

Appendix B – Housing Constraints and Needs

1.0 Introduction

Various interrelated factors may constrain the ability of the private and public sectors to provide adequate housing that meets the needs of all economic segments of the community. These constraints can be divided into two categories: governmental and non-governmental. Governmental constraints consist of land use controls, development standards, processing fees, development impact fees, code enforcement, site improvement costs, development permit and approval processing, and provision of a variety of housing. Non-governmental constraints include land availability, land cost, construction costs, and availability of financing.

2.0 Governmental Constraints

2.1 Land Use Controls

The City of Dorris General Plan establishes policies that guide all new development, including residential land uses. These policies, along with zoning regulations, control the amount and distribution of land allocated for different land uses in the City. Table B-1 shows the residential land use designations established by the General Plan.

**Table B-1
Residential Land Use Designations**

Designation	Maximum Units per Acre	Notes
Residential Agriculture (R-A)	1 unit/acre	Large lot single-family residential with limited agricultural use due to higher residential density than conventional agriculture
Low Density Residential (LDR)	7 units/acre	Single-family residential dwellings
Medium Density Residential (MDR)	12 units/acre	Single-family residential dwellings and duplexes
High Density Residential (HDR)	20 units/acre	Single-family residential dwellings, duplexes, triplexes, apartments, elder housing, group homes, etc.
Mobile Home Park (MHP)	20 units/acre	Mobile homes
Mixed Use - Planned Development (MU-PUD)	7 – 20 units /acre	Applied to large undeveloped parcels located south of the elementary and high schools. Single-family residential use is permitted prior to division of property, development of a specific plan or planned development is required.

Source: City of Dorris 2007 General Plan

2.2 Development Standards in Zones that Allow Residential Uses

Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. An amendment to the Dorris Zoning Ordinance was made in 2022 (Ordinance 233) to rezone properties adjacent to the high school to better accommodate the City’s housing needs. It added new zone districts to the zoning ordinance to “increase housing opportunities for City residents close to the schools, park, library, clinic, and existing residential neighborhoods” and “to provide flexibility in the zoning regulations to encourage and facilitate the creation of new housing”.¹

A broader Zoning Ordinance Update for the City of Dorris is under review. Among the updates being considered, the City will be reviewing proposed language to align with state housing law for a variety of housing types including Accessory Dwelling Units (ADU’s) and Junior ADU’s (JADUs). The draft zoning ordinance update is anticipated to comply with applicable state law once it is adopted by the City Council tentatively scheduled for October, 2023 (Exhibit A). Program 4.2.1 in this Housing Element commits the City to adoption of the new zoning regulations by December 31 of 2023. The below analysis analyzes potential constraints of the proposed new zoning regulations on housing development rather than the zoning regulations currently in effect since the new regulations are tentatively scheduled to be adopted before this Housing Element is approved.

Table B-2 and **Table B-3** below shows the residential zone districts and permitted densities. It shows zoning regulations allow a variety of housing types including multifamily uses in the new RPD-3 Zone as principally permitted uses. As shown in the tables below the development standards could facilitate multifamily development at a density of up to 20 dwelling units per acre which could help the City meet its projected housing needs by stimulating production of housing, particularly housing at higher densities which tends to be more affordable to lower income households.

¹ Ordinance 233 approved January 3, 2022

**Table B-2
Residential Zone Districts and Development Standards**

Development Standard	Residential Agriculture (R-A)	Low Density Residential (R-1)	Medium Density Residential (R-2)	High Density Residential (R-3)	Mobile Home Residential (M-H)
Housing Types Principally Permitted	Single Family, agricultural uses, J/ADUs, JADUs, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Single Family, J/ADUs & JADU's, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Single Family, J/ADUs & JADU's, Duplexes & Townhouses, Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Dormitories, Single Family, J/ADUs & JADU's, Duplexes & Townhouses, Triplexes, Multiple-family apartments Residential Care Homes <u>and Residential Care Facilities,</u> Small Employee Housing, Supportive Housing, Transitional Housing	Single Family, J/ADUs & JADU's, Duplexes & Townhouses, Triplexes, Multiple-family apartments Residential Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing, mobilehome parks of no more than four units.
Max. Units Per Acre	1	7	12	20	20
Minimum Lot Size	One acre.	6,000 sq. ft.	7,000 sq. ft.	7,000 sq. ft.	Two acres
Minimum Lot Width	150'	50'	60'	60'	80'
Front Yard Setback	20'	20'	20'	20'	20'
Side Yard Setback	5'-15'	5'-15'	5'-15'	10'-15'	10'
Rear Yard Setback	10'	10'	10'	10'	10'
Max. Building Height	35'	35'	35'	45'	45'
Max. Lot Coverage	20%	35%	50%	75%	65%
Single family: 2 spaces/unit Duplexes: 1.5 spaces/unit + 1 guest space for every 3 units Multifamily: Units < 700 sf in size: 1.25 spaces/unit + 1 guest space for every 3 units Units between 700 – 1,200 sf in size: 1.5 spaces/unit for + 1 guest space per 3 units Units > 1,200 sf in size: 1.75 spaces/unit for + 1 guest space for every 3 units Mobilehome/Manufactured Home Parks: 4 spaces/ 3 units					

Note: Translation of abbreviations used in the table are “Max” = maximum, “sf” = square feet, and “ft” = linear feet

**Table B-3
Residential Planned Development, ~~and~~ Mixed-Use, ~~and~~ Commercial
Zone Districts Development Standards**

	Low Density (RPD-1)	Medium Density (RPD-2)	High Density (RPD-3)	Mixed Use (M-U)	<u>Community Commercial (C-1) & General Commercial (C-2)</u>
Housing Types Principally Permitted	Single Family, Group Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Single Family, Duplexes, Group Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Single Family, Duplexes, Triplexes, Multiple-family residential, Group Care Homes, Small Employee Housing, Supportive Housing, Transitional Housing	Dormitories, Single Family, J/ADUs & JADU's, Duplexes, Multifamily residential, Residential Care Homes, and Residential Care Facilities, Farmworker Housing, Small Employee Housing, Supportive Housing, Transitional Housing, Low Barrier Navigation Centers, Live/work units	<u>C-1 & C-2: Live/work units, Low Barrier Navigation Centers,</u> <u>C-2: Emergency shelters</u> <u>Conditional Uses in C-1 & C-2: Dormitories, Duplexes, Dwelling groups Farmworker housing Multifamily residential Residential care homes and Residential Care Facilities Single-family residential, SRO, Small employee housing Supportive housing, Transitional housing</u>
Max. Units Per Acre	7	12	20	20	<u>20</u>
Minimum Lot Size (sf)	6,000	7,000	6,000	2,500	<u>2,500</u>
Minimum Lot Width (ft)	55	55	60	25	<u>25</u>

	Low Density (RPD-1)	Medium Density (RPD-2)	High Density (RPD-3)	Mixed Use (M-U)	Community Commercial (C-1) & General Commercial (C-2)
Front Yard Setback (ft)	20	20	20	10	<u>10</u>
Side Yard Setback (ft)	5	5	10	10	<u>10</u>
Rear Yard Setback (ft)	10	10	10	10	<u>10</u>
Max. Building Height (ft):					
Primary Use:	35	35	45	45	<u>45</u>
Accessory Use:	20	20	20	20	<u>20</u>
Max. Lot Coverage	40%	50%	75%	75%	<u>75%</u>
Single family: 2 spaces/unit Duplexes: 1.5 spaces/unit + 1 guest space for every 3 units Multifamily: Units < 700 sf in size: 1.25 spaces/unit + 1 guest space for every 3 units Units between 700 - 1,200 sf in size: 1.5 spaces/unit for + 1 guest space per 3 units Units > 1,200 sf in size: 1.75 spaces/unit for + 1 guest space for every 3 units Mobilehome/Manufactured Home Parks: 4 spaces/ 3 units <u>Emergency Shelters and navigation centers: 1 space per 5 occupants plus one space for staff</u>					

Note: Translation of abbreviations used in the table are “sf” = square feet and “ft” = linear feet, “Max” = maximum

The tables show Dorris’ Zoning Ordinance allows minimum residential lot sizes range from 6,000 square feet to two acres. The maximum height limit for residential units is 35 feet in the R-A, R-1, R-2, RPD-1, and RPD-2 districts and is 45 feet in the R-3, M-H and RPD-3 districts.

Parking standards in all residential districts, except Mobile Home Residential (M-H), require a minimum of two parking spaces per unit single family home, and fewer parking spaces for duplexes and multifamily housing, particularly for those with smaller apartments. Four parking spaces are required for every three mobile home spaces in the M-H district.

The City’s high-density multifamily zones (i.e., at least 10 units per acre) are the following:

- Medium Density Residential (R-2),
- High Density Residential (R-3),
- Mobile Home Residential (M-H),
- Residential Planned Development – High Density (RPD-3) and
- Mixed Use (M-U) zones.

Aside from the M-H zone permitting mobile home parks, the R-3, M-H and RPD-3 districts are identical in the type of housing allowed. The R-2 district allows a maximum density of 12 units per acre, while the R-3, M-H and RPD-3 districts allow 20 units per acre.

One other zone that allows residential uses is the Planned Unit Development – PUD zone which allows the same uses as the R-1 zone district with the addition of an allowance for emergency shelters as a conditionally permitted use. Section 2.6 later in this Appendix below provides more detail about how the PUD Zone differs from the R-1 zone. The above zoning requirements are similar to those used to guide new housing development in many jurisdictions throughout the state and are not considered a constraint to development.

2.3 Residential Development ~~that Requires a Conditional Use Permit Standards in the Commercial Zones~~

The previous Housing Element documented that the Community Commercial (C-1) and General Commercial (C-2) zones allow residential development consistent with the R-3 zone district upon issuance of a use permit. Because obtaining approval of a use permit for residential development in the commercial districts requires more time, energy and cost than a permit approved by staff, this process is considered a constraint to the development of affordable housing.

A conditional use permit for residential development entails the property owner submitting an application and site plan for review, along with the appropriate processing fee. These applications are reviewed by staff for consistency with the City's General Plan and Zoning Ordinance, including setbacks, building height, lot coverage, density, and parking requirements. Staff then conducts an environmental review pursuant to the California Environmental Quality Act (CEQA) (typically a mitigated negative declaration), schedules a public hearing before the City Council, and notifies property owners within 300 feet of the project. No design standards, architectural review, or other criteria are applied except normal setbacks, building height, lot coverage, density, and parking requirements. The City Council primarily considers potential environmental impacts, as well as public improvements that may be necessary to support the project. The entire process from submittal to public hearing and project approval is typically about four to six months. Conditions of approval vary from project-to-project, but most likely they will contain provisions for landscaping, type of fencing, driveway locations, compatible lighting, and recreational facilities.

In accordance with the Permit Streamlining Act (PSA) and the California Environmental Quality Act (CEQA), all applications for discretionary housing projects are reviewed for completeness and applicability of CEQA within thirty (30) days of submittal to the City. The application cannot be officially accepted if the submittal is incomplete. Applications reviewed and found to be complete will be prepared for submittal to the City Council.

All conditional use permit requests are subject to CEQA, and this process is performed concurrently with processing the use permit. Depending on the details of the project and its location, a document such as a Notice of Exemption, a negative declaration or a mitigated negative declaration, or at times an environmental impact report (EIR), will be prepared and circulated for agency and public review. In the case of a negative declaration or mitigated negative declaration, it may take 180 days for this report to be prepared and circulated for review and comment. If an EIR, this may take 365 days.

In deciding whether to grant a use permit, legal precedent and statute require the City Council ~~must to~~ make the following a-findings:

- A. Find the project qualifies for a CEQA exemption; or adopt a negative declaration or mitigated negative declaration only if the city council finds there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration or mitigated negative declaration.
- B. The use is consistent with the General Plan;

C. The use is consistent with the zoning ordinance

D. That the establishment, maintenance, or operation of the use or building applied for will not, under the circumstances of the particular case, be materially detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use or be materially detrimental to property or improvements in the neighborhood or to the general welfare of the City.

Although finding D is typical, residing in many localities zoning regulations, the finding it is rather broad and does not provide specific guidance to an applicant as to what conditions must be met to receive a use permit. This lack of specificity might create a potential constraint to residential uses that require a use permit. Zoning regulations are based on protecting health, safety and welfare, and it is under “welfare” where most of zoning’s subjective issues like aesthetics and compatibility are captured.² The Housing Accountability Act (Government Code Section 65589.5) specifically does not allow housing projects that comply with local objective standards to be denied or reduced in size based on issues of public welfare except in very limited circumstances. The Legislature purposely changed the law to limit local control with the purpose of allowing more housing construction in the California. The best defenses are a professional planning staff that is working knowledge of State housing law and who can advise applicants and hearing bodies appropriately, and incorporate policy language and standards that are objective to increase approval certainty.

However, the City Council can designate conditions of approval as necessary to ensure the use will meet the required findings while compliant with the requirements of the Housing Accountability Act. Although typical, the finding is rather broad and does not provide specific guidance to an applicant as to what conditions must be met to receive a use permit. This lack of specificity might create a potential constraint to residential uses that require a use permit. However, the City Council can designate conditions of approval as necessary to ensure the use will meet the required findings.

It is important to note that the City does not make a practice of applying the use permit process to disallow residential uses. Rather, the City seeks to provide a process whereby residential uses that are not allowed by right can be facilitated in a manner which will result in projects that are compatible with surrounding uses. The entire process from submittal to public hearing and project approval is typically about six to eight weeks. The process is the same for all uses requiring a use permit.

2.4 On- and Off-Site Improvements

To maintain the quality of its neighborhoods and safeguard the health and safety of the community, the City requires curbs, gutters, and sidewalks in all new subdivisions. In addition, developers must provide those facilities necessary to serve the development, including roads, sewer lines, drainage systems, water lines, fire hydrants, and streetlights.

Among the required on- and off-site improvements associated with new subdivisions, roadways typically have the greatest impact on the cost of housing. In Dorris, local streets typically include a right-of-way of 60 feet and a pavement width of 28 to 32 feet. This is fairly typical of local roadways throughout the region. While all

² City of Ventura, Appeal of the Planning Commission’s approval of the Haley Point Project (PROJ 14778), <https://www.cityofventura.ca.gov/DocumentCenter/View/28219/12A-Staff-Report>, accessed December 27, 2023.

development- related improvements add to the cost of housing, the City's standards are similar to other communities in the region and do not overly constrain the development of affordable housing.

2.5 Adequacy of Zoning Standards to Facilitate Affordable Housing

The draft zoning ordinance update significantly improves the likelihood affordable housing will be developed. In addition to new allowances for ADU's and JADU's described below in more detail, the City is also updating its zoning regulations to identify new areas where multifamily housing is allowed. State law recognizes that in rural areas such as Dorris, housing constructed at densities of 15 units per acre or more is presumed to be affordable to lower income households. The R-3, M-H, RPD-3 and M-U Zones allow relatively high residential densities of up to 20 units per acre which could accommodate affordable housing. The R-3, M-H and M-U zones are not currently applied to any properties in the City, but the new Zoning Map shows a number of properties being rezoned to M-U which allows up to 20 units per acre.

The High Density RPD-3 Planned Unit Development zone designation was added to the zoning ordinance in 2022 by Ordinance 233. This zone was also applied to eight acres on one or more of the following properties to be determined at the time of subdivision: Assessor's Parcel Numbers (APNs) 050-142-020, 050-053-050, and 050-101-170. The zone describes an intent to "increase housing opportunities for City residents close to the schools, park, library, clinic, and existing residential neighborhoods" and "to provide flexibility in the zoning regulations to encourage and facilitate the creation of new housing".³

The ordinance requires approval of a subdivision as part of the process for developing anything but single-family housing on the property. The findings required of PUD subdivisions described in the next section involve discretion by the decision-makers, so development of homes at high densities is not guaranteed. The developer and City Council will have an opportunity to shape approval of development on the site to best meet the needs of the community. Ordinance 233 documents support for this site to be where new housing is built, but there are too many unknowns for it to be part of the Affordable Residential Land Inventory in Appendix C of this Housing Element

Program 4.2.1 commits the City to rezoning vacant property to M-U to meet its affordable housing requirements. The property (or properties) will be larger than ½ an acre with water and sewer available along the frontage and with pedestrian access to nearby commercial stores.

When the draft zoning ordinance update in the works for the City of Dorris is finalized toward the end of 2023, Accessory Dwelling Units (ADU's) and Junior Accessory Dwelling Units (JADU's) will be acknowledged as principally permitted uses in all the residential zones. The Ordinance will allow in some cases development of both an ADU and JADU on the same property already developed with a single-family home or multifamily development. As described in Section 2.8, attached ADU's would be limited in the zoning ordinance to a maximum size of 800 square feet in size and JADU's would be limited to a maximum of 500 square feet in size which will significantly reduce construction material costs for these new units and may provide opportunities for Dorris residents to build their own affordable housing. The new zoning regulations could provide the density and development standards that will encourage production of housing affordable to those that employed by local businesses, enhancing the quality of life for its workers.

³ Ordinance 233 approved January 3, 2022

2.6 Flexibility in Development Standards in the Planned Unit Development Zone

Chapter 18.28 of the Dorris Municipal Code provides flexibility in residential development standards through the approval of a development plan on property zoned Planned Unit Development (PUD). The PUD district is intended to enable and encourage flexibility of design and development of land to better fit site conditions. Mandatory findings associated with the planned development include:

- The proposed location of the planned development is in accordance with the objectives of the Zoning Ordinance.
- The proposed location of the planned development and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or be materially injurious to properties or improvements in the vicinity.
- The proposed planned development will comply with each of the applicable provisions of Chapter 18.28.
- The standards of population density, site area and dimensions, site coverage, yard spaces, heights of structures, distance between structures, off-street parking and off-street loading facilities, and landscaped areas will produce an environment of stable and desirable character consistent with the objectives of the City of Dorris.
- The standards of population density, site area and dimensions, site coverage, yard spaces, height of structures, distances between structures, and off-street parking and off-street loading facilities will be such that the development will not generate more traffic than the streets in the vicinity can carry without congestion and will not overload utilities.
- The combination of different dwelling types and variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses in the vicinity.
- The proposed planned development or the first use or group of uses can be substantially completed within two years after the district is established.

2.7 Provision for a Variety of Housing

The Housing Element must identify adequate sites that are available for the development of housing types for all economic segments of the population. Part of this entails evaluating the City's Zoning Ordinance and its provision for a variety of housing types. Housing types include single-family dwellings, duplexes, second units, mobile homes, group care facilities, multifamily dwellings, supportive housing, and single-room occupancy units.

Tables B-1 and B-2 above identify the principally permitted housing types in the City's zoning ordinance. Following is a discussion of those housing types that may be most appropriate to meet the needs of extremely low-, very low-, and low-income households, as well as an analysis of governmental constraints that may serve as a barrier to the development of these particular housing types.

2.8 Accessory Dwelling Units

ADU's and JADU's are types of housing that may be more affordable by design that could be a good fit for Dorris. An ADU is an accessory dwelling unit with complete independent living facilities for one or more persons, and may be configured as detached or attached from the primary unit, be converted from existing space or structure such as a garage or pool house. A JADU is a specific type of conversion of existing space that is contained entirely within an existing or new single-family residence, and cannot be more than 500 square feet. A JADU may

share central systems, contain a basic kitchen utilizing small plug-in appliances, may share a bathroom with the primary dwelling, all to reduce development costs. An ADU may be rented for more than 30 days; JADUs may also be rented for more than 30 days but either the JADU or the primary unit must be occupied by the property owner.

The 2017 Legislative Housing Package brought sweeping amendments to State accessory dwelling law to remove regulatory barriers at both the state and local level. State law requires jurisdictions including Dorris to permit ADUs and JADUs by-right in all areas that are zoned to allow single-family and multifamily residential uses. Jurisdictions must allow conversion of existing accessory structures to ADUs. State law limits development standards such as setbacks and lot coverage that a jurisdiction may impose, along with limiting local parking requirements and the imposition of impact fees. Development and design standards that may be adopted by local government must be objective.

Further, ADUs and JADUs that conform with the Zoning Ordinance shall not be considered to exceed the allowable density for a lot, and they are deemed a residential use that is consistent with the existing general plan and zoning designations for the lot. Dorris' ADU/JADU ordinance will be subject to HCD review for compliance with State law. Specific to Housing Element updates, a jurisdiction's housing element must include a plan that incentivizes and promotes creation of ADUs that can offer affordable rents for very low, low- or moderate-income households (see Program 2.1.1).

Dorris new ADU Ordinance establishes a range of zones where ADUs and JADUs are allowed by-right; reduces requirements for setbacks, parking, and expressly prohibits using ADUs and JADUs as short-term rentals (also known as vacation home rentals). Below are some other highlights of the City's Ordinance:

- ADUs and JADUs are allowed by-right in all zones where single-family residences are allowed.
- The unit may be rented for periods of no less than 30 days.
- There are no connection fees charged to ADUs and JADUs.
- The ADU is not intended for sale separate from the primary, although passage of AB 345 (2021) allows an ADU to be sold separately when the accessory dwelling unit or the primary dwelling was built or developed by a qualified nonprofit corporation and the other requirements are met (chaptered at Government Code Section 65852.26).
- The lot needs to contain an existing or proposed single-family or multifamily dwelling. When the ADU or JADU is proposed a new single- or multifamily the primary dwelling shall be approved for occupancy prior to occupancy of the ADU/JADU.
- Owner-occupancy of the parcel is not a requirement to apply for the construction of an ADU or JADU. In the case of a JADU, however, owner occupancy of the single-family residence in which a JADU will be permitted is required. The owner may occupy either the remaining area of the primary dwelling or the JADU. Disclosure of the JADU occupancy requirement is to be recorded on the property deed.
- The ADU may either be attached or detached from the existing or proposed dwelling and located on the same lot. Junior ADUs, however, must be attached to the existing dwelling and located within the living area of the proposed or existing dwelling.

ADUs and JADUs can be less costly to develop and have less impact on the environment as they are generally infill development. Securing building permit approval to develop an ADU or JADU in residential zones is nearly assured because of State mandates and oversight that include a 60-day shock clock (AB 3182 (2020)). ADUs and JADUs give homeowners the flexibility to share independent living areas with family members and others, including accommodating intergenerational living arrangements while maintaining privacy. ADUs or JADUs can provide

housing for professionals who may prefer to live closer to jobs and amenities rather than spending hours commuting. Ultimately spurring ADU and JADU development can positively contribute more affordable housing to the community's inventory.

Increasing the number of ADUs and JADUs heavily relies on property owners developing the units. While ADUs and JADUs present an opportunity for property owners, the prospect of adding a dwelling may be daunting for property owners. The process of constructing a dwelling or converting a structure to a dwelling from start to finish may be a barrier for lay-property owners who may have questions about where to put the unit, how much will it cost and how to pay for it, how long it will take to build, who will live it, expected return on investment, etc. Program 2.1.1 seeks to reduce and remove these barriers by promoting and encouraging ADU and JADU development in Dorris by homeowners by launching an outreach campaign.

There are also state programs that could help incentivize ADU construction locally. Summer 2022, Freddie Mac began offering financing for development of ADUs. The new product is the Freddie Mac Choice Renovation loan, a "for a no-cash-out refinance...to pay off the temporary funding source for ADU construction". Also, more homeowners will qualify because the anticipated rental income from the ADU can be part of the qualifying income, according to the press release https://sf.freddie.com/content/_assets/resources/pdf/fact-sheet/adu-fact-sheet.pdf, accessed June 29, 2022).

In 2022 the State of California Housing Finance Agency (CalHFA) launched an ADU grant program that provides up to \$40,000 to reimburse pre-development and non-recurring closing costs associated with the construction of the ADU for eligible homeowners. According to the CalHFA website, "Predevelopment costs include site prep, architectural designs, permits, soil tests, impact fees, property survey, and energy reports" (<https://www.calhfa.ca.gov/adu/index.htm>, accessed June 29, 2022). Homeowners must be low or moderate income in order to be eligible to apply for the CalHFA program. The income limits for Siskiyou county are \$159,000. The Freddie Mac and CalHFA programs offer loans and financial assistance directly to the customer and the educational toolkit will include information about these financial resources. Policy 2.3 commits the City to applying for State funding that could allow awarded funds to be used for ADU development such as CalHOME.

2.9 Mobile Homes/Manufactured Housing/Multi-Family Housing

Pursuant to the provisions of Government Code Section 65852.3, mobile and manufactured homes are considered to be single-family residences and are to be permitted in zoning districts where a single-family dwelling is allowed. The Zoning Ordinance allows manufactured housing parks with four or fewer units as principally permitted use in the Mobile Home Residential - M-H Zone. That zone is not applied to any property in Dorris at this time.

2.10 Constraints to Housing for Persons with Disabilities

As part of a governmental constraints analysis, housing elements must analyze constraints on the development, maintenance and improvement of housing for persons with disabilities- [as both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations \(i.e., modifications or exceptions\) in their land use regulations, in particular the zoning regulations, and procedures when such accommodations may be necessary to afford persons with a disability an equal opportunity to use and enjoy a dwelling. Also, the Anti-Discrimination in Land Use Law Act prohibits actions by localities that deny an individual or group of individuals residence, land ownership, tenancy, or any other land use due to discrimination. Discrimination based on a protected characteristic, method of financing of any residential development, or that the any of the development is intended for occupancy by persons of very low, low, moderate, or middle income. See Appendix A, section 7.0 for an assessment of affirmatively furthering fair housing.](#)

Additionally, state law requires cities allow group homes that provide services for six or fewer clients and are subject to State licensing in any area zoned for residential use. Further cities cannot require these licensed group homes to obtain conditional use permits or variances that are not required of other residential uses in the same zone. The Dorris Zoning Ordinance refers to these types of group homes as “Residential Care Homes”. Group homes, even those that serve more than six clients, that provide services that are not subject to State licensing are to be allowed where single family units are permitted and subject only to the generally applicable, nondiscriminatory health, safety, and zoning laws that apply to other residential development in the same zone. The Dorris Zoning Ordinance does not distinguish these types of group homes from other residential uses. Group homes that provide services for more than six clients and are subject to State licensing are identified as “Residential Care Facilities” the Dorris Zoning Ordinance.

This includes a review of zoning and land use policies and practices to ensure compliance with fair housing laws. A provision for group homes which can provide care for six or more persons with disabilities is contained in the new Zoning Ordinance as Residential Care Facilities, which are conditionally permitted in the R-1 and R-2 zones. Below is a review of Dorris’ existing regulations for group homes, see Table B-3, and procedures for reasonable accommodation, see Table B-4.

In accordance with state law, the City must allow licensed community care facilities for six or fewer persons in any area zoned for residential use and may not require licensed care facilities serving six or fewer individuals to obtain conditional use permits or variances that are not required of other family dwellings.

The City’s Zoning Ordinance complies with fair housing law because it does not restrict occupancy based on relationship, impose a zoning limit on the number of unrelated people, and does not overly scrutinize living arrangements . The Dorris Zoning Ordinance does not contain a separate definition of family; rather, the definition of “Family” in Section 17.08.920-18.08.930 refers directs readers to the definition of “Household”. Household which is defined as “One or more persons, whether or not related by blood, marriage or adoption, sharing a dwelling unit”, Dorris Zoning Ordinance, Chapter 18.08.1220.

Table B-4 is a checklist for the City of Dorris analyzing potential constraints on housing for group homes applying persons with disabilities pursuant to standards of SB 520 (2002) and HCD’s Group Home Technical Advisory of December 2022:

Table B-4
Constraints on Housing for Persons with Disabilities Review of Regulations for Group Homes

<u>Potential Constraints and Analysis</u>	
<u>Does the City of Dorris have a process for persons with disabilities to make requests for reasonable accommodation?</u>	<u>The new Zoning Ordinance describes the request process and how those requests are handled.</u>
<u>Has the City made efforts to remove constraints on housing for persons with disabilities?</u>	<u>The City enforces the Building Code. Otherwise, the City has not identified any constraints to housing for persons with disabilities over which the City has discretionary control.</u>
<u>Does the City make information available about requesting reasonable accommodations?</u>	<u>Program 4.2.4 in Chapter 2 of this Element commits the City to placing information relating to requests for reasonable accommodations at the main counter at City Hall and on meeting agendas.</u>

Potential Constraints and Analysis	
Zoning and Land Use	
Has the City reviewed all of its zoning laws, policies, and practices for compliance with fair housing law?	The new Zoning Ordinance has been reviewed and found to be in compliance with fair housing law.
Does the City’s land use element regulate the siting of special housing in relationship to one another?	No. The Land Use Element does not require a minimum distance between two or more special needs housing.
Are residential parking standards for <u>group homes persons with disabilities</u> different from other parking standards? Does the City have a policy or program for the reduction of parking requirements for special needs housing if a proponent can demonstrate a reduced parking need?	<p><u>Group homes that provide services to six or fewer clients and are subject to State licensing and group homes providing services that are not subject State licensing are to be regulated in the same manner as other residential types in the same zone. This equal treatment extends to parking as evidenced by the parking requirements table in Chapter 18.68.140.</u></p> <p>In the new Zoning Ordinance, the parking space requirements for Residential Care Facilities are set at one-half space per resident plus one-half space per non-resident employee. Exceptions are allowed where shared parking can be demonstrated. <u>Parking exceptions are applied for and processed in accordance with the City’s administrative permit procedures (Chapter 18.80.010. Dorris’ administrative permit does not require a public hearing, and the City Administrator acts on filed exception requests.</u></p>
Does the locality restrict the siting of group homes? <u>Does the City’s zoning code have spacing requirements for group homes?</u>	The new Zoning Ordinance allows group homes with less than six or fewer clients in all residential zone districts <u>as indicated in Table B-2 and Table B-3 above.</u> For group homes <u>that provide services to with</u> more than six clients <u>and are subject to State licensing</u> (depending on the size of the facility and other proposed services), siting could be a factor in consideration of a conditional use permit.
What zones allow group homes other than those allowed by state law? Are group homes for over six persons allowed?	<u>Yes, in the new Zoning Ordinance permits group homes with over six clients and are subject to State licensing as a principally permitted use in the R-3 and M-U zones, and are permitted as a conditional use in the R-1 and R-2, C-1, and C-2 zones.</u>
Does the City have occupancy standards in the zoning code that apply specifically to unrelated adults and not to families?	The new Zoning Ordinance makes no distinction between households comprised of related or unrelated persons. <u>Nor does the Zoning Ordinance impose occupancy limits or standards that are separate from the requirements of the building code; the only occupancy standards are those contained in the State building code.</u>
Does the land use element regulate the siting of special housing in relationship to one another?	No. The Land Use Element does not require a minimum distance between two or more special needs housing units.

Potential Constraints and Analysis	
Permits and Processing	
How does the City process a request to retrofit homes for accessibility?	An application is made to the City Building Department. The City has adopted the Uniform Building Code. There are no local amendments of the code that affect accessibility.
Does the City allow group homes <u>that provide services for with fewer than six or fewer clients persons and are subject to State licensing</u> by right in <u>zones that permit single-family zones development</u> ?	Yes, the Zoning Ordinance specifically allows group homes (“Residential Care Homes”) of six or fewer individuals as principally permitted uses in all the residential zone districts, <u>as indicated in Table B-2 and Table B-3 above.</u>
Does the City have a set of particular conditions or use restrictions for group homes with greater than six persons?	<u>Facilities Group homes</u> serving more than six <u>persons clients and are subject to State licensing</u> are considered identified as “Residential Care Facilities”. <u>Residential care facilities are principally permitted in R-3 and M-U zones, and which are</u> allowed as conditionally permitted uses in the <u>residential and mixed-use C-1 and C-2</u> zones. Aside from the <u>Use P</u> permit requirement, no unique development or performance standards apply to that use.
What kind of community input does the City allow for approval of group homes?	No public input is solicited for licensed group homes serving six or fewer since they are treated as single-family dwellings. For facilities serving more than six (i.e., assisted housing), the conditional use permit process would require a public hearing <u>beforey</u> the City Council.
Does the City have particular conditions for group homes that will be providing services on site?	No. A use permit is required for facilities that have more than six persons. Other restrictions do not apply.
Building Codes	
Has the City adopted the Uniform Building Code?	Yes, but local amendments do not affect disabled access.
Has the City adopted any universal design element into the code?	The City encourages the incorporation of universal design in new construction.
Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?	Yes. Building permit applications and other building code matters can be accommodated at the front counter of City Hall. If additional assistance is needed (e.g., sign language), the City is committed to providing such assistance as addressed above.

Table B-5
Review of Dorris’ Procedures and Regulations for Reasonable Accommodation

Does the City of Dorris have a process for <u>persons with disabilities to make requests for reasonable accommodation to access City services?</u>	Yes; the City has a process and makes information available on <u>its agendas and at the main counter of City Hall concerning the process for making reasonable accommodation (RA) requests.</u>
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<p><u>Has the City made efforts to remove constraints on housing for persons with disabilities?</u></p>	<p><u>The City enforces the Building Code. Otherwise, the City has not identified any constraints to housing for persons with disabilities over which the City has discretionary control.</u></p>
<p><u>Does the City make information available about requesting reasonable accommodations?</u></p>	<p><u>As noted above, the City places information relating to requests for RA at the main counter at City Hall and on meeting agendas.</u></p>
<p><u>Does the City of Dorris have a reasonable accommodation procedures for persons with disabilities to request reasonable accommodation from City’s land use, zoning, and building regulations, policies, practices, and procedures?</u></p>	<p><u>Yes, the City’s adopted procedures are Chapter 18.112 of the new zoning code. While located in the zoning code, the City’s RA requests expressly includes the building regulations too.</u></p>
<p><u>What are the procedures for persons with disabilities to request reasonable accommodation?</u></p>	<p><u>The City has RA requests forms available at City Hall. RA applicants are to provide standard contact information, a description of the requested accommodation and the regulation(s), policy, or procedure for which accommodation is sought; and the reason that the requested accommodation may be necessary for the applicant to enjoy the dwelling. The information that RA applicants are to provide is consistent with the requirements of federal and state law.</u></p> <p><u>The reviewing authority has 30 days to issue a written decision, or to request further information if necessary to reach a determination on the RA request. The City’s written procedures limit requests for new information to that that is consistent with fair housing laws.</u></p> <p><u>Consistent with federal and state law, the City does not charge applicants a fee for filing an RA request, or for assisting an RA applicant who requests assistance with completing a request.</u></p>
<p><u>Who is the reviewing authorizing of reasonable accommodation requests and what are the findings?</u></p>	<p><u>The city administrator or their designee is the designated reviewing authority of RA requests, unless a discretionary permit is also required. In the latter case, the reviewing authority of discretionary permit will also take action on the RA request concurrently.</u></p> <p><u>The City’s procedures stipulate that the decisions shall be consistent with fair housing laws and based on the following, which are consistent with State and federal laws:</u></p> <p><u>A. Whether the housing, which is the subject of the request for reasonable accommodation, will be used by an individual with disabilities protected under fair housing laws;</u></p> <p><u>B. Whether the requested accommodation is necessary to make housing available to an individual with disabilities protected under the fair housing laws;</u></p>

	<p><u>C. Whether the requested accommodation would impose an undue financial or administrative burden on the city; and</u></p> <p><u>D. Whether the requested accommodation would require a fundamental alteration in the nature of the city's land use and zoning or building program.</u></p> <p><u>The City's adopted RA appeal procedures provide the RA applicant 30 days to appeal the reviewing authority's decision.</u></p>
<p><u>Are residential parking standards for persons with disabilities different from other parking standards?</u></p>	<p><u>With respect to accessible parking, Section 18.68.070.A of the Zoning Ordinance incorporates Section 1129B of Title 24, California Code of Regulations by reference (hereafter "Section 1129B"). Section 1129B regulates parking lots or parking structures where parking is provided for the public as clients, guests or employees, shall provide accessible parking. Regulations include ratio of accessible spaces to total number of spaces, parking space size, etc.</u></p> <p><u>Section 18.68.070.B provides flexibility for all accessible parking by allowing it to be located within a yard setback area.</u></p>
<p><u>Has the City adopted the Uniform Building Code?</u></p>	<p><u>Yes, and there are no local amendments do not affect disabled access.</u></p>
<p><u>Has the City adopted any universal design element into the code?</u></p>	<p><u>The City encourages the incorporation of universal design in new construction.</u></p>
<p><u>Does the City provide reasonable accommodation for persons with disabilities in the enforcement of building codes and the issuance of building permits?</u></p>	<p><u>Yes. building permit applications and other building code matters can be accommodated at the front counter of City Hall. If additional assistance is needed (e.g., sign language), a request can be made as addressed above.</u></p>

2.11 Senior Housing

According to the US Census, about half of those who own homes in Dorris are 60 years of age or older. Given the large number of seniors in the City, the lack of senior care facilities in and adjacent to the City is a concern. There has not been an interest to develop or convert structures to senior housing. The Zoning Ordinance allows Residential Care Facilities in the Mixed Use, M-U zone which could accommodate the need for an assisted living facility for seniors, so the City could permit senior care facilities if a person or organization wanted to develop one.

2.12 Supportive Housing and Supportive Housing Developments

Supportive housing is defined by Section ~~65582 of the Government~~ ~~50675.14 of the Health and Safety~~ Code as housing with linked on-site or off-site services with no limit on the length of stay that is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income person with mental disabilities, AIDS, substance abuse or chronic health conditions, or persons whose disabilities originated before the age of 18). Services that are linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement. Pursuant to Government Code Section 65583(c)(3), supportive housing

shall be considered a residential use of property and shall only be subject to those restrictions that apply to other residential dwellings of the same type in the same zone.

To facilitate the development of supportive housing, ~~the Dorris'~~ Zoning Ordinance specifically defines supportive housing types consistent with the state's definition and considers them a residential use. Supportive housing is allowed in all zoning districts that allow residential uses and no special regulations apply other than those required of other residential uses in the same district. Generally, tThe City's supportive housing regulations are consistent with State law; however, the following two amendments are needed:

- A. The definition of supportive housing in Section 18.08.2200 of the Zoning Ordinance defines the target population by referencing Health and Safety Code Section (HSC) 53260(d). While the definition of target population in Section 53260(d) of the HSC aligns with the definition at Government Code Section 65582(i), the definition at HSC Section 53260(d) is difficult to locate. It is difficult to locate because it was part of the California Statewide Supportive Housing Initiative Act which sunset in 2009. Program HE.4.2.1 commits the City to amending to reference the definition of target population contained Government Code Section 65582(i).
- B. As indicated in Table B-2 and Table B-3, supportive housing is principally permitted in all zones except C-1 and C-2, although supportive housing is enumerated as a conditional use. Enactment of AB 2160 in 2018 added Article 11 "Supportive Housing"[Developments], commencing at Section 65650, to Chapter 3, Division 1, Title 7 of the Government Code. AB 2160 applies to a narrowly defined group of housing developments, and complements existing law for supportive housing discussed above. AB 2160 mandates jurisdictions allow qualifying supportive housing developments by-right. More specifically, the new law obligates jurisdictions to permit qualifying supportive housing developments as by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, when the proposed housing development meets all the requirements. As indicated in Table B-2 and Table B-3, supportive housing is principally permitted in all zones except C-1 and C-2, although supportive housing is enumerated as a conditional use in these two zones. However, both are nonresidential zones that permit multifamily uses. This means the Zoning Ordinance needs to be amended to allow supportive housing developments as qualified by the cited Government Code section in C-1 and C-2. Program HE.4.2.1 commits the City to amending the C-1 and C-2 zones to be consistent with Government Code Section 65650.

Aside from the identified needed amendments and corresponding programs, Dorris' Zoning Ordinance would allow supportive housing if a project were proposed.

2.13 Emergency Shelters, Low Barrier Navigation Centers, and Transitional Housing

2.13.1 Emergency Shelters

California Health and Safety Code Section 50801 defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

Legislation (Senate Bill 2 (Cedillo, 2007)) requires jurisdictions to identify a zone where emergency shelters will be allowed as a permitted use without first obtaining a conditional use permit or other discretionary approval. Further, the zone(s) identified must have land available to accommodate an emergency shelter. Effective January 1, 2023, the definition of emergency shelter was expanded pursuant to Assembly Bill 2339 to include other interim housing interventions, including, but not limited to, a navigation center, bridge housing, and respite or recuperative care [Reference Government Code Section 65583(a)(4)(C)]. Additionally, the zone or zones

designated by a city must have land available to accommodate at least one full-time emergency shelter, and the zone must allow other residential uses either by-right or with a conditional use permit if the locality's designated emergency shelter zone is nonresidential.

The City has amended the Zoning Ordinance to allow emergency shelters by right in the General Commercial (C-2) district. As indicated in Table B-3 above, the C-2 zone allows a variety of other residential uses on a conditional basis. The C-2 district is appropriate for the siting of emergency shelters because there are more likely to be other services available nearby such as grocery stores and coin-operated laundries. Approximately 4.4 acres on 34 vacant parcels zoned C-2 are available with sewer and water to meet this potential need as shown in Table B-5 below.

As part of amending the Dorris Zoning Ordinance, the definition of emergency shelter was expanded to include other interim housing interventions specified in Government Code Section 65583(a)(4)(C), and is consistent with State law. Emergency shelters are to comply with the following development standards found in Chapter 18.84.110 of the Dorris Zoning Ordinance:

A. Physical Characteristics.

- 1. The facility shall comply with applicable state and local uniform housing and building code requirements.
- 2. The facility shall have on-site security during all hours when the shelter is in operation.
- 3. The facility shall provide exterior lighting on pedestrian pathways and parking lot areas on the property. Lighting shall reflect away from residential areas and public streets.
- 4. The facility shall provide secure areas for personal property.

B. Maximum number of beds per facility shall not exceed fifteen beds.

C. The maximum term of staying at an emergency shelter is six months.

D. Emergency shelters shall provide on-site management.

The above emergency shelter development standards are objective and do not exceed the statutory limits for local regulation per Government Code Section 65583(a)(4) (in fact Dorris has fewer development standards). With respect to emergency shelter parking standards, which are contained in Chapter 18.68 of the Dorris Zoning Ordinance, emergency shelters (and low barrier navigation centers) are to provide parking at a rate of space per five shelter occupants plus one space for staff. Given the Zoning Ordinance’s bed limit of 15, this would mean the maximum number of spaces a shelter would need to provide would be four. The City’s ratio accounts for staff who operate the shelter. The low ratio also accounts for families and households experiencing homelessness, while providing parking area for those who may have personal vehicle due to the Dorris’ rural setting and lack of available transit. The City believes the parking requirement is not burdensome or a barrier, and is reasonably appropriate for a small rural community.

**Table B-5 Table B-6
Emergency Shelter Land Inventory**

APN	Acres	Zoning	Current Use
051-071-050	0.09	C-2	Vacant
051-071-060	0.08	C-2	Vacant

APN	Acres	Zoning	Current Use
051-071-070	0.09	C-2	Vacant
051-081-090	0.17	C-2	Vacant
051-082-080	0.08	C-2	Vacant
051-082-090	0.23	C-2	Vacant
051-082-100	0.08	C-2	Vacant
051-082-120	0.08	C-2	Vacant
051-132-050	0.15	C-2	Vacant
051-201-010	0.17	C-2	Vacant
051-201-020	0.07	C-2	Vacant
051-201-050	0.07	C-2	Vacant
051-201-070	0.15	C-2	Vacant
051-201-090	0.08	C-2	Vacant
051-201-180	0.07	C-2	Vacant
051-214-090	0.20	C-2	Vacant
051-214-120	0.07	C-2	Vacant
051-214-130	0.08	C-2	Vacant
051-223-110	0.15	C-2	Vacant
051-223-120	0.07	C-2	Vacant
051-223-130	0.07	C-2	Vacant
051-231-030	0.15	C-2	Vacant
051-231-060	0.15	C-2	Vacant
051-231-140	0.22	C-2	Vacant
051-243-120	0.07	C-2	Vacant
051-243-190	0.13	C-2	Vacant
051-243-210	0.08	C-2	Vacant
051-243-260	0.07	C-2	Vacant
051-243-270	0.22	C-2	Vacant
051-251-030	0.12	C-2	Vacant
051-261-010	0.21	C-2	Vacant
051-261-040	0.23	C-2	Vacant
051-261-050	0.12	C-2	Vacant
051-272-010	0.33	C-2	Vacant

2.13.2 Low Barrier Navigation Centers

Assembly Bill 101 was enacted in 2019 and requires cities and counties allow low barrier navigation centers (LBNC) a use allowed by-right in mixed-use zones and nonresidential zones permitting multifamily uses if a navigation center proposal meets requirements of Government Code Section 65662 et seq. A LBNC is statutorily defined in Government Code Section 65660(a), and is a Housing First shelter focused on moving individuals experiencing homelessness to services and housing. Cities and counties are to expedite navigation center applications in accordance with the statute. Although AB 101 is scheduled to sunset January 1, 2027, given the extent of California’s crisis of housing and homelessness, it would not be unexpected if the Legislature extended the sunset date.

LBNC are an enumerated principally permitted use in the M-U, C-1 and C-2 zones as indicated in Table B-3 above, These are Dorris' zoning districts that are mixed-use zones and nonresidential zones that permit multifamily. Chapter 18.84.120 of Dorris Zoning Ordinance establishes the procedures and development standards for establishing LBNC. The definitions, provisions, and procedures of Dorris' development standards in Chapter 18.84.120 of the Dorris Zoning Ordinance mirror the provisions of Government Code Section 65660 et seq. An administrative use permit is required prior to establishing a LBNC. Subsection D of Chapter 18.84.120 expressly states that an administrative use permit for a LBNC "shall be ministerial action without discretionary review or a hearing." Additionally, to ensure compliance, subsection D requires the City to notify a developer whether the developer's application is complete within thirty days, pursuant to Government Code Section 65943, and that action shall be taken within sixty (60) days of a complete application being filed. It is the assessment of the preparer of this report that the City meets the zoning, procedural and development standard requirements for LBNC.

2.13.3 Transitional Housing

SB 2 (2007) further requires that transitional housing be considered a residential use subject only to the same restrictions that apply to similar housing types in the same zone. Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms such as group housing and multifamily units and may include supportive services to allow individuals to gain necessary life skills in support of independent living. As shown in Table B-2 and Table B-3 above~~Tables B-1 and B-2~~, transitional housing is principally permitted in all of the Dorris' Residential zones and the M-U Mixed-Use zones.

2.14 Single-Room Occupancy Units

Housing elements must identify zoning to encourage and facilitate single-room occupancy units. Single-room occupancy units (SROs) are often the most appropriate type of housing for extremely low-income persons. SROs are an enumerated conditionally permitted use in the M-U, C-1, and C-2 zones as indicated in Table B-3 above. ~~The~~ Chapter 18.84.100 specifies the following objective development standards for SROs:

- A. Tenancy of single-room occupancy residential units shall not be less than thirty (30) days.
- B. Each unit shall accommodate a maximum of two (2) persons.
- C. No unit may exceed four hundred square feet.
- D. Single-room occupancy residential unit facilities shall provide individual or shared bathing facilities and may provide individual or shared kitchen facilities.
- E. Common laundry facilities shall be provided at a rate of one (1) washer and dryer per ten units, with a minimum of one washer and dryer.
- F. An on-site management office or manager's unit shall be provided.
- G. Each unit shall have a separate closet.
- H. Parking requirement: one space for every two units.

Additionally, the City's new Zoning Ordinance does not specifically define single-room occupancy units but does allow dormitory type uses as a principally permitted use in the R-3 and M-U zones. The development standards for these dormitory housing are the same as other residential uses in the zone and does not constrain the development of SROs.

2.15 Housing for Farmworkers

The City of Dorris Zoning Ordinance provides for farmworker housing in the M-U zone district. ~~And pursuant to~~ Consistent with Health and Safety Code Sections 17021.5 and 17021.6, housing for employees, including farmworkers, in Dorris for six or fewer persons is ~~to be~~ permitted in all residential zones. Further, no additional discretionary approvals ~~can be~~ are required for any kind of employee housing that is intended to house six or fewer people, including farmworkers. If the proposed unit looks like a single-family house (i.e., two-car garage, driveway, front yard, etc.), the process is a ministerial approval.

Additionally, the Dorris Zoning Ordinance allows dormitories by right in the R-3 and M-U zones, and as conditional use in the C-1 and C-2 zones, as indicated in Table B-2 and Table B-3 above. Dormitories are defined as “A building providing group living accommodations, occupied by individuals not sharing a common household, characterized by separate sleeping rooms without individual kitchen facilities and containing congregate bath and/or dining facilities or rooms” (18.08.800 of the Dorris Zoning Ordinance). Dormitories are required to provide parking at a ratio of one parking space per bed (Chapter 18.68). The Dorris Zoning Ordinance does not impose additional development standards for establishing dormitories beyond the applicable zoning district’s development standards reviewed in Table B-2 and Table B-3 above. While not specific to farmworkers, Dorris’ existing allowances for dormitories does not create barriers for a property owner or developer to exercise this housing typology as a farmworker housing option.

2.16 Development and Processing Fees

Many of the large, vacant residential parcels do not currently have on- and off-site improvements in place, such as streets, sidewalks, and water and sewer connections. Therefore, the City requires developers to construct these improvements and/or pay fees to help defer the costs of providing infrastructure, public facilities, and services. Impact fees that apply to new residential single-family and multifamily construction are listed in **Table B-6**. The City also collects fees from developers to help cover the costs of planning and processing permits. Processing fees are calculated based on average staff time and material costs required to process a particular type of case. Planning and building fees are summarized in **Table B-7**.

In March 2014, the Butte Valley Unified School District School Board rescinded development impact fees, in part, to reduce costs for new housing. At this time, there are no school development impact fees in the city. As a result, the City’s impact fees and other fees for housing developments are much lower than other cities in the region.

Table B-6
Development Impact Fees

Facility	Fee per Dwelling Unit	
	Single-Family	Multifamily
Water Connection Fee	\$400	\$400
Sewer Connection Fee	\$500	\$500
School Impact Fee	—	—
Total	\$900	\$900

Source: City of Dorris 2019.

Notes: Fees are for informational purposes only and are subject to change.

**Table B-7 Table B-8
Planning and Building Fees**

Planning Fees	
Item	Fee
General Plan Amendments (minor) ¹	
General Plan Amendments (major) ²	\$2,440
Zone Change (minor) ³	
Zone Change (major) ⁴	\$3,560
Zone Change (Planned Development Application)	\$3,560
Use Permits in Residential	\$1,760
Use Permits in Commercial	\$1,760
Tentative Subdivision Map Application	\$4,300 plus \$10 per lot over 4 lots
Tentative Parcel Map, Minor (2 parcels) ⁵	\$2,320
Tentative Parcel Map, Minor ⁶	\$2,470.00 plus \$5.00 a lot over 4 lots
Boundary Line Adjustment	\$340.00 plus \$25.00 per hour over 6 hours
Variance	\$1,200
Environmental Impact Report	150% deposit/actual costs
Negative Declaration	Actual cost to City
Categorical Exemption	Actual cost to City
Building Fees	
Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00 or fraction thereof
\$2001.00 to \$25,000.00	\$69.25 for the first \$2,000 plus \$14.00 for each additional \$1000.00 or fraction thereof
\$25,001.00 to \$50,000.00	\$391.25 for the first \$25,000 plus \$10.10 for each additional \$1000.00 or fraction thereof
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000 plus \$7.00 for each additional \$1000.00 or fraction thereof
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000 plus \$5.60 for each additional \$1000.00 or fraction thereof
\$500,001.00 to \$1,000,000	\$3,233.75 for the first \$500,000 plus \$4.75 for each additional \$1000.00 or fraction thereof
\$1,000,001.00 and over	\$5,608.75 for the first \$1,000,000 plus \$3.15 for each additional \$1000.00 or fraction thereof

Source: City of Dorris 2014

Notes:

1. Minor General Plan Amendments are those which do not increase allowable density by more than one parcel or generate significant new traffic or land use impact in the designated area
2. All General Plan Amendments other than those described in one (1) above.
3. Minor Zone Changes are those which do not increase allowable density by more than one parcel or generate significant new traffic or land use impact in the designated area.
4. All Zone Changes other than described in (3) above.
5. Minor parcel maps are those which create one additional parcel.
6. Major parcel maps are all parcel maps creating more than two parcels.

Including the cost of building permits, which are roughly \$1,100 per unit for a 1,200-square-foot single-family or multifamily dwelling, development fees average \$5,156 for a typical single-family or multifamily dwelling. These fees are considerably less than in most other cities in the region. Depending on housing unit size and type, City and school district fees amount to between 4 and 6 percent of the total cost of each new housing unit. While these costs will likely be passed on to the ultimate product consumer, thus impacting housing prices, these requirements are deemed necessary to maintain the quality of life desired by City residents and do not constrain the development of affordable housing.

2.17 Permit Processing Times

The time involved in processing development applications can become a constraint to affordable housing development. However, because Dorris is a small community that receives few applications and almost no complicated applications, the processing of a residential application occurs expeditiously. The 2014 Housing Element reported most development applications for single-family and multifamily developments in Dorris take approximately two to three weeks to process as long as no discretionary approvals are needed. If an applicant proposes a development that requires discretionary review, such as one that requires a use permit, the processing time can extend to two months regardless of whether it’s a single-family or multifamily project. These permit processing times are no different in 2023.

Table B-8 lists the typical review times for each type of permit or approval process. These review periods do not present constraints to development, as some review is needed to ensure the maintenance of health and safety standards. Further, the City encourages developers to submit applications concurrently whenever possible to minimize the total processing time and related project costs.

**Table B-8 Table B-9
Planning Processing Times**

Type of Approval or Permit	Typical Processing Time
Ministerial Review	2–3 weeks
Conditional Use Permit (CUP)	1–2 months
Zone Change	3 months
General Plan Amendment	3 months
Parcel Maps	2–3 months
Initial Study (CEQA)	2–3 months
Environmental Impact Report (CEQA)	8–10 months

Source: City of Dorris 2010

2.18 Building Codes and Enforcement

The City has adopted the current California Building Code for its code requirements and has not adopted additional standards beyond those contained in the CBC. Therefore, because the California Building Code serves to protect public health and safety, it does not pose a significant constraint to the production or improvement of housing in Dorris.

Code enforcement typically occurs when the building inspector is processing other permits on the site or when complaints are filed. City staff works with the Siskiyou County Health Department when the complaint appears to be a matter of both health and safety.

2.19 Other Mandatory State Housing Laws

Below is a summary of recently enacted legislation that provide additional regulatory incentives for the development of housing.

Senate Bill 9 (2021): The California HOME Act—otherwise known as Senate Bill 9—took effect on January 1, 2022 and makes it possible for homeowners to split their home’s lot and build up to four homes, not including J/ADUs, on a single-family parcel. For a property owner to exercise SB 9’s regulatory incentives, the property must be located within a city, the boundaries of which include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau.⁴ According to the 2020 U.S Census, the City of Dorris does not contain any portion of Urban Area; only the cities of Yreka and Mount Shasta have U.S. Census Urban Area.⁵ According to the 2020 U.S Census, the City of Dorris does not contain any portion of Urban Area. Therefore, lands within the limits of Dorris are not eligible to exercise the provisions of SB 9.

Senate Bill 10 (2021): Senate Bill 10 provides cities with an easier path for "up-zoning" residential neighborhoods close to job centers, public transit, and existing urban areas. Under SB 10, cities can upzone qualifying properties to allow construction of up to ten units on a single parcel without requiring an environmental review for the needed general plan and/or zoning amendments, which is otherwise mandated under the California Environmental Quality Act. Some jurisdictions have leveraged SB 10’s provisions to offer interested property owners no- or low-cost voluntary upzoning of their property. For a city to exercise SB 10, the parcel must be located in one of the following areas [Reference: Gov’t Code Section 65913.5(a)(1)]:

(1) A transit-rich area. Means a parcel within one-half mile of a major transit stop, as defined in Section 21064.3 of the Public Resources Code, or a parcel on a high-quality bus corridor.

- A major transit stop means a bus stop served by public mass transit service with features that include full-time dedicated bus lanes or operation in a separate right-of-way dedicated for public transportation with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.
- A high-quality bus corridor means a corridor with fixed route bus service, and average service intervals, Monday through Friday, of no more than 15 minutes during peak morning, late afternoon, and evening commute times, and no more than 20 minutes between the 6:00 am to 10:00 pm. On the weekends, the average service interval is no more than 30 minutes.

As reviewed in Appendix A, section 2.7, Dorris does not have regular transit service, although the City provides on-demand transportation day service. Modoc county’s Sage Stage provides weekly service to/from Tulelake to the City of Klamath Falls, Oregon. However, Sage Stage’s service from Tulelake to/from Klamath Falls is only weekly, and the schedule does not meet the thresholds of a major transit stop or high-quality bus corridor.

(2) An urban infill site. An urban infill site means a site that satisfies all of the following [Reference: subdivision (e)(3) of Gov’t Code Section 65913.5]:

⁴ With the 2020 Census, the Census Bureau no longer identifies an individual urban area as either an "urbanized area" or an "urban cluster", but refers to all qualified areas as "urban areas". See https://www2.census.gov/geo/pdfs/reference/ua/Census_UA_2020FAQs.pdf, page 4, accessed November 8, 2023.

⁵<https://www.federalregister.gov/documents/2022/12/29/2022-28286/2020-census-qualifying-urban-areas-and-final-criteria-clarifications>, accessed November 8, 2023

(A) A site that is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau. (emphasis added)

(B) A site in which at least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined.

(C) A site that is zoned for residential use or residential mixed-use development, or has a general plan designation that allows residential use or a mix of residential and nonresidential uses, with at least two-thirds of the square footage of the development designated for residential use.

As discussed above under SB 9, the City of Dorris does not contain any portion of an US Census Urban Area; only the cities of Yreka and Mount Shasta have U.S. Census Urban Area. Therefore, lands within the limits of Dorris are not eligible for the provisions of SB 10.

Housing Crisis Act of 2019, Government Code 66300-66301: The Housing Crisis Act (HCA) requires the HCD to develop a list of cities (“affected cities”) and census designated places (CDPs) within the unincorporated county (“affected counties”). An affected City includes all cities in urbanized areas and all cities with a population greater than 5,000 in an urban cluster. In accordance with the provisions of the HCA, in April 2023, HCD released the updated listing of affected cities and affected counties based on new data obtained from the 2020 Census. Although nearly 94 percent of California cities are affected cities, Dorris is not identified as an affected city in HCD’s April 2023 updated listing of affected cities; therefore, the provisions of HCA prohibiting affected localities from taking certain zoning-related actions does not extend to Dorris.

Ministerial Streamlining (SB 35): California Senate Bill 35 (SB 35) was enacted in 2017. SB 35 applies in cities and counties that are not meeting their RHNA goal for construction of above-moderate income housing and/or housing for households below 80 percent area median income (AMI). SB 35 requires local government to streamline the approval of certain housing projects located on a qualify property by providing a ministerial approval process. Developers of qualifying projects may opt in and exercise the incentives provided by SB 35 in cities and counties that are subject to SB 35. HCD annually determines which cities and counties are subject to SB 35.

According to the SB 35 Statewide Determination Summary released by HCD on June 30, 2023, the City of Dorris is subject to SB 35 when proposed developments include at least 10 percent affordability. For a site, located within city boundaries, to be eligible for SB 35 the site must be a legal parcel, or parcels, and located in a city where the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau. According to the 2020 U.S. Census, the cities of Yreka and Mt. Shasta are the only two cities in Siskiyou county that are designated as urban areas; therefore, there are no sites in the City of Dorris that would be eligible for SB 35.⁶

Although the above statutes do not extend to Dorris because the City does not include an urban area as defined by the U.S. Census, the draft Zoning regulations remove current procedural and regulatory barriers and will allow a greater variety of housing types, in more zoning districts, and at greater density in the City.

⁶ <https://www.federalregister.gov/documents/2022/12/29/2022-28286/2020-census-qualifying-urban-areas-and-final-criteria-clarifications#h-7>, accessed July 12, 2023.

3.0 Non-Governmental Constraints

The City of Dorris does not have a pipeline with requests to bring new affordable housing development to Dorris. Nor, is there a pipeline of market rate projects.

3.1 Land Costs

The cost of raw, developable land creates a direct impact on the cost of a new home and is considered a possible constraint. A higher cost of land raises the price of a new home. Therefore, developers sometimes seek to obtain City approvals for the largest number of lots allowable on a parcel of land. A review of available land for sale in and around the City was completed as a part of this Housing Element update. Land costs in the Dorris area as of December 2022 are shown in **Table B-9**. The price per acre varied depending on location, from a high of \$261,904.76 per acre to a low of \$4,474.79 per acre. The average cost per acre was \$34,948 with a median of \$11,200. The average and median costs per acre may be skewed due to the large outlier, \$261,904.27. Without this number considered, the average cost per acre is \$12,251.98 and the median is \$10,600 per acre.

Table B-9
Vacant Land Costs, Dorris December 2022

Price	Acres	Price per Acre
\$12,900,000	2882.82	\$4,474.79
\$55,000	0.21	\$261,904.76
\$55,000	2.5	\$22,000.00
\$49,500	2.5	\$19,800.00
\$45,000	2.5	\$18,000.00
\$37,000	2.5	\$14,800.00
\$28,000	2.5	\$11,200.00
\$25,000	2.9	\$8,620.69
\$25,000	2.5	\$10,000.00
\$22,222	2.9	\$7,662.76
\$15,500	2.6	\$5,961.54
Average		\$34,948
Median		\$11,200

Source: Zillow.com, December 2022

Table B-10 shows the average land costs throughout the County according to the Siskiyou County Draft Housing Element. The City has the lowest average price with an average price of \$11,000 for 6,354 square foot (sf) size at \$1.73 per sf. The City of Mt. Shasta has the highest average price at \$106,500 for 36,183 sf and the highest price per sf at \$2.94. The City of Montague has the lowest price per sf at only \$0.58 per sf. For all of the Cities, the average price is \$45,686, average size is 36,401 sf, and the average price per sf is \$1.33.

Table B-10
Average Vacant Land Costs, Siskiyou County

City	Lot Size (sf)	Price	Price per sf
Mt. Shasta	36,183	\$106,500	\$2.94
Weed	17,747.375	\$11,119	\$0.63
Montague	49,223	\$28,500	\$0.58

City	Lot Size (sf)	Price	Price per sf
Seiad Valley	65,340	\$80,000	\$1.22
Hornbrook	43,560	\$37,000	\$0.85
Dorris	6,354	\$11,000	\$1.73

Source: Siskiyou County Draft Housing Element

3.2 Construction and Labor Costs

Factors that affect the cost of building a house include the type of construction, materials, site conditions, finishing details, amenities, and structural configuration. **Table B-11** summarizes the affordable multi-family construction costs for Siskiyou and Shasta Counties in 2021. The only project located in Siskiyou County is the Siskiyou Crossroads in Yreka. The project is for 49 units and is a total of 36,317 square feet (sf). The construction costs are \$12,820,045, per unit they are \$216,634, and per sf they are \$353. The most expensive project is in Redding, CA in Shasta County. The project is for 60 units and is a total of 56,091 sf. The total construction costs are \$16,266,436 at \$271,107 per unit and \$290 per sf.

Table B-11 ~~Table B-11~~ **Table B-12**

Affordable Multi-Family Construction Costs, Siskiyou and Shasta Counties 2021

Project	Address	Total Units	Total sf	Construction Costs	Construction Cost Per Unit	Construction Cost Per sf
Siskiyou Crossroads	510 N. Foothill Dr., Yreka	49	36,317	\$12,820,045	\$216,634	\$353
Burney Commons	Bainbridge Dr., Burney	29	28,428	\$8,642,000	\$298,000	\$304
Lowden Lane Senior Apts.	2775 Lowden Lane, Redding	60	56,091	\$16,266,436	\$271,107	\$290
Center of Hope Apts.	1201 Industrial St., Redding	47	43,819	\$14,942,373	\$317,923	\$341
Live Oak Redding	1320 & 1358 Old Arturas Rd., Redding	38	65,203	\$11,215,000	\$295,132	\$172
Average					\$288,759	\$292

Source: Siskiyou County Draft Housing Element

3.3 Availability of Financing

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in the City. Fluctuating interest rates can eliminate many potential homebuyers from the housing market or render as infeasible a housing project that could have been developed at lower interest rates. When interest rates decline, sales increase. The reverse has been true when interest rates increase.

Over the past decade, there has been a dramatic growth in alternative mortgage products, including graduated mortgages and variable rate mortgages. These types of loans allow homeowners to take advantage of lower initial interest rates and to qualify for larger home loans. However, variable rate mortgages are not ideal for low- and moderate- income households that live on tight budgets. Variable rate mortgages may allow lower-income households to enter into homeownership, but there is a definite risk of monthly housing costs rising above the

financial means of that household. Therefore, the fixed interest rate mortgage remains the preferred type of loan, especially during periods of low, stable interest rates.

Table B-12 illustrates interest rates as of August 2023. The current average 30-year fixed mortgage interest rate is 7.55%. The table presents both the interest rate and annual percentage rate (APR) for different types of home loans. The interest rate is the percentage of an amount of money that is paid for its use for a specified time, and the APR is the yearly percentage rate that expresses the total finance charge on a loan over its entire term. The APR includes the interest rate, fees, points, and mortgage insurance and is therefore a more complete measure of a loan’s cost than the interest rate alone. However, the loan’s interest rate, not its APR, is used to calculate the monthly principal and interest payment.

Table B-12 Table B-13
Interest Rates

	Interest	APR
Conforming Loan		
30-year fixed	7.55%	7.75%
15-year fixed	6.00%	6.30%
Jumbo Loan		
30-year fixed	7.00%	7.01%
5-year ARM	7.63%	7.62%

Source: www.bankrate.com, August 2023

Note: A conforming loan is for no more than \$729,750. A jumbo loan is greater than \$729,750.

3.4 Adequate Infrastructure

The City maintains and operates its own water facilities. The City is served by groundwater sources consisting of one well. The City was recently awarded a \$3.7 million grant from the California Department of Water Resources to upgrade its water system by deepening its water supply well, replacing leaky pipes, installing water meters for homes and businesses, and repairing a secondary well for use in emergencies. The previous Housing Element concluded the water system could accommodate approximately 20 additional housing units. With these improvements, the City is expected to increase the system’s capacity for new development.

During the timeframe of the previous Housing Element, the City approved building permits for ten new housing units,⁷ so there remains sufficient capacity to accommodate the projected housing needs for the current Housing Element cycle.

The City also provides collection, treatment and disposal of wastewater within the City limits. A project was recently approved to upgrade the sewer treatment system including improvements to the City’s wastewater collection system, Seattle Street Lift Station, and Wastewater Treatment Plant. The purpose of those upgrades was to repair/replace aging infrastructure and improve efficiency in the wastewater collection and treatment process.⁸ The previous Housing Element concluded the wastewater system could accommodate approximately 237 additional housing units. With the approval of ten new housing units during the previous Housing Element

⁷<https://data.ca.gov/dataset/housing-element-annual-progress-report-apr-data-by-jurisdiction-and-year/resource>, accessed August 30, 2023.

⁸ <https://ceqanet.opr.ca.gov/2021050374/2> accessed August 30, 2023.

cycle, the remaining capacity for sewer services is estimated to be 227 units which can accommodate the projected housing need of two units.

Senate Bill 1087, Government Code Section 65589.7(a), requires cities to immediately forward its adopted Housing Element to its water and wastewater providers so they can grant priority for service allocations to proposed developments that include units affordable to lower-income households. However, in this case, the City is the provider of water and sewer, and the City does not have policies or procedures, written or otherwise, that would prevent any level of income unit from connecting to sewer and water services. In accordance with this State law requirement, within thirty (30) days of adoption of its 2023-2031 Housing Element, the Planning Department will be internally distributed to the City's Department of Public Works, along with a summary of its Regional Housing Needs Allocation. In compliance with subparagraph (b) of Government Code Section 65589.7, this Housing Element includes program 1.3.3(2), a new program, that commits the City to establishing written policies and procedures to prioritize water and sewer connections for housing development that include lower income units within one year of adoption of the 2023-2031 Housing Element.

4.0 At-Risk Housing and Housing Resources

4.1 At-Risk Housing Analysis

California Government Code Section 65583(a)(9) et seq. requires that the Housing Element include an analysis of the assisted low-income housing units in the City that may be lost from the inventory of affordable housing within the next ten years as a result of the expiration of some type of affordability restriction. If units are at risk of market-rate conversion, the analysis must contain the following components:

- A comprehensive inventory of all subsidized rental housing units;
- A cost comparison of replacing or preserving any units, which will become at risk of market-rate conversion within ten years;
- Identification of nonprofit entities qualified to acquire and manage rental housing;
- Identification of possible sources and potential funds for preserving housing units; and
- An inventory of existing and proposed City programs for preserving at-risk units.

According to HCD, there are no subsidized affordable housing units at risk of conversion in the City of Dorris.⁹ Nonetheless, the City has included **Program 3.1.2** to promote the preservation of low-income and subsidized housing.

4.2 Programs for Preservation and Construction of Affordable Housing

The following is a summary of the current affordable housing programs of which the City is aware. If applicable, these programs could be used to help meet the City's goal of remedying its affordable housing needs. Further, a list of funding sources that could be used by the City to meet its goals for affordable housing is provided in **Appendix CD**.

⁹ Siskiyou_6thHE_Data Package1.xls

- **Project Development:** The City, with related funding assistance, could provide technical assistance and administrative support for housing developments that would expand affordable housing options for residents.
- **Nonprofit Support:** The City should continue its cooperative relationships with qualified nonprofit groups that may play a role in assisting in the preservation and expansion of affordable housing in the community.
- **Policy and Ordinance Review:** Current policies and ordinances should be continually reviewed to ascertain the realistic impact on retaining or expanding affordable housing in the City. When necessary, changes or additions to the City’s guiding policies and ordinances should be adopted.
- **Housing Referral Service:** The City should develop a listing of programs and a methodology for disseminating pertinent information about the types of subsidized housing and the various providers of housing-related services.

4.3 Rehabilitation Program

The 2014 Housing Element documented a rehabilitation loan program funded by a revolving loan account (RLA) used for home rehabilitation loans. As repayments of these loans are received, the money is put back into a loan account to give to new applicants. Loans are made to households in target income groups (TIGs) and can be used for structural rehabilitation, room additions to relieve overcrowding, and total reconstructions. Interest rates for owner-occupied units are usually set at 3 percent but can be as low as 0 percent for very low-income households, and the life of the loan can be up to 30 years. As of April 2014, there was \$178,000 in available funding through this program, but the actual amount of funds available to loan fluctuates and depends on the rate of repayment from existing loans.

4.4 Housing Authority

Neither Dorris nor Siskiyou County have a public housing authority. Instead, the Housing Choice Voucher rent assistance program (Section 8) funds from the U.S. Department of Housing and Urban Development are administered for them by Shasta County. The voucher program provides a voucher to recipients to use to help pay their rent for any rental unit that accepts the voucher. The recipients pay part of the rent based on 30 percent of their income and the Section 8 program pays the remaining amount.

The previous Housing Element reported a total of 195 vouchers throughout Siskiyou County with 1 voucher being used in Dorris. According to the Shasta County Housing Authority the Housing Choice Voucher waiting list was open and accepting applications in 2023.¹⁰

5.0 Regional Housing Needs

Pursuant to the California Government Code Section 65584, HCD has developed a Regional Housing Need Allocation (RHNA) Plan for the Siskiyou County region. The RHNA Plan identifies a need for 20 new residential units in Siskiyou County region over an eight-year period (February 2023 to November 2031). The regional housing need for 20 units is evenly shared and distributed among the County and each of the nine cities. Each jurisdiction has been allocated two housing units. As part of the RHNA Plan, HCD designates the affordability targets for the housing units. For the two housing units in each jurisdiction in the Siskiyou region, the RHNA Plan identifies affordability targets of one low-income unit and one very-low income unit.

¹⁰ <https://www.shastacounty.gov/housing-community-action-programs>, accessed August 16, 2023

Based on the requirements of State law, jurisdictions must also address the projected need of extremely low-income (ELI) households, defined as households earning less than 30 percent of the median income, and at least 50 percent of a jurisdiction’s very low income RHNA must be categorized as ELI. The City has assigned the one very low income unit to the extremely low income category for its 6th cycle RHNA. Thus, the Dorris’ share of regional housing needs is two units over the eight-year period with one unit affordable to extremely low income households and the other unit affordable to low income households. The City’s RHNA is presented in Table B-13.

The City and the community recognize that the City’s RHNA values underestimate the actual local housing need. Dorris is not immune from the housing crisis facing most communities in California and residents are confronted with price and rent increases often exceeding the buying power of local wages, increasing construction costs, and the historic and present pace of home construction not keeping up with pace population growth changes and other socioeconomic changes.

As shown in Appendix C, the City’s inventory of vacant property zoned to allow by-right multifamily is sufficient to meet the City’s 2023-2031 RHNA of two housing units: one extremely low income housing unit and one low income housing unit, making it unnecessary for the City to undertake a rezoning program in order to have adequate sites for new housing development. Nonetheless, in recognition that the community housing need is greater than the City’s RHNA obligation, a critical objective of the Housing Element’s Goals, Policies and Programs is to increase the variety and affordability of housing during the Element’s eight-year planning period. The sites identified in Appendix C can support the development of housing in excess of the City’s share of the 2023-2031 regional housing needs as estimated and allocated by HCD. Therefore, it can be conclusively stated that the City has an adequate inventory of sites to its with supporting public services and facilities, to accommodate its housing needs over the current planning period.

Table B-13 Table B-14

Regional Housing Needs Allocation City of Dorris, 2023-2031

Income Category	Projected Housing Needs	Percentage of Total
Extremely Low*	1	50%
Very Low	0	0%
Low	1	50%
Moderate	0	0%
Above Moderate	0	0%
Total	2	100%

* For Extremely Low Income jurisdictions may either use available Census data to calculate the number of projected extremely low-income households (see Overpayment tab), or presume 50 percent of the very low-income households qualify as extremely low-income households.

Source: Siskiyou County 6th Cycle Housing Element Data Packet, December 21, 2021; Siskiyou County Final RHNA, HCD, December 2021.

6.0 Opportunities for Energy Conservation

Opportunities for energy conservation can be found for both existing and future housing developments. Conservation can be achieved through a variety of approaches including reducing the use of energy-consuming appliances and features in a home, physical modification of existing structures or land uses, and reducing reliance

on automobiles by encouraging more mixed-use and infill development and providing pedestrian access to commercial and recreational facilities.

Some energy conservation features are incorporated into the design of residential structures in the City of [TulelakeDorris](#) due to the requirements of Title 24 of the California Code of Regulations (also known as the California Building Standards Code), which outlines measures to reduce energy consumption. These measures include low-flow plumbing fixtures, efficient heating and cooling opportunities, dual-pane windows, and adequate insulation and weatherstripping. Incorporating new technology in residential development offers developers a chance to design projects that allow for maximum energy conservation opportunities.

Although energy regulations establish a uniform standard of energy efficiency, they do not ensure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads and overall energy consumption. While it is not feasible that all possible conservation features be included in every development, a number of economically feasible measures may result in savings in excess of the minimum required by Title 24.

Constructing new homes with energy-conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly utility costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Many modern building design methods are used to reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
 - Location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter;
 - Use of “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night;
 - Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior;
 - Location of openings and the use of ventilating devices that take advantage of natural air flow;
 - Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter; and
 - Zone heating and cooling systems, which reduce heating and cooling in the unused areas of a home.
2. Building orientation that uses natural forces to maintain a comfortable interior temperature. Examples include:
 - North-south orientation of the long axis of a dwelling;
 - Minimizing the southern and western exposure of exterior surfaces; and
 - Location of dwellings to take advantage of natural air circulation and evening breezes.
3. Use of landscaping features to moderate interior temperatures. Such techniques include:
 - Use of deciduous shade trees and other plants to protect the home;

- Use of natural or artificial flowing water; and
- Use of trees and hedges as windbreaks.

In addition to these naturally based techniques, modern methods include:

- Use of solar energy to heat water;
- Use of radiant barriers on roofs to keep attics cool;
- Use of solar panels and other devices to generate electricity;
- High-efficiency coating on windows to repel summer heat and trap winter warmth;
- Weather stripping and other insulation to reduce heat gain and loss;
- Use of heat pumps for heating and cooling of living areas;
- Use of energy-efficient home appliances; and
- Use of low-flow showerheads and faucet aerators to reduce hot water use.

Major opportunities for residential energy conservation in the City will include insulation and weatherproofing, landscaping, optimum orientation of structures, lowering appliance consumption, and maximization of solar energy technology. The following programs relate to the City's opportunities for energy conservation:

- Program 3.1.2(2): The City will promote and publicize the availability of funding for housing rehabilitation, energy conservation, and weatherization programs by providing handouts available at public locations and through the development of a City newsletter. Additionally, as funding is awarded the City will provide a news release regarding the receipt of CDBG funds and the progress made with the rehabilitation program.
- Program 6.1.2: The City will require all units rehabilitated under the rehabilitation program funded with CDBG funds to be in compliance with California's Title 24 energy standards, including retrofit improvements such as dual-pane windows, ceiling and floor insulation, caulking, and weather stripping to reduce energy costs.