillow.com, accessed November 2022

Table A-39 shows the affordability of purchasing a home in the City, County, and State. The City has a lower ratio of home value to household median income compared to the County and State. This makes homes in Dorris more affordable to those with the median income compared to the State and County.

**Table A-39
Affordability of Purchasing a Home, 2021**

Location	Median Income	Median Owner-occupied Home Value	Ratio Home Value to Household Median Income
Dorris	\$34,194	\$105,300	3.1
Siskiyou	\$47,403	\$214,300	4.5
California	\$78,672	\$538,500	6.8

Source: 2021 Dorris Housing Survey

Table A-40 shows the monthly costs for owners as a percentage of their household income. A majority of the homeowners with a mortgage pay 24.9 percent of their monthly income to their housing costs (73 persons or 60.8 percent). Most of the housing units without a mortgage pay less than 14.9 percent of their monthly income to their housing costs (90 persons or 67.7 percent). The table shows that for homeowners in Dorris, housing is quite affordable compared to the County and the rest of the state.

**Table A-40
Selected Monthly Owner Costs as a Percentage of
Household Income (SMOCAPI), 2021**

Housing Units with a Mortgage*	
Total	120
Less Than 20.0 percent	34
20.0 to 24.9 percent	39
25.0 to 29.9 percent	7
30.0 to 34.9 percent	11
35.0 percent or more	29
Not Completed	0
Housing Unit without a Mortgage*	
Total	133
Less Than 10.0 percent	35
10.0 to 14.9 percent	55
15.0 to 19.9 percent	12
20.0 to 24.9 percent	2
25.0 to 29.9 percent	14
30.0 to 34.9 percent	0
35.0 percent or more	15
Not Completed	1

Note: Excluding units where SMOCAPI cannot be computed. Source: 2021 Dorris Housing Survey.

6.2 Rental Housing Costs

Vacant rental units in the City are a relatively scarce commodity. A review of rentals being advertised in Craigslist.org in the City in December 2022 found no units available. There are no large multifamily rental complexes in the City.

At the time of the 2021 Dorris Housing Survey, the median gross rent in Dorris was \$695 compared to Siskiyou County at \$878. **Table A-41** shows the approximate affordable rent for a family of four in each income group. These figures are based on the assumption that a household cannot spend more than 30 percent of its income on housing costs without becoming cost burdened. The 2012 median contract rent is within the affordability range for very low-income and above households.

**Table A-41
Gross Rent in Dorris, 2021**

Occupied Units Paying Rent	71	% of Total Units
Less than \$500	11	15%
\$500 to \$999	56	79%
\$1,000 to \$1,499	4	6%
\$1,500 or more	0	0%
Median (dollars)	\$695	-
No Rent Paid	13	

Source: 2021 Dorris Housing Survey

Table A-42 shows there was a total of 71 households paying rent in Dorris in 2021. A majority of those renters (44 households) paid between 15 to 24.9 percent of their household income to rent. There are 24 households that pay more than 30 percent of their income to rent, making them cost burdened.

**Table A-42
Gross Rent as a Percentage of Household Income (GRAPI), 2021**

Occupied Units Paying Rent*	
Total	71
Less than 15.0 percent	11
15.0 to 19.9 percent	22
20.0 to 24.9 percent	22
25.0 to 29.9 percent	12
30.0 to 34.9 percent	8
35.0 percent or more	16
No Rent Paid	13

Note: Excluding units where SMOCAPI cannot be computed. Source: 2021 Dorris Housing Survey.

6.3 Housing Costs for Mobilehomes

The Department of Finance’s 2021 Estimate of Population and Housing shows a total of 77 mobilehomes in Dorris, which represents 18.5 percent of the total housing stock. The 2021 Housing Survey observed 22 of these needed to be replaced (28%). One of the homes listed for sale in a 2023 web search appears to be a mobilehome and the asking price is \$90,000 on a ¼ acre lot.⁷

6.4 Overpayment and Cost Burden

Definitions of housing affordability can vary, but in general, a household should pay no more than 30 percent of its monthly income on housing costs. Households that pay more than this are considered cost-burdened, and households that pay more than 50 percent are considered severely cost-burdened. Measuring the number of households paying more than these percentages helps define an area’s affordability problem. The American Community Survey data reported in the Dorris Comprehensive Housing Affordability Strategy (CHAS) information

⁷ <https://www.landwatch.com/california-land-for-sale/dorris> accessed September 4, 2023

on overpayment by tenure is presented in **Table A-43**. Approximately 27 percent (97 of Dorris households from a total of 365 households) are in overpayment situations. Forty-four percent of overpaying households are spending more than 50 percent of their gross income on housing and are severely cost burdened. As a percentage, more renter households are cost burdened although this compares to 41 percent (54 of the total of 130 households) of low-income owner households. The majority of total lower income renters and owners, 56.3 percent (138 households), were in overpayment situations.

**Table A-43
Overpayment, 2015-2019**

Housing Income Range	Total Households	Overpayment: (> 30% income on housing)		Severe Overpayment: (> 50% income on housing)	
	Number	Number	%	Number	Percent
Owner Households	270	67	25%	28	42%
Extremely Low Income (<=30% HAMFI)	45	24	53%	20	83%
Very Low Income (>30% to <=50% HAMFI)	60	19	32%	4	21%
Low Income (>50% to <=80% HAMFI)	105	24	23%	4	17%
Moderate Income and above (>80% to <=100% HAMFI)	15	0	0%	0	0%
Household Income >100% HAMFI	45	0	0%	0	0%
Renter Households	95	29	31%	15	52%
Extremely Low Income (<=30% HAMFI)	30	15	50%	15	70%
Very Low Income (>30% to <=50% HAMFI)	15	4	27%	0	0%
Low Income (>50% to <=80% HAMFI)	35	10	29%	0	0%
Moderate Income and above (>80% to <=100% HAMFI)	10	0	0%	0	0%
Household Income >100% HAMFI	4	0	0%	0	0%
All Households	365	97	27%	43	44%
Extremely Low Income (<=30% HAMFI)	75	39	52%	35	90%
Very Low Income (>30% to <=50% HAMFI)	75	24	32%	4	17%
Low Income (>50% to <=80% HAMFI)	140	34	24%	4	12%
Moderate Income and above (>80% to <=100% HAMFI)	25	0	0%	0	0%
Household Income >100% HAMFI	49	0	0%	0	0%

Note: Values and percentages may not add due to rounding. HAMFI = "HUD Adjustment Median Family Income".
Source: 2015-2019 HUD CHAS Data

Based on 2015-2019 Comprehensive Housing Affordability Strategy (2022 CHAS) data prepared by the Census Bureau for the U.S. Department of Housing and Urban Development (HUD), a total of 150 households are identified as either extremely or very low income in Dorris. Of these households, approximately 50 percent are extremely low-income and 50 percent are very low-income, as indicated in Table A-43 above. Altogether they represent approximately 41 percent of Dorris households. Although the City has not developed its own local quantitative forecasting data, based on information from the City Administrator, there are no large economic changes on the horizon that would cause a significant reversal in the patterns including the high percentage of extremely low income households. Nonetheless, the City will continue projects that improve infrastructure and housing using CDBG and other appropriate funds; Dorris will continue their work with the Siskiyou Economic Development Council on business and workforce programs to improve the area.

Table A-44 shows the percentage of households’ income that goes towards monthly housing costs. The majority of households’ (99 households) incomes fall between \$20,000 to \$34,999. Of those households, 39 pay less than 20 percent of their income towards housing costs, with 35 paying 20 to 29 percent, and 25 paying 30 percent or more. Those making less than \$20,000 a year are the next largest group (77 households). A majority (52 households) of these households pay 30 percent or more of their income to housing costs.

**Table A-44
Monthly Housing Costs as a Percentage of Household Income in the Past 12 Months, 2021**

Less than \$20,000	77
Less than 20 percent	6
20 to 29 percent	19
30 percent or more	52
\$20,000 to \$34,999	99
Less than 20 percent	39
20 to 29 percent	35
30 percent or more	25
\$35,000 to \$49,999	50
Less than 20 percent	31
20 to 29 percent	17
30 percent or more	2
\$50,000 to \$74,999	48
Less than 20 percent	48
20 to 29 percent	0
30 percent or more	0
\$75,000 or more	50
Less than 20 percent	45
20 to 29 percent	5
30 percent or more	0
Zero or Negative Income	1
No Cash Rent	13

Source: 2021 Dorris Housing Survey

7.0 Assessment of Fair Housing

This is an analysis of Dorris' existing patterns and trends of segregation and inclusion, and current fair housing issues. In the context of AFFH, segregation means there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.

The City's inventory of available sites, section 1 of Appendix C, includes an evaluation of the City's site designated to meet the City's Regional Housing Needs Allocation for consistency with affirmatively furthering fair housing. The analysis must include how particular sites will meet the needs of all households, and how segregated living patterns will be replaced by integrated and balanced patterns, transforming racially and ethnically concentrated areas of poverty to areas of opportunity.

Housing Element Programs: Explicitly address, combat, and relieve disparities resulting from past and current patterns of segregation to foster more inclusive communities, address disparities in housing needs and access to opportunity, and foster inclusive communities.

As described in Chapter 1, Introduction, the City engaged community members and stakeholders in several venues. The information was obtained through public meetings, surveys, and stakeholder interviews. While the City's RHNA may be low, the actual need of the community may be much greater. Through the public participation process, the City can identify what issues and obstacles people may be experiencing when trying to find housing.

7.1 Key Elements of an Assessment of Fair Housing

An assessment of fair housing (AFH) is a comprehensive analysis that considers all of the following to identify fair housing issues in a city:⁸

- A. Assessment of Fair Housing Enforcement and Outreach Capacity. This is an evaluation of the local government's ability to disseminate information related to fair housing and provide outreach and education. Also, the local government's ability to address compliance with fair housing laws, including a discussion of any findings, lawsuits, enforcement actions, settlements, or judgements, is also assessed.
- B. Assessment of segregation and integration patterns and trends. Attributes that are analyzed are race, ethnicity, income, poverty, familial status, and persons disabilities. In the context of AFFH, segregation means there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a type of disability in a particular geographic area when compared to a broader geographic area.
- C. Assessment of disparities in access to opportunity. The AFFH rule defines "significant disparities to in access to opportunity" as "substantial and measurable differences in access to educational, transportation, economic, and other opportunities in a community based on protected class related to housing," Title 24 Code of Federal Regulations 5.152. This is assessed using indices for education, transportation, economic development and access to jobs, and a healthy environment. The rationale behind this evaluation is that a lack of housing and transportation choices can limit access to opportunity and stifle economic growth by isolating residents from jobs and other essential services.⁹
- D. Assessment of disproportionate housing needs, including displacement. To assess if residents in a city are experiencing disproportionate housing needs, data for cost burden and severe cost burden conditions,

⁸ Source: HCD's https://www.hcd.ca.gov/community-development/affh/docs/AFFH_Webinar_Slides.pdf, June 15, 2021.

⁹ HUD, <https://www.hud.gov/sites/documents/ACCESS-OPPORTUNITY.PDF>, accessed March 28, 2023.

overcrowding, substandard housing, and homelessness are assessed. Displacement is also considered, and displacement may be driven by investment and/or disinvestment, and disaster.

- E. Cities are to assess whether there are racially/ethnically concentrated areas of poverty (R/ECAP) present within their boundaries or nearby. Mapping of racially concentrated areas of affluence (RCAA) are also consulted.

Once fair housing issues are identified, then contributing factors that contribute significantly to that issue must be identified. From there, the contributing factors are prioritized, and highest priority is to be given to those factors that most limit or deny fair housing choice, access to opportunity, or negatively impact fair housing or civil rights compliance disproportionate housing needs. With this analysis, a housing plan is developed that commits the local government to taking meaningful actions that:

- Enhancing housing mobility strategies;
- Encouraging development of new affordable housing in high resource areas;
- Improving place-based strategies to encourage community conservation and revitalization, including preservation of existing affordable housing
- Protecting existing residents from displacement.

The AFH housing action plan must outline goals, milestones, and metrics for implementing actions to address fair housing issues in Dorris.

7.1.1 Assessment of Fair Housing Enforcement and Outreach Capacity

No lawsuits or actions in the City have resulted from discrimination complaints related to compliance with existing fair housing laws. The City implements fair housing laws by ensuring the City's procedures, policies, and regulations comply with state and federal fair housing laws, and by implementation of the code enforcement program. The City's code enforcement is complaint driven, where received complaints are investigated by a building inspector.

HUD's Region IX Office of Fair Housing and Equal Opportunity (FHEO) reports data on queries and cases. For Siskiyou county, queries are reported at the City level whereas cases are reported at the County level. Queries are not official cases but may have value to help identify concerns that residents have about possible discrimination. Cases are fair housing cases filed with the FHEO for alleged discriminatory acts. From 2013 to 2022, there was less than one FHEO inquiry and FEO case per 1,000 people in Dorris. According to the California Department of Fair Employment and Housing (CDFEH) 2020 annual report, there was one housing violation for the Siskiyou county region (the type of violation, e.g., disability, race, etc., is not indicated). While underreporting to the FHEO and CDFEH may occur, the available data indicates low incident rate of housing discrimination in the City and the region, generally.

In addition to continuing to make fair housing information available, Program HE.4.2.4 commits the City to adopting reasonable accommodation procedures that comply with state and federal law and marketing the availability of the procedures to the public. This Program includes reviewing the current procedures for compliance with federal and state fair housing law, and preparing amendments as needed.

The City posts fair housing posters from the California Department of Fair Employment and Housing at City Hall to assist those with discrimination complaints. As complaints are received, individuals are directed to the appropriate agency. The City will continue to make information on fair housing available to the public by posting fair housing

information in City Hall, the public library, other public buildings, the Butte Valley Community Resource Center, and on bulletin boards at existing apartment complexes.

Compliance with Existing Fair Housing Laws and Regulations

Reasonable Accommodation: As discussed in Appendix B, the City's in-progress Zoning Ordinance updates reasonable accommodation procedures that are compliant with state and federal law. Program HE.4.2.4 commits the City to adopting legally compliant reasonable accommodation procedures by the end of 2024.

Government Code Section 65008 covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. The City encourages housing developments of all types, regardless of size, prospective tenant, or financing source, and supports by-right development in residential zones.

Government Code Section 8899.50 requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing. The Action Plan in Table A-45 commits the City to implementing strategies that make progress on addressing the identified fair housing issues. As part of Program HE.7.1.2, the City commits to conducting an annual review on the progress made towards achieving the desired outcomes of its Action Plan, and to make adjustments as needed to increase goal obtainment.

Government Code Section 11135 et seq. requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class. The City adheres to these mandatory requirements when applying for and administering state programs.

Density Bonus Law (Government Code Section 65915 et seq.). At this time, Dorris does not have local density bonus implementing procedures that comply with State density bonus law (SDBL). Program HE.2.2.1 commits the City to amending its land use regulations to be consistent with SDBL. While the City actively promotes the construction of new housing and will process all housing applications, during the 5th cycle there were limited opportunities to implement the City's existing density bonus regulations due to low levels of application/permit activity for housing development.

Housing Accountability Act (Government Code Section 65589.5.). The City Planning staff is familiar with recent amendments to the Housing Accountability Act, and actively monitors, no less than annually, online resources for legislative updates. Dorris is a member of the California League of Cities and receives legislative updates distributed by the League, which includes amendments to the Housing Accountability Act amongst others.

No Net Loss Law (Government Code Section 65863). This housing element meets No Net Loss (NNL) requirements by providing capacity sufficient to meet the RHNA plus a minimum buffer of 20 percent additional capacity in all income categories. As compliance with NNL requires transactional review of development applications, both ministerial and discretionary, Program HE.1.3.1 memorializes and commits the City to conducting this review on a project-by-project basis, and to take the actions as required by State law should an inventory deficit occur, as defined in NNL law. Additionally, Program HE.1.3.1 commits the City to an annual review of the status of its inventory and to project whether a deficit may occur. Should a deficit be anticipated, the City will take steps to

change the General Plan and zoning as needed to increase the amount of available land consistent with Program HE.1.3.1.

Least Cost Zoning Law (Government Code Section 65913.1). As shown in the Inventory of Sites, Sites for Emergency Shelters, and Lands Available for Residential Development, Appendix C of this Housing Element, the City has designated and zoned sufficient vacant land for residential use with appropriate standards in order to accommodate all income categories identified by the RHNA.

Excessive subdivision standards (Government Code Section 65913.2). The City complies. The City has no policies, ordinances, or recent practices that impose design controls or public improvement standards for the purpose of rendering development infeasible. Further, the City considers the effect of ordinances adopted and actions taken on the housing needs of the region.

Limits on growth controls (Government Code 65302.8). The City does not currently impose growth controls or growth management practices.

7.1.2 Presence of R/ECAP and Assessment of Segregation and Integration Patterns and Trends

Cities are to review available mapping indicating whether there are racially/ethnically concentrated areas of poverty (R/ECAP) and present within their boundaries or nearby. Related, cities assess segregation and integration by reviewing data and information to determine if there are high concentrations by race, ethnicity, income, poverty, familial status, disabilities, and whether there are geographic patterns by these attributes in a particular geographic area, and in comparison to a broader geographic area.

There are no areas of racially concentrated affluence (aka RCAA) in or near Dorris, or in the whole of Siskiyou County. There are no Dorris neighborhoods or adjacent unincorporated areas that were identified in the homeowners loan corporation (HOLC) redlining grade created during the New Deal Era, a federal government sponsored program that implemented housing segregation and discrimination. Dorris is not identified as an area of racially/ethnically concentrated area of poverty (R/ECAP) or high segregation and poverty as indicated in Figure 5. The adjoining Census tract to the east of Dorris, however, is one of two areas in Siskiyou County identified as having racially/ethnically concentrated area of poverty (R/ECAP). The other R/ECAP area is the northwest reaches of Siskiyou County in and around the community of Happy Camp. This R/ECAP does not abut Dorris or the Census tract encompassing Dorris.

Race and Ethnicity

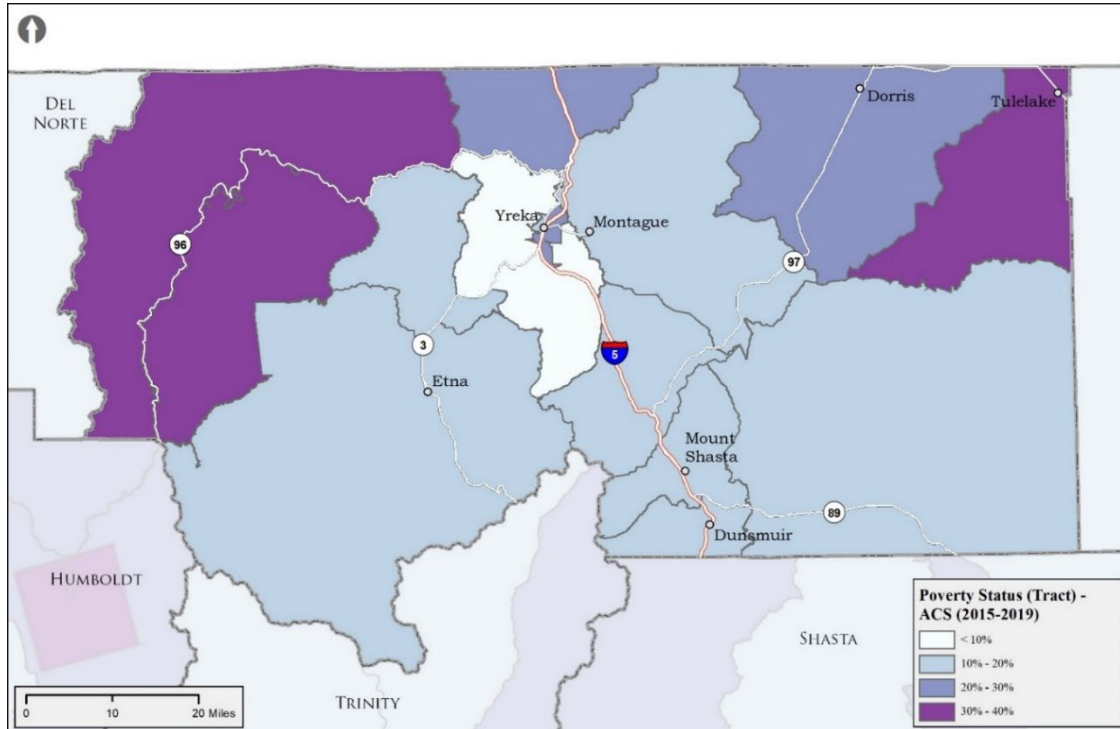
See section 2.4 above. To summarize this section, the racial and ethnic diversity of Dorris has increased since 2010, with the population of Hispanics–Latinos and Asians alone both increasing the most. Over the same period, the population of Whites alone decreased. Other populations [of one race] declined, as indicated in Table A-4 above. The race and ethnicity changes that have occurred in Dorris from 2010 to 2020 are similar to those of the Siskiyou County, although Dorris' increase of Hispanics–Latinos is greater than the region's. Figure 3 above shows that Dorris and the surrounding Census tract is more diverse relative to the much of the region.

Income and Poverty

See section 3.4 above. To summarize, Dorris has a higher poverty rate relative to the Siskiyou County by approximately 3 percentage points. By age group, persons who are between 18-64 years of age have the highest rate of poverty at 12.5 percent followed by children. Dorris' rates for these two populations are greater than the County's rate. Dorris seniors have a lower poverty rate than the region at 1.9 percent, compared to 2.4 percent.

Given the age groups who have the highest poverty rates, nearly 46 percent of Dorris’ families are below the poverty line. This is considerably higher than the County’s rate of 10.6 percent.

Figure 4: Regional Poverty Status



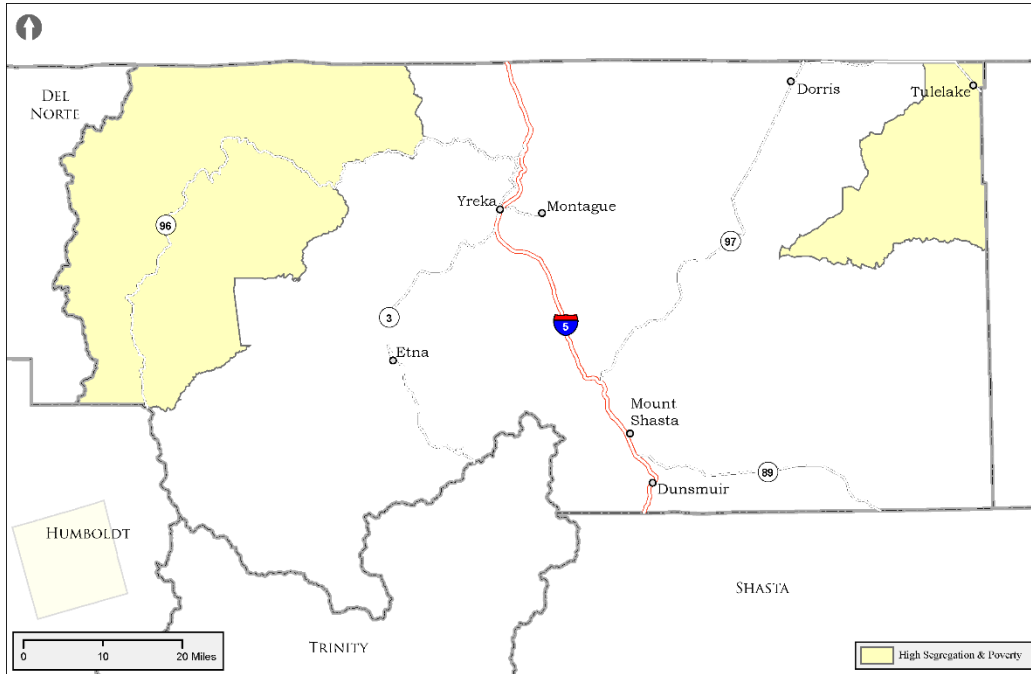
According to ACS 2021 5-year data, the median household income for Dorris and the region is more than 80 percent below the State median income.¹⁰ The data indicates that Siskiyou County households had a higher median income at \$49,857 than Dorris households at \$34,643. Similarly, Dorris’ per capita annual income of \$19,202 is about \$10,400 lower than the County’s per capita income of \$29,563.

Familial Status

See section 5.4 for single parent households with no spouse/partner, including female-headed households with children and no spouse/partner. To begin, approximately 52 percent of Dorris’ population is male and 48 percent is female. Overall, the number of single parent households increased from 8.8 percent of total households in 2010 to 29.9 percent of households in 2020 as shown in **Table A-28**. Of Dorris’ single-parent households, the same table shows the share of single parent households by gender is fairly close with 14.2 percent being female-headed households and 15.7 male-headed households, which is consistent with the gender of the City’s population. Dorris’ narrow gender difference of single-parent households is in contrast to the region’s where nearly 70 percent of single-parent households are female-headed and about 31 percent are male-headed. In the region, the ratio of male to female is 50:50. Section 5.5 above reviews large families in Dorris; the number of large renter households decreased slightly between 2010 and 2020, and the number of large owner-occupied households remained about the same during the same period.

¹⁰ <https://censusreporter.org/profiles/> accessed September 13, 2023

Figure 5: Areas of High Segregation and Poverty, 2023



Persons with Disabilities

See sections 5.2 and 5.3 above. To summarize the referenced sections, 11.7 percent of Dorris’ total population over the age of five years of age have a disability. Dorris’ rate (as a percentage) is lower than Siskiyou County’s overall rate of 19.5 percent. For both Dorris and Siskiyou County, seniors are the largest subpopulation who have a disability, 36 percent and 35 percent, respectively.

7.1.3 Assessment of Disparities in Access to Opportunity.

Access to opportunity is assessed using indices for education, transportation, economic development and access to jobs, and a healthy environment. The California Tax Credit Allocation Committee (TCAC) has developed Opportunity Areas mapping to evaluate and rank funding application for housing, which are updated annually. The Opportunity Areas mapping is an approach “to measure and visualize place-based characteristics linked to critical life outcomes, such as educational attainment, earnings from employment and economic mobility” (Methodology for the 2021 TCAC/HCD Opportunity Map, pg. 1). HCD recommends jurisdictions consult these maps as part of their AFFH analysis to help identify opportunity areas to locate and prioritize affordable housing. The four key indicators indexed for the Opportunity Areas mapping are as follows, and a summary for Dorris is provided:

Low concentration of poverty:

Dorris’ poverty rate is about three percentage points higher than Siskiyou County’s rate, as discussed above, with nearly 20 percent of the population living below the federal poverty line. Ages 18 to 64 had the highest rate of poverty in Dorris.

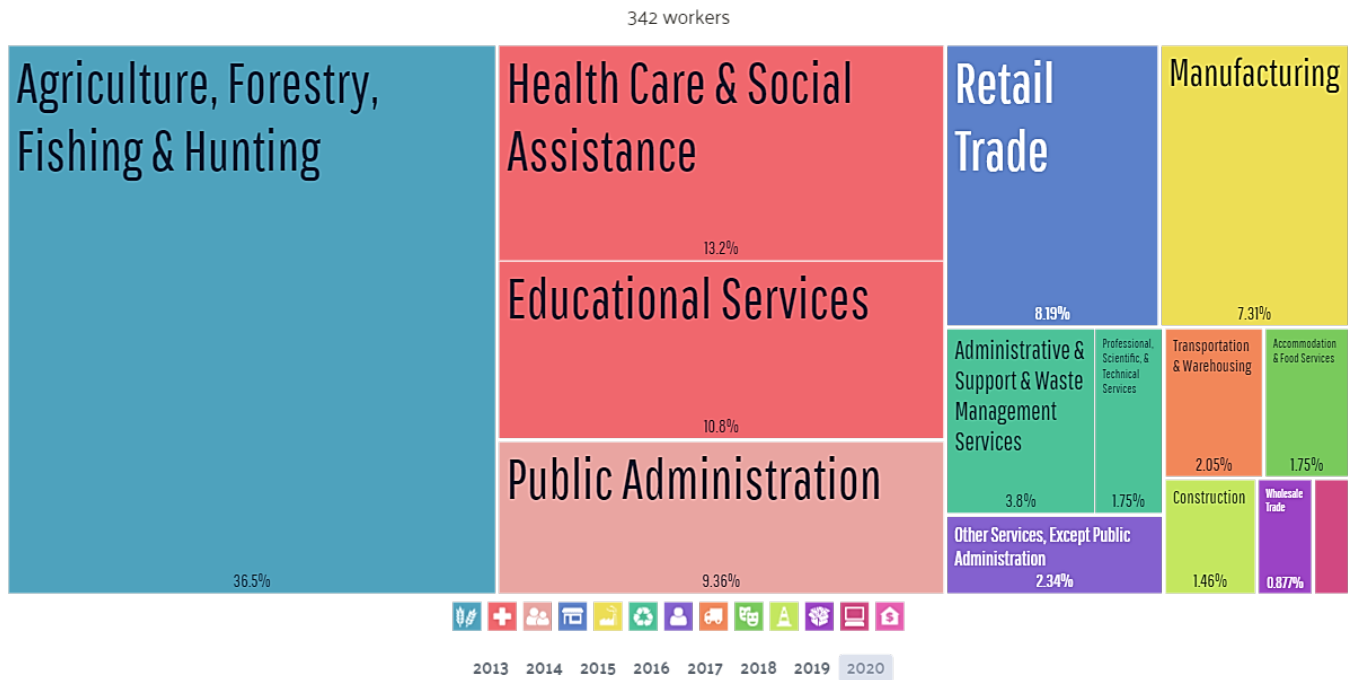
The most common job groups by number of people living in Dorris, CA, are Farming, Fishing, & Forestry Occupations (111 people), Healthcare Support Occupations (46 people), and Material Moving Occupations (27 people).¹¹ The chart in Figure 6 below illustrates the share breakdown of the primary jobs held by residents of

¹¹ <https://datausa.io/profile/geo/dorris-ca>, accessed September 13, 2023

Dorris. In 2020, approximately 36.5 percent of Dorris’ population was employed by the agriculture, forestry, fishing and hunting industry.⁹ This industry was the largest employer, as a percentage, of Dorris’ population, followed by Health Care and Social Assistance. The latter employed about 13.2 percent of the population. This is consistent with information provided by City staff (the following values are estimates):¹²

- Butte Valley School District: 35 employees
- Cal-Ore Telephone: 50 employees
- Goosenest Forest Service: 35-45 employees
- Dorris Molding: 35 employees
- Strawberry Farms: 120-280 employees depending on time of season.

Figure 6: Dorris Occupations by Industry, 2020⁹



High levels of employment and close proximity to jobs:

By these metrics, Dorris has mixed results. In 2020, Dorris’ reported unemployment rate was 6.3 percent, almost one percentage point lower than the region’s rate of 7.4 percent (see section 2.5 above). A majority of Dorris working population have an average commute time of almost 17 minutes which is similar to the commute time of residents of Siskiyou County at 19.2 minutes.¹³ However, a greater percentage of Dorris households do not have a vehicle nor is public transportation available as discussed in section 2.7 above. These conditions would limit employee options for lower income households. In summary, while Dorris residents reside relatively close to their jobs, employment mobility may be limited.

¹² C. McKay, City of Dorris Administer, personal communication, April 12, 2023

¹³ Source: <https://censusreporter.org/profiles/16000US0680686-tulelake-ca/>, accessed September 4, 2023.

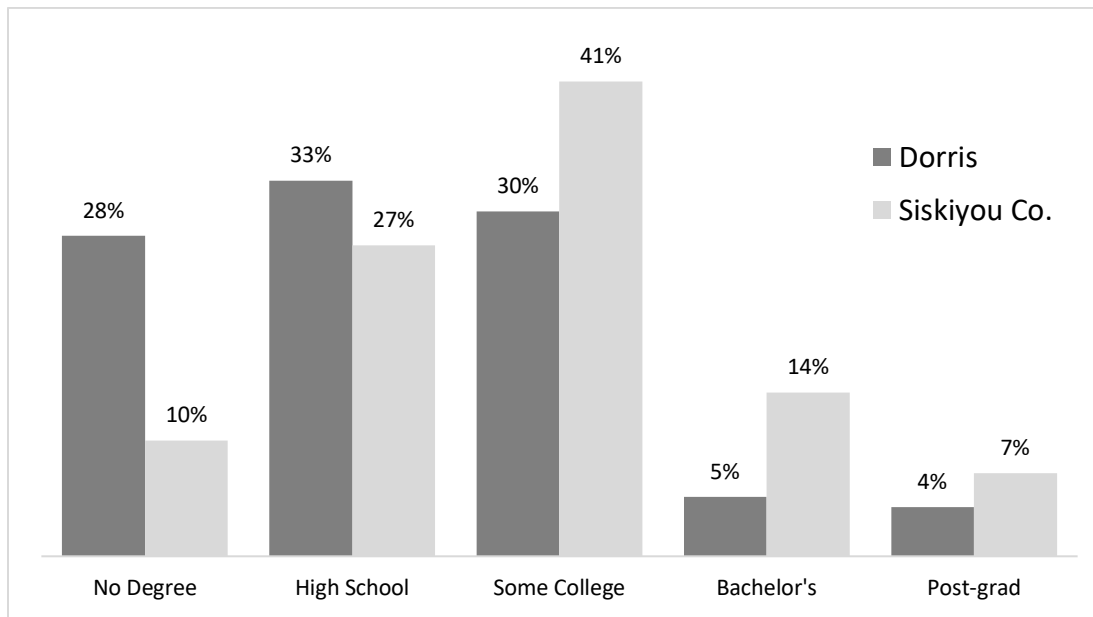
Low levels of pollution burden from environmental exposures and environmental effects:

By this metric, Dorris’ environmental composite score is 30.74 which indicates more positive environmental outcomes.

Access to Effective Educational Opportunities for both Children and Adults:

According to HCD’s AFFH 2.0 Data Viewer, Dorris’ population has a lower rate of education attainment in comparison to Siskiyou County. As presented in Figure 7, according to U.S. Census data, about 72 percent of Dorris’ population is a high school graduate or received a higher education. This rate is significantly lower than the relative region where nearly 90 percent of the population is a high school graduate or higher. About 28 percent of Dorris’ population did not graduate from high school, which is a significantly higher percentage in comparison to the region, where 10 percent of the region’s population did not graduate from high school. The TCAC effective educational metric also considers the student poverty rate. As discussed above, Dorris’ poverty rate for children (18 years of age and under) is 5.4 percent, which is slightly greater than the region’s rate.

Figure 7: Education Attainment, ACS 2021

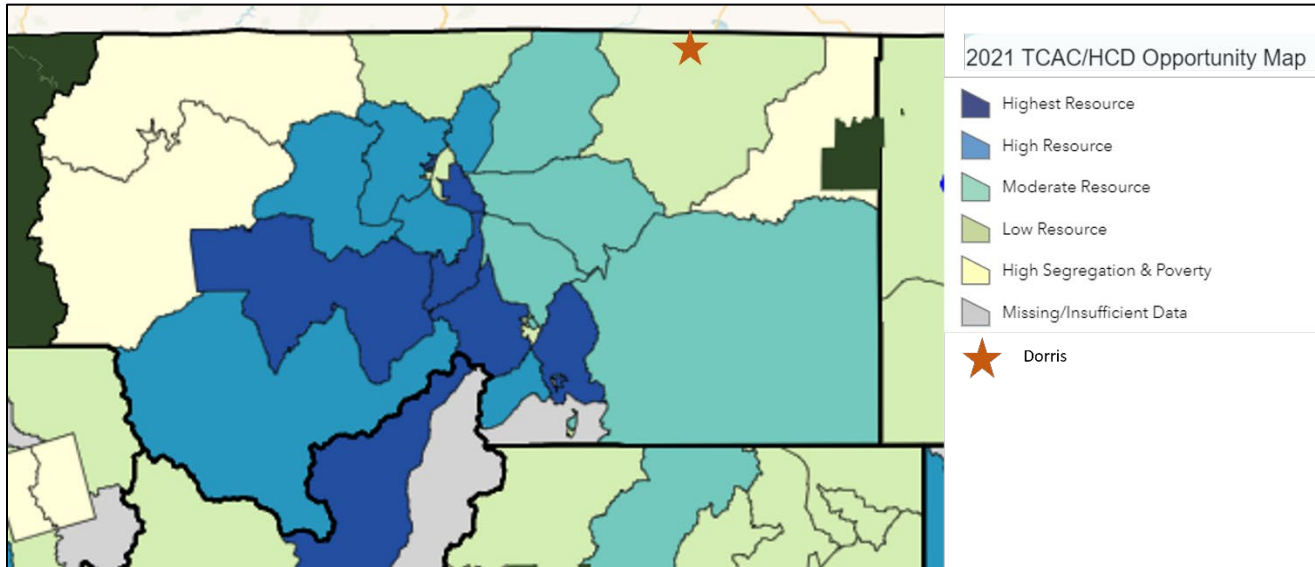


Composite Assessment of Dorris

After assessing these indicators, the TCAC arrives at a composite score that identifies areas along a spectrum ranging from a “highest resource area” to “a low resource area”. Geographic areas with higher resource scores indicate areas that support positive economic, educational, and health outcomes for low-income families. Using these metrics, the entirety of Dorris and the surrounding area is assessed as a low resource area, as illustrated in Figure 8. Figure 8 also depicts the regional composite assessment, with high and highest resources areas not being adjacent to Dorris and the Census tract that encompasses the City.

These low and moderate resource areas are located in northern and southeastern portions of the County. These areas are rural and are generally located far from the major job centers. Historically, the economies of these areas have been resource dependent, and the availability of local goods, services, and healthcare options are limited. These communities are outside the service area of STAGE, the regional transit provider.

Figure 8: Regional COG TCAC/HCD Opportunity Map–Composite Assessment



7.1.4 Assessment of Disproportionate Housing Needs, including Displacement.

To assess if residents in a city are experiencing disproportionate housing needs, data for cost burden and severe cost burden conditions, overcrowding, substandard housing, and homelessness are assessed. Displacement is also considered, and displacement may be driven by investment and/or disinvestment, and disaster. The analysis for each subject area is embedded above in the following sections:

- Cost burden and severe cost burden conditions: see section 6.4 above.
- Overcrowding: see section 3.3 above.
- Condition of existing housing: see section 4.2 above.
- Homelessness: see section 5.6 above.

To summarize the above sections, 75.1 percent of Dorris residents own their home, and this percentage increased from 2010 to 2020, from 68.1 percent to 75.1 percent respectively. It is notable that renter households exceed the number of owner households in Dorris. Both owner and renter households are cost burdened. As seen Table A-43 above, both owner and renter households are not immune from overpaying for housing and are cost burdened: nearly 25 percent of owner households and almost 31 percent of renter households are cost burdened. Of those cost burdened households, almost 42 percent of owner households are paying more than 52 percent of their gross income for housing and are severely cost burdened. Renter households are also severely cost burdened with 52 percent, although by count, a greater number of owner households are severely cost burdened. Uniformly, extremely low income Dorris households are cost burdened and severely cost burdened.

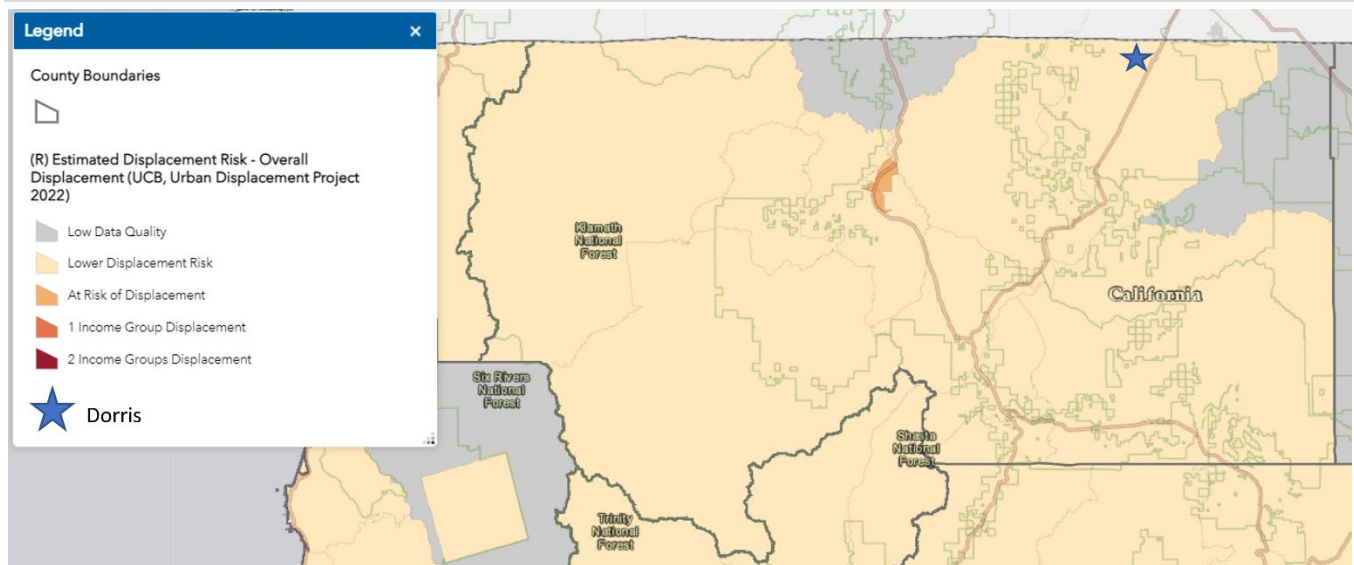
Approximately 2.8 percent of owner-occupied housing units and 9.5 percent of renter-occupied units were either overcrowded or severely overcrowded in 2020. The recent CDBG-funded housing conditions survey found 61 percent of the surveyed units to be in sound condition and 10 percent needing minor repairs. Fourteen percent needed moderate repairs. Ten percent of the City’s units, all single-family detached or mobile homes, were found to be in condemned/dilapidated condition.

Homelessness is a region-wide issue. Dorris does not have a year-round shelter at this time, but local providers are available to help unhoused persons connect with assistance, housing, etc. The City has committed financial resources (i.e., the City delegated its PLHA formula allocation) to the development of a navigation center in the

City of Yreka, where more supportive services are available through the Siskiyou County Department of Public Health and local and regional nonprofit providers.

As shown in Figure 9, the available estimated displacement risk indicates Dorris has a “lower displacement risk” which is similar to the displacement risk for the region. The lower displacement risk is likely attributed to the City’s declining population, low housing costs, and the high rate of owner occupied units. Dorris and the surrounding area are not experiencing gentrification, a condition that can exacerbate resident displacement.

Figure 9: Regional Displacement Risk



7.2 Dorris’ Action Plan to Affirmatively Further Fair Housing

Table A-45 below identifies Dorris’ fair housing issues, contributing factors, and actions to address the AFFH issue. Consistent with the requirements of AFFH, each contributing factor is prioritized (i.e., high, medium, or low) with those that limit or deny fair housing choice or access to opportunity or negatively affect compliance with federal and state fair housing laws given the highest priority (AFFH Rule Guidebook, National Housing Law Project, accessed March 16, 2023). Each action that addresses an AFFH issue is also contained in Chapter 2—Goals, Policies, and Programs and the corresponding program is noted in brackets.

As discussed above, mapping indicates the entirety of Dorris and the surrounding Census tract are identified as a low resource area, and there are no high resource areas in the City, within the Census tract that encompasses Dorris, or within Census tracts that are directly adjacent. Therefore, the Action Plan’s strategies focus on addressing Dorris’ fair housing conditions citywide with the recognition, however, that Dorris has limited financial and staffing resources available to initiate and implement programs absent external funding and resources. Additionally, the data does not indicate distinct geographic areas of concentration and the geographic targets of Dorris’ Action Plan are all residential neighborhoods and areas proposed to be zoned for mixed use development.

**Table A-45
City of Dorris’ AFFH Housing Action Plan**

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
<p>Fair Housing Outreach and Dissemination of Fair Housing Information (medium priority) <u>Contributing Factors:</u> Lack of housing information on City website Lack of variety in the media forms and venues where fair housing information can be found</p>			
<p>Action Plan Program A: Improve community awareness and knowledge about fair housing.</p>	<p>The City will make information on fair housing available to the public, through the posting of fair housing information in City Hall and in other public buildings, on the City’s website, distribution to existing and new apartment complexes, publishing information and materials on the City’s website, and inserting information in the City’s newsletter.</p> <p>In the preparation and distribution of the City’s fair housing materials, the City will employ affirmative marketing best practices, such as the depiction of members of protected classes under fair housing laws.</p> <p>The City will provide fair housing materials, in both printed and electronic media, in prevalent spoken languages in the community.</p>	<p>The City will update the website by December 2024.</p> <p>Beginning in Q4 2024 or Q1 2025, publish an announcement as part of the City’s current newsletter annually.</p>	<p>Increase fair housing awareness by increasing inquires by two inquires annually.</p>
	<p>Provide training for staff, elected officials, and appointees on issues of fair housing.</p>	<p>City Council meetings will include a fair housing presentation biennially beginning calendar year 2025.</p>	<p>Consistent implementation of Gov’t Code § 8899.50 for affirmatively furthering fair housing as part the City’s activities and programs relating to housing and community development.</p>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
<p>Improve opportunity by encouraging neighborhood revitalization and increasing access to affordable housing (high priority)</p>			
<p><u>Contributing Factors:</u> Cost burdened households</p>			
<p>Action Plan Program B: Improve the Availability of Housing Choice Vouchers and Increase Awareness of Availability</p>	<p>The City will meet with the housing authority of Shasta County and other established housing authorities at least twice per year to discuss Housing Choice Voucher needs, Project-Based Voucher opportunities, affirmative marketing and outreach activities, and methods of increasing the number of vouchers allocated to the City, emphasizing households who are at or below the Federal poverty line.</p> <p>Publish information and resources about Housing Choice Vouchers on the City website and at public counters to increase awareness for renter households and landlords.</p>	<p>Convene first meeting within 12 months of adoption of housing element, and meet with organizations at least biannually thereafter during the 2023-2031 planning period.</p>	<p>Facilitate new construction, or conversion, of two housing units affordable to very low and extremely low income households.</p> <p>Increase the number of Dorris applicants for vouchers by at least 5 percent by 2031.</p>
<p>Action Plan Program C: Improve the Existing Housing Stock and Add New Housing</p>	<p>Continue funding for the City’s bridge loan program including targeting qualified home buyers to help households access and afford private-market homes.</p> <p>The City will employ affirmative marketing best practices, such as the depiction of members of protected classes under fair housing laws, to announce availability of the program. Materials will be provided in Spanish.</p> <p>Adopt the draft Zoning Regulations to encourage mixed income housing development to improve opportunities to develop a variety of housing types and tenures, and housing that is affordable to residents.</p> <p>Continue the City’s proactive code enforcement program coupled with a rehabilitation program, with program implementation resulting in repairs</p>	<p>Begin in calendar year 2024, and provide summaries to the City Council no less than annually as part of the HE APR.</p> <p>Adoption is scheduled for December 2023</p> <p>Begin in calendar year 2025, and provide</p>	<p>Facilitate the purchase of a home for two households by 2031.</p> <p>Development and/or rehabilitation of four housing units occurring by 2031, with two of the units being affordable to lower income households.</p> <p>Facilitate the conservation/rehabilita</p>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
	and retention of housing while mitigating displacement of affected residents. The rehabilitation program will provide financial assistance to reduce cost for income qualified property owners. The program will prioritize neighborhoods having concentrated rehabilitation needs as determined by the Dorris building inspector.	summaries to the City Council no less than annually as part of the HE APR.	tion of two housing units during the planning period of 2023 to 2031 with no net displacement of residents.
<p>Action Plan Program D:</p> <p>Invest in neighborhoods using available state and federal funding for revitalization</p>	Continue to seek state and federal funding to add and/or improve City infrastructure, public facilities, and amenities.	Annually, the City will apply for appropriate state and federal infrastructure funding, or will partner with appropriate agencies and organizations to apply for funding.	Complete two infrastructure and/or public facility projects by 2031.
<p>Improve opportunity by supporting economic development and education attainment (high priority)</p> <p><u>Contributing Factors:</u></p> <p>Lack of economic development and high unemployment</p> <p>Lower education attainment</p>			
<p>Action Plan Program E:</p> <p>Local economic development for business and workforce development to improve economic opportunities.</p>	<p>The City shall continue to collaborate and partner with local and regional economic development non-profit organizations and agencies to apply for economic development funding that improves the economic opportunities for residents through programs for workforce development; small business assistance and development; recruitment and/or retention of businesses that provide living-wage jobs.</p> <p>The City shall continue partnership and coalition building with other socioeconomically similar rural cities and counties to work with state and federal legislators to recruit economic development opportunity and funding for residents and businesses in the City and region.</p>	The City will continue to meet and collaborate with local and regional economic development agencies and organizations at least twice per year to discuss existing economic development projects and prospective projects that are available for	<p>The City will refer two residents to the Siskiyou Economic Development Council, USDA Rural Development, or Small Business Development Center for services annually.</p> <p>The City will provide letters of support for economic development</p>

HE Program/Other Action	Specific Action(s)	Timeline	2023-2031 Outcomes
		residents in order to provide referrals.	grant applications that are consistent with this program.
<p>Action Plan Program E: Support education attainment to improve economic opportunities</p>	<p>The City shall support programs for workforce training and educational attainment, e.g., Dorris Adult School, Adult Education Pathways, that are implemented by the Butte Valley School District, College of the Siskiyous, Siskiyou County Office of Education, and other non-profit organizations. The City shall also support programs that connect low-income residents with financial empowerment resources, including financial literacy, such as the Family Self-Sufficiency Program provided by the Shasta County Housing Authority.</p> <p>The City shall continue partnership and coalition building with other socioeconomically similar rural cities and counties to work with state and federal legislators to recruit education attainment and workforce training opportunities and funding for residents and businesses in the City and region.</p>	<p>The City will continue to meet and collaborate with education providers at least once per year to discuss educational programs that are available for residents in order to provide referrals.</p>	<p>The City will provide letters of support for economic development grant applications that are consistent with this program.</p>